

**AGENDA  
ITEM**

**23**



# AGENDA STAFF REPORT

**DATE:** November 7, 2018

**TO:** Mayor and City Council

**APPROVED BY:** David B. Dale, City Manager *[Signature]*

**PREPARED BY:** Ralph B. Morales, Building/Planning/Code Enforcement Manager  
Mark Vasquez, Associate/City Planner *[Signature]*

**SUBJECT:** Public Hearing - (UA2018 -12) Calexico Water Plant Tentative Subdivision Map to Consider:

- A. Adoption of Resolution No. \_\_\_ Approving Negative Declaration No. 2018-03 Prepared in Accordance with the California Environmental Quality Act (CEQA) Guidelines.
- B. Adoption of Resolution No. \_\_\_ Approving Tentative Subdivision Map No.'s 058-400-007 and 058-400-060 in Order to Subdivide Approximately 45 Acres to Create Seven (7) Parcels Ranging in Size from .48 Acres to 40 Acres.
- C. Adoption of Resolution No. \_\_\_ Approving General Plan Amendment No. 2018-01.
- D. Introduce and Waive Full Reading of Ordinance No. \_\_\_ Approving Zone Change No. 2018 – 01.

=====  
**Recommendation:**

Staff Recommends that the City Council hold scheduled public hearing and allow input from those in favor or opposed to the proposed applications listed above. Staff also recommends that the City Council conduct first reading by title only (waive full reading) and introduce Ordinance No. 2018 -\_\_ approving Zone Change 2018-01.

**Background:**

On October 8, 2018, the Calexico Planning Commission held a duly noticed public hearing and recommended approval of Negative Declaration No. 2018-03, Tentative Subdivision Map No.'s 058-400-007 & 058-400-060 to subdivide approximately 45 acres of land in order to create seven (7) parcels generally located west of Cesar Chavez Blvd. and north of Second Street, General Plan Amendment No. 2018-01 changing current designation of OS,



Open Space where approximately 5 acres facing Cesar Chavez Blvd. will be re-designated as Industrial/Commercial usage and Zone Change No. 2018-01 changing current zoning of OS, Open Space where approximately 5 acres facing Cesar Chavez Blvd. will be re-zoned to IR. Industrial Rail. The applications are being proposed by the city in order to legally separate the water plant and city shop from the remaining acreage to market as future industrial/commercial development along Cesar Chavez Blvd.

When the public hearing was held October 8, 2018, no one spoke in opposition of the project. After the public hearing was closed, the Planning Commission approved Resolution No.'s 2018-14, 2018-15, 2018-16, 2018-17.

**Discussion & Analysis:**

Staff supports the proposed project and recommends approval of the Negative Declaration, Tentative Subdivision Map, General Plan Amendment, and Zone Change for the following reasons:

**Negative Declaration No. 2018-03**

The Negative Declaration document prepared is a project level analysis, however, physical development is not being proposed at this time. Any future proposals could require additional entitlements and approval by the City. It would be at that time that additional environmental analysis would be conducted to address impacts such as noise, traffic and air quality, to name a few.

**Tentative Subdivision Map No's 058-400-007 & 058-400-060**

When the subdivision map was reviewed by the project review committee, comments were received from engineering requesting that a few minor revisions be made to the map. (See attached - **Exhibit B**) The map was corrected by BJ Engineering and the proposed land division is considered consistent with the City of Calexico adopted zoning and subdivision ordinances including minimum lot size, width, depth and frontage.

**General Plan Amendment No. 2018-01**

In order to allow for future development of any of the parcels created, staff recommends approval of the requested General Plan Amendment which will re-designate approximately 5 acres of property facing Cesar Chavez Blvd. owned by the city to Industrial/Commercial usage.

**Zone Change No. 2018-01**

In order to allow for future development of any of the parcels created, staff recommends approval of the requested Zone Change Ordinance which will re-zone approximately 5 acres of property facing Cesar Chavez Blvd. owned by the city to IR, Industrial Rail.

**Fiscal Impact:**

None.

**Coordinated With:**

City Attorney's Office.

**Exhibits:**

- A. Tentative Subdivision Map.
- B. Zone Change Map - OS, Open Space to IR, Industrial Rail.
- C. Planning Commission Agenda from October 8, 2018.

**Attachments:**

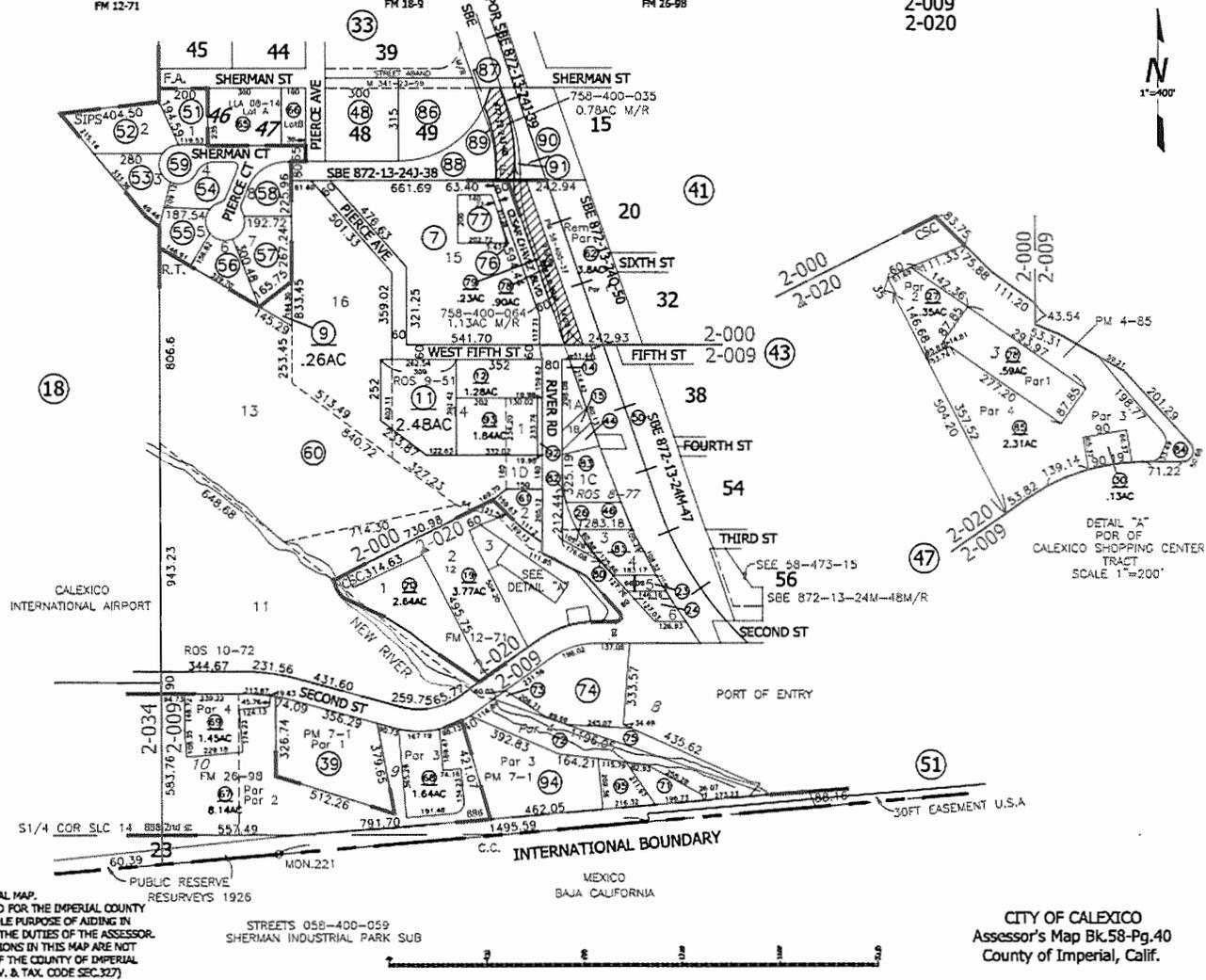
- 1. City Council Resolution No. 2018 - \_\_ Approving Negative Declaration No. 2018-03.
- 2. City Council Resolution No. 2018 - \_\_ Approving Tentative Subdivision Map No.'s 058-400-007 and 058-400-060.
- 3. City Council Resolution No. 2018 - \_\_ Approving General Plan Amendment No. 2018-01.
- 4. City Council Ordinance No. 2018 - \_\_ Approving Zone Change No. 2018-01.



