

**Initial Study/Mitigated Negative Declaration
for
Eastside Specific Plan**



City of Calipatria

125 Park Street
Calipatria, CA 92233
760-348-4141

June 2023



City of Calipatria Initial Study/Mitigated Negative Declaration

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1. **Project Title:** City of Calipatria Eastside Specific Plan
2. **Lead agency name and address:**

City of Calipatria
125 Park Street
Calipatria, CA 92233

Contact: George Galvan, City Planner
The Holt Group, Inc.
(760) 337-3883
jgalvan@theholtgroup.net
4. **Project Sponsor:** City of Calipatria
5. **Project Location:** East of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria. **Please See Exhibit A – Project Vicinity Map**
6. **Project Description:** The City of Calipatria Housing Element identifies the need for residential development at various densities and at different affordability levels. In furtherance of the Housing Element goals, objectives, and policies, the City is developing the Eastside Specific Plan to provide land use strategies and infrastructure goals for the eastern portion of the city. This segment contains a variety of zoning designations such as R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), CP (Commercial Professional), and M-2 (Heavy Manufacturing & Industrial) Zones. Due to the stagnation of housing development within the city, only two residential developments have been constructed between 2011 and 2022. It has become necessary to review the current zoning designations to stimulate the construction of new housing units in the city. To encourage the buildout of this underdeveloped segment, a plan for new RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial) zoning designations has been developed for Planning Commission review and consideration.

7. General Plan Designation:

Proposed Annexed Territory: N/A

Existing City General Plan: Low Density Residential, Medium Density Residential, High Density Residential, Open Space/Recreation, General Commercial, Heavy Industry, and Downtown District.

Proposed City General Plan: Low Density Residential, Commercial Residential Mixed-Use, Industrial Residential Mixed-Use, Open Space/Recreational, and Commercial Industrial.

8. Zoning:

Proposed Annexed Territory: N/A

Existing County Zoning: N/A

Existing City Zoning: R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), CP (Commercial Professional), OS-G (General Open Space), DC (Downtown Core), and M-2 (Heavy Manufacturing & Industrial).

Proposed City Zoning: R-1 (Low Density Residential), RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), CI (Commercial Industrial), and OS-G (General Open Space).

**9. Surrounding Land
Uses and Setting:**

The project site is a vacant, undeveloped site and is surrounded by agricultural fields along the north and east boundaries. These sites are located outside of the City of Calipatria City Boundary and contain no developments. The south and west boundaries are zoned as M-2 (Heavy Manufacturing & Industrial), and M-1 (Light Manufacturing & Industrial). Both the west and south boundaries are utilized by local agriculture companies like Superior Land & Cattle Company for their daily business. There are no residential developments within the area surrounding the project site.

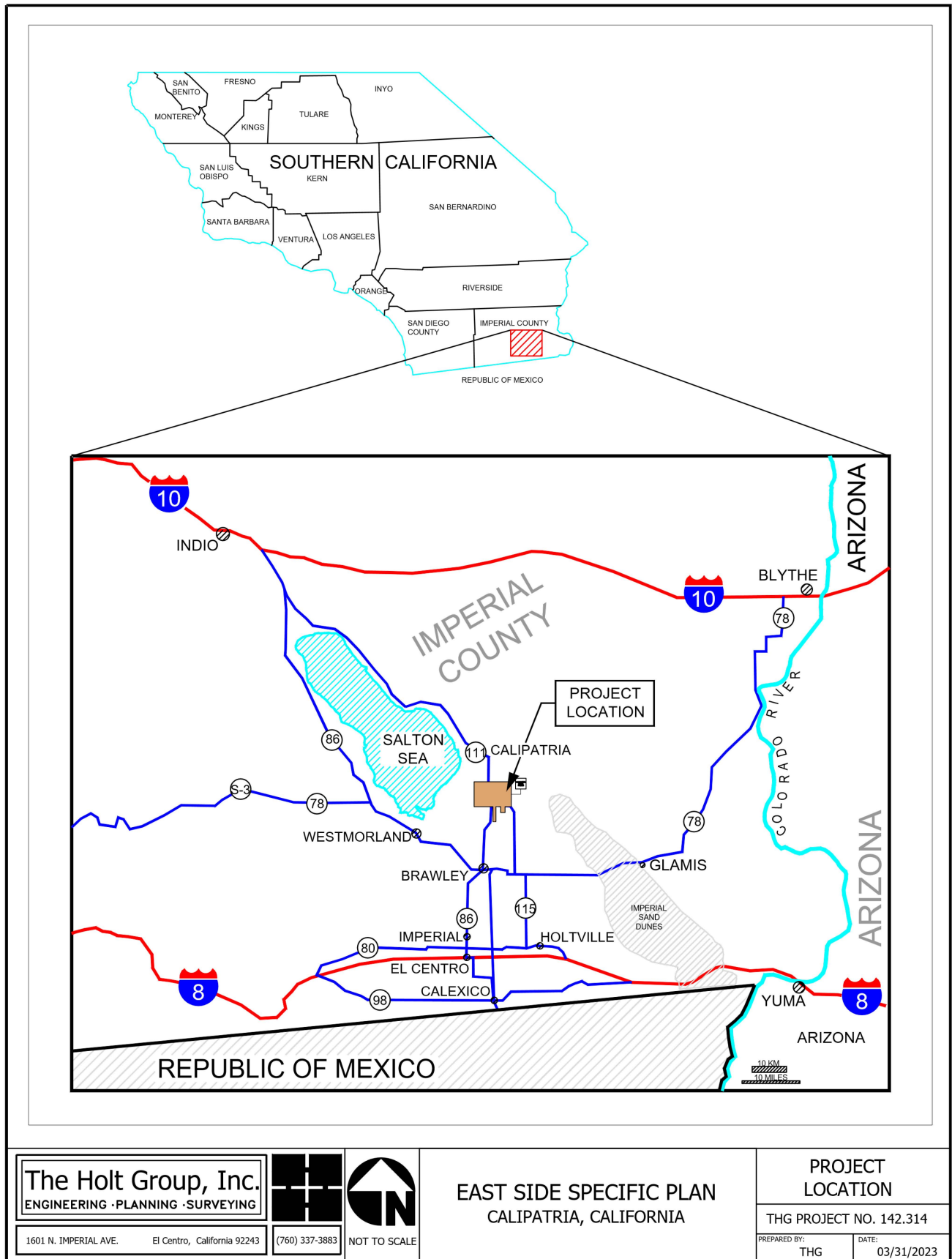
10. Other Agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)

