Initial Study/Mitigated Negative Declaration
for
Community Center Park

City of Calipatria

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

December 2025

City of Calipatria

Initial Study/Mitigated Negative Declaration

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1.	**Project Title:**	City of Calipatria Community Center Park
2.	**Lead Agency:** Name, Address & Phone	**City of Calipatra** 125 N. Park Avenue Calipatria, CA 92233 Contact: Jeorge Galvan, AICP jgalvan@theholtgroup.net
3.	**Project Sponsor:** Name, Address & Phone	**City of Calipatra** 125 N. Park Avenue Calipatria, CA 92233 Contact: Jeorge Galvan, AICP (760) 337-3883
4.	**Project Location:** Map Attached	The proposed project site is located on a 3.0-acre segment of land situated on the southern portion of Cliff Hatfield Memorial Airport associated with Assessor's Parcel Number (APN) 023-070-007, and northwest corner of the City of Calipatria within the incorporated city limits **(Please see Exhibit A – Regional Location Map and Exhibit B – Project Vicinity Map).**
5.	**Project Description:**	The proposed project consists of the development of a new public park and a new 12,655 square foot community center with solar power system within a 3.0-acre segment of a 168.77-acre parcel where the Cliff Hatfield Memorial Airport is situated. Additional amenities consist of a new 80'x60' accessible playground, shaded picnic areas with solar lighting, a 2,500 square foot splash pad with recycled water tank and shaded seating areas, a 4,500 square foot paved walking path, fencing around the project site, and an 11,840 square foot parking area with 28 parking stalls and four Americans with Disabilities Act spaces. The park will also include a bioswale and bioretention basin with landscaping and shade trees. **(Please see Exhibit C – Conceptual Site Plan).**
6.	**General Plan Designation:**	**City Existing:** Airport Commercial **Proposed:** No Change The proposed project will further **Goal COS-1** which is to provide open space that meets the needs of present and future City residents and visitors and **Goal COS-3** which consists of managing urban development to protect open space areas within and surrounding the city to the maximum extent feasible from the Conservation and Open Space Element of the City of Calipatria General Plan.

7. Zoning: **City Existing:** Airport Commercial

Proposed: No Change

The proposed project will further the intent of Airport Commercial zones which is to provide business park development and commercial uses in the airport area that are compatible with and complimentary to airport uses.

8. Surrounding Land Uses and Setting: An airport hangar is located approximately 60 linear feet north of the 3.0-acre project site while the main airport runway is approximately 1,400 linear feet in the same direction. Approximately 100 linear feet south are the entrances to Calipatria High School and the Fremont Primary School. The closest residential development is approximately 1,200 linear feet east of the project site while an agricultural field is located approximately 1,500 linear feet to the west of the site.

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

a) County of Imperial Air Pollution Control District

10. 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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? –

The City of Calipatria submitted a copy of the draft IS/MND to the California Native American Heritage Commission on September 17, 2025, for review. As of December 2025, no communication nor request was received by the city, however, mitigation measures CR-1 and CR-2 were still included.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EXHIBIT A – REGIONAL LOCATION MAP

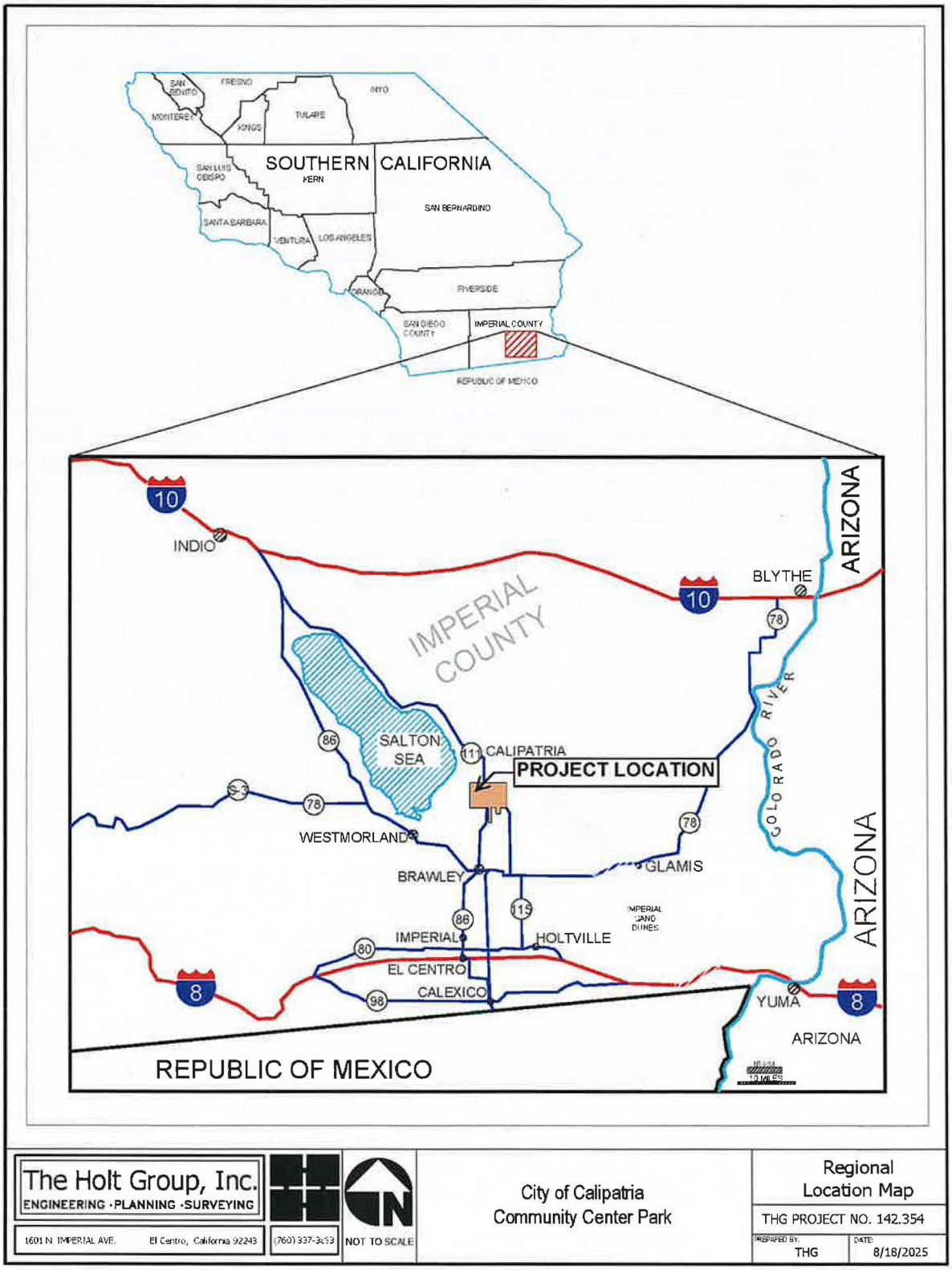


EXHIBIT B – VICINITY MAP

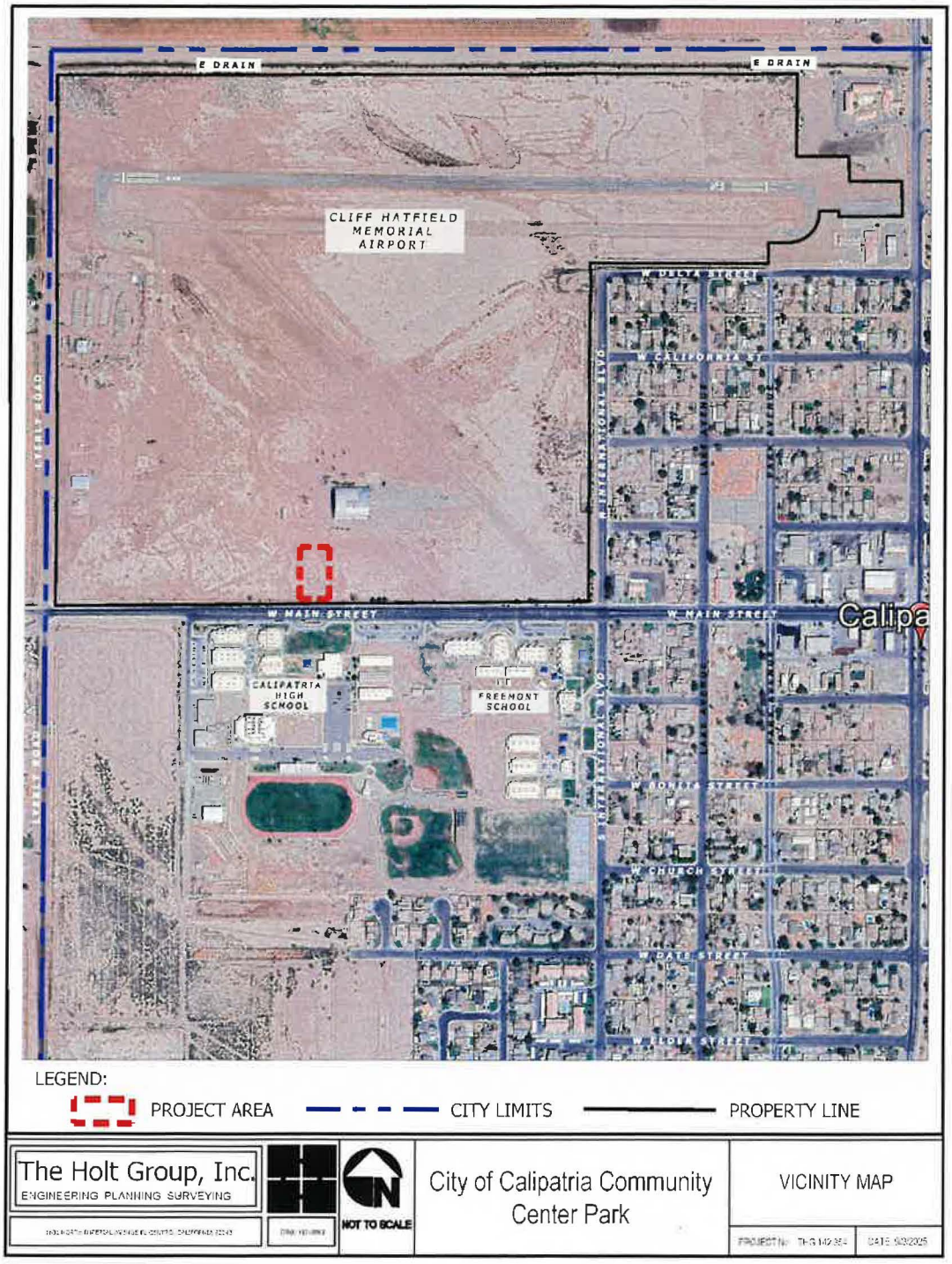
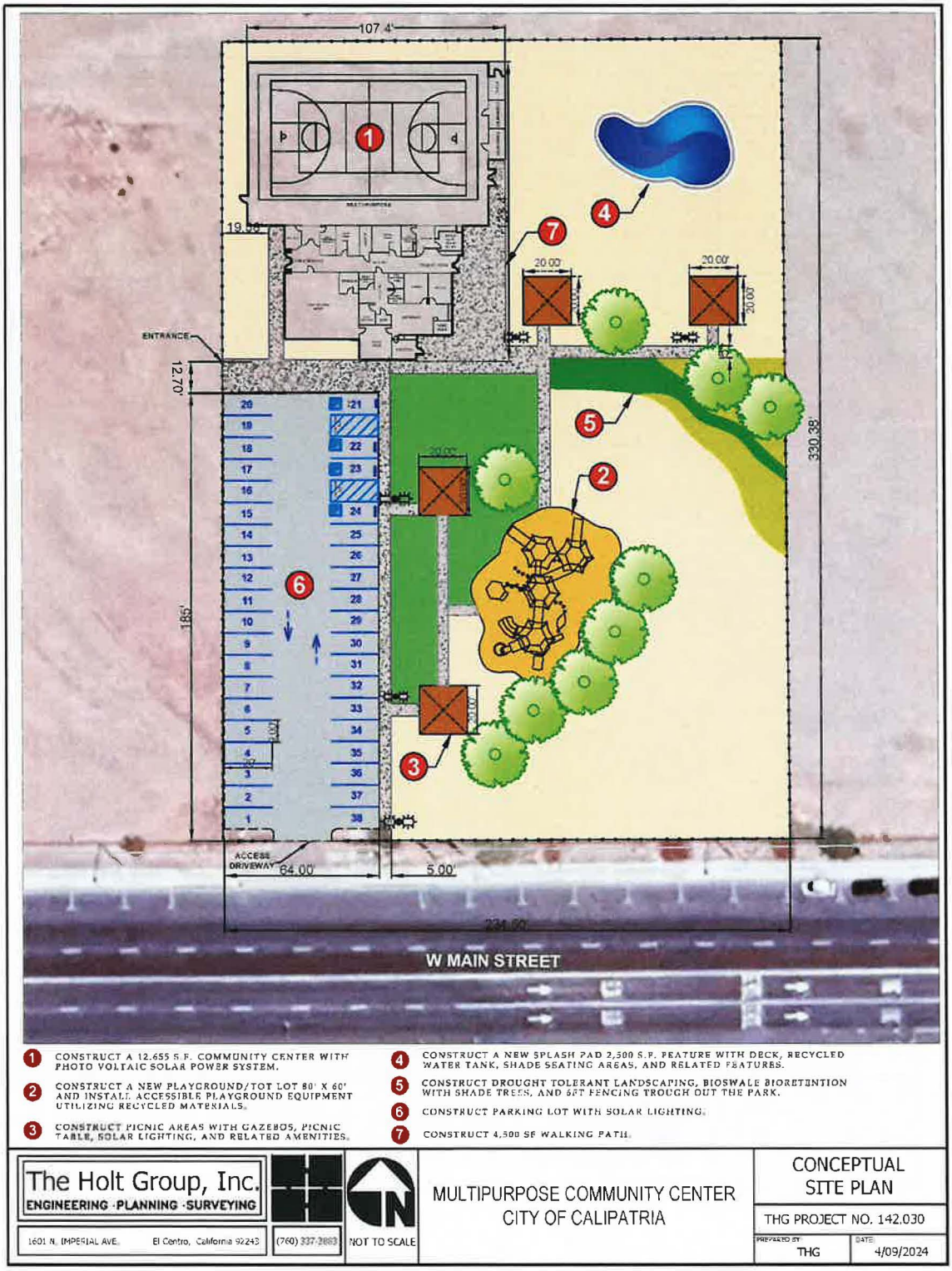


EXHIBIT C – CONCEPTUAL SITE PLAN



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		Agricultural / Forestry Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources		Energy
X	Geology/Soils	X	Greenhouse Gas Emissions	X	Hazard & Hazardous Materials
	Hydrology/Water Quality		Land Use/Planning		Mineral Resources
	Noise		Population/Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities/Service Systems		Wildfire	X	Mandatory Findings of Significance

ENVIRONMENTAL REVIEW COMMITTEE DETERMINATION:

On the basis of the attached Initial Study, the City of Calipatria's Environmental Review Committee finds that:

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 revisions in the project have been made by or agreed to by the project proponent. **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 "potentially significant effect" or "potentially significant unless mitigated" impact 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. An **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, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

CA Department of Fish and Game

No Impact Finding ☐ Requested

VOTE

Yes	No	Abstain	Members of the EEC
X			Public Works
X			Police
X			Fire
X			Planning
X			Finance



12/10/2025

George Galvan, AICP, City Planner Date

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 may be 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.