INDUSTRIAL ADD. & POR. RIVER TRACT & POR. FIRST ADD. & POR. OF TOWNSITE &  
 CALEXICO SHOPPING CENTER & SHERMAN INDUSTRIAL PARK SUB & 888 W. 2ND STREET

Tax Area Code  
 2-000  
 2-009  
 2-020

58-40



10-9-06 RM	11-2-16 MF
12-29-05 RM	10-19-16 MF
5-30-05 AR	10-13-16 MF
4-19-04 RM	8-15-16 MF
5-28-03 AR	3-11-16 MF
5-29-97 LS	3-2-16 MF
9-26-95 DP	11-2-15 MF
8-3-95 DP	5-4-15 MF
3-24-93 DP	3-25-15 MF
7-23-91 DP	1-27-15 MF
4-16-91 RM	12-24-14 MF
FROM 57-25	10-15-14 MF
1-30-90 LS	10-5-17 MF
	2-10-17 MF

**DISCLAIMER:**  
 THIS IS NOT AN OFFICIAL MAP.  
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
 ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN  
 THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.  
 ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
 THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
 OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

STREETS 058-400-059  
 SHERMAN INDUSTRIAL PARK SUB

CITY OF CALEXICO  
 Assessor's Map Bk.58-Pg.40  
 County of Imperial, Calif.

**CORRECTED AGENDA  
CITY OF CALEXICO  
PLANNING COMMISSION**

**Exhibit C**

**REGULAR MEETING**

October 8, 2018

6:30 P.M.

Calexico City Hall  
Fernando "Nene" Torres Council Chambers  
608 Heber Avenue  
Calexico, CA 92231

Planning Commissioners:

Josie Felix, Chairperson  
Mary Salazar, Vice-Chairperson  
Alex Perrone, Commissioner  
Eulisis Cardenas, Commissioner  
Ricardo Uribe, Commissioner

City Council Members

Lewis Pacheco, Mayor  
Jesus Escobar, Mayor Pro-tem  
Bill Hodge, Council Member  
Armando Real, Council Member  
Maritza Hurtado, Council Member

Planning Staff

Ralph Morales, Building/Planning Manager  
Mark Vasquez, Associate Planner

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS - NON AGENDIZED ITEMS**

**NOTE: (Not to Exceed 3 Minutes)** This is the time for the public to address the Planning Commission on any item not appearing on the agenda that is within the subject matter jurisdiction of the Planning Commission. The Chairperson will recognize you and when you come to the microphone, please state your name and place of residence for the record. While members of the public are encouraged to participate, it is unlawful to disturb or delay the Planning Commission meeting with personal or slanderous remarks. If the item you wish to comment on is a closed session or consent item, please comment now. The Planning Commission is prohibited by State law from taking action or discussion items not included on the printed agenda. If the item you wish to comment on is on the public portion of the agenda, we will take your comment when we get to the item on the agenda. Please direct your questions and comments to the Planning Commission.

**CONSENT AGENDA**

All matters listed under the Consent Calendar are to be considered routine by the Planning Commission and will be enacted by one motion in the form listed. Any item may be removed from the Consent Calendar and considered separately by the Committee.

1. Approval of Regular Planning Commission Minutes for August 6, 2018.

**PUBLIC HEARING**

2. UA2018 -23 Tentative Subdivision Map No. 058-400-007 and 058-400-060, Negative Declaration No. 2018-03, General

Plan Amendment 2018-01 and Zone Change 2018-01. The Tentative Subdivision Map proposes the subdivision of approximately 45 acres of land in order to create seven (7) parcels. The parcels range in size from .48 acres to 40 acres. The requested General Plan amendment will amend the current designations of OS, Open Space where approximately 5 acres facing Cesar Chavez Blvd. owned by the city will be re-designated as Industrial/Commercial.

The requested Zone Change will change the current zoning of OS, Open Space where approximately 5 acres facing Cesar Chavez Blvd. owned by the city will be rezoned to IR, Industrial Rail.

City Staff prepared an Initial Study/Negative Declaration for the project pursuant to CEQA Guidelines and will also be considered by the Planning Commission.

Presentation	Ralph Morales, Building - Code Enforcement - Planning Mark Vasquez, Associate Planner
Recommendation:	Hold public hearing, solicit input & recommend approval of Negative Declaration Resolution No. 2018-14, General Plan Amendment Resolution No. 2018-15, Zone Change No. 2018-16, and Tentative Parcel Map Resolution No. 2018 - 17 to City Council

3. UA2017- 06, Conditional Use Permit 2018-02 (A. Hernandez) A conditional use permit is being requested in order to exceed allowable density in RA zones of 20 units/acre(6 apts) to 30 units/acre (8 units). The subject property consists of one legal lot 13,158 s.f. in size located at 849 Heffernan Street. The property is surrounded by a mixture of single family homes and apartment complexes and can be further described as APN: 058-357-005.

The project is exempt from formal environmental review pursuant to Section 15332(a-d), infill development of the CEQA guidelines.

Presentation	Ralph Morales, Building - Code Enforcement - Planning Mark Vasquez, Associate Planner
Recommendation:	Hold public hearing, solicit input & recommend approval of Conditional Use Permit Resolution No.2018-19

**INFORMATIONAL ITEMS**

4. a.) Planning Commission Attendance Record

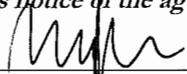
**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

It is the intention of the City of Calexico to comply with the Americans with Disabilities Act in all respects. If you are a person with a disability who requires a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services please request such modification or accommodation from the City Clerk at (768) 768-2102. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Please advise us at the time whether you will require accommodations to participate in meetings on a regular basis. Any person affected by any application on this agenda may submit their concerns in writing prior to the meeting or appear in person and be heard in support or opposition to the proposal at which time the matter is considered on the agenda. The staff reports, applications and environmental documents may be viewed at the office of the City Clerk, 608 Heber Avenue from 8:00 a.m. until 5:00 p.m. Monday through Thursday, except legal holidays. Telephone inquiries may be made at (760) 768-2102. If you challenge any agenda issue in court, you may be limited to raising only those issues that you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the City of Calexico at, or prior to, the public meeting.

*This notice of the agenda is hereby certified to have been posted on or before 5:00 p.m. Friday, Oct. 5, 2018.*

  
 \_\_\_\_\_ 10-5-18  
 Mark Vasquez 5.00 p.m. October 5, 2018



# CITY OF CALEXICO

608 Heber Ave.  
Calexico, CA 92231-2840  
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[www.calexico.ca.gov](http://www.calexico.ca.gov)  
e-mail: [mvasquez@calexico.ca.gov](mailto:mvasquez@calexico.ca.gov)

## Planning Division

DATE: Monday, October 8, 2018

TO: Chairperson and Members of the Planning Commission

FROM: Ralph Morales, Building, Code Enforcement & Planning Manager

PREPARED BY: Mark Vasquez, Associate/City Planner

PROJECT TITLE: Uniform Application No. 2018-23, Negative Declaration No. 2018-03, Calexico Water Plant Tentative Subdivision Map which includes APN's 058-400-007, 058-400-060, General Plan Amendment No. 2018-01, and Zone Change No. 2018-01

APPLICANT: City of Calexico  
608 Heber Ave.  
Calexico, CA 92231

OWNER: Same.

### PROJECT REQUESTS

Negative Declaration No. 2018-03: City staff reviewed the Tentative Subdivision Map and determined that no significant environmental impacts would result from the proposal. Negative Declaration No. 2018-03 was prepared in accordance with the California Environmental Quality Act (CEQA), Guidelines.

Calexico Water Plant Tentative Subdivision Map No. 058-400-007, 058-400-060 The project proposes the subdivision of approximately 45 ± acres of land in order to create seven (7) parcels ranging in size from one .48 acres to 40 acres. The project site is generally located west of Cesar Chavez Boulevard and north of Second Street.

General Plan Amendment No. 2018-01: The current land use designation of the entire area includes Industrial, Open Space, and Public Facilities uses. The requested General Plan amendment will amend the current designation of OS, Open Space where approximately 5 acres facing Cesar Chavez Blvd. owned by the city will be re-designated as Industrial/Commercial. The other existing Open Space and Public Facilities designations will remain.