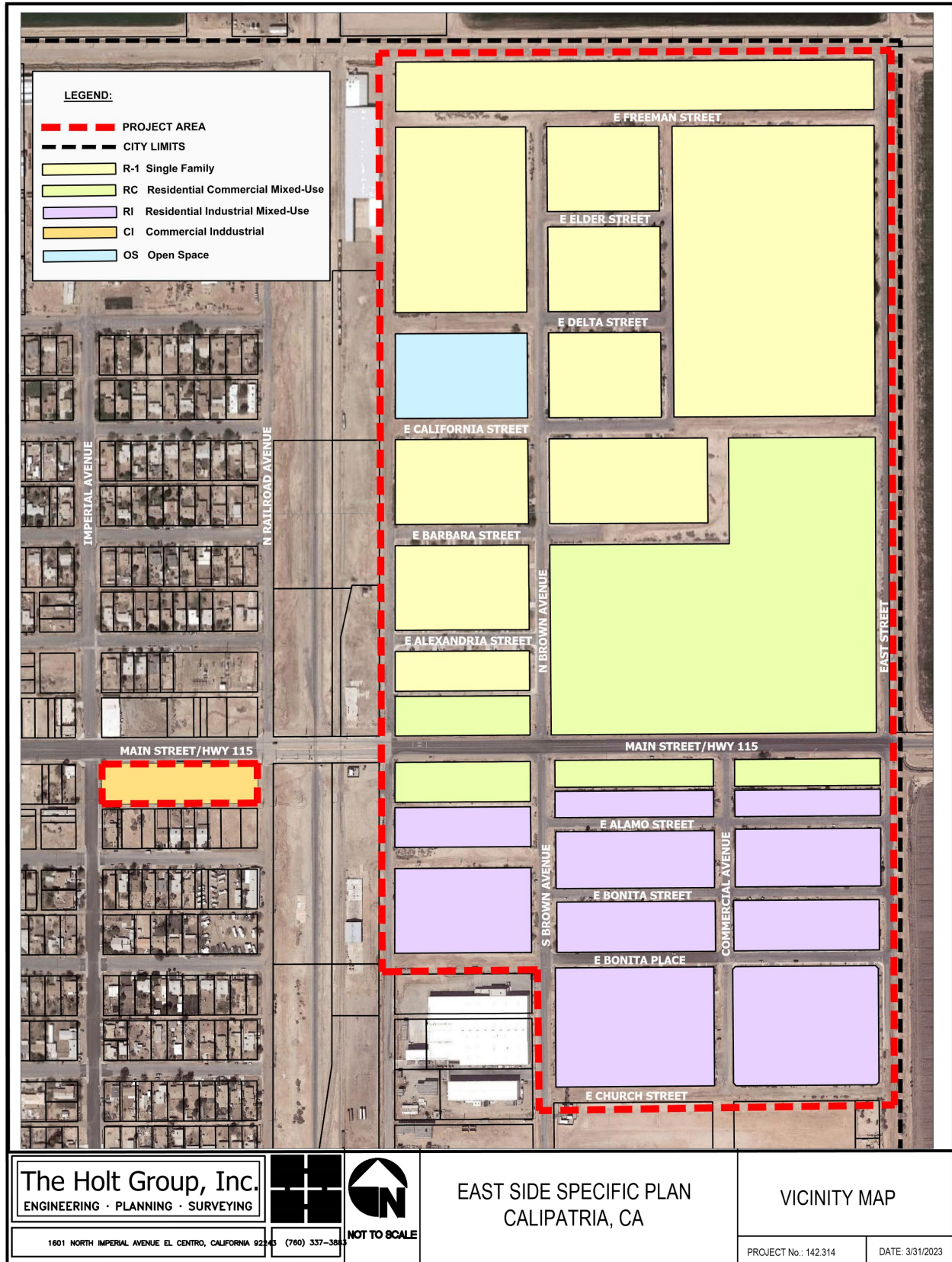
The City of Calipatria is both the lead agency, and project sponsor. No other Agency approvals are required.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?

If so, has consultation begun?

No, the City is in the process of requesting a consultation pursuant to Public Resources Code Section 21080.3.1.





ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture/Forestry Resources	☒	Air Quality
☒	Biological Resources	☒	Cultural Resources	☒	Geology/Soils
☒	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials	☒	Hydrology/Water Quality
☒	Land Use/Planning	☐	Mineral Resources	☒	Noise
☐	Population/Housing	☒	Public Services	☐	Recreation
☐	Transportation	☒	Utilities/Service Systems	☒	Mandatory Findings of Significance

ENVIRONMENTAL REVIEW COMMITTEE DETERMINATION

The proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
The proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
The proposed project MAY have a significant effect(s) on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
The proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." A FOCUSED ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
Although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (1) have been analyzed in an earlier EIR pursuant to applicable standards and (2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. No further action is required.	

CA Department of Fish and Game
No Impact Finding ☐ Requested

George Galvan, City Planner

Date

Yes	No	Absent	Members of the EEC
			Public Works
			Police
			Fire
			Planning
			Administration

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: *Public Resources Code Sections 21083 and 21087. Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; Sundstrom v. County of Mendocino, 202 Cal. App. 3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal. App. 3d 1337 (1990).*

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

I. AESTHETICS. Would the project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Background:

The proposed project site is located east of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria. The project site currently encompasses several vacant parcels within the following seven existing zoning designations: Low Density Residential (R-1), Medium Density Multi-Family Residential (R-2), High Density Multi-Family Residential (R-3), General Open Space (OS-G), Commercial Professional (CP), and Heavy Manufacturing & Industrial (M-2). The project requires new zoning designations to meet the goals and objectives set forth in the City of Calipatria Housing Element, as well as its share of the 6th Cycle RHNA designation. The new proposed zoning designations are Residential Commercial Mixed-Use, Residential Industrial Mixed-Use, and Commercial Industrial.

These proposed zones are intended to create new development opportunities for both the city and potential developers while also maintaining the original intent of the existing zoning designations.

The surrounding area consists of flat topography with no scenic vistas. The site is surrounded by local roadways with State Route 115 cutting through the center.

I. AESTHETICS IMPACT DISCUSSION

a) Have a substantial adverse effect on a scenic vista?

No Impact. The proposed project targets the historically undeveloped eastern portion of the city. The entirety of the undeveloped properties is barren and provide no scenic vistas. By implementing the Eastside Specific Plan, the city will be permitted new land uses compatible with the existing residential developments. The design standards set forth in the City of Calipatria Zoning Ordinance will ensure that future projects contain scenic and

visually pleasing designs and landscaping that complements existing developments.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. Most of the project site is undeveloped and contains no scenic resources whatsoever. The developed portions of the project site will remain unchanged. The Eastside Specific plan will add scenic resources to a barren portion of the city through the landscaping requirements set forth by the City of Calipatria Zoning Ordinance.

c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings?

Less Than Significant Impact. The proposed project will add new allowable land uses to an underdeveloped portion of the city. Of the 326 properties within the project scope, only 148 are developed. This equates to approximately 45% with the remaining 55% consisting of undeveloped land. The proposed project also provides design standards for future developments to minimize negative impacts to the visual character of the project site.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The proposed project will incentivize the construction of new developments which will include lighting on buildings, parking spaces, and in housing (exterior lights, parking lot, vehicle headlights, etc.). The proposed project would only introduce new land uses to the eastern portion of the city. While future developments will add minimal nighttime light and daytime glare from windows and windshields, the City of Calipatria Zoning Ordinance provides standards for outdoor lighting which are designed to greatly minimize glare and maintain energy efficiency among other requirements.

II. AGRICULTURE AND FORESTRY RESOURCES. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as	☐	☐	☐	☒

defined by Government Code Section 51104(g))?				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Background:

The project site has historically been used for low density residential, medium density multi-family residential, and high-density multi-family residential areas along with businesses and intensive industrial manufacturing. For the past two decades, Calipatria has experienced stagnant growth. The land contains vacant or underdeveloped parcels.

The project site is adjacent to agricultural land on its north and east side. No forest lands are immediately adjacent to the project site nor are they within the City limits or in this portion of the Imperial County.

II. AGRICULTURE AND FORESTRY RESOURCES DISCUSSION

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Less Than Significant Impact. The proposed project is adjacent to “Farmland of Statewide Importance” on the north and east side of the project site. “Farmland of Statewide Importance” is classified by the State Department of Conservation as land used for irrigated agricultural production. The project site is designated for residential, commercial, and industrial uses. The proposed project will only allow the development of commercial, residential, and industrial uses. Agricultural uses are not and will not be permitted within the Eastside Specific Plan Therefore, less than significant impact is identified.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act Contract?**

No Impact. The project site is zoned R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential, OS-G (General Open Space), CP (Commercial Professional), and M-2 (Heavy Manufacturing & Industrial). The parcels on which the project is proposed are not under a Williamson Act Contract nor are there any lands that are under Williamson Act Non-Renewal adjacent to the site.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

No Impact. The Imperial County General Plan, Conservation and Open Space Element (Imperial County 2016) does not identify any forest or timberland within the County nor are there any such lands within the City limits. Thus, there are no existing forest lands, timberlands, or timberland zoned Timberland Production either on or near the project site

that would conflict with existing zoning.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There are no existing forest lands on-site, and the Imperial County General Plan Conservation and Open Space Element (Imperial County 2016) does not identify any forest or timberland within the County nor are there any such lands within the City of Calipatria. The proposed project is not expected to result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is identified.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The proposed project would increase developer interest in properties adjacent to land that is designated as “Farmland of Statewide Importance” by the State Department of Conservation. While the Eastside Specific Plan will not permit agricultural land use, the proximity to important farmland necessitates a less than significant impact. There are no identified forest lands within the City of Calipatria nor in the Imperial County.

III. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Background:

The California Air Resources Control Board (CARB) is the state agency responsible for establishing California Ambient Air Quality Standards (CAAQS), adopting and enforcing emission standards for various sources including mobile sources (except where federal law preempts their authority), fuels, consumer products, and toxic air contaminants. CARB is responsible for responding to the Federal Clean Air Act (FCAA), regulating emissions from motor vehicles and consumer products, and implementing the State Clean Air Act (CAA).

ensuring that all State and federal ambient air quality standards are achieved and maintained within the County. The project site is within the Salton Sea Air Basin (SSAB).

While the Eastside Specific Plan only involves the addition of land uses, the project will spur developer interest in the area. Temporary construction activities from future developments within the project site would result in temporary emissions. These emissions would result from fuel combustion and exhaust from construction equipment and vehicle traffic (i.e., worker commute and delivery truck trips), and grading and site work. Operation of the project would also result in emissions from the vehicular travel of the residents and service vehicles; natural gas usage; consumer products; landscaping; and architectural coatings.

III. AIR QUALITY DISCUSSION

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. CEQA requires that projects be consistent with the applicable Air Quality Management Plan (AQMP). Consistent determination plays an important role in local agency project review by linking local planning and individual projects to the AQMP. It fulfills the CEQA goal of informing decision-makers of the environmental efforts of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed.

The City of Calipatria requires that all new developments go through the CEQA process and requires a permit issued by the Imperial County Air Pollution Control District. These requirements allow for a less than significant impact identification.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. All development projects within the City of Calipatria are required to submit an application to the ICAPC for conformance with air quality standards set forth by both the ICAPCD and the State of California.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact. As previously mentioned, the expected increased development stirred by the Eastside Specific Plan will result in emissions from temporary construction activities. These projects will not contribute substantially nor to an existing air quality violation. Every development project within the city is required to go through the CEQA and ICAPCD process to minimize any emissions caused by temporary construction.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Unless Mitigation Incorporated. Sensitive receptors are defined as land uses where sensitive population groups are likely to be located (e.g., children, the elderly, the acutely ill, and the chronically ill). These land uses include residences, schools, childcare centers, retirement homes, convalescent homes, medical care facilities, and

recreational facilities. Sensitive receptors that may be adversely affected by the project include surrounding residential land uses.

Impacts to sensitive receptors, particularly from dust, would vary depending on the level and type of activity, the silt content of the soil, and prevailing weather. The project site consists of 326 properties with 148 of them having been developed into single family residential properties. Exposure to dust during construction is considered a potentially significant impact unless mitigation is incorporated.

A project can also create pollution concentrations in the form of a CO hotspot. This occurs when vehicles are idling at highly congested intersections. The project area will only allow both low and medium density developments, greatly limiting vehicle congestion in the area.

During construction activities, diesel equipment will be operating, and diesel particulate matter (DPM) is known to the State as a toxic air contaminant (TAC). However, the risks associated with exposure to substances with carcinogenic effects are typically evaluated based on a lifetime of chronic exposure, which is defined as 24 hours per day, 7 days per week, 365 days per year, for 70 years. Due to the expected short-term duration of future construction, resident exposure to diesel exhaust emissions would be less than significant.

Mitigation Measures

AQ-1: Block Dirt Roads

The City will require developers to construct permanent blockage to all dirt roads and open areas bordering the project prior to beginning construction.

Timing/Implementation: Prior to beginning construction/Project Developer.

Enforcement/Monitoring: City of Calipatria

AQ-2: Discretionary Measure for Fugitive PM10 Control

The City will require developers to limit the vehicle speed for all construction vehicles to no more than 15 mph on any unpaved surface at the construction site.

Timing/Implementation: During construction/Project Contractor.

Enforcement/Monitoring: City of Calipatria

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant. The CEQA Guidelines indicate that a significant impact would occur if a project would create objectionable odors affecting a substantial number of people. While offensive odors rarely cause any physical harm, they can be very unpleasant, leading to considerable distress among the public and often generate citizen complaints to local governments and the ICAPCD. Because offensive odors rarely cause any physical harm and no requirements for their control are included in State or federal air quality regulations, the ICAPCD has no rules or standards related to odor emissions, other than its nuisance rule.

The project is not an odor producer nor located near an odor producer. While the project

will allow some light industrial and commercial uses, none of those uses are known to be odor producers. Even though diesel exhaust (which is objectionable to some) will be emitted during the short construction period, concentrations will disperse rapidly from the project site. Therefore, the project would have a less than significant impact.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Background:

The proposed project would involve a Re-Zone and General Plan Amendment to accommodate Residential/Industrial and Residential/Commercial mixed-uses along with Commercial/Industrial uses. Although the project site is within an urban setting surrounded by active traffic routes, utility extensions will impact undisturbed areas that may affect biological resources. The project proponent has not adequately addressed stormwater issues and potential improvements have yet to be identified. Addressing the stormwater issue may result in improvements that could impact biological resources.

IV. BIOLOGICAL RESOURCES DISCUSSION

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Unless Mitigation Is Incorporated. The Imperial Valley has most of the Burrowing Owls in Southern California. Irrigation canals and drains are commonly used by Burrowing Owls as nesting sites in this area. The Burrowing Owl is a CDFW Species of Special Concern, and a Federal Species of Concern and is listed on the Migratory Bird Treaty Act. The City of Calipatria 2035 General Plan documents at least 29 biological resource zones within a five-mile radius of the city where the Burrowing Owl is known to nest. Each of the 29 zones are located well beyond the City of Calipatria away from the project site. Even though no biological resource zones are located within the city, the proposed project has an abutting canal, which are commonly used by Burrowing Owl as nesting sites, running along the northern and eastern boundaries outside of the project area thus making future developments in the area potentially significant.

Mitigation Measures

BIO-1: Biological Assessments

The City will require developers to prepare a biological assessment of agricultural drains before construction or development near these areas.

Timing/Implementation: During design phase/Project Contractor

Enforcement/Monitoring: City of Calipatria

BIO-2: State and Federal Conservation and Avoidance Regulations

Enforce state and federal conservation and avoidance regulations, through the development review process, for all new development projects on private property that may potentially impact natural vegetation communities or biological resources.

Timing/Implementation: During design phase/Project Contractor

Enforcement/Monitoring: City of Calipatria

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. No riparian communities are present within the project vicinity. Sensitive habitats are those that are designated either rare within the region by governmental agencies or known to support sensitive animal or plant species and/or they serve as “corridors” for wildlife within the region. Although the western Burrowing Owl (species of special concern) is not typically spotted in the area, it is possible to have the owls present due to manmade features such as the irrigation canals, ditches, drains, and the cultivation of agricultural crops within the region rather than “native” factors.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. The project site is completely disturbed and what little vegetation the site contains is weedy and ruderal. Additionally, there are no federally protected wetlands within the boundaries of the site. Therefore, the project would have no impact on federally protected wetlands.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

No Impact. Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. The project site is in an urbanized area along the eastern portion of Calipatria and is not close to any identified wildlife corridors. Therefore, no impact to interfering with the movement of wildlife would occur.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Potentially Significant Unless Mitigation Is Incorporated. As previously discussed, the project site is completely disturbed but does contain few ruderal vegetation. No biological resources are anticipated to be present. However, it is possible that the Burrowing Owl may be present in the area due to manmade features (e.g., canals, ditches) abutting the outside northern and eastern boundary of the project area. This may result in owls creating nests within the brims and banks of agricultural fields. Thus, there is potential for conflicts to occur regarding Burrowing Owls, a species of special concern. In addition, nesting birds may be present in on-site vegetation and could be impacted during construction of future projects.