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.

    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.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

    a) the significance criteria or threshold, if any, used to evaluate each question; and

    b) the mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantially adverse effect on a scenic vista?				**X**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				**X**
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				**X**
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**X**	

Background:

The proposed project site is located within a 3.0-acre segment of a 168.77-acre parcel where the Cliff Hatfield Memorial Airport is situated. An airport hangar is located approximately 60 linear feet north of the 3.0-acre project site while the main airport runway is approximately 1,400 linear feet in the same direction. Approximately 100 linear feet south are the entrances to Calipatria High School and the Fremont Primary School. The closest residential development is approximately 1,200 linear feet east of the project site while an agricultural field is located approximately 1,500 linear feet to the west of the site.

The 3.0-acre project site is comprised of native soil and provides no scenic nor aesthetic benefits for the surrounding area. Access to the site will be via a new driveway entrance on the southern boundary of the project site along West Main Street. West Main Street is primarily utilized by residents traveling to the neighboring K-12 grade schools and by agricultural traffic traveling eastbound. The proposed community center park will construct a new paved parking area, community center, splash pad, playground, picnic areas, walking paths, bioswale, and bioretention basin on the 3.0-acre project site. Rather than degrade the aesthetic quality and scenery of the project site and surrounding area, the project will instead greatly increase the stated qualities.

Aesthetics Impact Discussion:

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

No Impact. The subject 3.0-acre project site is comprised of native soil with no landscaping. The site is adjacent to West Main Street which is primarily utilized by residents and agricultural traffic. Furthermore, the 3.0-acre site has no historical significance and provides no expansive

views, valued landscapes, nor is it currently accessible to the public. Thus, the proposed community center park will greatly improve the scenic value of the site through the construction of a new community center, playground, splash pad, bioswale, and bioretention basin for the public to enjoy.

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

No Impact. The subject site is located within an undeveloped 3.0-acre portion of Cliff Hatfield Memorial Airport. The location is mostly comprised solely of native soil and has no existing rock outcroppings nor is it within a state scenic highway. The development will add at least eight new shade trees along with a bioswale and bioretention basin. Additionally, the existing trees on the city right-of-way along West Main Street will remain untouched. Thus, the proposed community center park will add new scenic resources to the project site. Rather than remove or damage any existing ones.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The project site is located within a nonurbanized area with no existing scenic resources nor public views. The site is comprised of native soil and is currently inaccessible to the public. The project will not degrade any public views and will instead create an aesthetically pleasing park accessible to the public.

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. While the proposed community center park will include new lighting fixtures to illuminate the proposed facilities, said fixtures will be developed in accordance to the development standards for outdoor lighting listed in Section 3.10.060 of the City of Calipatria Zoning Ordinance. Under this ordinance, all outdoor lighting fixtures are subject to the following provisions:

1. Outdoor light fixture shall be limited to 20 feet or the height of the nearest building, whichever is less. The Review Authority (City Manager or Planning, as applicable for the project) may approve a fixture in excess of 20 feet if it determines that the additional height will provide lighting that still complies with all other requirements of this Section.
2. Outdoor lighting shall utilize energy-efficient (high pressure sodium, low pressure sodium, hard-wired compact florescent, or other lighting technology that is of equal or greater energy efficiency) fixtures/lamps.
3. Lighting fixtures shall be shielded or recessed to minimize light bleed to adjoining properties, by ensuring that the light source (e.g., bulb, etc.) is not visible from off the site and confining glare and reflections within the boundaries of the site to the maximum extent feasible.
4. Each light fixture shall be directed downward and away from adjoining properties and public rights of-way, so that no on-site light fixture directly illuminates an area off the site.

Through the enforcement of the development standards listed in Section 3.10.060 of the City of Calipatria Zoning Ordinance, the city can ensure that any substantial light or glare from the community center park's lighting will be reduced to a less than significant impact.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Background:

Historical photographs indicate that the 168.77-acre parcel, where the Cliff Hatfield Memorial Airport and 3.0-acre project site are located, was last utilized as agricultural land as late as 1937 and was converted into the existing airport as early as 1949. Other than the airport being utilized primarily for crop-dusting purposes, other agricultural uses on the parcel and project site ceased after its conversion from agricultural land to an airport between 1937-1949.

Agricultural Resources Impact 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?

No Impact. According to the CA Important Farmland Finder prepared by the CA Department of Conservation, the southern portion of the Cliff Hatfield Memorial Airport where the project site is located is categorized as "other land" which the Department of Conservation defines as "vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres." Therefore, the proposed project will not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Cliff Hatfield Memorial Airport, where the project site is located, is categorized as "other land" by the CA Important Farmland Finder prepared by the CA Department of Conservation. Additionally, both the City of Calipatria Zoning Ordinance and General Plan classify the project site as "Airport Commercial" which restricts agricultural uses. Furthermore, the Williamson Act Enroller Finder prepared by the CA Department of Conservation lists the County of Imperial as "Non-Participating or Withdrawn" in their data from 2021-2024. Therefore, the proposed community center park will not 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 511040(g))?

No Impact. The project site is located within the Sonoran Desert Region where there are no forest lands or timberlands at or near the project site. Furthermore, the Interactive Forest Visitor Map prepared by the Forest Service of the United States Department of Agriculture shows that the project site is not located within nor near any forest land, timberland, or timberland zoned timberland production. Therefore, the proposed community center park will not conflict with any forest land, timberland, or timberland zoned timberland production.

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

No Impact. The project site is located within the Sonoran Desert Region where there are no forest lands at or near the project site. Furthermore, the Interactive Forest Visitor Map prepared by the Forest Service of the United States Department of Agriculture shows that the project site is not located within nor near any forest land. Therefore, the proposed community center park will not result in the loss or conversion of any forest land.

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. Other than the adjacent airport being utilized primarily for crop-dusting purposes, all other agricultural uses on the project site ceased after its conversion from agricultural land to an airport between 1937-1949. The site is also categorized as "other land" by the CA Important Farmland Finder prepared by the CA Department of Conservation. Furthermore, the site is located within the Sonoran Desert Region which the Interactive Forest Visitor Map prepared by the Forest Service of the United States Department of Agriculture shows as having no forest land at or near the project site. Therefore, the proposed community center project does not 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.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) 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?		**X**		
c) Expose sensitive receptors to substantial pollutant concentrations?		**X**		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	

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). The Imperial County Air Pollution Control District (ICAPCD) shares responsibility with CARB for ensuring that all state and federal ambient air quality standards are achieved and maintained within the county.

Given that the project site is located within the Salton Sea Air Basin (SSAB), ICAPCD is responsible for ensuring that all state and federal ambient air quality standards are achieved and maintained. The County of Imperial is designated as a "non-attainment" area with respect to Federal Standards for both particulate matter (PM10) and ozone (smog). Rural single-family homes and school facilities are located east and south of the project site which are considered sensitive receptors. Grading and construction activities of the proposed project may generate significant amounts of dust (PM 10).

A Phase I Environmental Site Assessment (ESA) on the 3.0-acre project site was Conducted by SCS Engineers (SCS). The assessment was performed in conformance with 40 CFR 312, Standards for Conducting All Appropriate Inquiries, and in general conformance with ASTM E1527-21. The ESA found that there were no obvious visual indications of spills, staining, or other evidence of hazardous substance release on the property. However, the historical use of the airport for crop dusting activities points to the potential presence of Organochlorine pesticides (OCPs) and arsenic in shallow soil creating a business environmental risk (BER). SCS concludes by stating that the Phase I ESA has not revealed recognized environmental conditions, controlled recognized environmental conditions, and has identified one business environmental risk associated with the subject property.

Soon after the completion of the Phase I ESA, a Phase II ESA report consisting of soil sampling was completed by SCS Engineers for the project. Four (4) soil borings (PS1-PS4), three (3) feet deep, were hand drilled on site and samples were taken from each boring for testing. Initial tests identified elevated concentrations of OCPs 4,4-Dichlorodiphenyldichloroethylene (DDE) and 4,4-Dichlorodiphenyltrichloroethane (DDT) on soil boring labeled PS2. Following the findings, eight (8) additional soil borings (N10, N20, E10, E20, S10, S20, W10, and W20) were advanced at a depth of 0.5, 1.5, and 3.0 feet around the boring labeled PS2 to delineate the pesticide concentrations in the boring. Of the 12 total soil borings, only borings PS2 and W10 were reported to have OCP concentrations exceeding the hazardous waste criteria for total DDE, 4,4-dichlorodiphenyldichloroethane (DDD), and DDT at a depth of 0.5 feet. associated screening levels at a depth of 0.5 feet. It should be noted that concentrations for metal arsenic were also reported in all soil samples but were found with a maximum concentration of 8.4 mg/kg on site which is below the Department of Toxic Substances Control's (DTSC) upper-bound background concentration for arsenic in southern California soil of 12 mg/kg. Following these findings, SCS engineers concluded the Phase II ESA report with the following recommendations:

- No further assessment in regard to arsenic at the Site.
- Removal and proper disposal of soil represented by borings PS2 and W10 at a landfill under waste manifest.

Given the findings, mitigation measures were implemented in accordance with the recommendations made by SCS Engineers in the Phase II ESA report.

Air Quality Impact Discussion:

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

Less Than Significant Impact – Operation of the proposed community center park will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board, nor will it obstruct the implementation of any air quality plan. ICAPCD requires all construction projects to acquire a permit prior to construction activities. The city will also coordinate with ICAPCD to ensure compliance with all applicable rules and regulations. Furthermore, the project will pave and landscape the 3.0-acre segment of native dirt which will reduce particulate matter from the project site. Therefore, the proposed project will have a less than significant impact on any applicable air quality plans.

b) 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?

Potentially Significant Unless Mitigation Incorporated - While the project site is located within ICAPCD jurisdiction which is designated as a "non-attainment" region, the proposed project will improve an undeveloped 3.0-acre segment comprised of native soil. Through careful coordination with ICAPCD and the implementation of an applicable air quality plan, the project will reduce the number of pollutants in the immediate area rather than increase it. To ensure that the project does not result in a net increase of pollutants in the immediate area, Mitigation Measures AQ-1 and AQ-2 will be implemented to prevent the generation of pollutants during construction. This will ensure that there will be no impact from the project.

Mitigation Measures

AQ-1: Discretionary Measure for Fugitive PM10 Control

The city will 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

AQ-2: Dirt Roads and Unpaved Surfaces

The city will limit the traversal of construction vehicles on dirt roads and unpaved surfaces to the maximum extent possible.

Timing/Implementation: During construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

c) Expose sensitive receptors to substantial pollutant concentrates?

Potentially Significant Unless Mitigation Incorporated – The closest sensitive receptors are located approximately 100 linear feet south of the project site. These sensitive receptors are the entrances to Calipatria High School and the Fremont Primary School. The next closest sensitive receptor is a residential neighborhood approximately 1,200 linear feet east of the project site. Per the Phase II ESA prepared by SCS, two soil samples from the northwest corner of the project site were reported to have OCP concentrations exceeding the hazardous waste criteria for total DDE, DDD, and DDT at a depth of 0.5 feet. This means that the soil samples are considered to represent a human health risk to future users of the site. Since soil represented by these samples is considered a California hazardous waste, this soil will need to be excavated and exported to a properly licensed facility (i.e., landfill) as a California hazardous waste. Mitigation measures shall be put in place to state that no work or excavation activities on the project, other than work relating to the collection and disposal of all contaminated soil, shall commence until the site has been found to be within safe environmental screening levels as dictated by the Department of Toxic Substances Control (DTSC) and any other relevant ruling agency. Through careful coordination with ICAPCD, the implementation of an applicable air quality plan, and the implementation of SCS's recommendations, the city will ensure that the project does not expose nearby sensitive receptors to substantial pollutant concentrates.