Zone Change No. 2018-01: The current zoning of the entire area includes IR, Industrial Rail and OS, Open Space. The requested Zone Change will change the current zoning of OS, Open Space,

*Viva Calexico!*



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## Planning Division

### PLANNING COMMISSION STAFF REPORT

October 8, 2018 Page 2 of 5

PROJECT TITLE: UNIFORM APPLICATION NO.2018-23

where approximately 5 acres facing Cesar Chavez Blvd. owned by city will be re-zoned to IR, Industrial Rail.

### BACKGROUND

The City of Calexico has submitted a Tentative Subdivision Map which proposes to subdivide two existing parcels where the Calexico Water Plant, Legion/Rivera Park and the city shop are located. The site contains approximately 45 acres which are proposed to be subdivided into seven (7) parcels ranging in size from .48 acres to 40 acres. The subdivision is being proposed in order to legally separate the water plant and city shop from the remaining acreage in order to market future industrial or commercial development along Cesar Chavez Boulevard.

Negative Declaration No. 2018-03 was prepared, circulated and mailed to affected public agencies on September 13, 2018 for a 20 day public review period which ended on October 3, 2018. Comment letters were received by two (2) reviewing agencies which described generic areas of concern. The public hearing was duly noticed including direct mailing to all property owners within 300' of the project site and noticed in the local newspaper on September 27, 2018.

### PROJECT LOCATION AND SETTING

The project site contains the Calexico Water Plant, Legion/Alex Rivera Park and the city yard. Parking is provided for employees who work at the yard and water plant. The remaining acreage is undeveloped and generally characterized by relatively flat disturbed topography with native vegetation down by the river bottom. The site is bisected by the New River along a N-E axis and is generally located west of Cesar Chavez Blvd. and north of Second Street.

The project site is presently designated Industrial, Open Space and Public Facilities by the city's general plan, respectively. Where the current General Plan designation is OS, Open Space for property fronting Cesar Chavez Boulevard this property will be re-designated as Industrial. The other existing Open Space and Public Facilities designation will remain the same.

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## Planning Division

### PLANNING COMMISSION STAFF REPORT

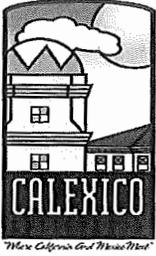
October 8, 2018 Page 3 of 5

PROJECT TITLE: UNIFORM APPLICATION NO. 2018-23

The project site is currently zoned IR, Industrial Rail, OS, Open Space. As a result, any city owned open space property fronting Cesar Chavez Boulevard will be re-zoned to Industrial Rail to create conformity between both the City's land use and zoning maps.

### ENVIRONMENTAL SETTING

	EXISTING LAND	ZONING	GENERAL PLAN
<b>Project Site</b>	<i>Vacant Land Water Plant</i>	<i>I-R, Industrial Rail and OS, Open</i>	<i>Industrial</i>
<b>North</b>	<i>Ind./Comm Businesses</i>	<i>I-R, Industrial Rail</i>	<i>Industrial</i>
<b>South</b>	<i>Ind./Comm Businesses.</i>	<i>C-N, Commercial Neighborhood</i>	<i>Commercial</i>
<b>East</b>	<i>Ind/Comm. Businesses</i>	<i>IR, Industrial Rail</i>	<i>Open Space</i>
<b>West</b>	<i>Vacant Land/Airport</i>	<i>IR, Industrial Rail</i>	<i>Industrial/Open Space</i>



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## Planning Division

### PLANNING COMMISSION STAFF REPORT

October 8, 2018 Page 4 of 5

PROJECT TITLE: UNIFORM APPLICATION NO. 2018-23

### PROJECT DESCRIPTION(S)

The City of Calexico has submitted an application for a Tentative Subdivision Map in order to subdivide approximately 45 acres of land into seven (7) parcels. The proposed parcels range in size from .48 acres to 40 acres. The plans indicate that Parcels 4, 5 and 6 will have direct access to Cesar Chavez Blvd.

Known as the River Tract, the two lots in the project site area were created around 1950. The subdivision is being proposed in order to legally separate the water plant and city shop from the remaining acreage in order to market future industrial or commercial development along Cesar Chavez Boulevard.

Physical development is not being proposed at this time. Any future development of the project site would require additional entitlements and approval by the City of Calexico, including other Tract Maps, Design Review, grading permits, etc.

The proposed land division conforms and is consistent with the City of Calexico's adopted industrial development standards, zoning and the subdivision ordinance. Parcels 4, 5 and 6 have direct access to Cesar Chavez Blvd.

### ANALYSIS/DISCUSSION:

Staff supports the proposed project and recommends approval of the Negative Declaration, Tentative Subdivision Map, General Plan Amendment, and Zone Change for the following reasons:

#### Negative Declaration No. 2018-03

The Negative Declaration is a project level analysis but physical development is not being proposed at this time. Any future proposals could require additional entitlements and approval by the City. It would be at that time that additional environmental analysis would be conducted to address impacts such as noise, traffic air quality, etc.

#### Tentative Subdivision Map No's 058-400-007 & 058-400-060

When the subdivision map was reviewed by the project review committee, comments were received from engineering requesting that a few minor revisions be made to the map



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## Planning Division

### PLANNING COMMISSION STAFF REPORT

October 8, 2018 Page 5 of 5

PROJECT TITLE: UNIFORM APPLICATION NO. 2018-23

(see attached - **Exhibit A**). The map was corrected by BJ Engineering and the proposed land division is considered consistent with the City of Calexico adopted zoning and subdivision ordinance including minimum lot size, width, depth and frontage.

#### General Plan Amendment No. 2018-01

In order to allow for future development of any of the parcels created, staff recommends approval of the requested General Plan Amendment which will re-designate approximately 5 acres of property facing Cesar Chavez Blvd. owned by the city to Industrial/Commercial usage.

#### Zone Change No. 2018-01

In order to allow for future development of any of the parcels created, staff recommends approval of the requested Zone Change which will re-zone approximately 5 acres of property facing Cesar Chavez Blvd. owned by the city to IR, Industrial Rail.

### **SUMMARY AND RECOMMENDATION:**

Staff has reviewed the proposed Tentative Subdivision Map, and related Negative Declaration, General Plan Amendment and Zone Change in order to subdivide approximately 45 acres and create a total of seven (7) parcel

Options available to the Commission regarding the tentative map include the following:

1. Motion to approve the Tentative Subdivision Map, General Plan Amendment and Zone Change with the adoption of the required findings conditions.
2. Motion to deny the Tentative Subdivision Map, General Plan Amendment and Zone Change with the adoption of the appropriate findings against the proposal.

It is staff recommendation that the Planning Commission open the public hearing and allow input from all proponents and opponents of the proposed project. It is then recommended that the Negative Declaration, Tentative Subdivision Map, General Plan Amendment and Zone Change be approved by taking the following actions.

1. Motion to adopt Planning Commission Resolution No. 2018-14 (Attachment No. 1 finding that Negative Declaration No. 2018-03 was considered for the project.

*Viva Calexi*



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## Planning Division

2. Motion to adopt the applicable findings and conditions under Planning Commission Resolution No. 2018-15, (Attachment No. 2), approving City of Calexico Water Plant Tentative Subdivision Map Nos. 058-400-007 and 058-400-060.
3. Motion to adopt the applicable findings and conditions under Planning Commission Resolution No. 2018-16, (Attachment No. 3), approving General Plan Amendment.
4. Motion to adopt the applicable findings and conditions under Planning Commission Resolution No. 2018-17, (Attachment No. 4), approving Zone Change

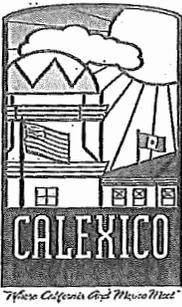
### EXHIBITS:

- A. PRC Comments
- B. Tentative Subdivision Map
- C. Zone Change Map
- D. Negative Declaration 2018-03

### ATTACHMENTS:

1. PLANNING COMMISSION RESOLUTION NO. 2018 -14
2. PLANNING COMMISSION RESOLUTION NO. 2018-15
3. PLANNING COMMISSION RESOLUTION NO. 2018-16
4. PLANNING COMMISSION RESOLUTION NO. 2018-17

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**City of Calexico**  
 Development Services Department  
 Planning Division  
 608 Heber Avenue  
 Calexico, CA 92231  
 Tel: 760.768.2118  
 Fax: 760.357.1062  
 www.calexico.ca.gov

# Exhibit A

## Request for Review and Comments

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and processed by the City's Development Services Department. Please review the proposed project based on your agencies/department area of interest, expertise, and/or jurisdiction.