Mitigation Measures

Implement Mitigation Measure BIO-1: Biological Assessments.

Implement Mitigation Measure BIO-2: State and Federal Conservation and Avoidance Regulations.

BIO-3: Development Standards

The City will enforce regulations such as setback requirements, lot size requirements, building height requirements, density zoning, and building bulk requirements to reduce encroachment and development upon sensitive resource areas.

Timing/Implementation: During design phase/Project Contractor

Enforcement/Monitoring: City of Calipatria

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. The proposed project is not located within a local, regional, or state conservation planning area. The project would have no impact on an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Background:

There are various structures in the City of Calipatria with some historic value, but none within the project vicinity have been recognized as a California Historical Landmark. The subject site has remained continuously vacant and undeveloped for more than 25 years. The site is not known to be of historical significance and no historic structures are remaining on-site.

V. CULTURAL RESOURCES DISCUSSION

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. The National Register Database and Research developed by the United States National Park Service is the official list of the Nation's historic places of building, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The National Register recognizes resources of local, state, and national significance which have been documented and evaluated according to uniform standards and criteria. A review of the register found no areas of cultural significance within the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

No Impact. The proposed project is not located on or near archaeological resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The proposed project does not contain paleontological resources.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Unless Mitigation Is Incorporated. While the proposed project is not located within a formal cemetery, a review of the Digital Atlas Cultural Regions Map developed by the State of California Native American Heritage Commission (NAHC) found that the City of Calipatria is located within a region used by the Kumeyaay (Diegueño/Kamia/Ipai/Tipai) tribe. While the chance of locating human remains on the site is highly unlikely, the Kumeyaay and affiliated tribes will need to be notified prior to any excavation.

Mitigation Measures

CR-1: Tribal Notification

The City of Calipatria will work with future developers to notify the Kumeyaay and affiliated tribes prior to the commencing ground disturbing activities.

Timing/Implementation: Prior to commencing construction.

Enforcement/Monitoring: City of Calipatria Planning & Building Department.

CR-2: Discovery of Human Remains

If evidence of human remains is discovered, construction activities within 200 feet of the discovery shall be halted or diverted and the Imperial County Coroner shall be notified (Section 7050.5 of the Health and Safety Code). If the Coroner determines that the remains are Native American, the Coroner will notify the NAHC which will designate a Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will be given 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with recommendations of MLD, the NAHC can mediate (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).

Timing/Implementation: During construction

Enforcement/Monitoring: NAHC, Imperial County Coroner, and Imperial County Department of Planning and Development Services.

VI. GEOLOGY AND SOILS.	Potentially Significant	Potentially Significant	Less Than	No Impact
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Would the project:	Impact (PSI)	Unless Mitigation Incorporated (PSUMI)	Significant Impact (LTSI)	(NI)
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☒	☐
ii. Strong Seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv. Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Background:

Soil conservation techniques help to control erosion and help prevent blowing dust, thereby improving the regional air quality. Soil erosion can be caused by water or wind. During intense storms, significant amounts of rainfall can saturate upper layers of the soil. Once the soil is saturated, runoff can produce gullies and carry soil particles into drainage channels.

Grading and construction associated with development projects can also cause soil erosion, including removal of topsoil, and can create large amounts of dust. The City will continue to require developers to implement water erosion control plans in accordance with National Pollutant Discharge Elimination System (NPDES) requirements and dust control plans in accordance with Imperial County Air Pollution Control District (ICAPCD) requirements.

VI. GEOLOGY AND SOILS DISCUSSION

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?**

Less Than Significant Impact. Review of the current Alquist-Priolo Earthquake Fault Zone maps indicates that the nearest mapped Earthquake Fault Zone is the Brawley Fault located approximately 12.5 miles southeast of the project site and the Imperial Fault located approximately 12.8 miles south of the project site. The Brawley fault zone is a complex set of faults that is intricately connected to the Imperial fault zone. That connection exists, apparently, due to transfer of right-lateral slip from the Imperial fault zone to the Brawley fault zone. This fault zone probably ruptures in a magnitude 6 event every 30-40 years or so, along with its neighbor, the Imperial fault zone. The last such event was in 1979. Although not well documented, minor rupture may also have occurred in 1940, and even in 1915. This by no means represents a definite cycle, however, and prediction of future events, even in this area, is probably a long way off (Southern California Earthquake Data Center (SCEDC)). Thus, impacts associated with a known earthquake fault are considered less than significant.

- ii. **Strong Seismic ground shaking?**

Less than Significant Impact. The primary seismic hazard at the project site is the potential for strong ground shaking during earthquakes along the Superstition Hills, Imperial, and Brawley faults. The project site is considered likely to be subjected to moderate to strong ground motion from earthquakes in the region. The project is required to be designed and constructed in accordance with the 2022 California Building Code and ASCE 7-10 Seismic Parameters. Compliance with these requirements is considered building design for strong seismic ground shaking. Therefore, impacts resulting from strong seismic ground shaking are considered less than significant.

- iii. **Seismic-related ground failure, including liquefaction?**

Potentially Significant Unless Mitigation Is Incorporated. Liquefaction occurs when granular soil below the water table is subjected to vibratory motions, such as those produced by earthquakes. With strong ground shaking, an increase in pore water pressure develops as the soil tends to reduce in volume. If the increasing pore water pressure is sufficient to reduce the vertical effective stress (suspending the soil particles in water), the soil strength decreases, and the soil behaves as a liquid (similar to quicksand). Liquefaction can produce excessive settlement, ground rupture, lateral spreading, or failure of shallow bearing foundations. According to the Alquist-Priolo Earthquake Fault Zone maps, the project site has not been evaluated for liquefaction.

Mitigation Measure

GEO-1: Conduct Site-Specific Geotechnical Investigation

A site-specific Geotechnical Investigation will be required for all future

developments for the design and construction of future developments.

Timing/Implementation: Prior to approval of final building plans; as part of project design/Prior to issuance of building permits.

Enforcement/Monitoring: City of Calipatria

iv. Landslides?

No Impact. No ancient landslides are shown on geologic maps of the region and the probability of one occurring is unlikely due to the relatively planar topography of the project site. No impact would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. The project site is currently compacted soil but may have a slight erosion hazard. During construction of future developments, erosion would be controlled in accordance with County standards including preparation, review and approval of a grading plan by the County Engineer.

c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact Unless Mitigation is Incorporated. As previously noted, the hazard of landslide is unlikely due to the relatively flat topography of the site. However, the potential for lateral spreading as a result of liquefaction may be presented as discussed under item iii) above. The site is predominantly underlain by clays that are not expected to collapse with the addition of water to the site. While future developments within the project site would be subject to landslides and potential for subsidence or collapse is low, potential for liquefaction could produce lateral spreading.

Mitigation Measure

Implement Mitigation Measure GEO-1.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact Unless Mitigation is Incorporated. In general, much of the near surface soils within the project site consist of silty clays. According to the Imperial County Soil Survey (1980), Imperial soil is used extensively for homesites despite the limitation of high clay content. House slabs need extra strength to withstand the stresses of shrinking and swelling and to compensate for the soil's low bearing strength (Imperial County 1980, p. 18). Without proper engineering incorporated as mitigation, impacts resulting from expansive soil on life or property are considered potentially significant.