Mitigation Measures

AQ-1: Discretionary Measure for Fugitive PM10 Control

AQ-2: Dirt Roads and Unpaved Surfaces

AQ-3: Removal of Contaminated Soil

No work or excavation activities on the project, other than work relating to the collection and disposal of all contaminated soil, shall commence until all contaminated soil identified on the Phase II ESA report has been safely disposed of per state and federal requirements, and the site has been found to be within safe environmental screening levels as dictated by the Department of Toxic Substances Control (DTSC) and any other relevant ruling agency.

Timing/Implementation: Prior to the start of ground disturbance activities/Project Contractor

Enforcement/Monitoring: City of Calipatria

AQ-4: Underground Storage Tanks

The Phase I Environmental Site Assessment found that Farm Air Service, located on the parent parcel, is listed as having at least four underground storage tanks (USTs). Due to the lack of locational and/or removal information for the USTs located on the parent parcel, SCS was unable to determine if the tanks are or were in proximity to the project site and if releases may have

occurred which may have impacted the site. Therefore, regulatory records for the parent parcel shall be reviewed once they become available and the USTs shall be located to determine their proximity to the project site and if releases may have occurred which may have impacted the site.

Timing/Implementation: Prior to construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

AQ-5: Air Pollution Control District Consultation

The city shall consult with the Imperial County Air Pollution Control District regarding the implementation of the appropriate air quality plan and discussion of the pesticide phase I environment findings at least 30 days prior to any earthmoving.

Timing/Implementation: No less than 30 days prior to earthmoving activities/Project Contractor

Enforcement/Monitoring: City of Calipatria

AQ-6: Construction Dust Control Plan

The city shall prepare a Construction Dust Control Plan that meets all Regulation VIII compliance regarding opacity of fugitive dust and stability of soils when applicable as required by the Imperial County Air Pollution Control District.

Timing/Implementation: Prior to the start of earthmoving activities/Project Contractor

Enforcement/Monitoring: City of Calipatria

AQ-7: Construction Notice

The City of Calipatria shall submit a construction notice to the Imperial County Air Pollution Control District no less than 10 days prior to the start of earthmoving activities. The following shall also apply:

- The construction notice must identify the equipment to be used and include the building and grading plans for the project.
- The Air District shall conduct a site visit prior to the start of earthmoving activities to confirm if the site is compliant with the California Air Resources Bord's In-Use Off-Road Diesel-Fueled Fleets regulation.

Timing/Implementation: No less than 10 days prior to the start of earthmoving activities/Project Contractor

Enforcement/Monitoring: City of Calipatria

AQ-8: Portable Equipment Registration Program Labels

Any back-up fuel generators exceeding 50 horsepower on site must have a "Portable Equipment Registration Program" label. Otherwise, the Permitting and Engineering Division of the Imperial County Air Pollution Control District should be contacted for permitting implications.

Timing/Implementation: Prior to the start of earthmoving activities/Project Contractor

Enforcement/Monitoring: City of Calipatria

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact – 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. The community center park is not an odor producer nor is it located near an odor producer. 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 – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
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?		**X**		
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?		**X**		
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				**X**
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?				**X**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
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?				**X**

Background:

The proposed project will consist of developing a 3.0-acre segment of the Cliff Hatfield Memorial Airport into a new community center and park. The 3.0-acre project site is comprised solely of native dirt and holds no vegetation nor bodies of water that would make it suitable as a biological habitat. The nearby

airport and school traffic further diminished its suitability as a habitat. Even with these findings, the County of Imperial Conservation and Open Space Element maps the City of Calipatria as being within an area where sensitive species are known to be active. Thus, additional consideration must be given to the project's potential impacts to biological resources regardless of the site's suitability as a biological habitat.

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 County of Imperial's Conservation and Open Space Element maps the City of Calipatria as being within an area where sensitive species, such as the Western Burrowing Owl (Athene cunicularia hypugaea), are known to be active. The City of Calipatria Conservation and Open Space Element documents 20 biological resources within a five-mile radius of the city where various species are said to be active. Of the 20 identified biological resources the Burrowing Owl, Caspian Tern (Hydroprogne Caspia), and the Black-tailed Gnatcher (Polioptila Melanura) are the most likely to be active near the project site. To ensure that the project does not have a substantial adverse effect on these and other species, the following mitigation measures were implemented to reduce the potential impact to less than significant.

Mitigation Measures

BIO-1: State and Federal Conservation and Avoidance Regulations

Enforce state and federal conservation and avoidance regulations throughout the predevelopment and development of the community center park.

Timing/Implementation: Prior to and during construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

BIO-2: Timing of Construction and Construction Activities

Preconstruction surveys completed for the project shall be repeated prior to construction activities and after pauses, of one (1) month or more, in construction to assess the presence and potential change of biological resources on the project site during the pause.

Timing/Implementation: Prior to and During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

BIO-3: Assessment of Biological Resources

Prior to construction activities within the project site, a complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511), will be completed. Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed

to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

BIO-4: Avoidance of Nesting Birds

Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities within the project site. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines whether the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

BIO-5: Burrowing Owl Surveys

No less than 60 days prior to the start of project-related activities within the project site, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012 or most recent version).

If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version).

Burrowing Owl. If complete avoidance cannot be achieved, an Incidental Take Permit (ITP) for Burrowing owl (*Athene cunicularia*) shall be obtained prior to initiation of ground disturbing activities. The Project proponent shall adhere to measures and conditions set forth within the ITP. Compensatory mitigation for direct impacts shall be fulfilled through conservation of suitable Burrowing owl habitat.

BIO-5.1: At least 45 days prior to construction, the Project proponent shall conduct a survey of the Project site to determine if burrowing owls are present. If present, the Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval at least 30 days prior to initiation of ground disturbing activities. The Burrowing Owl Plan shall include 1) impact assessment that details the number and location of occupied burrow sites, and acres of burrowing owl habitat; 2) if avoidance of impacts is proposed, details on avoidance actions and monitoring such as proposed buffers, visual barriers and other actions; 3) site monitoring to be conducted prior to, during, and after any exclusion of burrowing owls from their

burrows sufficient to ensure take is avoided, daily monitoring with cameras and direct observation for one week to confirm young of the year have fledged if the exclusion will occur immediately after the end of the breeding season, and process to document any excluded burrowing owls use of artificial or natural burrows on an adjoining mitigation site (if able to confirm by band resight), 4) details of mitigation for impacts to occupied burrows and habitat. The proposed implementation of burrow exclusion and closure should only be considered as a last resort. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW review and approval.

BIO-5.2: Burrowing Owl Avoidance. If burrowing owls are detected on-site, a Designated Biologist, knowledgeable of burrowing owl habitat and behavior, shall establish a no-disturbance buffer following the 2012 Staff Report around all burrowing owl burrows such as roosting and satellite burrows within the Project area and an appropriate buffer determined by the Designated Biologist, with posted signs demarking the area to avoid, using stakes, flags, and/or rope or cord to minimize the disturbance of burrowing owl habitat. The Designated Biologist shall delineate burrows with different materials than those used to delineate the Project area. Project proponent shall remove and properly dispose of all materials used for delineation immediately upon completion of the Project.

BIO-5.3: To ensure that the Project avoids impacts to burrowing owl, a qualified biologist shall complete a take avoidance survey no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the 2012 Staff Report. Burrowing owls may re-colonize a site after only a few days. Time lapses or a break in construction activities of 3 days will trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.

BIO-5.4: During take avoidance surveys, the Project proponent shall have a Designated Biologist(s), pre-approved by CDFW, inspect all burrows that exhibit typical characteristics of owl activity prior to any site-preparation activities. Evidence of owl activity may include presence of owls themselves, burrows, and owl sign at burrow entrances such as pellets, whitewash or other "ornamentation," feathers, prey remains, etc. If it is evident that the burrows are actively being used, the Project proponent shall follow the guidelines in the CDFW approved Burrowing Owl Plan. If no Plan has been approved, the Project proponent shall not commence activities until owls have been confirmed absent and the burrows are no longer in use by adult or juvenile owls or until a Burrowing Owl Plan has been submitted and approved.

Timing/Implementation: Prior to Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

BIO-6: Construction Noise Impacts to Biological Resources

During all project construction within the project site, the City of Calipatria shall restrict use of equipment to hours least likely to disrupt wildlife (e.g., not at night or in early morning) and restrict use of generators except for temporary use in emergencies. Power to sites can be provided by solar PV (photovoltaic) systems, cogeneration systems (natural gas generator), small micro-hydroelectric systems, or small wind turbine systems. The City shall ensure use of noise

suppression devices such as mufflers or enclosure for generators. Sounds generated from any means must be below the 55-60 dB range within 50-feet from the source.

Timing/Implementation: During Construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

BIO-7: Artificial Nighttime Light

During project construction and operation, the City of Calipatria shall eliminate all nonessential lighting throughout the project area and avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that lighting for project activities is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City shall ensure use LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

Timing/Implementation: During Construction/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?

Potentially Significant Unless Mitigation is Incorporated – The project site is not located within or near any identified riparian habitat. However, the County of Imperial's Conservation and Open Space Element maps the City of Calipatria as being within an area where sensitive species, such as the Western Burrowing Owl (Athene cunicularia hypugaea), are known to be active. The City of Calipatria Conservation and Open Space Element documents 20 biological resources within a five-mile radius of the city where various species are said to be active. Of the 20 identified biological resources the Burrowing Owl, Caspian Tern (Hydroprogne Caspia), and the Black-tailed Gnatcher (Polioptila Melanura) are the most likely to be active near the project site. To ensure that the project does not have a substantial adverse effect on these and other species, the following mitigation measures were implemented to reduce the potential impact to less than significant.

Mitigation Measures

BIO-1: State and Federal Conservation and Avoidance Regulations

BIO-2: Timing of Construction and Construction Activities

BIO-3: Assessment of Biological Resources

BIO-4: Avoidance of Nesting Birds

BIO-5: Burrowing Owl Surveys

BIO-6: Construction Noise Impacts to Biological Resources

BIO-7: Artificial Nighttime Light

c) Have a substantial adverse effect on federally protected wetlands (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 located within an active airport and has remained undeveloped since 1949. The site holds no existing vegetation, nor does it contain any bodies or sources of

water. Additionally, the U.S. Department of Fish and Wildlife's National Wetlands Inventory shows that the nearest federally protected wetland is located approximately 1.78 miles southwest of the project site. Given the project site's distance from the nearest wetland, 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 within an active airport area surrounded by urban developments. The closest identified wildlife corridor is a federally protected wetland located approximately 1.78 miles southwest of the project site according to the U.S. Department of Fish and Wildlife's National Wetlands Inventory. Therefore, the project will not interfere 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?

Less than Significant Impact – Both the County of Imperial and City of Calipatria Conservation and Opens Space Elements showed the city as being within an area where various biological resources may be present. Since the project itself is within an undeveloped 3.0-acre of land with little to no biological resources, the project is expected to have zero conflict with any local policies or ordinances protecting biological resources. Regardless, the implementation of the following mitigation measures further ensure that any potential impact remains less than significant.

Mitigation Measures

BIO-1: State and Federal Conservation and Avoidance Regulations

BIO-2: Timing of Construction and Construction Activities

BIO-3: Assessment of Biological Resources

BIO-4: Avoidance of Nesting Birds

BIO-5: Burrowing Owl Surveys

BIO-6: Construction Noise Impacts to Biological Resources

BIO-7: Artificial Nighttime Light

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 Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				**X**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				**X**
c) Disturb any human remains, including those interred outside of designated cemeteries?		**X**		

Background:

There are various structures in the City of Calipatria with some local 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 since 1949.

Cultural Resources Impact Discussion:

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

No Impact – A review of both the California Register of Historical Resources, and the National Register database found no areas of cultural significance within or near the project site. Therefore, the project will have no impact on a historical resource as defined in Section 15064.5.

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

No Impact – The proposed project is not located on or near archaeological nor paleontological resources.

c) Disturb any human remains, including those interred outside of designated 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 notify the Kumeyaay and affiliated tribes prior to the commencing ground disturbing activities.

Timing/Implementation: Prior to commencing construction/Project Contractor

Enforcement/Monitoring: City of Calipatria

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/Project Contractor

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

VI. ENERGY. Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				**X**

Background:

Construction of the project site will be subject to the requirements of the Imperial County Air Pollution Control Standard Mitigation Measures for Construction Combustion Equipment. To provide a greater degree of reduction of PM10 emissions from construction combustion equipment per Air Pollution Control Districts recommendations, the project shall curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak hour of vehicular traffic on adjacent roadways.

Energy Impact Discussion:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Less than Significant Impact – The construction phase would require energy for the manufacture and transportation of building materials, preparation of the site (e.g., site clearing, and grading), and construction of park amenities and community center. Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these tasks. The overall construction schedule and process are already designed to be efficient to avoid excess monetary costs. For example, equipment and fuel are not typically used wastefully due to the added expense associated with renting the equipment, maintaining it, and fueling it. Therefore, it is anticipated that the construction phase of the proposed project would not result in wasteful, inefficient, and unnecessary consumption of energy. Furthermore, all project related construction and improvements are subject to federal, state, and local energy efficiency requirements. Therefore, construction-related energy impacts would be less than significant.

Upon completion, the proposed project will create a new park, community center, bioswale, bioretention basin, splash pad, and community center. The operation of the project is not expected to be wasteful, inefficient, or unnecessarily consume energy resources since the lighting fixtures will be solar powered and the community center will have a set schedule to further reduce energy consumption. All remaining amenities will consume no energy or be solar powered. Therefore, operation-related energy impacts would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy efficiency.