Date: August 23, 2018

To:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> City Manager                     | <input checked="" type="checkbox"/> Director of Utility Services   | <input type="checkbox"/> The Gas Company               |
| <input checked="" type="checkbox"/> Director of Planning & Dev. Svcs | <input checked="" type="checkbox"/> Director of Community Services | <input type="checkbox"/> U.S. Postmaster               |
| <input checked="" type="checkbox"/> Planning Manager                 | <input checked="" type="checkbox"/> RDA & Economic Dev. Director   | <input type="checkbox"/> Telephone Company             |
| <input checked="" type="checkbox"/> Associate Planner                | <input type="checkbox"/> Housing Manager                           | <input type="checkbox"/> Caltrans District # 11        |
| <input checked="" type="checkbox"/> Engineering Manager              | <input type="checkbox"/> IID Energy                                | <input type="checkbox"/> U.S. Fish & Wildlife Services |
| <input checked="" type="checkbox"/> City Engineer                    | <input type="checkbox"/> IID Water                                 | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Police Chief                     | <input type="checkbox"/> County Public Works Department            | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Fire Chief/Marshall              | <input type="checkbox"/> County Planning Department                | <input type="checkbox"/> _____                         |

From: Case Planner: Mark Vasquez, Associate Planner  
 (760) 768-2497 or mvasquez@calexico.ca.gov

Subject: Review of Tentative Parcel Map

Project No./Title UA2018-21, City of Calexico - Tentative Parcel Map No. 058-400-060

Project Location: The project site is generally located west of Cesar Chavez Blvd. and south of Fifth Street

Name of Applicant: City of Calexico

Project Description: The proposed parcel map proposes the subdivision of 42.27 acres of land in order to create two (2) parcels ranging in size from 1.39 acres to 40.88 acres.

Your comments, recommendations, or conditions are requested so that they can be reviewed for appropriateness by the Director of Development Services and incorporated in the initial project plan check or staff report for this particular case. Please mail or fax your response to the Case Planner, Thank you!

**Reply by: Wednesday August 22, 2018 (Please provide written comments with signature and title by the dated provided and submit to planning)**

COMMENTS: (attach a separate sheet if necessary) No Comments

Signature/Title: [Signature] Date: \_\_\_\_\_

e-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_



**City of Calexico**  
 Development Services Department  
 Planning Division  
 608 Heber Avenue  
 Calexico, CA 92231  
 Tel: 760.768.2118  
 Fax: 760.357.1062  
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## Request for Review and Comments

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and processed by the City's Development Services Department. Please review the proposed project based on your agencies/department area of interest, expertise, and/or jurisdiction.

Date: August 23, 2018

To:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> City Manager                     | <input checked="" type="checkbox"/> Director of Utility Services   | <input type="checkbox"/> The Gas Company               |
| <input checked="" type="checkbox"/> Director of Planning & Dev. Svcs | <input checked="" type="checkbox"/> Director of Community Services | <input type="checkbox"/> U.S. Postmaster               |
| <input checked="" type="checkbox"/> Planning Manager                 | <input checked="" type="checkbox"/> RDA & Economic Dev. Director   | <input type="checkbox"/> Telephone Company             |
| <input checked="" type="checkbox"/> Associate Planner                | <input type="checkbox"/> Housing Manager                           | <input type="checkbox"/> Caltrans District # 11        |
| <input checked="" type="checkbox"/> Engineering Manager              | <input type="checkbox"/> IID Energy                                | <input type="checkbox"/> U.S. Fish & Wildlife Services |
| <input checked="" type="checkbox"/> City Engineer                    | <input type="checkbox"/> IID Water                                 | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Police Chief                     | <input type="checkbox"/> County Public Works Department            | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Fire Chief/Marshall              | <input type="checkbox"/> County Planning Department                | <input type="checkbox"/> _____                         |

From: Case Planner: Mark Vasquez, Associate Planner  
 (760) 768-2497 or mvasquez@calexico.ca.gov

Subject: Review of Tentative Parcel Map

Project No./Title UA2018-21, City of Calexico - Tentative Parcel Map No. 058-400-060

Project Location: The project site is generally located west of Cesar Chavez Blvd. and south of Fifth Street

Name of Applicant: City of Calexico

Project Description: The proposed parcel map proposes the subdivision of 42.27 acres of land in order to create two (2) parcels ranging in size from 1.39 acres to 40.88 acres.

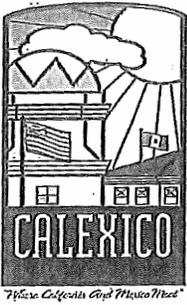
Your comments, recommendations, or conditions are requested so that they can be reviewed for appropriateness by the Director of Development Services and incorporated in the initial project plan check or staff report for this particular case. Please mail or fax your response to the Case Planner, Thank you!

**Reply by: Wednesday August 22, 2018 (Please provide written comments with signature and title by the dated provided and submit to planning)**

COMMENTS: (attach a separate sheet if necessary) NO COMMENT

Signature/Title: MEAN COP Date: 8/23/18

e-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_



**City of Calexico**  
 Development Services Department  
 Planning Division  
 608 Heber Avenue  
 Calexico, CA 92231  
 Tel: 760.768.2118  
 Fax: 760.357.7062  
 www.calexico.ca.gov

## Request for Review and Comments

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and processed by the City's Development Services Department. Please review the proposed project based on your agencies/department area of interest, expertise, and/or jurisdiction.

Date: August 23, 2018

To:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> City Manager                     | <input checked="" type="checkbox"/> Director of Utility Services   | <input type="checkbox"/> The Gas Company               |
| <input checked="" type="checkbox"/> Director of Planning & Dev. Svcs | <input checked="" type="checkbox"/> Director of Community Services | <input type="checkbox"/> U.S. Postmaster               |
| <input checked="" type="checkbox"/> Planning Manager                 | <input checked="" type="checkbox"/> RDA & Economic Dev. Director   | <input type="checkbox"/> Telephone Company             |
| <input checked="" type="checkbox"/> Associate Planner                | <input type="checkbox"/> Housing Manager                           | <input type="checkbox"/> Caltrans District # 11        |
| <input checked="" type="checkbox"/> Engineering Manager              | <input type="checkbox"/> IID Energy                                | <input type="checkbox"/> U.S. Fish & Wildlife Services |
| <input checked="" type="checkbox"/> City Engineer                    | <input type="checkbox"/> IID Water                                 | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Police Chief                     | <input type="checkbox"/> County Public Works Department            | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Fire Chief/Marshall              | <input type="checkbox"/> County Planning Department                | <input type="checkbox"/> _____                         |

From: Case Planner: Mark Vasquez, Associate Planner  
 (760) 768-2497 or mvasquez@calexico.ca.gov

Subject: Review of Tentative Parcel Map

Project No./Title UA2018-21, City of Calexico - Tentative Parcel Map No. 058-400-060

Project Location: The project site is generally located west of Cesar Chavez Blvd. and south of Fifth Street

Name of Applicant: City of Calexico

Project Description: The proposed parcel map proposes the subdivision of 42.27 acres of land in order to create two (2) parcels ranging in size from 1.39 acres to 40.88 acres.

Your comments, recommendations, or conditions are requested so that they can be reviewed for appropriateness by the Director of Development Services and incorporated in the initial project plan check or staff report for this particular case. Please mail or fax your response to the Case Planner, Thank you!!