Mitigation Measure

Implement Mitigation Measure GEO-1.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of

wastewater?

No Impact. The proposed project does not require septic tanks or an alternative wastewater disposal system. Future developments within the project site will connect to the existing City of Calipatria sewer system. No impact would occur.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Background:

The proposed project is expected to stimulate the development of the east side of the City of Calipatria. During the construction of future developments, it is expected that the machinery as well as the vehicles used to transport workers will release minor levels of GHG's which will only be temporary. The project once operational is expected to generate levels of greenhouse gas emissions that will result from vehicular trips of the development residents.

VII. GREENHOUSE GAS EMISSIONS DISCUSSION

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Unless Mitigation is Incorporated. The proposed project will generate GHG emissions as a result of construction equipment and vehicles trips generated during the construction period and long-term operations of future developments.

Mitigation Measures

GGE-1: Greenhouse Gas Emission Reduction Methods

To help minimize greenhouse gas emissions, the City of Calipatria will require future developers to implement the following Greenhouse Gas Emission Reduction Methods when feasible.

- Minimize the carbon impact of construction processes and activities by sourcing local materials to reduce transportation emissions, planning machinery to be as effective as possible across projects, acquiring machinery and equipment that run on renewable energy sources or biofuels, and recycle or reuse materials during renovation and demolition where possible.
- Consider installing on-site renewable energy systems that can be used both during

the building phase and then transition to the operational stage.

- Comply with the City of Calipatria's Zoning Ordinance which requires construction work or related activity which is adjacent to or across a street or right-of-way from a residential use, except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, or between 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. No such construction is permitted on federal holidays.
- Turn off equipment when not in use (i.e., not left idling for more than 10 minutes).
- Use equipment that is no older than 10 years old to achieve the lowest levels of air emissions.

Timing/Implementation: Prior to and during construction/Project contractor.

Enforcement/Monitoring: City of Calipatria

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The proposed project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. All projects are required to proceed through the Imperial County Air Pollution Control District for a permit. This ensures that all developments within the City are compliant with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people	☐	☐	☒	☐

residing or working in the project area?				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Background:

The proposed project site is currently undeveloped land located on the east side of the City of Calipatria. The proposed plan will maintain the existing residential land uses but allow low impact industrial and commercial uses. Impacts from hazardous materials and the preceding determinations were made in terms of the potential to release existing hazardous materials during construction activities. According to Envirostor searches there are no contaminated sites within the project area or vicinity. The nearest site is 8.7 miles away.

VIII. HAZARDS AND HAZARDOUS MATERIALS DISCUSSION

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Future developments on the proposed project site may transport, use, or dispose of hazardous material during construction. However, there are best management practices and hazardous materials management plans. Thus, any potential impacts will be less than significant.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. Future developments on the proposed project site may transport, use, or dispose of hazardous material during construction. However, there are best management practices and hazardous materials management plans. Thus, any potential impacts will be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. The proposed project site is located within 0.64 miles from the nearest school. Hazardous materials may be handled or emitted during construction activities. However, there are best management practices and hazardous materials management plans. Thus, any potential impacts will be less than significant.

d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The proposed property is not located on or near a hazardous material site, therefore there will be no impact.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

Less than Significant Impact. The entire project site is located within the City of Calipatria Airport Element. The northern portion of the project site is located within the Approach/Departure Zone Adjacent to Runway (B1) Zone while the remaining portion of the project is within a Common Traffic Pattern (C) Zone and Other Airport Environs (D) Zone. Construction from future developments may transport, use, or dispose of hazardous material. However, there are best management practices and hazardous materials management plans, thus any potential impacts will be less than significant.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The proposed project is not located near a private airport.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less than Significant Impact. The project has two major collector roads crossing through the site which can be used as emergency evacuation routes. Main Street (State Route 115) cuts horizontally through the project site while Brown Road connects to Main Street (State Route 115) for southbound traffic. No improvements or modifications are proposed for these roads and development standards for traffic and circulation ensure that future developments do not interfere with emergency evacuation plans.

- h) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

No Impact. The proposed project is not located within or near wildlands, therefore it will not expose people to wildfires.

IX. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☒	☐	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Background:

Developments as a result of the project will further change the project site from a natural undeveloped permeable site to a developed site that is largely impermeable, which may contribute to stormwater run-off. Potential project-related water quality impacts are associated with both short-term construction activities and long-term operations.

IX. HYDROLOGY AND WATER QUALITY DISCUSSION

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. The City of Calipatria requires that all developments prepare a grading plan to ensure the proper collection and discharge of stormwater. In cases where the amount of stormwater exceeds the developments capacity, the excess stormwater may be discharged onto the City right-of-way when stormwater facilities are present. Larger projects will be required to prepare a hydrology study to determine adequacy of conveyance system and discharge points to ensure it will not violate any water quality standards or waste discharge requirements. The enforcement of these requirements gives the project a less than significant impact.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or

a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The proposed project site is not located near any existing wells, nor is it anticipated that future developments attributed to the project will affect ground water supplies or interfere with groundwater recharge. Therefore, no impacts have been determined.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

Less Than Significant Impact. The City of Calipatria requires all developments to prepare and submit both a geotechnical report and grading plan for review prior to the issuance of a building permit. This is to ensure that existing drainage patterns are not negatively altered. This requirement ensures that future alterations will not result in erosion or siltation on-site or off-site.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

Less Than Significant Impact. As previously mentioned, the City of Calipatria requires all proposed developments to prepare both a geotechnical report and grading plan prior to the issuance of a building permit. These plans allow the city to properly review drainage patterns and ensure that they are not negatively affected. The City also requires developers to maintain a minimum percentage of landscaping to ensure that project sites are to an extent permeable.

- e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Less Than Significant Impact. The City of Calipatria requires all developments to maintain a minimum amount of water retention. Larger projects are required to incorporate a retention basin sufficient to contain a 100-year storm run-off. Additionally, large projects must submit a grading plan, geotechnical report, and Hydrology Report, prior to the issuance of a building permit, to ensure that design and size is sufficient to control stormwater on-site.

- f) Otherwise substantially degrade water quality?**

Less Than Significant Impact. The project's northern boundary is adjacent to a raw water channel that is used for agricultural irrigation purposes. The City of Calipatria ensures that all proposed development projects are contained entirely within the project site. Grading plans and geotechnical reports are utilized to ensure that there is no water discharged anywhere other than the project site and City right-of-way.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood**

Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Less Than Significant Impact. There is the potential for some flooding within the project's vicinity, however, the proposed project is in Zone X of the 100- year flood hazard area, and outside of any flood zone. The nearest flood zone is located near the Alamo River 2.0 miles southwest of the project site. Therefore, any impacts would be less than significant.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The proposed project is in Zone X and not within a 100-year flood hazard area, thus there will be no impact to flood flows from the future developments.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Potentially Significant Unless Mitigation is Incorporated. The southern area of the project site is known to accumulate stormwater during storm events. The City of Calipatria has been awarded funds and is in the design phase of a new stormwater collection system for the southern portion of the project site that will substantially reduce the amount of accumulated stormwater during rain events. The proposed stormwater collection system will be designed to collect stormwater from the southern portion of the project site and transport it to a retention basin located north of Main Street (State Route 115). This stormwater collection system will be completed within the next two years and will protect future developments from severe flooding as a result of stormwater.

Mitigation Measures

HWQ-1: Stormwater System and Flood Management

The City will continue to enforce the local, state, and federal regulations regarding the construction of buildings within flood hazard areas. Grading plans will also be required for all applications to ensure future and current structures are not susceptible to flood damage.

Timing/Implementation: Prior to approval of final building plans; as part of project design/Prior to issuance of building permits.

Enforcement: City of Calipatria

j) Inundation by seiche, tsunami, or mudflow?