No Impact – The proposed project furthers goal 16 of the Conservation/Open Space Element of the City of Calipatria General Plan which implements policies aimed at minimizing the consumption of non-renewable energy sources within the city. This will be completed through the implementation of best management practices for energy conservation, encouraging the use of alternative energy sources, and through the implementation of solar panels on throughout the project site.

VII. GEOLOGY AND SOILS – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			**X**	
1) 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.			**X**	
2) Strong seismic ground shaking?			**X**	

3) Seismic-related ground failure, including liquefaction?				X
4) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

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.

A Phase I Environmental Site Assessment (ESA) on the 3.0-acre project site was conducted by SCS Engineers (SCS). The assessment was performed in conformance with 40 CFR 312, Standards for Conducting All Appropriate Inquiries, and in general conformance with ASTM E1527-21. The ESA found that there were no obvious visual indications of spills, staining, or other evidence of hazardous substance release on the property. However, the historical use of the airport for crop dusting activities points to the potential presence of Organochlorine pesticides (OCPs) and arsenic in shallow soil creating a business environmental risk (BER). SCS concludes by stating that the Phase I ESA has not revealed recognized environmental conditions, controlled recognized environmental conditions, and has identified one business environmental risk associated with the subject property.

Soon after the completion of the Phase I ESA, a Phase II ESA report consisting of soil sampling was completed by SCS Engineers for the project. Four (4) soil borings (PS1-PS4), three (3) feet deep, were hand drilled on site and samples were taken from each boring for testing. Initial tests identified elevated concentrations of OCPs 4,4-Dichlorodiphenyldichloroethylene (DDE) and 4,4-Dichlorodiphenyltrichloroethane (DDT) on soil boring labeled PS2. Following the findings, eight (8) additional soil borings (N10, N20, E10, E20, S10, S20, W10, and W20) were advanced at a depth of 0.5, 1.5, and 3.0 feet around the boring labeled PS2 to delineate the pesticide concentrations in the boring. Of

the 12 total soil borings, only borings PS2 and W10 were reported to have OCP concentrations exceeding the hazardous waste criteria for total DDE, 4,4-dichlorodiphenyldichloroethane (DDD), and DDT at a depth of 0.5 feet. associated screening levels at a depth of 0.5 feet. It should be noted that concentrations for metal arsenic were also reported in all soil samples but were found with a maximum concentration of 8.4 mg/kg on site which is below the Department of Toxic Substances Control's (DTSC) upper-bound background concentration for arsenic in southern California soil of 12 mg/kg. Following these findings, SCS engineers concluded the Phase II ESA report with the following recommendations:

- No further assessment in regard to arsenic at the Site.
- Removal and proper disposal of soil represented by borings PS2 and W10 at a landfill under waste manifest.

Given the findings, mitigation measures were implemented in accordance with the recommendations made by SCS Engineers in the Phase II ESA report.

Geology and Soils Impact Discussion:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. 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?

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, a 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.

2. 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 most recent iteration of the 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.

3. Seismic-related ground failure, including liquefaction?

No Impact. 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 California Department of Conservation's "California Geological Survey Liquefaction Zones" map, the project site is not located within a liquefaction zone.

4. 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?

Potentially Significant Unless Mitigation Incorporated – The project site is currently compacted soil but may have a slight erosion hazard. Per the Phase II ESA prepared by SCS, two soil samples from the northwest corner of the project site were reported to have OCP concentrations exceeding the hazardous waste criteria for total DDE, DDD, and DDT at a depth of 0.5 feet. This means that the soil samples are considered to represent a human health risk to future users of the site. Since soil represented by these samples is considered a California hazardous waste, this soil will need to be excavated and exported to a properly licensed facility (i.e., landfill) as a California hazardous waste. Mitigation measures shall be put in place to state that no work or excavation activities on the project, other than work relating to the collection and disposal of all contaminated soil, shall commence until the site has been found to be within safe environmental screening levels as dictated by the Department of Toxic Substances Control (DTSC) and any other relevant ruling agency. Additionally, erosion would be controlled in accordance with County standards including preparation, review and approval of a grading plan by the city engineer.

Mitigation Measures

AQ-3: Removal of Contaminated Soil

AQ-4: Underground Storage Tanks

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 landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact – As previously noted, the hazard of landslide is unlikely due to the relatively flat topography of the site. The site is predominantly underlain by clays that are not expected to collapse with the addition of water to the site. While the potential that the project site would be subject to landslides or collapse is low, a site-specific geotechnical investigation will be conducted prior to the start of construction activities as an assurance.

Mitigation Measure

GEO-1: Site-Specific Geotechnical Investigation

A site-specific Geotechnical Investigation will be required for all future developments for the design and construction of the proposed park.

Timing/Implementation: Prior to construction/Contractor

Enforcement/Monitoring: City of Calipatria

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (UBC 1994), creating substantial direct or indirect 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

GEO-1: Site-Specific Geotechnical Investigation

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. The proposed community center will connect to the existing City of Calipatria sewer system. No impact would occur.

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

No Impact – The proposed project is not located on or near any unique geological feature nor paleontological resource.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		**X**		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				**X**

Background:

The proposed project consists of the development of a new park and community center at the west end of the City of Calipatria. During construction, it is expected that the machinery as well as the vehicles used to transport workers will release minor levels of Greenhouse Gases (GHG) which will only be temporary. The project once operational is expected to generate levels of greenhouse gas emissions that will result from vehicular trips to the new park.

Greenhouse Gas Emissions Impact 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.

Mitigation Measure

GGE-1: Greenhouse Gas Emission Reduction Methods

To help minimize greenhouse gas emissions, the City of Calipatria will require the following Greenhouse Gas Emission Reduction Methods to be implemented during construction 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, acquiring machinery and equipment that run on renewable energy sources or biofuels, and recycle or reuse materials 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.
- Consider utilizing zero-emission vehicles pursuant to Executive Order N-79-20 which commits the state of California to have 100 percent of new auto sales be zero-emission by 2035.

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 within the Count of Imperial are required to proceed through the Imperial County Air Pollution Control District for a permit. This ensures that all developments within the county and city are compliant with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		**X**		

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
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?			X	
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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.				X

Background:

The proposed project site is an undeveloped 3.0-acre segment of the Cliff Hatfield Memorial Airport. The proposed development will be a new community center park which will restrict the use of hazardous materials. A review of the CES 2.0 with EnviroStor sites from the State Department of Toxic Substances Control found that there are no hazardous waste sites within the project area or vicinity. Additionally, the nearest cleanup site is located approximately one mile northeast of the project site which is far enough away to not be impacted from the project.

While the proposed project will not entail the use of hazardous materials, the sites use and close proximity as an airport since 1949 creates the possibility of potentially hazardous materials being located within the project site. The Phase I Environmental Site Assessment prepared by SCS Engineers found that there were no obvious visual indications of spills, staining, or other evidence of hazardous substance release on the property. However, the historical use of the airport for crop dusting activities points to the potential presence of Organochlorine pesticides (OCPs) and arsenic in shallow soil creating a business environmental risk (BER). The assessment also found that Farm Air Service, located on the parent parcel, is listed as having at least four underground storage tanks (USTs). Due to the lack of locational and/or removal information for the USTs located on the parent parcel, SCS was unable to determine if the tanks are or were in proximity to the project site and if releases may have occurred which may have impacted the site.

It should be noted that SCS's review of environmental database report (EDR) listings found that the Cliff Hatfield Memorial Airport generated 1.58 tons of oily water in 2023 and 0.84 tons of oil/water separator sludge which were disposed of to a licensed waste facility. The EDR report stated that Primo Construction

& Services was a verified non-generator of Resource Conservation and Recovery Act (RCRA) waste, and no violations were reported. The report concludes that based on the lack of documented releases and the nature of the records, there is a low likelihood that a recognized environmental condition exists at the subject property in connection with the database listings reported in the EDR database report.

Given SCS's findings in their Phase I Environmental Site Assessment, mitigation measures requiring soil testing and locating all four USTs have been implemented. These mitigation measures are intended to ensure that future occupants of site buildings, construction workers, and others are not exposed to elevated concentrations of constituents of concern (CoCs) including pesticides such as organochlorine pesticides and arsenic in connection with the former agricultural land use, if present. Soil sampling will also assess whether soil contains concentrations of CoCs that would cause the soil to be classified as hazardous or regulated waste.

IX. HAZARDS AND HAZARDOUS MATERIALS IMPACTS AND DISCUSSION:

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

Potentially Significant Unless Mitigation Incorporated - While the proposed community center park will not use or transport hazardous materials, the Phase I Environmental Site Assessment prepared by SCS identified the potential presence of Organochlorine pesticides (OCPs) and arsenic in the shallow soil of the project site. Additionally, the presence of four underground storage tanks also points towards potential releases from said tanks into the surrounding soil. Therefore, mitigation measures requiring soil testing and the locating of all four underground storage tanks have been implemented per SCS's recommendations. While the airport may generate waste that is considered waste, the transportation and disposal of such waste is carried out in the northern portion of the airport far enough away from the project site so as not to constitute a hazard.

Mitigation Measures

AQ-3: Soil Sampling

AQ-4: Underground Storage Tanks

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?

Potentially Significant Unless Mitigation Incorporated - While the proposed community center park will not use or transport hazardous materials, the Phase I Environmental Site Assessment prepared by SCS identified the potential presence of Organochlorine pesticides (OCPs) and arsenic in the shallow soil of the project site. Additionally, the presence of four underground storage tanks also points towards potential releases from said tanks into the surrounding soil. The potential for these hazardous materials being displaced from construction activities is high thus soil testing must be conducted prior to construction activities to confirm the presence of any hazardous materials on the site and mitigate accordingly. Therefore, mitigation measures requiring soil testing and the locating of all four underground storage tanks have been implemented per SCS's recommendations. While the airport may generate waste that is considered waste, the transportation and disposal of such waste is carried out in the northern portion of the airport far enough away from the project site so as not to constitute a hazard.

Mitigation Measures

AQ-3: Soil Sampling

AQ-4: Underground Storage Tanks

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

Potentially Significant Unless Mitigation Incorporated - The project site is located directly across the street from the Calipatria High School and Fremont Primary School. The Phase I Environmental Site Assessment prepared by SCS identified the potential presence of Organochlorine pesticides (OCPs) and arsenic in the shallow soil of the project site. Additionally, the presence of four underground storage tanks also points towards potential releases from said tanks into the surrounding soil. The potential for these hazardous materials being displaced from construction activities is high thus soil testing must be conducted prior to construction activities to confirm the presence of any hazardous materials on the site and mitigate accordingly. Therefore, mitigation measures requiring soil testing and the locating of all four underground storage tanks have been implemented per SCS's recommendations. An additional mitigation measure requiring the handling and disposal of any hazardous materials to be conducted via federal, state, and local regulations has also been implemented.

Mitigation Measures

AQ-3: Soil Sampling

AQ-4: Underground Storage Tanks

HHM-1: Disposal of Hazardous Materials

Should the required soil tests positively identify the presence of hazardous materials within the project site, the handling and disposal of any hazardous materials shall be conducted in accordance with all applicable federal, state, and local regulations. Furthermore, any activities relating to the handling and disposal of hazardous materials shall be conducted outside of school hours to reduce the exposure of such materials to the nearby schools.

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

Enforcement/Monitoring: City of Calipatria

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 - A review of the CES 2.0 with EnviroStor sites from the State Department of Toxic Substances Control found that there are no hazardous waste sites within the project area or vicinity. Additionally, the nearest cleanup site is located approximately one mile northeast of the project site which is far enough away to not be impacted from 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 or a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact - The proposed project is a new community center park which generates substantially less noise than a commercial or industrial use typically seen within an airport. Furthermore, while the project site is near the only hangar in the airport, it has not been used for the past two decades. The main runway used by the airport is approximately 0.3 miles directly north of the project site and the taxiway leading to the nearby hangar is closed. The project site is also located within a space available for nonaviation uses as shown in Appendix C of the County of Imperial Airport Land Use Compatibility Plan Update. Therefore, the project will not result in a safety hazard or excessive noise for people residing or working in the project area.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The project site is located adjacent to Main Street, which is a major collector road which can be used as emergency evacuation route connecting to State Routes 115 and 111 approximately half a mile east of the project site. No improvements or modifications, other than a new driveway and pedestrian entrance to the project site, are proposed for Main Street nor will the project interfere with any emergency evacuation plans.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

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

X. HYDROLOGY AND WATER QUALITY – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				**X**
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. result in a substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii. 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; or iv. impede or redirect flood flows?			**X**	

d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				**X**
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				**X**

Background:

Development of the project will change the project site from a natural undeveloped permeable site to a developed site with a bio-swale and bio-retention basin, which will increase the site's ability to contain stormwater run-off.