**Reply by: Wednesday August 22, 2018 (Please provide written comments with signature and title by the dated provided and submit to planning)**

COMMENTS: (attach a separate sheet if necessary) NO COMMENTS

Signature/Title: [Signature] Date: 08.23.2018

e-mail: DFAVILA@CALEXICO.CA.GOV Telephone No.: 760.890.8901



**City of Calexico**  
 Development Services Department  
 Planning Division  
 608 Heber Avenue  
 Calexico, CA 92231  
 Tel: 760.768.2118  
 Fax: 760.357.-1062  
 www.calexico.ca.gov

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Date: August 23, 2018

To:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> City Manager                     | <input checked="" type="checkbox"/> <del>Director of Utility Services</del> <sup>ECON DEV.</sup> Director of Community Services | <input type="checkbox"/> The Gas Company               |
| <input checked="" type="checkbox"/> Director of Planning & Dev. Svcs | <input checked="" type="checkbox"/> RDA & Economic Dev. Director  | <input type="checkbox"/> U.S. Postmaster               |
| <input checked="" type="checkbox"/> Planning Manager                 | <input type="checkbox"/> <del>Housing Manager</del>   | <input type="checkbox"/> Telephone Company             |
| <input checked="" type="checkbox"/> Associate Planner                | <input type="checkbox"/> IID Energy   | <input type="checkbox"/> Caltrans District # 11        |
| <input checked="" type="checkbox"/> <del>Engineering Manager</del>   | <input type="checkbox"/> IID Water  | <input type="checkbox"/> U.S. Fish & Wildlife Services |
| <input checked="" type="checkbox"/> City Engineer                    | <input type="checkbox"/> County Public Works Department   | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Police Chief                     | <input type="checkbox"/> County Planning Department   | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Fire Chief/Marshall              |   | <input type="checkbox"/> _____                         |

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**Reply by: Wednesday August 22, 2018 (Please provide written comments with signature and title by the dated provided and submit to planning)**

COMMENTS: *(attach a separate sheet if necessary)* **REQUIRE TO SUBMIT PLANS FOR CONST. / GRADING / REQUIRE ZONE CHANGE.**  
 Signature/Title: RM BLDG/ PLANNING MGR. Date: 8/23/18  
 e-mail: rmorales@calexico.ca.gov Telephone No.: 760 768 2105



**City of Calexico**

Development Services Department  
Planning Division  
608 Heber Avenue  
Calexico, CA 92231  
Tel: 760.768.2118  
Fax: 760.357.-7062  
www.calexico.ca.gov

**Request for Review and Comments**

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and processed by the City's Development Services Department. Please review the proposed project based on your agencies/department area of interest, expertise, and/or jurisdiction.

Date: August 23, 2018

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- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> City Manager                     | <input checked="" type="checkbox"/> Director of Utility Services   | <input type="checkbox"/> The Gas Company               |
| <input checked="" type="checkbox"/> Director of Planning & Dev. Svcs | <input checked="" type="checkbox"/> Director of Community Services | <input type="checkbox"/> U.S. Postmaster               |
| <input checked="" type="checkbox"/> Planning Manager                 | <input checked="" type="checkbox"/> RDA & Economic Dev. Director   | <input type="checkbox"/> Telephone Company             |
| <input checked="" type="checkbox"/> Associate Planner                | <input type="checkbox"/> Housing Manager                           | <input type="checkbox"/> Caltrans District # 11        |
| <input checked="" type="checkbox"/> Engineering Manager              | <input type="checkbox"/> IID Energy                                | <input type="checkbox"/> U.S. Fish & Wildlife Services |
| <input checked="" type="checkbox"/> City Engineer                    | <input type="checkbox"/> IID Water                                 | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Police Chief                     | <input type="checkbox"/> County Public Works Department            | <input type="checkbox"/> _____                         |
| <input checked="" type="checkbox"/> Fire Chief/Marshall              | <input type="checkbox"/> County Planning Department                | <input type="checkbox"/> _____                         |

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(760) 768-2497 or mvasquez@calexico.ca.gov

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**Reply by: Wednesday August 22, 2018 (Please provide written comments with signature and title by the dated provided and submit to planning)**

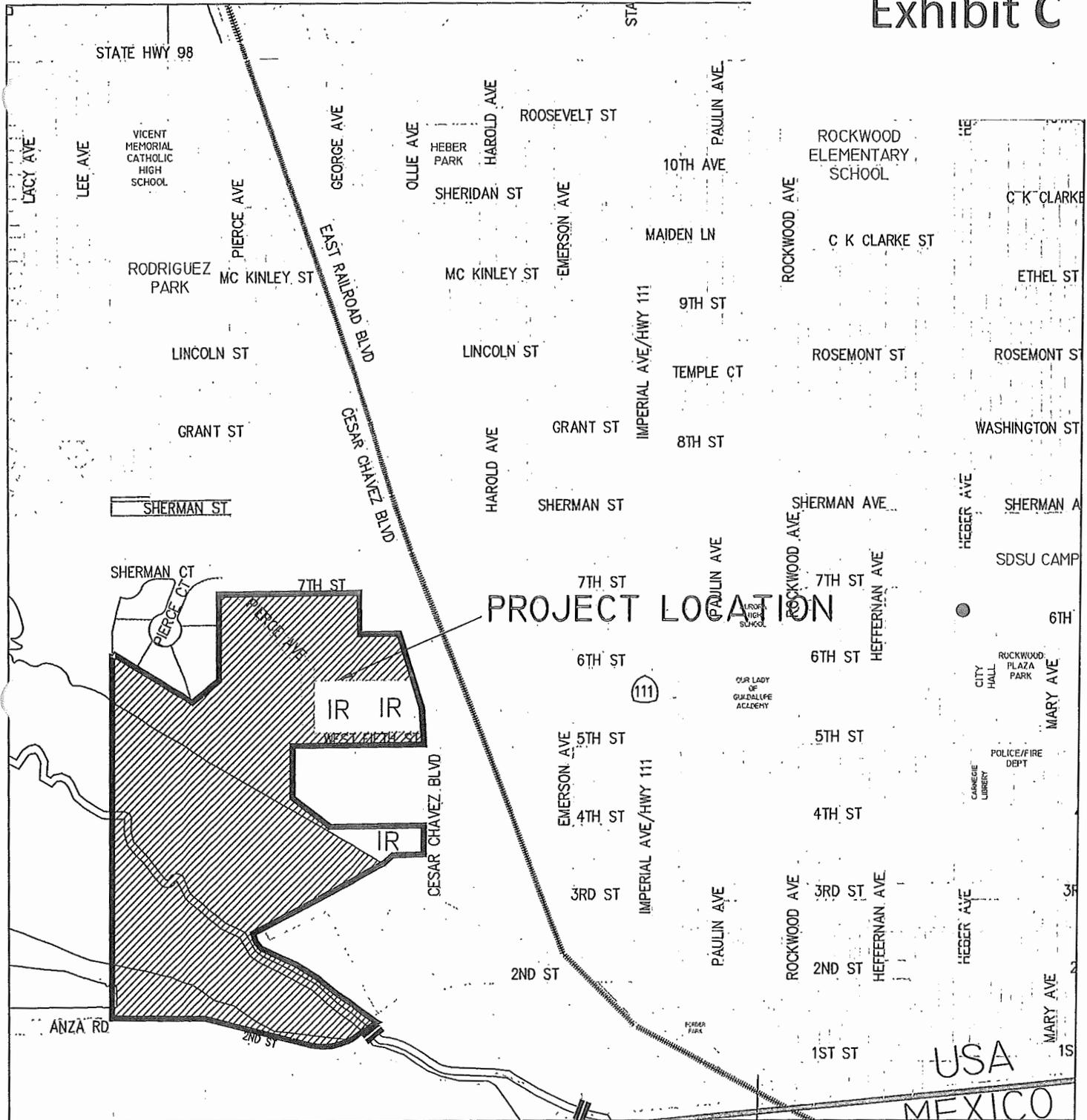
COMMENTS: (attach a separate sheet if necessary) No comments

Signature/Title: S. Saldana / Water System Supervisor Date: 8/22/18

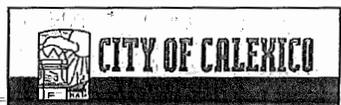
e-mail: saldana@calexico.ca.gov Telephone No.: 760-768-2160

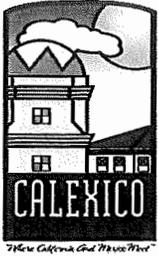


# Exhibit C



ZONE CHANGE FROM OS, OPEN SPACE  
TO IR, INDUSTRIAL RAIL.