No Impact. The proposed project is not in the vicinity of substantial bodies of water, therefore there is no risk of inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Physically divide an established	☐	☐	☐	☒

community?				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐

Background:

The proposed project is in line with the future vision and path stated in the General Plan to facilitate housing development for different affordability levels, create a live environment for economic growth, and create a prosperous growth pattern to meet the City's future housing needs. The project is located east of industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria. The proposed project will be comprised of three new zoning designations: residential commercial mixed-use, residential industrial mixed-use, and commercial industrial. The project site is intended to create interactive streets, meaningful public spaces, and foster jobs and services where people can live and work.

Standards are provided to control the intensity and development of use as well as limit the overperformance of activities in the zone. Additionally, standards are also provided to prevent objectionable influences that might adversely affect the tenants and properties of this zone.

X. LAND USE AND PLANNING DISCUSSION

a) Physically divide an established community?

No Impact. The project site is adjacent to the northeast limit of the City of Calipatria. Instead of dividing an established community, the project would add more housing options to a historically underdeveloped area of the city that is characterized by low-density and rural residential developments. Thus, there would be no impact on dividing an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. The project site is zoned R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential, OS-G (General Open Space), CP (Commercial Professional), and M-2 (Heavy Manufacturing & Industrial). The proposed project would also add additional commercial industrial use with the goal of increasing developer interest and creating an environment for economic growth. Therefore, a General Plan Amendment will be required to change the land use designation to

Residential Commercial Mixed-Use, Residential Industrial Mixed-Use, and Commercial Industrial. The proposed project will not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Instead, the project will achieve the goals set forth by the General Plan of the City. Therefore, the impact will be less than significant.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Potentially Significant Unless Mitigation Is Incorporated. According to Section III.C of the 2035 City of Calipatria General Plan, the project site is within an area with biological resources, more specifically the black-tailed gnatcatcher. While the City is within the habitat area of the Burrowing Owl, the General Plan identifies numerous sightings and habitat zones outside of the City of Calipatria within a 5-mile radius.

Mitigation Measures

LU-1: Separation of Construction Activities

Require separation of construction activities from sensitive biological resources using buffers, setbacks, and temporary protective fencing.

Timing/Implementation: Prior to approval of final building plans; as part of project design/Prior to issuance of building permits/During construction/ Project Contractor

Enforcement/Monitoring: City of Calipatria

LU-2: Development Standards

Require regulations such as setback requirements, lot size requirements, building height requirements, density zoning, and building bulk requirements to reduce encroachment of development upon sensitive resource areas.

Timing/Implementation: Prior to approval of final building plans; as part of project design/Prior to issuance of building permits/ Project Contractor

Enforcement/Monitoring: City of Calipatria

LU-3: State and Federal Conservation and Avoidance Regulations

Enforce state and federal conservation and avoidance regulations, through the development review process, for all new development projects on private property that may potentially impact natural vegetation communities or biological resources.

Timing/Implementation: Prior to approval of final building plans; as part of project design/Prior to issuance of building permits/Project Contractor

Enforcement/Monitoring: City of Calipatria

XI. MINERAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Background:

The project site has been historically occupied by residential uses, commercial professional uses, and heavy manufacturing uses. According to Figure 8 “Imperial County Existing Mineral Resources” of the Conservation and Open Space Element of the County of Imperial General Plan (County of Imperial 2016), no known mineral resources occur within the project site nor are there any mapped mineral resources within the city limits of Calipatria.

XI. MINERAL RESOURCES DISCUSSION

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. As noted, the proposed project would not result in the loss of known mineral resources as none are known to be present on or in the vicinity of the site. Thus, no impact is identified regarding mineral resources.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. Refer to item (a), above.

XII. NOISE. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in	☐	☐	☒	☐

ambient noise levels in the project vicinity above levels existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Background:

Highway 115 passes through the center of the project site. According to Figure VI-2 “Existing Noise Levels” and Table VI-2 “Measured Noise Levels” from the City of Calipatria’s General Plan Noise Element, Hwy 115 East is the noise measuring location with the highest, average noise level (Leq) of 68.4 decibels (dBA). The noise level for Hwy 115 is classified as normally to conditionally acceptable, as stated by Figure VI-1 “Land Use Compatibility for Community Noise Environments”. The primary noise source for the project site is traffic due to the high use of automobiles along state highways (approximately 3,200 daily trips on Highway 115). Secondary sources of noise within the project site are railroad and airport noise. The railroad line passes almost daily by Railroad Ave, north of the project site. The Calipatria airport may generate noise in flight as it is primarily used for crop dusting operations (approximately 25 flights per week) and the project site is surrounded by agricultural land on its north and east side.

XII. NOISE DISCUSSION

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact. The project area is surrounded by land uses that may affect existing and future developments within the project site. The noise exposure to residents, however, would not exceed the standards established by the local General Plan or Noise Ordinance, therefore any impact would be less than significant. New sources of noise will be introduced because of the project site, but the proposed residential use is consistent with the existing surrounding uses based on the City’s Noise/Land Use Compatibility Matrix.

- b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?**

Less Than Significant Impact. The project area contains existing residential developments that may be affected by ground borne vibrations that may occur during construction activities of future developments including modest excavation. The anticipated excavation activities are only temporary, and any ground borne noise and vibration exposure would be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. The proposed project is expected to result in a substantial increase in mixed use (residential/commercial and residential/industrial) developments compared to what is currently planned for under the existing zoning designations. The increase in ambient noise levels would be a permanent increase from what currently exists. New sources of noise will be introduced because of future developments, but the increase in noise is not substantial as the proposed zones will have development standards designed to be consistent with existing uses based on the City's Noise/Land Use Compatibility Matrix.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact Unless Mitigation is Incorporated. The proposed project would result in a substantial temporary increase during construction activities from future developments in an area which is mostly low and medium density residential. The average hourly noise level is expected to be approximately 80 dBa at 50 feet from equipment or 73 dBa at 100 feet. Per the City of Calipatria's General Plan, noise levels above 60 dBa require mitigation measures. The increase in noise levels may adversely affect the ambience and tranquility enjoyed by residents.

Mitigation Measures:

NOI-1: Noise Reduction Methods

To help minimize noise levels, the City of Calipatria will require future developers to implement the following noise reduction methods when feasible.

- Prior to commencing earth-moving and construction activities, the project contractor shall install noise attenuating barriers/acoustic shields along the perimeter of the project site. The barrier must prevent the "line-of-sight" between the noise sources and the receptor.
- Equipment shields shall be used for stationary pieces of equipment (i.e., metal containers) placed near the project site property line to reduce noise levels. Alternatively, the project contractor shall construct plywood barriers around stationary equipment.
- The project contractor shall comply with the City of Calipatria's Zoning Ordinance which requires construction work or related activity which is adjacent to or across a street or right-of-way from a residential use, except between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, or between 8:00 a.m. and 7:00 p.m. on Saturday and Sunday. No such construction is permitted on federal holidays.

- The project contractor shall turn off equipment when not in use (i.e., not left idling for more than 10 minutes).
- The project contractor shall use equipment that is no older than 10 years old to achieve the lowest levels of noise and air emissions.

Timing/Implementation: Prior to and during construction/Project contractor.

Enforcement/Monitoring: City of Calipatria

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Less Than Significant Impact. The City of Calipatria General Plan Noise Element identifies the nearby airport as a secondary source of noise. Airplanes utilizing the airport are primarily utilized for crop dusting operations at an approximate rate of 25 flights per week. The adjacent agriculture fields on the north and east property boundaries may induce higher noise levels during crop dusting operations, however these operations are few and far away enough to cause less than significant impact.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The proposed project is not within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Background:

The proposed project is a re-zoning designation with the implementation of residential, commercial, and industrial mixed-use. Based on data from the United States Census Bureau website, Calipatria had an estimated population of 6,434 as of July 1, 2021, with a significant decrease from 2019. This area is currently zoned low density residential, medium density multi-family residential, high density multi-family residential, commercial professional, and heavy manufacturing and industrial. The proposed project will increase developer interest in the City to

encourage development and provide affordable housing to meet the goals set forth on the Housing Element of the General Plan.