X. HYDROLOGY AND WATER QUALITY IMPACTS AND DISCUSSION:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact - A grading plan will be developed for the project to ensure the proper collection and discharge of stormwater. If the amount of stormwater exceeds the developments capacity, the excess stormwater may be discharged onto the city right-of-way on Main Street where stormwater facilities are present. The grading plan will be reviewed and approved by the city engineer in accordance with all city and county standards to ensure a less than significant impact.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No Impact - The proposed project will not utilize nor interfere with any groundwater supplies on or near the project site. Additionally, a review of the Aquifer Research and Groundwater Quality Tool from the State Water Quality Control Board's GAMA GIS shows no existing groundwater supplies nor GAMA wells on or near the project site. Therefore, the project will have no impact.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. **result in substantial erosion or siltation on- or off-site;**

Less than Significant Impact - Erosion will be controlled in accordance with county and city standards including preparation, review and approval of a grading plan by the city engineer. A site-specific geotechnical report will also be prepared prior to construction activities to reduce the potential of erosion or siltation on or off the project site.

ii. **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

Less than Significant Impact - The project will be developed with bioswales and a bioretention basin to manage surface runoff on-site. This will replace the existing undeveloped project site which will improve the site's ability to manage stormwater and runoff. The site will also connect to existing stormwater facilities along Main Street which will be utilized should the stormwater exceed the capacity of the onsite basins. A grading plan will also be developed to ensure the proper collection and discharge of stormwater to reduce the possibility of flooding.

iii. **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; or**

Less than Significant Impact - The project will be developed with bioswales and a bioretention basin to manage surface runoff on-site. This will replace the existing undeveloped project site which will in turn improve the site's ability to manage stormwater and runoff. The site will also connect to existing stormwater facilities along Main Street which will be utilized should the stormwater exceed the capacity of the project site. The bioretention basin and bioswales will utilize natural filters to remove any potential pollutants. A grading plan will also be developed to ensure the proper collection and discharge of stormwater to reduce the possibility of flooding.

iv. **impede or redirect flood flows?**

Less than Significant Impact - The project will be developed with bioswales and a bioretention basin to direct surface run-off onto the retention basins. While the project will change the project site from a natural undeveloped permeable site, the changes will improve the flows onsite and help prevent flooding at and around the project site. The site will also connect to existing stormwater facilities along Main Street which will be utilized should the stormwater exceed the capacity of the project site. The bioretention basin and bioswales will utilize natural filters to remove any potential pollutants. A grading plan will also be developed to ensure the proper collection and discharge of stormwater to reduce the possibility of flooding.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

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. The National Flood Hazard Layer Viewer from the Federal Emergency Management Agency shows the nearest flood zone approximately 1.2 miles southwest of the project site. While the site is outside of any flood hazard zones, the bioswale and bioretention basin will utilize natural filters to remove any pollutants carried by stormwater.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The proposed project is not in the vicinity of bodies of water nor are there any groundwater resources on-site.

XI. LAND USE AND PLANNING – Would the proposal:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				**X**

Background:

The Airport Commercial zone, where the proposed project is located, allows for business park developments and commercial uses in the airport area that are compatible with and complimentary to airport uses subject to a 30% open space requirement. While not commercial in nature, the proposed community center park will be the first step towards the future development of the southern portion of the Cliff Hatfield Memorial Airport. Long-term plans indicate multiple commercial developments and with the park serving as the center point. The project site is also located within a space available for nonaviation uses as shown in Appendix C of the County of Imperial Airport Land Use Compatibility Plan Update. Therefore, the proposed project will not only comply with the current zoning goals of the airport area but also complement the adjacent school district and increase the overall park acreage in the city.

XI. LAND USE AND PLANNING IMPACTS AND DISCUSSION:

a) Physically divide an established community?

No Impact - The project site is located at the western edge of Calipatria and will provide additional park amenities for the adjacent elementary, middle, and high schools. The community center will allow the city to host numerous community events with the goal of bringing the community together rather than dividing it.

b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact - The proposed project is compliant with the short- and long-term goals of the City of Calipatrias Zoning Ordinance and General Plan, and the County of Imperial Airport Land Use Compatibility Plan Update. No updates nor amendments of applicable land use plans, policies or regulations are required for the project. Additionally, a Mitigated Negative Declaration is being prepared to consider and mitigate all potential environmental effects and to ensure compliance with the California Environmental Quality Act.

XII. MINERAL RESOURCES – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				**X**
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?				**X**

Background:

The project site has been historically utilized as an airport since its conversion from agricultural land between 1937 and 1949. According to Figure 8 "Imperial County Existing Mineral Resources" of the Conservation and Open Space Element of the County of Imperial General Plan, no known mineral resources are located within the project site nor are there any mapped mineral resources within the city limits of Calipatria.

XII. MINERAL RESOURCES IMPACTS AND 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 - No known mineral resources are located within the project site nor are there any mapped mineral resources within the city limits of Calipatria.

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 and use plan?

No Impact - There are no known mineral resource recovery sites located within the project site nor are there any mapped within the city limits of Calipatria.

XIII. NOISE – Would the project result in:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such 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?			**X**	

Background:

The frontage of the 3.0-acre project site is connected to West Main Street along the southern boundary of the 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, West Main Street is estimated to have an average noise level (Leq) of 59.3 decibels (dBA). The Noise Element further specifies that playgrounds and neighborhood parks typically generate noise levels ranging from 50 dBA to 70 dBA which is classified as normally acceptable. The County of Imperial Airport Land Use Compatibility Plan Update illustrates the main runway and its immediate surrounding area of the Cliff Hatfield Memorial Airport as having a Noise Contour between 60 and 75 Community Noise Equivalent Level (CNEL). As noise travels through the 0.3-mile distance between the active runway and project site, the noise level drops to a normally acceptable level. Given the average noise level currently generated by West Main Street, the nearby airport, and the proposed park, it can be surmised that the noise generated by the project is expected to be well within what is normally acceptable.

XIII. NOISE IMPACTS AND DISCUSSION:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact - As described in background description above, the noise level generated by the proposed community center park will be well within the normally acceptable levels listed in the City of Calipatria's General Plan Noise Element.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact - The project is located within an undeveloped area with no immediate residential or commercial developments abutting the site. While the Calipatria Unified School District is located south of the project site across the Main Street, construction activities of proposed project will only be temporary. Therefore, any ground borne noise and vibration exposure would be less than significant.

c) For a project located within the vicinity of a private airstrip or 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?

Less than Significant Impact - As described in background description above, the noise level generated by the proposed community center park will be well within the normally acceptable levels listed in the City of Calipatria's General Plan Noise Element. Additionally, both Calipatria General Plan and County of Imperial Airport Land Use Compatibility Plan Update shows that the existing noise levels of Main Street and the adjacent airport are within normally accepted levels. As assurance, the city is implementing the following mitigation measure to further reduce noise generation.

Mitigation Measure

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

XIV. POPULATION AND HOUSING – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				**X**
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				**X**

Background:

The proposed community center park consists of the development of a new park with a playground, walking trail, splash pad, community center, bioswale, and bioretention basin. The project will not add or remove any housing units or population. However, the proposed community center park will help the city reduce the 6.63 deficiency of park acreage listed in the City of Calipatria Service Area Plan.

XIV. POPULATION AND HOUSING IMPACTS AND DISCUSSION:

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

No Impact - The proposed project will not add or remove any housing units or induce substantial unplanned population growth in the area. The project will utilize the existing public infrastructure on Main Street and the parent parcel.

b) Displace substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere? –

No Impact - The proposed project will not add or remove any housing units or displace any number of existing people.

XV. PUBLIC SERVICES – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**

a) 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, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				X
1) Fire protection?				X
2) Police protection?				X
3) Schools?				X
4) Parks?				X
5) Other public facilities?				X

Background:

The proposed community center park consists of the development of a new park with a playground, walking trail, splash pad, community center, bioswale, and bioretention basin. The community center park will help the city reduce the 6.63 deficiency of park acreage listed in the City of Calipatria Service Area Plan. Additionally, the Service Area Plan states that the city has sufficient fire and law enforcement staff to meet the needs of the population.

XV. PUBLIC SERVICES IMPACTS AND DISCUSSION:

a) 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, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

1) Fire protection?

No Impact - While the new community center park will add a new 3.0-acre public facility for the fire department to monitor, the 2018 City of Calipatria Service Area Plan states that the current staff demand per 1,000 population is 14.6 personnel which is met by the fire department's 22 personnel. The plan states that the existing facilities are adequate to meet the current population demand. Therefore, the project will not result in adverse physical impacts associated with the fire department.

2) Police protection?

No Impact - While the new community center park will add a new 3.0-acre public facility for the police department to monitor, the 2018 City of Calipatria Service Area Plan states that the current staff demand per 1,000 population is one (1) which is met by the police department's 4 full time officers. While the police department currently meets the minimum required officers per 1,000 population, the city has been actively recruiting new law enforcement staff to ensure the department continues to meet the population demand. The plan states that the existing facilities are adequate for the current law enforcement personnel in the city. Therefore, the project will not result in adverse physical impacts associated with the police department.

3) Schools?

No Impact - The proposed community center park consists of the development of a new park with a playground, walking trail, splash pad, community center, bioswale, and bioretention basin. While the project is adjacent to the Calipatria School District, the project will not increase nor decrease the student population in the district, nor will it physically affect the existing school facilities.

4) Parks?

No Impact - The 2018 City of Calipatria Service Area Plan lists the city as having a total park acreage of 11.87 acres. When calculating the required 5 acres per 1,000 population, it is determined that the city has an existing deficiency of 6.63 acres. The community center park will reduce the 6.63 deficiency of park acreage listed in the City of Calipatria Service Area Plan by half.

5) Other Public Facilities?

No Impact - While the community center park will remove the existing permeable native soil, the new bioretention basin and bioswales will improve the site's ability to retain stormwater. Therefore, the project will have no physical effect on the existing stormwater facilities along Main Street.

XVI. RECREATION – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
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?				**X**
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				**X**

Background:

The proposed community center park consists of the development of a new park with a playground, walking trail, splash pad, community center, bioswale, and bioretention basin. The community center park will help the city reduce the 6.63 deficiency of park acreage listed in the City of Calipatria Service Area Plan.

XVI. RECREATION IMPACTS AND DISCUSSION:

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

No Impact - The proposed project will create a new park and community center for use by the public. Rather than increase the use of other existing parks, the community center will reduce the overall wear and tear that comes from the use of existing park facilities.

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

No Impact - The proposed community center park consists of the development of a new park with a playground, walking trail, splash pad, community center, bioswale, and bioretention basin. The stormwater facilities on the project will utilize natural filtration to remove pollutants from the collected stormwater. The project will also utilize solar panels to power light fixtures on site and install a recirculating splash pad to further reduce the environmental impact of the project. Through the preparation of the mitigated negative declaration and mitigation measures, the city will ensure that any potentially adverse physical effect on the environment because of this project is reduced to a less than significant amount.

XVII. TRANSPORTATION – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				**X**
b) Conflict or be inconsistent with CEQA Guidelines 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				**X**
d) Result in inadequate emergency access?				**X**

Background:

Transportation services are provided by the Imperial County Transportation Commission (ICTC) which operates transit routes connecting Calipatria to other cities across the Imperial County. The proposed community park will not affect any of the existing transportation services offered by ICTC nor will it negatively impact existing transportation corridors.

XVII. TRANSPORTATION AND TRAFFIC IMPACTS AND DISCUSSION:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact - The proposed project consists of developing a new park with community center for public use. All traffic and parking areas will remain on site. The project does not include plans to modify or conflict with any existing circulation systems, corridors, or plans.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less than Significant Impact - Although the portion of the public expected to utilize the project are the same users traveling to the adjacent K-12 schools, a conservative assumption that ten (10) to twenty (20) vehicles per day will drive to the site. It is anticipated that most users will

be local walking or riding from the nearby schools and dwelling units. The project will have an on-site parking area with approximately 38 parking spaces accessed through a new driveway along West Main Street. Two vehicle trips were assumed (one inbound trip and one outbound trip) for a maximum of 40 trips. For purposes of the traffic impact assessment, a conservative trip generation rate was assumed, it is anticipated that recreational trips will increase to these maximums seasonally during the summer and primarily during weekends outside of school and peak traffic hours. Furthermore, the Circulation Element of the City of Calipatria General Plan also states that the nearby intersection of Main Street and International Boulevard west of the project site is listed as having an "A" as a level of service (LOS) during peak AM and PM hours. This points towards the road segment along the project site having sufficient capacity to meet the slight increase in traffic to the project site with very low delays and favorable progression. Therefore, the proposed project will not result in a significant traffic impact to the existing road network, capacity, and level of service. Thus, any traffic impact would be less than significant impact.

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

No Impact - The proposed project consists of developing a new park with community center for public use. The project does not include incompatible uses nor plans to modify or conflict with any existing circulation systems, corridors, or plans.

d) Result in inadequate emergency access?

No Impact - The project site is located adjacent to Main Street, which is a major collector road which can be used as emergency evacuation route connecting to State Routes 115 and 111 approximately half a mile east of the project site. No improvements or modifications, other than a new driveway and pedestrian entrance to the project site, are proposed for Main Street nor will the project result in any inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				**X**

Background:

Access to the California Historical Resources was made in August 2025 and no historical resources were listed on or near the project site. While no historical resources were identified, the City of Calipatria submitted a copy of the draft initial study/Mitigated Negative Declaration to the Native American Heritage Commission (NAHC) for review and distribution. As of December 2025, no communication from the NAHC was received by the city.

XVIII. <u>Tribal Cultural Resources Impacts and Discussion:</u>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

No Impact - A review of both the California Register of Historical Resources, and the National Register Database and Research databases found no areas of historical significance within or near the project site.

ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision I of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

No Impact - A review of both the California Register of Historical Resources, and the National Register Database and Research databases found no areas of historical significance within or near the project site. A copy of the draft initial study/Mitigated Negative Declaration was submitted to the Native American Heritage Commission (NAHC) for review and distribution. As of December 2025, no communication from the NAHC was received by the city.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				**X**
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				**X**
c) 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?				**X**
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				**X**

e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				**X**

Background:

The proposed community center park consists of the development of a new park with a playground, walking trail, splash pad, community center, bioswale, and bioretention basin. All utility connections for the project will be via existing lines located within the project site or along the city right-of-way on West Main Street.