# CITY OF CALEXICO

608 Heber Ave.  
Calexico, CA 92231-2840  
Tel: 760.768.2105  
Fax: 760.357-7862  
[www.calexico.ca.gov](http://www.calexico.ca.gov)  
e-mail: [m.vasquez@calexico.ca.gov](mailto:m.vasquez@calexico.ca.gov)

## Planning Division

## Exhibit D

September 6, 2018

Bureau of Land Management - Tom Zale/Carrie Simons  
[tzale@blm.gov](mailto:tzale@blm.gov)  
[csimons@blm.gov](mailto:csimons@blm.gov)  
Border Patrol Manager - Rodney Scott  
[Rodney.s.scott@cbp.dhs.gov](mailto:Rodney.s.scott@cbp.dhs.gov)  
U.S. General Services Administration (GSA) - Javier Fernandez  
[javierfernandez@gsa.gov](mailto:javierfernandez@gsa.gov)  
Calexico Public Library - Sandra Tauler  
[stauler@calexico.ca.gov](mailto:stauler@calexico.ca.gov)  
Calexico Unified School District - Maria Ambriz  
[mambriz@calexico.k12.ca.us](mailto:mambriz@calexico.k12.ca.us)  
Caltrans, District 11, Planning Division - Jacob Armstrong/Roger Sanchez  
[Jacob.armstrong@dot.ca.gov](mailto:Jacob.armstrong@dot.ca.gov)  
[Roger.sanchez-rangel@dot.ca.gov](mailto:Roger.sanchez-rangel@dot.ca.gov)  
Department of California Highway Patrol, Imperial - Wes Boerner/A. Rico  
[wboerner@chp.ca.gov](mailto:wboerner@chp.ca.gov)  
[arico@chp.ca.gov](mailto:arico@chp.ca.gov)  
Department of Fish and Game Inland Desert Region -  
Michael Flores  
[mdflores@dfg.ca.gov](mailto:mdflores@dfg.ca.gov)  
Heber Public Utility District - John A. Jordan  
[jjordan@heber.ca.gov](mailto:jjordan@heber.ca.gov)  
U.S. Immigration and Customs Enforcement Office -  
Angelica de Cima  
[angelica.d.decima@cbp.dhs.gov](mailto:angelica.d.decima@cbp.dhs.gov)  
Imperial County Planning and Development Services-  
Jim Minnick  
[jimminnick@co.imperial.ca.us](mailto:jimminnick@co.imperial.ca.us)  
Department of Conservation - Cliff Parli  
[cparli@consrv.ca.gov](mailto:cparli@consrv.ca.gov)  
Governor's Office of Planning and Research  
[state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)  
Inter Tribal Council of Arizona Inc.  
[info@itcaonline.com](mailto:info@itcaonline.com)  
Desert Cahuilla Indians - Torres Martinez  
[webmaster@torresmartinez.org](mailto:webmaster@torresmartinez.org)  
Mark Baza, Director ICTC  
[markbaza@imperialctc.org](mailto:markbaza@imperialctc.org)

Federal Aviation Administration - Kimchi Hoang  
[Kimchi.Hoang@faa.gov](mailto:Kimchi.Hoang@faa.gov)  
Campo Kumeyaay Nation-Ralph Goff  
[rgoff@campo-nsn.gov](mailto:rgoff@campo-nsn.gov)  
Native American Heritage Commission  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Imperial Irrigation District - Ismael Gomez, John Kilps  
[igomez@iid.com](mailto:igomez@iid.com)  
[jkilps@iid.com](mailto:jkilps@iid.com)  
Imperial Irrigation District - Donald Vargas  
[dvargas@iid.com](mailto:dvargas@iid.com)  
Time Warner Cable Company  
Imperial County Public Works Department - William S. Brunet/Carlos Yee  
[williambrunet@co.imperial.ca.us](mailto:williambrunet@co.imperial.ca.us)  
[carlosyee@co.imperial.ca.us](mailto:carlosyee@co.imperial.ca.us)  
The Gas Company- Joe Montenegro  
[jmontenegro@semprautilities.com](mailto:jmontenegro@semprautilities.com)  
AT & T - Mike Ormand  
[Mo3528@att.com](mailto:Mo3528@att.com)  
Imperial County APCD - Monica Soucier  
[monicasoucier@ca.imperial.ca.us](mailto:monicasoucier@ca.imperial.ca.us)  
California Regional Water Quality Control Board  
Liann Chavez, Jose Angel  
[lchavez@waterboards.ca.gov](mailto:lchavez@waterboards.ca.gov)  
[jangel@waterboards.ca.gov](mailto:jangel@waterboards.ca.gov)  
Department of Toxic Substances Control - Veronica Lopez -  
Steven Gailey -Nycin Aung  
[VLopez@dtsc.ca.gov](mailto:VLopez@dtsc.ca.gov)  
[SGailey@dtsc.ca.gov](mailto:SGailey@dtsc.ca.gov)  
[NAung@dtsc.ca.gov](mailto:NAung@dtsc.ca.gov)  
California Public Utilities Commission - Paul Clanon  
[Paul.clanon@cpuc.ca.gov](mailto:Paul.clanon@cpuc.ca.gov)  
City of El Centro - Norma Villicafa  
[nvillicana@cityofelcentro.org](mailto:nvillicana@cityofelcentro.org)  
Imperial County Public Health Department - Jeff Lamoure  
[jefflamoure@co.imperial.ca.us](mailto:jefflamoure@co.imperial.ca.us)  
Imperial County Sheriff - Ray Loera  
[rloera@icso.org](mailto:rloera@icso.org)  
Belen Leon-Lopez APC Environmental Coordinator  
[belenleon@co.imperial.ca.us](mailto:belenleon@co.imperial.ca.us)

**RE: Public Review Notice of Intent to adopt a Negative Declaration for the proposed Tentative Subdivision Map No.'s 058-400-007 and 058-400-060, General Plan Amendment and Zone Change**

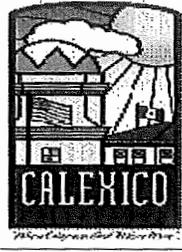
**Agency Representative:**

Enclosed please find an Initial Study - Negative Declaration prepared for the proposed Tentative Subdivision Map, General Plan Amendment and Zone Change. If you, as a responsible agency have any specific concerns regarding the Negative Declaration, please submit your concerns to this office no later than October 3, 2018 so that they may be reflected within the final document. The address is as follows: Mark Vasquez, Associate/City Planner, 608 Heber Ave. Calexico, Ca. 92231. Email address: [mvasquez@calexico.ca.gov](mailto:mvasquez@calexico.ca.gov)

Your cooperation is greatly appreciated.

Sincerely,

Mark Vasquez, Associate/City Planner



## NOTICE OF AVAILABILITY OF DRAFT NEGATIVE DECLARATION (ND)

Project Title:	General Plan Amendment, Zone Change and Tentative Subdivision Map
Project Location:	The project site is generally located West of Cesar Chavez Blvd. and North of Second Street.
Project Location – City:	Calexico
Project Location – County:	Imperial
Description of Nature, Purpose, and Beneficiaries of Project:	
<p><b>The proposed project includes:</b></p> <p>This document is a Project-Level Initial Study for evaluation of potential environmental impacts which may result from the proposed General Plan Amendment, Zone Change and Tentative Subdivision Map which proposes the subdivision of approximately 45 acres of land. No development proposal is being considered as part of this Initial Study document.</p> <p>Where the current General Plan designation is both I, Industrial and OS, Open Space, the Open Space areas will be re-designated as Industrial. Where the existing zoning is both IR, Industrial Rail and OS, Open Space, the Open Space areas will be re-zoned to Industrial Rail to create conformity between both the City's land use and zoning maps.</p>	
Lead Agency:	City of Calexico
Division	Community Development Department
Date when project noticed to public:	September 13, 2018
Address where copy of the ND is available: City of Calexico, City Hall Community Development Department 608 Heber Ave, Calexico, CA 92231 7:30 a.m. – 5:30 p.m., Monday - Friday	
Review Period:	September 13, 2018 through October 3, 2018
Contact Person:	Mark Vasquez, City Planner
Contact Person's Telephone:	760.768.2105

**INITIAL STUDY/ NEGATIVE DECLARATION NO. 2018-03**

**FOR**

**General Plan Amendment, Zone Change, and Tentative  
Subdivision Map No.'s 058-400-007 and 058-400-060.**

Prepared By:  
**CITY OF CALEXICO**  
608 Heber Avenue  
Calexico, CA 92231

## I. INTRODUCTION

### A. PURPOSE

This document is a project-level Initial Study in order to evaluate the environmental impacts resulting from a proposed Tentative Subdivision Map which proposes the subdivision of approximately 45 acres of land in order to create seven (7) parcels. The parcels range in size from approximately .48 acres to 40 acres.