The Housing Element of the General Plan provides the basis for establishing housing stock that meets the affordability requirements and other special needs of the community. The City of Calipatria Housing Element was updated in 2021 for the planning period of 2021-2029 and was approved by the California Department of Housing and Community Development.

XIII. POPULATION AND HOUSING DISCUSSION

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. The project proposes a commercial industrial additional use to the City of Calipatria with the intent to increase developer interest and further create an environment for economic growth. The project is intended to attract new businesses to the vacant parcels and induce population growth that is consistent with the City's General Plan of maintaining a steady growth and provide resources for future generations. According to the United States Census Bureau, the population for Calipatria was 6,515 in 2020 and 6,434 as of 2021, with a total decrease of 1.2%. The anticipated population increase induced by the project would be approximately 1.0%, the average city growth according to the U.S. Census, and then continue towards a well-balanced growth.

Additionally, development standards set forth on the City of Calipatria Zoning Ordinance will limit the maximum allowed residential density. These densities are designed to prevent sprawl which is defined as the rapid expansion of the geographic extent of cities and towns. Therefore, impacts to inducing substantial population growth are considered less than significant.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. Approximately 40% of the 134 properties within the project site are developed while the remaining 55% remains vacant. The City of Calipatria has only had two single family residential developments since 2011. There is sufficient vacant land available to support the expected population growth within the project area. As a result, the proposed project would not displace substantial numbers of existing populations requiring construction or replacement housing elsewhere. The proposed project has the primary intent to fill the vacant parcels with commercial professional structures. Thus, the project will have no impact.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. See item (b), above.

XIV. PUBLIC SERVICES. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact (LTSI)	No Impact (NI)
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		(PSUMI)		
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
1) Fire Protection?	☐	☐	☒	☐
2) Police Protection?	☐	☐	☒	☐
3) Schools?	☐	☒	☐	☐
4) Parks?	☐	☐	☒	☐
5) Other Public Facilities?	☐	☐	☒	☐

Background:

Future developments from the proposed project are expected to result in a slight increase in new residents in the City of Calipatria; however, the City currently has sufficient staff to meet future demands generated by the proposed project. Since schools are owned and operated by the Calipatria Unified School District, special consideration was given.

XIV. PUBLIC SERVICES DISCUSSION

1) Fire Protection?

Less Than Significant. The City of Calipatria Housing Element found that the total residential population in 2020 is 3,583. The remaining 2,898 individuals are from the Calipatria State Penitentiary which do not reside with the residential population. The 2018 City of Calipatria Service Area Plan identified a total of 16 employees (2 full time, 7 part time, and 7 paid call) which can meet the demand of a population of 4,000. The City has sufficient personnel and facilities to meet the demand of the current and expected population growth from the proposed project.

2) Police Protection?

Less Than Significant. The City of Calipatria Police Department operates on a performance standard of 1 officer per 1,000 population. Both the 2018 General Plan and current staff lists indicate that the City has a total of 4 full-time law enforcement officers to adequately meet the demand of a population of up to 4,000. Per the Adopted 6th Cycle Housing Element, the City of Calipatria had a residential population of 3,583 residents with an annual growth rate of -1% and a percent change of -11% since 2010. The population increase induced by the project is estimated to generate a population growth of 1% or 35 individuals. Therefore, the City of Calipatria currently has sufficient staff to meet the demand of anywhere between a 1% (35) – 12.3% (440) population growth. While current facilities are less than adequate, the City is constantly searching for funding sources to upgrade the existing facilities and equipment.

3) Schools?

Potentially Significant Unless Mitigation is Incorporated. An analysis of the Calipatria

School Districts Data Quest Enrollment Report, located on the California Department of Education's website, found that the school district has a total of 1,172 students from K-12 registered for the 2022-23 school year. A further analysis concluded that each grade level had an average of 90 students. Phone conversations with the School Districts Business Department found that the district will more than likely not have the facilities to accommodate a sudden influx of students. While a small increase of single-family developments will not generate a sufficiently large population increase, the same cannot be said for large subdivisions and high-density residential projects. The City of Calipatria will need to coordinate with the school district to ensure that the district can meet the demand generated by these large developments.

Mitigation Measures

PS-1: Addition of Personnel/Teachers. Equipment, and Resources

The City of Calipatria will coordinate with the Calipatria Unified School District regarding high density residential developments and work to acquire the funding necessary to accommodate sudden population growth from future projects.

Timing/Implementation: During the project review phase.

Enforcement/Monitoring: City of Calipatria

4) Parks?

Less Than Significant Impact. Per the 2018 City of Calipatria General Plan, the park demand for an area is based on a performance of 5 acres of parkland per 1,000 population. There are approximately 148 residential developments within the project site and eastern portion of the City of Calipatria. Per the 2021 American Community Survey from the United States Census Bureau, the average household size within the City of Calipatria is 3.26 which makes the total estimated population within the project site 482. There is an existing 3.4-acre park located within the project site. Additionally, the City was awarded funding for the construction of an additional 1.7 acre park, which will be completed within the next two to three years, approximately 0.3 miles from the project site. These parks will provide a total of 5.1 acres of parkland which will meet the demand of a population of 1,200 residents which exceeds the current 482 project site population by 718.

5) Other Public Facilities?

Less Than Significant Impact. Some southern areas within the project vicinity are known to flood during heavy storm events. Future developments in the project site may contribute to stormwater runoff. As previously mentioned, the City of Calipatria has received funding and is in the process of designing a stormwater collection system to protect the southern portion of the project site from flooding.

XV. RECREATION. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact (LTSI)	No Impact (NI)
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		(PSUMI)		
a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	☐	☐	☒	☐

Background:

Future developments on the project site are expected to result in a 1% annual population. The City of Calipatria currently has an existing and planned park that will meet the demand of current and future populations within the project site. This will also remove the need to further develop or expand any existing facility.

XV. RECREATION DISCUSSION

- a) **Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact. The City of Calipatria currently has a 3.26-acre park within the project site and another 1.7-acre park within 0.3 miles planned for the construction within the next two to three years. These two parks are sufficient to meet a population of 1,200 which exceeds the current project site population of 482 by 718. While the project would increase the population in the area by approximately 1%, the increase is not significant enough to generate any substantial deterioration to existing equipment. Any deterioration will be offset by the regularly scheduled maintenance that the City routinely conducts on public facilities.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?**

Less Than Significant Impact. The proposed project will only change the existing zones, but developments resulting from this zone change are expected to generate a minimum 1% population increase. The City already has an existing recreational facility and a second one in the development prior to the Eastside Specific Plan. These developments will meet the current and future demands of residents within the project site. Furthermore, the City already requires all projects to undergo a CEQA review and ensures that development activities remain within the project site.

XVI. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact (LTSI)	No Impact (NI)
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		(PSUMI)		
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, considering all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Background:

The subject site is east of Industrial Avenue, south of Young Road, west of East Street, and north of Church Street with a small section on Main Street between Railroad Avenue and Imperial Avenue. The City of Calipatria General Plan identifies Main Street (State Route 115) and South Brown Avenue as major collectors. It is expected that future developments will contribute to a net increase in vehicle trips for the project area because of the zone change.