XVI. UTILITIES AND SERVICES SYSTEMS IMPACT DISCUSSION:

a) 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 proposed project will connect to existing water and wastewater lines located on the main airport property or within the city right-of-way along West Main Street. The city's wastewater treatment plant is stated to be operating at less than 50% capacity per the 2018 City of Calipatria Service Area Plan. The water treatment plant is operated by Golden State Water Company and is listed as having an existing demand of 2.5 million gallons per day (MGD) and a maximum capacity of 6 MGD by the Service Area Plan. Therefore, the project will not require any repairs or expansions to the existing wastewater or water treatment plants.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact - The water treatment plant is operated by Golden State Water Company and is listed as having an existing demand of 2.5 million gallons per day (MGD) and a maximum capacity of 6 MGD by the 2018 City of Calipatria Service Area Plan. Therefore, the plant has sufficient water supplies to serve the project.

c) 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?

No Impact - The city's wastewater treatment plant is stated to be operating at less than 50% capacity per the 2018 City of Calipatria Service Area Plan. Therefore, the plant can easily serve the wastewater demand of the project.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No Impact - The city is contracted with CR&R Environmental Services for solid waste collection throughout the community. Given the nature of the project, it is expected to generate considerably less solid waste compared to commercial, industrial, and residential developments of similar size. Therefore, the project is not expected to generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? -

No Impact - The city is contracted with CR&R Environmental Services for solid waste collection throughout the community. Under this contract, all solid waste is collected and managed in accordance with federal, state, and local statutes. The proposed project will be subject to the same standards.

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				**X**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				**X**
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				**X**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				**X**

Background:

According to the Imperial County General Plan Seismic and Public Safety Element the potential for a major fire in the unincorporated areas of the County of Imperial is generally low. While the threat of wildfires on the project site is low considering the lack of any vegetation, the City of Calipatria Fire Department will coordinate with city engineers and the project designers to ensure all aspects of the project are in conformance with the Uniform Fire Code and National Electrical Code.

XX. WILDFIRE:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The project site is located adjacent to Main Street, which is a major collector road which can be used as emergency evacuation route connecting to State Routes 115 and 111 approximately half a mile east of the project site. No improvements or modifications, other than a new driveway and pedestrian entrance to the project site, are proposed for Main Street nor will the project interfere with any emergency evacuation plans.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact - Much of the airport property is comprised of native soil with little to no vegetation at or near the 3.0-acre project site. The lack of vegetation along with the flat topography of the area will further reduce wildfire risks.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact - The proposed community center park consists of the development of a new park with a playground, walking trail, splash pad, community center, bioswale, and bioretention basin. While a parking area is part of the project, no new roadways are planned. Access to the site will be from a new driveway along West Main Street. All existing utilities will come from existing lines located onsite or along the city right-of-way on West Main Street.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact - The proposed project will include the construction of a bioswale and bioretention basin for stormwater collection. A grading plan will be prepared to ensure that all stormwater flow patterns are directed towards the retention basin. The project will significantly improve stormwater collection onsite rather than exacerbate the risk of flooding. In extreme circumstances when stormwater onsite exceeds the capacity of the retention basin, stormwater will flow onto the existing stormwater facilities along West Main Street to prevent the flooding of the adjacent sites. Furthermore, the relatively flat topography of the area significantly reduces the risk of landslides.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
	Potentially Significant Issues	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Does the project have the potential to substantially 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, substantially 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?		**X**		
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.)			**X**	

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

Background:

The proposed community center park consists of the development of a new park with a playground, walking trail, splash pad, community center, bioswale, and bioretention basin. This Initial Study provides the potential for degradation to the existing quality of the environment and the potential to cause substantial adverse impacts unless mitigation is incorporated. It allows for areas of concern to be mitigated in order for impacts to be less than what they could be should mitigation not be incorporated. The proposed project is not expected to impact the environment once mitigation is in place.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

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

a) Does the project have the potential to substantially 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, substantially 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?

Potentially Significant Unless Mitigation is Incorporated - The proposed project could have the potential to significantly impact the environment because it has the potential to impact wildlife and cultural resources during construction, however, mitigation measures BIO 1-7 and CR 1-2 have been put in place that would reduce the impacts to less than significant.

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 - The proposed community center park consists of the development of a new park with a playground, walking trail, splash pad, community center, bioswale, and bioretention basin. Most mitigation measures address environmental concerns relating to the preconstruction phase of the project. Any potential impacts relating to the post construction phase of the project currently meet the capacity of all city facilities per the Service Area Plan and are therefore less than significant.

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

Potentially Significant Unless Mitigation is Incorporated - The proposed project does have the potential to adversely affect humans via air quality, geological, greenhouse gas emissions, hazards & hazardous waste, and noise during construction. Therefore, mitigation measures AQ 1-8, GEO 1, GGE 1, HHM 1, and NOI 1 will be implemented to reduce the impacts to be less than significant.

SOURCE REFERENCES

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 Street in Calipatria, California.

A	U.S. Fish & Wildlife Service, National Wetlands Inventory
B	CA Department of Conservation, Williamson Act Enrollment Finder
C	CA Department of Conservation, Important Farmland Finder
D	U.S. Department of Agriculture Forest Service, Interactive Forest Visitor Map
E	County of Imperial, Conservation & Open Space Element
F	City of Calipatria, Conservation and Open Space Element
G	CA State Historical Resources Commission, CA Historical Resources
H	U.S. National Park Service, National Register of Historic Resources
I	CA Native American Heritage Commission, Digital Atlas of California Native Americans
J	Southern California Earthquake Data Center
K	CA Department of Conservation, CA Geological Survey Liquefaction Zones Map
L	Department of Toxic Substances Control, CES 2.0 with EnviroStor sites
M	County of Imperial, Airport Land Use Compatibility Plan Update
N	State Water Quality Control Board, GAMA GIS Tool
O	Federal Emergency Management Agency, National Flood Hazard Layer Viewer
P	City of Calipatria, 2018 Service Area Plan
Q	Phase I Environmental Assessment Report, SCS Engineers
R	Phase II Environmental Assessment Report, SCS Engineers

APPENDIX A

Errata and Mitigation Monitoring and Reporting Program

CITY OF CALIPATRIA

Errata and Mitigation Monitoring and Reporting Program

For the Initial Study/Mitigated Negative Declaration

Community Center Park
SCH# 2025090858

Prepared By:

City of Calipatria
Planning & Building Department
125 Park Street
Calipatria, CA 92233
760-348-4141

December 2025

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1.0 Introduction

1.1 Introduction/Overview

The proposed project consists of the development of a new public park and a new 12,655 square foot community center with solar power system within a 3.0-acre segment of a 168.77-acre parcel where the Cliff Hatfield Memorial Airport is situated. Additional amenities consist of a new 80'x60' accessible playground, shaded picnic areas with solar lighting, a 2,500 square foot splash pad with recycled water tank and shaded seating areas, a 4,500 square foot paved walking path, fencing around the project site, and an 11,840 square foot parking area with 28 parking stalls and four Americans with Disabilities Act spaces. The park will also include a bioswale and bioretention basin with landscaping and shade trees.

The City of Calipatria distributed the draft Initial Study/Mitigated Negative Declaration (IS/MND) for public review beginning on September 17, 2025, and ending on October 17, 2025. The draft IS/MND was further submitted to the State Clearinghouse for review. A single comment letter was received by the Imperial County Air Pollution Control District. The letter is further discussed in this document.

The IS/MND has been prepared pursuant to the California Environmental Quality Act (CEQA, California Public Resources Code, Section 21000 et seq.), and in accordance with the Guidelines for Implementation of CEQA (14 CCR 15000 et seq.). This IS/MND will be used by the City (as the lead state agency), in conjunction with other information developed in the City's formal record, to act on the Community Center Park project. Under CEQA requirements, the city will adopt this IS/MND if, based on the whole record, including the Initial Study and comments received, it determines that there is no substantial evidence that the project will have a significant effect on the environment (CEQA Guidelines, Section 15074(b)).

2.0 Comments and Response to Comments

2.1 Introduction

This chapter includes all comments received on the draft IS/MND during the 30-day public and agency review period. No significant new environmental impacts or issues, beyond those already identified in the IS/MND for the Community Center Park were raised during the public review period. Acting as lead agency under CEQA, the City of Calipatria directed responses to the comments received on the draft IS/MND.

2.2 List of Commenters

The individuals and representatives of organizations and agencies that submitted written

comments on the IS/MND are listed on Table 1 below.

Table 1. List of Commenters on the MND

Comments Received by the City of Calipatria			
No.	**Individual or Signatory**	**Affiliation**	**Date**
1	Curtis Blondell, APC Environmental Coordinator	Imperial County Air Pollution Control District	October 13, 2025

2.3 Requirements for Responding to Comments

CEQA Guidelines Section 15088 requires that lead agencies evaluate all comments on environmental issues received on the IS/MND and prepare a written response. CEQA Guidelines Section 15088 also recommends that where the response to comments results in revisions to the IS/MND, those revisions should be noted as a revision to the IS/MND or in a separate section of this Errata and Mitigation Monitoring and Reporting Program. Revisions are reflected in the Errata, Section 3.0 of this document.

2.4 Comments and Response to Comments

Written comments on the IS/MND are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the letters are coded using numbers (e.g., Comment Letter 1) and each issue raised in the comment letter is assigned a number that correlates with the number (e.g. 1-1, 1-2, 1-3, etc.).

Where changes to the IS/MND text result from responding to comments, those changes are included in the response and demarcated with revision marks (<u>underline</u> for new text, ~~strike-out~~ for deleted text). Comment-initiated text revisions to the IS/MND and minor staff-initiated changes are compiled in their entirety and are demarcated with revision marks in Chapter 3.0, Errata, of this IS/MND.

Letter 1 – Imperial County Air Pollution Control District, Curtis Blondell, (Pg. 1 of 2)

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

October 13, 2025

Jeorge Galvan
c/o City of Calipatria
125 N. Park Avenue
Calipatria, CA 92233

SUBJECT: Notice of Intent for a Mitigated Negative Declaration for the Initial Study of the City of Calipatria Community Center Park

Dear Mr. Galvan:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the Notice of Intent for a Mitigated Negative Declaration (NOI-MND) for the Initial Study of the City of Calipatria Community Center Park ("project"). The project is to be located on a 3.0 acre segment of land situated on the southern portion of Cliff Hatfield Memorial Airport, identified as Assessor Parcel Number 023-070-007. The project consists of the development of a new public park and a new 12,655 square-foot community center with a solar power system. Additional amenities include a playground, shaded picnic areas, a splash pad with seating area, a 4,500 square foot paved walking path, and an 11,840 square-foot parking area with 28 parking stalls. **1-1**

The Air District appreciates the commitment of the City to implement mitigation measures that can only be accomplished by coordination with the Air District through the implementation of the District's rules and regulations and an air quality plan. Below are the minimum measures and discussion topics that must be implemented as part of the coordination:

To maintain the air quality impact findings of the Initial Study, the Air District requests the following from the City of Calipatria: **1-2**

- Consultation with Air District staff regarding the implementation of the appropriate Air Quality Plan and discussion of the pesticide Phase 1 environmental findings at least 30 days prior to any earthmoving.
- While this project is under the five (5) acres that typically require a Construction Dust Control Plan (CDCP), the presence of nearby sensitive receptors to the immediate south and east will trigger a CDCP in this instance. **1-3**
    - At minimum, the CDCP must meet all of Regulation VIII compliance (see link below) regarding opacity of fugitive dust and stability of soils when applicable.

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

Letter 1 – Imperial County Air Pollution Control District, Curtis Blondell, (Pg. 2 of 2)

- A Construction Notice (CN) must be submitted to the Air District 10 days prior to the start of earthmoving.
    - The CN must identify the equipment to be used and include the building and grading plans.
    - Air District staff will conduct a site visit prior to the start of earthmoving to confirm if it is compliant with the California Air Resources Board's In-Use Off-Road Diesel-Fueled Fleets Regulation.

1-4

- Any back-up diesel generators exceeding 50 horsepower used on site must have a "Portable Equipment Registration Program" label. Otherwise, the Permitting & Engineering Division of the Air District should be contacted for permitting implications.

1-5

The Air District's rule book can be accessed via the internet at https://apcd.imperialcounty.org/rules-and-regulations/. Should you have questions, please call our office at (442) 265-1800.

1-6

Sincerely,

Curtis Blondell

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

2.5 Letter 1 – City of Calipatria Response to Comments

Response to Comment 1-1: The comment provides introductory remarks, a brief project summary, and thanks the city for the opportunity to provide comments on the draft IS/MND. The comment does not address the adequacy of the environmental analysis; therefore, no changes to the IS/MND in response to this comment are necessary.

Response to Comment 1-2: The comment requests that the City of Calipatria consults with Air District staff regarding the implementation of the appropriate Air Quality Plan and discussion of the pesticide Phase 1 environmental findings at least 30 days prior to any earthmoving. This comment has been noted, and mitigation measure AQ-5 was implemented to Section III of the IS/MND which states the following:

AQ-5: Air Pollution Control District Consultation

The city shall consult with the Imperial County Air Pollution Control District regarding the implementation of the appropriate air quality plan and discussion of the pesticide phase I environment findings at least 30 days prior to any earthmoving.

Response to Comment 1-3: The comment requests that the City of Calipatria prepare a Construction Dust Control Plan that meets all of Regulation VIII compliance regarding opacity of fugitive dust and stability of soils when applicable. This comment has been noted, and mitigation measure AQ-6 was implemented to Section III of the IS/MND which states the following:

AQ-6: Construction Dust Control Plan

The city shall prepare a Construction Dust Control Plan that meets all Regulation VIII compliance regarding opacity of fugitive dust and stability of soils when applicable as required by the Imperial County Air Pollution Control District.