In addition, where the current General Plan designation is both I, Industrial and OS, Open Space, the Open Space areas will be re-designated as Industrial. Where the existing zoning is both IR, Industrial Rail and OS, Open Space, the Open Space areas will be re-zoned to Industrial Rail. For purposes of this document, the applications described will be called the “proposed application”.

The project site has been officially annexed and is presently located within the City of Calexico’s Corporate Boundaries. The entire area is home to Calexico’s potable water plant and is known as the River Tract, created in 1950.

### B. CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines, an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the City of Calexico; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

The City of Calexico City Council is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the City.

### **C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION**

This Initial Study and Negative Declaration are informational documents which are intended to inform City of Calexico decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days for public and agency review. The proposed Tentative Subdivision Map would legally divide the site into seven (7) separate parcels. Where the current General Plan designation is both I, Industrial and OS, Open Space, the Open Space areas will be re-designated Industrial. Where the existing zoning is both IR, Industrial Rail and OS, Open Space, the Open Space areas will be re-zoned to Industrial Rail. For purposes of this document, the applications described will be called the "proposed application".

### **D. CONTENTS OF INITIAL STUDY**

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

**I. INTRODUCTION** presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

**II. PROJECT DESCRIPTION** describes the proposed applications. A description of discretionary approvals and permits required for project implementation is also included.

**III. ENVIRONMENTAL CHECKLIST FORM** contains the City's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

**IV. ENVIRONMENTAL ANALYSIS** evaluates each response provided in the environmental

checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

**V. MANDATORY FINDINGS** presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

**VI. PERSONS AND ORGANIZATIONS CONSULTED** identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

**VII. REFERENCES** lists bibliographical materials used in preparation of this document.

#### **E. SCOPE OF ENVIRONMENTAL ANALYSIS**

This document is prepared to satisfy the CEQA needs of the City of Calexico. The City of Calexico is proposing a Tentative Subdivision Map of seven (7) parcel ranging in size from .48 acres to 40 acres. Proposed Parcel 1 is approximately 60,720 s.f., Parcel 2 is approximately 40.88 acres, Parcel 3 is approximately 57,810 s.f., Parcels 4 and 5 are approximately 1.26 acres and 1.10 acres in size, Parcel 6 is approximately 20,895 s.f. in size and Parcel 7 is approximately 2.5 acres. The proposed subdivision map merely subdivides this particular area to allow for future industrial and/or commercial development. Physical development is not being proposed at this time or analyzed in these environmental documents. Any future development of the project site could require additional entitlements and approval by the City of Calexico, including Design & Site Plan Review.

For evaluation of environmental impacts, each question from the Environmental Checklist Form is stated and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

#### **F. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE**

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

##### **1. Tiered Documents**

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one

prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.”

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

“Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration.”

Further, Section 15152(d) of the CEQA Guidelines states:

“Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.”

## 2. **Incorporation By Reference**

Incorporation by reference is a procedure for reducing the size of EIRs and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the “City of Calexico General Plan EIR”, prepared by Webb Associates in 2006.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The City of Calexico General Plan Update and EIR are available, along with this document, at the City of Calexico, 680 Heber Avenue, Calexico CA 92231, ph. (760) 768-2197.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). This document is available at the City of Calexico, 608 Heber Avenue, Calexico CA 92231, ph. (760) 768-2105.
- This document must summarize the portion of the document being incorporated by reference or

briefly describe information that cannot be summarized. Furthermore, this document must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provides background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- This document must include the State identification number of the incorporated document (CEQA Guidelines Section 15150[d]).
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

## II. PROJECT DESCRIPTION

### A. PROJECT LOCATION AND SETTING

The entire project site area encompasses approximately 45 acres of land and is generally located west of Cesar Chavez Blvd., and north of Second Street. The New River runs through the area which can be characterized as relatively flat disturbed topography with native vegetation. (*Assessor's Parcel's Numbers: 058-400-007 and 058-400-060.*)

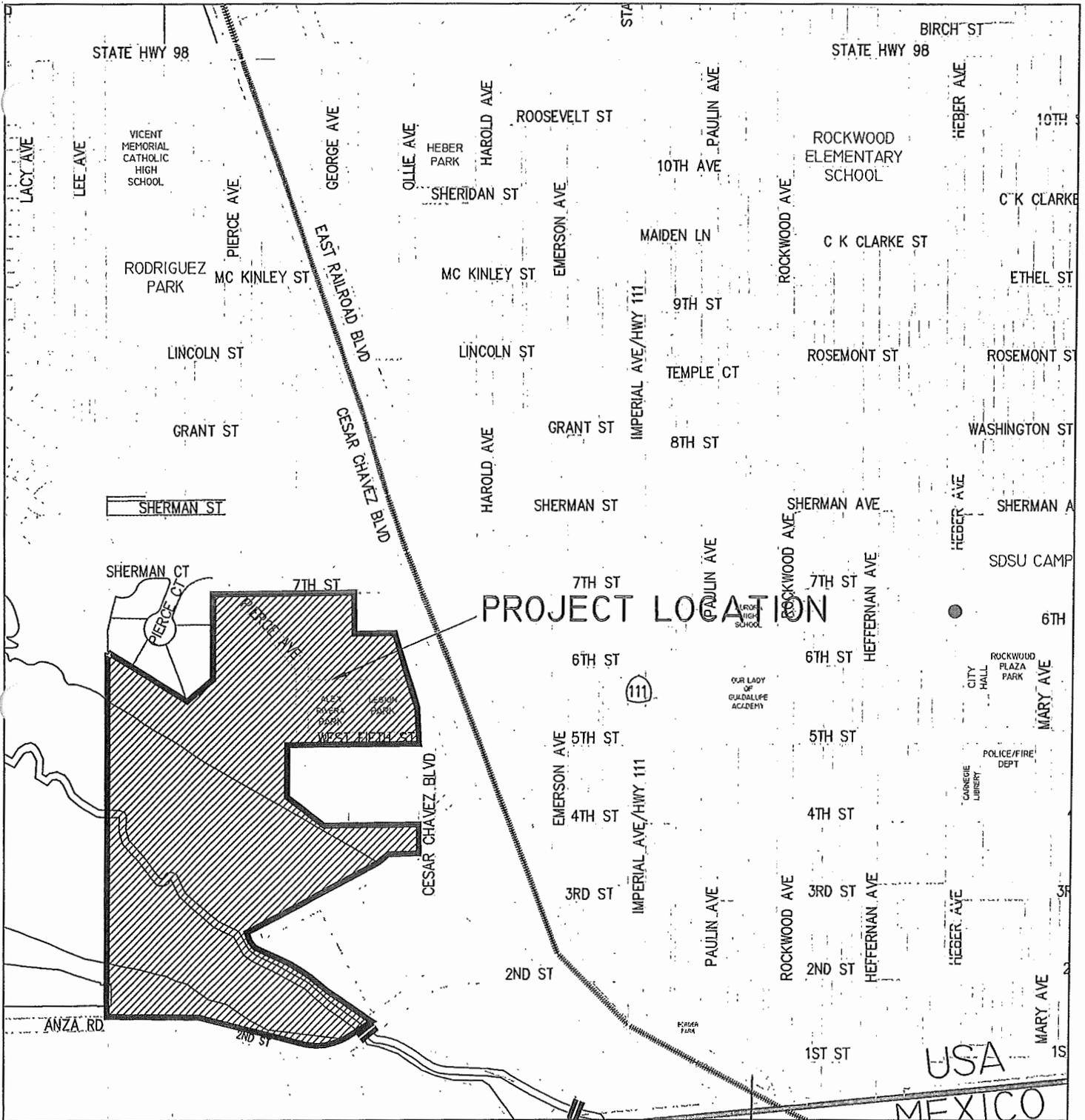
The project site is located within an urbanized area and is surrounded by adjacent industrial/commercial structures, and vacant land at the river bottom.

### B. PROJECT DESCRIPTION

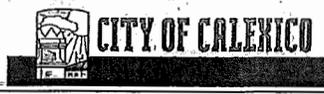
The Tentative Subdivision Map proposes the subdivision of approximately 45 acres of land in order to create six (6) parcels. Proposed Parcel 1 is approximately 60,720 s.f., Parcel 2 is approximately 40.88 acres, Parcel 3 is approximately 57,810 s.f., Parcels 4 and 5 are approximately 1.26 acres and 1.10 acres in size, Parcel 6 is approximately 20,895 s.f. in size and Parcel 7 is approximately 2.5 acres. The parcels range in size from approximately .48 acres to 40 acres.