XVI. TRANSPORTATION/TRAFFIC DISCUSSION

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, considering all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Less Than Significant Impact. Developments as a result of the project will result in a net increase in local traffic. The General Plan Circulation Element establishes level of service (LOS) standards for various roadways through the City. The Eastside Specific Plan will not increase the density of the existing zoning designations but instead, add additional

commercial and industrial uses. The City of Calipatria requires that all high-density projects submit a traffic study to ensure that the effectiveness and performance measures set forth on the General Plan.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

No Impact. The proposed project will not conflict with an applicable congestion management program, therefore there will have no impact.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. The proposed project includes development standards limiting all residential uses to 35' in height and all commercial and industrial uses to no more than 50' in height. Additionally, all uses exceeding 35' in height are only permitted on the southern portion of the project site outside of the airport runway zone. Thus, the project will not change any air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

No Impact. The proposed project includes design standards prohibiting hazardous design features and incompatible uses, therefore there will be no impact.

- e) Result in inadequate emergency access?**

Less Than Significant Impact. The Circulation Element of the City of Calipatria General Plan lists both Main Street/State Route 115 and South Brown Avenue as major arterials which are intended to supplement arterials by providing capacity for the through movement of traffic. Both roads connect to nearby East Avenue and other local roadways within the project site. While future developments generated by the proposed project will provide a slight but steady increase in vehicle traffic, a study from the General Plan on the level of service on Main Street/State Route 115 shows a low delay of 5.1-15 seconds during peak traffic hours. The City has also made improvements to Industrial Avenue, North Brown Avenue, and acquired funding to improve Bonita Place and South Brown Avenue. All these roadways are located within the proposed project site and have already improved circulation and improved emergency access.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

Less Than Significant Impact. The proposed project contains multiple Class II bicycle routes on Main Street, Brown Avenue, East Bonita Place, Freeman Street, and East Avenue which are planned to be improved in the future. Future developments resulting from the zone change will limit construction within the project site and outside of the City-of-way. Therefore, the proposed project will not conflict with adopted policies, plans, or

programs regarding any public facilities.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Background:

60% of the proposed project vicinity is undeveloped and future developments will necessitate the extension of utilities and municipal services from facilities already existing within right-of-ways. The following utility services will be needed from local purveyors: electrical power, natural gas, and communication lines. Any pole mounted electrical transformers owned and maintained by the Imperial Irrigation District that require relocation are the sole responsibility of the developer. City of Calipatria wastewater services is readily available along most of the project vicinity, however a few portions will require the extension of new lines.

XVII. UTILITIES AND SERVICE SYSTEMS DISCUSSION

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The City of Calipatria wastewater treatment and sewer facility is currently operating with a surplus of 0.7 million gallons per day and has more than enough capacity to meet the demand of a population more than 4,100.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No Impact. The project will be served by the City of Calipatria owned and operated wastewater treatment plant and Southern California Water Company owned water treatment plant, both of which have sufficient capacity to meet the demand of a population far greater than 4,000.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Potential Significant Unless Mitigation is Incorporated. The City of Calipatria received funding and is currently in the design phase of a new stormwater collection facility that will collect stormwater from the Southern portion of the project site, south of Main Street/State Route 115, and transport it to a city owned retention basin. Furthermore, the City has already completed multiple road improvement projects which constructed curbs on multiple roadways on the northern portion of the project site, greatly improving stormwater collection. Additional funding was also acquired for roadways improvements along South Brown Avenue and Bonita Place within the next three years. While these projects have improved stormwater collection within the northern and southern portion of the project site, there are still multiple areas that lack stormwater facilities. The City of Calipatria requires all developments to submit a grading plan to review the stormwater collection and flow rates for each project. This ensures that each development has the necessary stormwater facilities on site.

Mitigation Measures

USS-1: Stormwater requirements

The City of Calipatria will enforce the Zoning Code requirements for on-site stormwater retention and the submittal of a grading plan for review prior to the issuance of a building permit.

Timing/Implementation: Prior to approval of final building plans; as part of project design/Prior to issuance of building permits/ Project Contractor

Enforcement/Monitoring: City of Calipatria

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

No Impact. The City receives its water supplies from the Southern California Water Company. The potential impacts to existing water supplies are negligible as current facilities can meet the demand of a population of over 7,000. Therefore, there is no impact.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact. The proposed project will not necessitate additional wastewater treatment facilities. The Calipatria Wastewater Treatment Plant is operating at 80 percent capacity and can meet the demands of a population exceeding 4,000. Therefore, any impacts would be less than significant.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. The project site is serviced by CR&R who hauls waste to the Imperial Landfill. The landfill has a 1,700-ton capacity and has a remaining capacity of 15,485,200 cubic yards (20% capacity). Therefore, there will be sufficient permitted capacity to accommodate the project's solid waste disposal needs, and any impact would be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. All federal, state, and local statutes will be adhered to, therefore there will be no impact.

SECTION 3 - III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on	☐	☒	☐	☐

human beings, either directly or indirectly?				
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Background:

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE DISCUSSION

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potential Significant Unless Mitigation is Incorporated. While the project site is not commonly inhabited by native wildlife, and there are no streams or large bodies of water at or near the proposed project site, historical data has shown the Burrowing Owl and other native species of the Imperial Valley to reside in locations like the areas surrounding the project site. To ensure the safety of these native species, mitigation measures from the Biological Resources segment along with one new measure will be implemented.

Mitigation Measures

Implement Mitigation Measure BIO-1: Biological Assessments.

Implement Mitigation Measure BIO-2: State and Federal Conservation and Avoidance Regulations.

Implement Mitigation Measure BIO-3: Development Standards.

MFS-1: Landscaping Requirement

The City will require developers to implement landscaping, primarily trees, within the project area. Any trees that are planned for removal will be replaced or relocated within the project site when possible.

Timing/Implementation: Prior to construction/Project contractor.

Enforcement: City of Calipatria

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Less Than Significant Impact. The proposed project site is solely composed of residential developments with numerous vacant parcels. The existing undeveloped, vacant, or underutilized land does not provide adequate housing, economic opportunities, or other benefits to the community. By updating the land use category, these infill sites will contribute to the overall well-being of the surrounding community. Individually, these parcels have little to no impact, but when viewed as whole, they can encourage social

equity, and create a jobs/housing balance by supporting diverse housing options, encouraging “mixed-use” development, and enhancing industrial and commercial development along transportation corridors. In furtherance of these goals, the City enforces strict zoning and land use standards to ensure the positive and harmonious growth of Calipatria.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potential Significant Unless Mitigation is Incorporated. The proposed project may have the potential to cause adverse impacts on human beings as it relates to geologic hazards and air quality. However, through the implementation of mitigation measures listed in each section, the adverse effects can be significantly limited.

Mitigation Measures

Implement Mitigation Measure AQ-1: Block Dirt Roads.

Implement Mitigation Measure AQ-2: Discretionary Measure for Fugitive PM10 Control.

Implement Mitigation Measure GEO-1: Conduct Site-Specific Geotechnical Investigation.

IV. SOURCE REFERENCES & INDIVIDUALS CONSULTED

SOURCE REFERENCES & INDIVIDUALS CONSULTED	
The following documents were used as sources of factual data and are hereby incorporated as part of this Environmental Checklist. Because of the voluminous nature of the documents, copies of the following are not distributed with these documents but may be obtained from the City of Calipatria at 125 North Park Avenue in Calipatria, California 92233.	
A	City of Calipatria Zoning Ordinance, 2013
B	City of Calipatria 2035 General Plan, 2013
C	City of Calipatria Service Area Plan, 2018
D	City of Calipatria Housing Element, 2022
E	California Department of Conservation Geological Survey Earthquake Zones Map
F	FEMA 100 Year Flood Map
G	California Department of Toxic Substances Council Envirostor Database
H	California Office of Historic Preservation
I	National Park Service National Register Database and Research
J	Calipatria Unified School District

K	State of California Native American Heritage Commission
L	California Department of Education Data Quest
M	United State Census Bureau