Response to Comment 1-4: The comment requests that the City of Calipatria submit a notice of construction no less than 10 days prior to the start of earthmoving activities. This comment has been noted, and mitigation measure AQ-7 was implemented to Section III of the IS/MND which states the following:

AQ-7: Construction Notice

The City of Calipatria shall submit a construction notice to the Imperial County Air Pollution Control District no less than 10 days prior to the start of earthmoving

activities. The following shall also apply:

- The construction notice must identify the equipment to be used and include the building and grading plans for the project.

- The Air District shall conduct a site visit prior to the start of earthmoving activities to confirm if the site is compliant with the California Air Resources Bord's In-Use Off-Road Diesel-Fueled Fleets regulation.

Response to Comment 1-5: The comment requests that any back-up fuel generators exceeding 50 horsepower on site must have a "Portable Equipment Registration Program" label or the Air District shall be contacted for permitting. This comment has been noted, and mitigation measure AQ-8 was implemented to Section III of the IS/MND which states the following:

AQ-8: Portable Equipment Registration Program Labels

Any back-up fuel generators exceeding 50 horsepower on site must have a "Portable Equipment Registration Program" label. Otherwise, the Permitting and Engineering Division of the Imperial County Air Pollution Control District should be contacted for permitting implications.

Response to Comment 1-6: The comment provides a link to the Air District's website and contact information to send any questions regarding the review letter. Thus, no changes to the IS/MND in response to this comment are necessary.

3.0 Errata and Changes to the Draft IS/MND

3.1 Revisions From the First Public and State Review Period

Minor editorial and grammatical revisions were made in the IS/MND in the following sections:

- Cover Page (Page 1)
- Introduction Page (Page 2)
- Section III. Air Quality (Pages 12 - 14)
- Section XXI. Mandatory Findings of Significance (Page 47)
- Appendix A (Added)

Revisions to the IS/MND based on the Imperial County Air Pollution Control District comment letter (Letter 1) received:

- **Revisions associated with comments 1-2 through 1-5 and other miscellaneous changes:** Pages 12 through 14 of Section III. Biological Resources were revised as follows:

  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). The Imperial County Air Pollution Control District (ICAPCD) shares responsibility with CARB for ensuring that all state and federal ambient air quality standards are achieved and maintained within the county.

  Given that the project site is located within the Salton Sea Air Basin (SSAB), ICAPCD is responsible for ensuring that all state and federal ambient air quality standards are achieved and maintained. The County of Imperial is designated as a "non-attainment" area with respect to Federal Standards for both particulate matter (PM10) and ozone (smog). Rural single-family homes and school facilities are located east and south of the project site which are considered sensitive receptors. Grading and construction activities of the proposed project may generate significant amounts of dust (PM 10).

  A Phase I Environmental Site Assessment (ESA) on the 3.0-acre project site was Conducted by SCS Engineers (SCS). The assessment was performed in conformance with 40 CFR 312, Standards for Conducting All Appropriate Inquiries, and in general conformance with ASTM E1527-21. The ESA found that there were no obvious visual indications of spills, staining, or other evidence of hazardous substance release on the property. However, the historical use of the airport for crop dusting activities points to the potential presence of Organochlorine pesticides (OCPs) and arsenic in shallow soil creating a business environmental risk (BER). SCS concludes by stating that the Phase I ESA has not revealed recognized environmental conditions, controlled recognized environmental conditions, and has identified one business environmental risk associated with the subject property.

Soon after the completion of the Phase I ESA, a Phase II ESA report consisting of soil sampling was completed by SCS Engineers for the project. Four (4) soil borings (PS1-PS4), three (3) feet deep, were hand drilled on site and samples were taken from each boring for testing. Initial tests identified elevated concentrations of OCPs 4,4-Dichlorodiphenyldichloroethylene (DDE) and 4,4-Dichlorodiphenyltrichloroethane (DDT) on soil boring PS2. Following the findings, eight (8) additional soil borings (N10, N20, E10, E20, S10, S20, W10, and W20) were advanced at a depth of 0.5, 1.5, and 3.0 feet around the boring labeled PS2 to delineate the pesticide concentrations in the boring. Of the 12 total soil borings, only borings PS2 and W10 were reported to have OCP concentrations exceeding the hazardous waste criteria for total DDE, 4,4-dichlorodiphenyldichloroethane (DDD), and DDT at a depth of 0.5 feet. associated screening levels at a depth of 0.5 feet. It should be noted that concentrations for metal arsenic were also reported in all soil samples but were found with a maximum concentration of 8.4 mg/kg on site which is below the Department of Toxic Substances Control's (DTSC) upper-bound background concentration for arsenic in southern California soil of 12 mg/kg. Following these findings, SCS engineers concluded the Phase II ESA report with the following recommendations:

- No further assessment in regard to arsenic at the Site.
- Removal and proper disposal of soil represented by borings PS2 and W10 at a landfill under waste manifest.

Given the findings, mitigation measures were implemented in accordance with the recommendations made by SCS Engineers in the Phase II ESA report.

c. **Expose sensitive receptors to substantial pollutant concentrates?**

Potentially Significant Unless Mitigation Incorporated – The closest sensitive receptors are located approximately 100 linear feet south of the project site. These sensitive receptors are the entrances to Calipatria High School and the Fremont Primary School. The next closest sensitive receptor is a residential neighborhood approximately 1,200 linear feet east of the project site. Per the Phase II ESA prepared by SCS, two soil samples from the northwest corner of the project site were reported to have OCP concentrations exceeding the hazardous waste criteria for total DDE, DDD, and DDT at a depth of 0.5 feet. This means that the soil samples are considered to represent a human health risk to future users of the site. Since soil represented by these samples is considered a California hazardous waste, this soil will need to be excavated and exported to a properly licensed facility (i.e., landfill) as a

California hazardous waste. Mitigation measures shall be put in place to state that no work or excavation activities on the project, other than work relating to the collection and disposal of all contaminated soil, shall commence until the site has been found to be within safe environmental screening levels as dictated by the Department of Toxic Substances Control (DTSC) and any other relevant ruling agency. ~~Per the Phase I ESA prepared by SCS, the site has a potential presence of Organochlorine pesticides and arsenic because of crop dusting activities in the airport. Therefore, the recommendations made by SCS in their Phase I ESA have been incorporated as mitigation measures. Additionally~~ Through careful coordination with ICAPCD, the implementation of an applicable air quality plan, and the implementation of SCS's recommendations, the city will ensure that the project does not expose nearby sensitive receptors to substantial pollutant concentrates.

Mitigation Measures

AQ-1: Discretionary Measure for Fugitive PM10 Control

AQ-2: Dirt Roads and Unpaved Surfaces

AQ-3: ~~Soil Sampling~~ Removal of Contaminated Soil

~~If development activities include extensive grading, soil excavation, or soil export, limited soil sampling shall be conducted as a precautionary measure to ensure that future occupants of site buildings, construction workers, and others are not exposed to elevated concentrations of constituents of concern (CoCs) including pesticides such as organochlorine pesticides and arsenic in connection with the former agricultural land use, if present. In addition, if soil is to be excavated and exported as part of any future onsite redevelopment activities, additional soil sampling should be conducted to assess whether the soil contains concentrations of CoCs that would cause the soil to be classified as hazardous or regulated waste.~~ No work or excavation activities on the project, other than work relating to the collection and disposal of all contaminated soil, shall commence until all contaminated soil identified on the Phase II ESA report has been safely disposed of per state and federal requirements, and the site has been found to be within safe environmental screening levels as dictated by the Department of Toxic Substances Control (DTSC) and any other relevant ruling agency.

Timing/Implementation: Prior to the start of ground disturbance activities ~~construction~~/Project Contractor

Enforcement/Monitoring: City of Calipatria

AQ-4: Underground Storage Tanks

The Phase I Environmental Site Assessment found that Farm Air Service, located on the parent parcel, is listed as having at least four underground storage tanks (USTs). Due to the lack of locational and/or removal information for the USTs located on the parent parcel, SCS was unable to determine if the tanks are or were in proximity to the project site and if releases may have occurred which may have impacted the site. Therefore, regulatory records for the parent parcel shall be reviewed once they become available and the USTs shall be located to determine their proximity to the project site and if releases may have occurred which may have impacted the site.

Timing/Implementation: Prior to construction/Project Contractor.

Enforcement/Monitoring: City of Calipatria

AQ-5: Air Pollution Control District Consultation

The city shall consult with the Imperial County Air Pollution Control District regarding the implementation of the appropriate air quality plan and discussion of the pesticide phase I environment findings at least 30 days prior to any earthmoving.

Timing/Implementation: No less than 30 days prior to earthmoving activities/Project Contractor.

Enforcement/Monitoring: City of Calipatria

AQ-6: Construction Dust Control Plan

The city shall prepare a Construction Dust Control Plan that meets all Regulation VIII compliance regarding opacity of fugitive dust and stability of soils when applicable as required by the Imperial County Air Pollution Control District.

Timing/Implementation: Prior to the start of earthmoving activities/Project Contractor.

Enforcement/Monitoring: City of Calipatria

AQ-7: Construction Notice

The City of Calipatria shall submit a construction notice to the Imperial County Air Pollution Control District no less than 10 days prior to the start of earthmoving activities. The following shall also apply:

- The construction notice must identify the equipment to be used and include the building and grading plans for the project.

- The Air District shall conduct a site visit prior to the start of earthmoving activities to confirm if the site is compliant with the California Air Resources Bord's In-Use Off-Road Diesel-Fueled Fleets regulation.

Timing/Implementation: No less than 10 days prior to the start of earthmoving activities/Project Contractor.

Enforcement/Monitoring: City of Calipatria

AQ-8: Portable Equipment Registration Program Labels

Any back-up fuel generators exceeding 50 horsepower on site must have a "Portable Equipment Registration Program" label. Otherwise, the Permitting and Engineering Division of the Imperial County Air Pollution Control District should be contacted for permitting implications.

Timing/Implementation: Prior to the start of earthmoving activities/Project Contractor.

Enforcement/Monitoring: City of Calipatria

- **Miscellaneous changes associated with Section VII Geology and Soils:** Pages 26 through 28 of Section VII. Geology and Soils were revised as follows:

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.

A Phase I Environmental Site Assessment (ESA) on the 3.0-acre project site was conducted by SCS Engineers (SCS). The assessment was performed in conformance with 40 CFR 312, Standards for Conducting All Appropriate Inquiries, and in general conformance with ASTM E1527-21. The ESA found that there were no obvious visual indications of spills, staining, or other evidence of hazardous substance release on the property. However, the historical use of the airport for crop dusting activities points to the potential presence of Organochlorine pesticides (OCPs) and arsenic in shallow soil creating a business environmental risk (BER). SCS concludes by stating that the Phase I ESA has not revealed recognized environmental conditions, controlled recognized environmental conditions, and has identified one business environmental risk associated with the subject property. ~~Therefore, mitigation measures will need to be incorporated to lessen~~

~~impacts from dust in accordance with ICAPCD regulations and the recommendations by SCS.~~

Soon after the completion of the Phase I ESA, a Phase II ESA report consisting of soil sampling was completed by SCS Engineers for the project. Four (4) soil borings (PS1-PS4), three (3) feet deep, were hand drilled on site and samples were taken from each boring for testing. Initial tests identified elevated concentrations of OCPs 4,4-Dichlorodiphenyldichloroethylene (DDE) and 4,4-Dichlorodiphenyltrichloroethane (DDT) on soil boring labeled PS2. Following the findings, eight (8) additional soil borings (N10, N20, E10, E20, S10, S20, W10, and W20) were advanced at a depth of 0.5, 1.5, and 3.0 feet around the boring labeled PS2 to delineate the pesticide concentrations in the boring. Of the 12 total soil borings, only borings PS2 and W10 were reported to have OCP concentrations exceeding the hazardous waste criteria for total DDE, 4,4-dichlorodiphenyldichloroethane (DDD), and DDT at a depth of 0.5 feet. associated screening levels at a depth of 0.5 feet. It should be noted that concentrations for metal arsenic were also reported in all soil samples but were found with a maximum concentration of 8.4 mg/kg on site which is below the Department of Toxic Substances Control's (DTSC) upper-bound background concentration for arsenic in southern California soil of 12 mg/kg. Following these findings, SCS engineers concluded the Phase II ESA report with the following recommendations:

- No further assessment in regard to arsenic at the Site.
- Removal and proper disposal of soil represented by borings PS2 and W10 at a landfill under waste manifest.

Given the findings, mitigation measures were implemented in accordance with the recommendations made by SCS Engineers in the Phase II ESA report.

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

Potentially Significant Unless Mitigation Incorporated – The project site is currently compacted soil but may have a slight erosion hazard. Per the Phase II ESA prepared by SCS, two soil samples from the northwest corner of the project site were reported to have OCP concentrations exceeding the hazardous waste criteria for total DDE, DDD, and DDT at a depth of 0.5 feet. This means that the soil samples are considered to represent a human health risk to future users of the site. Since soil represented by these samples is considered a California hazardous waste, this soil will need to be excavated and exported to a properly licensed facility (i.e., landfill) as a California hazardous waste. Mitigation measures shall be put in place to

state that no work or excavation activities on the project, other than work relating to the collection and disposal of all contaminated soil, shall commence until the site has been found to be within safe environmental screening levels as dictated by the Department of Toxic Substances Control (DTSC) and any other relevant ruling agency. ~~Per the Phase I ESA prepared by SCS, the site has a potential presence of Organochlorine pesticides and arsenic because of crop dusting activities in the airport. Therefore, the recommendations made by SCS in their Phase I ESA have been incorporated as mitigation measures~~. Additionally, erosion would be controlled in accordance with County standards including preparation, review and approval of a grading plan by the city engineer.

Mitigation Measures

AQ-3: ~~Soil Sampling~~ Removal of Contaminated Soil

AQ-4: Underground Storage Tanks

4.0 Mitigation and Monitoring Reporting Program

4.1 Mitigation Monitoring and Reporting Requirements

Public Resources Code (PRC) Section 21081.6 mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a Responsible Agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the Lead Agency or a Responsible Agency, prepare and submit a proposed reporting or monitoring program.

- The Lead Agency shall specify the location and custodian of the documents or other material, which constitute the record of proceedings upon which its decision is based. A public agency shall provide measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

- Prior to the close of the public review period for a draft Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND), a Responsible Agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the Lead Agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the Responsible Agency or agency having jurisdiction over natural resources affected by the project, or refer the Lead Agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a Lead Agency by a Responsible Agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources, which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a Responsible Agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the Responsible Agency or agency having jurisdiction over natural resources affected by a project, or the authority of the Lead Agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

4.2 Mitigation Monitoring and Reporting Procedures

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Calipatria Planning and Building Department to ensure that all mitigation measures or required project design features (PDF) adopted as part of the proposed project will be carried out as described in this IS/MND. Table 2 lists each of the mitigation measures or project design features specified in this document and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 2. Mitigation Monitoring and Reporting Program

Mitigation Measures	Enforcement	Timing/Implementation	Compliance Verification (Date and Signature Required)
1. AESTHETICS			
The proposed project would not result in significant adverse impacts related to aesthetics. No mitigation would be required.			
2. AGRICULTURE AND FORESTRY RESOURCES			
The proposed project would not result in significant adverse impacts related to agriculture and forestry resources. No mitigation would be required.			
3. AIR QUALITY			
AQ-1: Discretionary Measure for Fugitive PM10 Control: The city will limit the vehicle speed for all construction vehicles to no more than 15 mph on any unpaved surface at the construction site.	City of Calipatria	During construction/Project Contractor	
AQ-2: Dirt Roads and Unpaved Surfaces: The city will limit the traversal of construction vehicles on dirt roads and unpaved surfaces to the maximum possible.	City of Calipatria	During construction/Project Contractor	
AQ-3: No work or excavation activities on the project, other than work relating to the collection and disposal of all contaminated soil, shall commence until all contaminated soil identified on the Phase II ESA report has been safely disposed of per state and federal requirements, and the site has been found to be within safe environmental screening levels as dictated by the Department of Toxic Substances Control	City of Calipatria	Prior to the start of ground disturbance activities/Project Contractor	

(DTSC) and any other relevant ruling agency.		
AQ-4: Underground Storage Tanks: The Phase I Environmental Site Assessment found that Farm Air Service, located on the parent parcel, is listed as having at least four underground storage tanks (USTs). Due to the lack of locational and/or removal information for the USTs located on the parent parcel, SCS was unable to determine if the tanks are or were in proximity to the project site and if releases may have occurred which may have impacted the site. Therefore, regulatory records for the parent parcel shall be reviewed once they become available and the USTs shall be located to determine their proximity to the project site and if releases may have occurred which may have impacted the site.	City of Calipatria	During construction/Project Contractor
AQ-5: Air Pollution Control District Consultation: The city shall consult with the Imperial County Air Pollution Control District regarding the implementation of the appropriate air quality plan and discussion of the pesticide phase I environment findings at least 30 days prior to any earthmoving.	City of Calipatria	No less than 30 days prior to earthmoving activities/Project Contractor
AQ-6: Construction Dust Control Plan: The city shall prepare a Construction Dust Control Plan that meets all Regulation VIII compliance regarding opacity of fugitive dust and stability of soils when applicable as required by the Imperial County Air Pollution Control District.	City of Calipatria	Prior to the start of earthmoving activities/Project Contractor

AQ-7: Construction Notice: The City of Calipatria shall submit a construction notice to the Imperial County Air Pollution Control District no less than 10 days prior to the start of earthmoving activities. The following shall also apply: • The construction notice must identify the equipment to be used and include the building and grading plans for the project. • The Air District shall conduct a site visit prior to the start of earthmoving activities to confirm if the site is compliant with the California Air Resources Bord's In-Use Off-Road Diesel-Fueled Fleets regulation.	City of Calipatria	Timing/Implementation: No less than 10 days prior to the start of earthmoving activities/Project Contractor
AQ-8: Portable Equipment Registration Program Labels: Any back-up fuel generators exceeding 50 horsepower on site must have a "Portable Equipment Registration Program" label. Otherwise, the Permitting and Engineering Division of the Imperial County Air Pollution Control District should be contacted for permitting implications.	City of Calipatria	to the start of earthmoving activities/Project Contractor
4. BIOLOGICAL RESOURCES		
BIO-1: State and Federal Conservation and Avoidance Regulations: Enforce state and federal conservation and avoidance regulations throughout the predevelopment and development of the community center park.	City of Calipatria	Prior to and during construction/Project Contractor
BIO-2: Timing of Construction and Construction Activities: Preconstruction surveys completed for the project shall be repeated prior to	City of Calipatria	Prior to and during construction/Project Contractor

construction activities and after pauses, of one (1) month or more, in construction to assess the presence and potential change of biological resources on the project site during the pause.		
BIO-3: Assessment of Biological Resources: Prior to construction activities within the project site, a complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511), will be completed. Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the	City of Calipatria	Prior to Construction/Project Contractor

project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought.		
BIO-4: Avoidance of Nesting Birds: Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities within the project site. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines whether the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.	City of Calipatria	Prior to Construction/Project Contractor

BIO-5: Burrowing Owl Surveys: No less than 60 days prior to the start of project-related activities within the project site, a burrowing owl habitat assessment shall be conducted by a qualified biologist according to the specifications of the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, March 2012 or most recent version). If the habitat assessment demonstrates suitable burrowing owl habitat, then focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Burrowing Owl. If complete avoidance cannot be achieved, an Incidental Take Permit (ITP) for Burrowing owl (*Athene cunicularia*) shall be obtained prior to initiation of ground disturbing activities. The Project proponent shall adhere to measures and conditions set forth within the ITP. Compensatory mitigation for direct impacts shall be fulfilled through conservation of suitable Burrowing owl habitat. BIO-5.1: At least 45 days prior to construction, the Project proponent shall conduct a survey of the Project site to determine if burrowing owls are present. If present, the Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval at least 30 days prior to initiation of ground	City of Calipatria	Prior to Construction/Project Contractor

disturbing activities. The Burrowing Owl Plan shall include 1) impact assessment that details the number and location of occupied burrow sites, and acres of burrowing owl habitat; 2) if avoidance of impacts is proposed, details on avoidance actions and monitoring such as proposed buffers, visual barriers and other actions; 3) site monitoring to be conducted prior to, during, and after any exclusion of burrowing owls from their burrows sufficient to ensure take is avoided, daily monitoring with cameras and direct observation for one week to confirm young of the year have fledged if the exclusion will occur immediately after the end of the breeding season, and process to document any excluded burrowing owls use of artificial or natural burrows on an adjoining mitigation site (if able to confirm by band resight), 4) details of mitigation for impacts to occupied burrows and habitat. The proposed implementation of burrow exclusion and closure should only be considered as a last resort. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls. If no suitable habitat is available nearby, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls shall also be included in the Burrowing Owl Plan. The Project proponent shall implement the Burrowing Owl Plan following CDFW review and approval.

BIO-5.2: Burrowing Owl Avoidance. If burrowing

owls are detected on-site, a Designated Biologist, knowledgeable of burrowing owl habitat and behavior, shall establish a no-disturbance buffer following the 2012 Staff Report around all burrowing owl burrows such as roosting and satellite burrows within the Project area and an appropriate buffer determined by the Designated Biologist, with posted signs demarking the area to avoid, using stakes, flags, and/or rope or cord to minimize the disturbance of burrowing owl habitat. The Designated Biologist shall delineate burrows with different materials than those used to delineate the Project area. Project proponent shall remove and properly dispose of all materials used for delineation immediately upon completion of the Project.

BIO-5.3: To ensure that the Project avoids impacts to burrowing owl, a qualified biologist shall complete a take avoidance survey no less than 14 days prior to initiating ground disturbance activities using the recommended methods described in the 2012 Staff Report. Burrowing owls may re-colonize a site after only a few days. Time lapses or a break in construction activities of 3 days will trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance.

BIO-5.4: During take avoidance surveys, the Project proponent shall have a Designated Biologist(s), pre-approved by CDFW, inspect all burrows that exhibit typical characteristics of owl

activity prior to any site-preparation activities. Evidence of owl activity may include presence of owls themselves, burrows, and owl sign at burrow entrances such as pellets, whitewash or other "ornamentation," feathers, prey remains, etc. If it is evident that the burrows are actively being used, the Project proponent shall follow the guidelines in the CDFW approved Burrowing Owl Plan. If no Plan has been approved, the Project proponent shall not commence activities until owls have been confirmed absent and the burrows are no longer in use by adult or juvenile owls or until a Burrowing Owl Plan has been submitted and approved.		
BIO-6: Construction Noise Impacts to Biological Resources: During all project construction within the project site, the City of Calipatria shall restrict use of equipment to hours least likely to disrupt wildlife (e.g., not at night or in early morning) and restrict use of generators except for temporary use in emergencies. Power to sites can be provided by solar PV (photovoltaic) systems, cogeneration systems (natural gas generator), small micro-hydroelectric systems, or small wind turbine systems. The City shall ensure use of noise suppression devices such as mufflers or enclosure for generators. Sounds generated from any means must be below the 55-60 dB range within 50-feet from the source.	City of Calipatria	During Construction/Project Contractor
BIO-7: Artificial Nighttime Light: During project construction and operation, the City of Calipatria shall eliminate all nonessential lighting throughout the project area and avoid or limit the	City of Calipatria	During Construction/Project Contractor

use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that lighting for project activities is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City shall ensure use LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.		
5. CULTURAL RESOURCES		
CR-1: Tribal Notification: The City of Calipatria will notify the Kumeyaay and affiliated tribes prior to the commencing ground disturbing activities.	City of Calipatria	Prior to commencing construction/Project Contractor
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	NAHC, Imperial County Coroner, and Imperial County Department of Planning and Development Services.	During construction/Project Contractor

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).		
6. ENERGY		
The proposed project would not result in significant adverse impacts related to energy. No mitigation would be required.		
7. GEOLOGY AND SOILS		
GEO-1: Site-Specific Geotechnical Investigation: A site-specific Geotechnical Investigation will be required for all future developments for the design and construction of the proposed park.	City of Calipatria	Prior to construction/Contractor
8. GREENHOUSE GAS EMISSIONS		
GGE-1: Greenhouse Gas Emission Reduction Methods: To help minimize greenhouse gas emissions, the City of Calipatria will require the following Greenhouse Gas Emission Reduction Methods to be implemented during construction 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, acquiring machinery and equipment that	City of Calipatria	Prior to and during construction/Project contractor

run on renewable energy sources or biofuels, and recycle or reuse materials 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.
- Consider utilizing zero-emission vehicles pursuant to Executive Order N-79-20 which commits the state of California to

have 100 percent of new auto sales be zero-emission by 2035.		
9. HAZARDS AND HAZARDOUS MATERIALS		
HHM-1: Disposal of Hazardous Materials: Should the required soil tests positively identify the presence of hazardous materials within the project site, the handling and disposal of any hazardous materials shall be conducted in accordance with all applicable federal, state, and local regulations. Furthermore, any activities relating to the handling and disposal of hazardous materials shall be conducted outside of school hours to reduce the exposure of such materials to the nearby schools.	City of Calipatria	Prior to and during construction/Project contractor
10. HYDROLOGY AND WATER QUALITY		
The proposed project would not result in significant adverse impacts related to hydrology and water quality. No mitigation would be required.		
11. LAND USE AND PLANNING		
The proposed project would not result in significant adverse impacts related to land use and planning. No mitigation would be required.		
12. MINERAL RESOURCES		
The proposed project would not result in significant adverse impacts related to mineral resources. No mitigation would be required.		
13. NOISE		
NOI-1: Noise Reduction Methods:	City of Calipatria	Prior to and during construction/Project

- 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

contractor

old to achieve the lowest levels of noise and air emissions.

14. POPULATION AND HOUSING

The proposed project would not result in significant adverse impacts related to mineral resources. No mitigation would be required.

15. PUBLIC SERVICES

The proposed project would not result in significant adverse impacts related to public services. No mitigation would be required.

16. RECREATION

The proposed project would not result in significant adverse impacts related to recreation. No mitigation would be required.

17. TRANSPORTATION

The proposed project would not result in significant adverse impacts related to transportation. No mitigation would be required.

18. TRIBAL CULTURAL RESOURCES

The proposed project would not result in significant adverse impacts related to tribal cultural resources. No mitigation would be required.

19. UTILITIES AND SERVICE SYSTEMS

The proposed project would not result in significant adverse impacts related to utilities and service systems. No mitigation would be required.

20. WILDFIRE

The proposed project would not result in

significant adverse impacts related to wildfires. No mitigation would be required.

21. MANDATORY FINDINGS OF SIGNIFICANCE

Through the implementation of all previously listed mitigation measures, all potential adverse impacts related to mandatory findings of significance will be reduced to a less than significant amount.