In addition, where the current General Plan designation is both I, Industrial and OS, Open Space, the Open Space areas will be re-designated as Industrial. Where the existing zoning is both IR, Industrial Rail and OS, Open Space, the Open Space areas will be re-zoned to Industrial Rail. For purposes of this document, the applications described will be called the "proposed application".

This Initial Study and Negative Declaration will be conducted in order to evaluate environmental impacts and ensure conformity resulting with the proposed Tentative Subdivision Map, General Plan Amendment and Zone Change. Physical development is not being proposed at this time or analyzed in these environmental documents. Any future redevelopment of the project site could require additional entitlements and approvals by the City of Calexico, including Design and Site Plan Review. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals.



GENERAL PLAN AMENDMENT, ZONE CHANGE &  
 TENTATIVE SUBDIVISION MAP NO'S  
 058-400-007 & 058-400-060



### III. ENVIRONMENTAL CHECKLIST

#### A. BACKGROUND

1. **Project Title:** City of Calexico Tentative Subdivision Map, General Plan Amendment and Zone Change
2. **Lead Agency Name and Address:** City of Calexico, 608 Heber Avenue; Calexico CA 92231
3. **Contact Person and Phone Number:** Mark Vasquez, Associate Planner (760) 768 -2497.
3. **Project Location:** The entire project site area encompasses approximately 45 acres of land and is generally located West of Cesar Chavez and North of Second Street. The New River runs through the area which can be described as relatively flat topography with native vegetation. (*Assessor's Parcel's Numbers: 058-400-007 and 058-400-060.*  
The project site is located within an urbanized area and is surrounded by adjacent industrial/commercial structures and vacant land at the river bottom.
5. **Project Sponsor's Name and Address:** The City of Calexico, 608 Heber Avenue, Calexico, CA 92231
6. **General Plan Designation:** The site is presently designated I and OS, Industrial and Open Space
7. **Zoning:** The site is presently zoned IR and OS, Industrial Rail and Open Space.
8. **Description of Project:**

The Tentative Subdivision Map proposes the subdivision of approximately 45 acres of land in order to create seven (7) parcels. Proposed Parcel 1 is approximately 60,720 s.f., Parcel 2 is approximately 40.88 acres, Parcel 3 is approximately 57,810 s.f., Parcels 4 and 5 are approximately 1.26 acres and 1.10 acres in size, Parcel 6 is approximately 20,895 s.f. in size and Parcel 7 is 2.5 acres. The parcels range in size from approximately .48 acres to 40 acres.

The proposed Tentative Subdivision Map would legally divide the entire area into seven (7) separate parcels of different configurations and sizes throughout the site. Where the current General Plan designation is both I, Industrial and OS, Open Space, the Open Space areas will be re-designated Industrial. Where the existing zoning is both IR, Industrial Rail and OS, Open Space, the Open Space areas will be re-zoned to Industrial Rail. For purposes of this document, the applications described will be called the "proposed application".

This Initial Study and Negative Declaration will be conducted in order to evaluate environmental impacts resulting with the proposed Tentative Subdivision Map and to ensure conformity with the City's Tentative Subdivision Map requirements and the State Map Act. Physical development is not being proposed at this time or analyzed in these environmental documents. Any future redevelopment of the project site could require additional entitlements and approvals by the City of Calexico, including Design and Site Plan Review. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals.

8. **Other Public Agencies Whose Approval is Required:** N/A

**B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

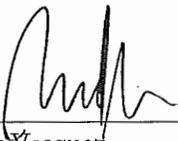
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agricultural Resources             | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils          |
| <input type="checkbox"/> Hazards & Hazardous         | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services             | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |   |

**C. DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, 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.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" 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.
- I find that 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.

  
\_\_\_\_\_  
Mark Vasquez  
Associate/City Planner

Sept. 13, 2018  
\_\_\_\_\_  
Date

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS. Would the proposal:</b>				
a) Have a substantial 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) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X
<b>II. AGRICULTURE 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. Would the project:</b>				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
<b>III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES. Would the project:</b>				
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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				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
<b>V. CULTURAL RESOURCES. Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
<b>VI. GEOLOGY AND SOILS. Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) 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 landslide, 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 risks to life or property?				X
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?				X

**VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

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 reasonable 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 for people residing or working in the project area?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**VIII. HYDROLOGY AND WATER QUALITY. Would the project:**

a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			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, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<b>X. MINERAL RESOURCES. Would the project:</b>				
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
<b>XI. NOISE. Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<b>XII. POPULATION AND HOUSING. Would the project:</b>				
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

**XIV. RECREATION.**

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?				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

**XV. TRANSPORTATION/TRAFFIC. Would the project:**

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

**XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:**

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
<b>V. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				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	

## IV. ENVIRONMENTAL ANALYSIS

This section provides an evaluation of the impact categories and questions contained in the Environmental Checklist.

### I. AESTHETICS

a) **Have a substantial adverse effect on a scenic vista? No Impact**

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures and uses. There are no sensitive or significant scenic vistas onsite or within the neighboring vicinity. The proposed application will allow existing and future commercial uses to continue. If industrial or commercial development occurs in the near future, said development will be designed in accordance with City zoning standards which regulate building design, mass, bulk, height, etc. It is not expected that future development will be so massive as to result in adverse effects to any potential scenic vista. Any future development requires Subdivision and Design Review approval by the City, which ensures that future development will be designed as aesthetically attractive as possible and will not adversely affect any potential scenic vista.

b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? No Impact**

The project site and vicinity are surrounded by adjacent industrial/commercial structures and uses. There are no sensitive scenic resources located onsite, within neighboring areas, or along roadways. There is no relevance to this issue.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings? No Impact**

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures and uses. If industrial or commercial development occurs in the near future, said development will be designed in accordance with City zoning standards which regulate building design, mass, bulk, height, etc. Accordingly, it is not expected that future development will degrade the visual character of the vicinity. Any future development requires Design Review approval by the City, which ensures that future development will be designed as aesthetically attractive as possible and will not adversely affect the visual character of the project site and vicinity.

d) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? No Impact**

As discussed, the proposed application will allow existing and future industrial/commercial uses to continue. If industrial or commercial development occurs in the near future, said development will be designed in accordance with City zoning standards which regulate lighting fixtures, illumination, etc. Accordingly, it is not expected that future development will generate new light and glare that would adversely affect the area. Any future development requires Design Review approval by the City, which ensures that future development will be designed in accordance with applicable City standards and requirements to ensure future development will be designed to alleviate light and/or glare disturbances to the greatest extent possible and feasible. No significant impacts are anticipated.

### MITIGATION MEASURES

None required. Future development could require additional City approvals as necessary, including tract map and Design Review approval by the City, regardless of the environmental process. Future City approvals are

not considered mitigation measures.

## II. AGRICULTURE RESOURCES

- 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**

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures and uses. The project site is not classified as either Prime Farmland, Unique Farmland or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resources Agency. There is no relevance to this issue.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact**

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures and uses, and vacant Imperial County Ag. land. The project site is not under a Williamson Act contract. No conflicts are known to exist.

- c) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? No Impact**

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures. The project site is not utilized for agricultural cultivation. There is no relevance to this issue.

## MITIGATION MEASURES

None required.

## III. AIR QUALITY

- a) **Conflict with or obstruct implementation of the applicable air quality plan? No Impact**

The project site is located within an urbanized area of Calexico and is surrounded by a small number of adjacent industrial/commercial structures and uses, and vacant Imperial County Ag. land. There is no development plan being considered with the proposed application at this time. The proposed application will allow existing and future industrial/commercial uses to continue. If industrial or commercial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required. Air quality assessments will be prepared as necessary.

- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Less Than Significant Impact**

There is no development plan being considered with the proposed application at this time. The proposed applications will allow existing and future industrial or commercial uses to continue. Accordingly, the proposed applications will not result in the violation of any air quality standards. If industrial or commercial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required. Air quality assessments could be prepared as necessary. These assessments will ensure that any future development will comply with applicable air quality standards and thresholds. The proposed applications will not result in any

significant adverse air quality impact.

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

All of Southern California is within a non-attainment region for certain pollutants. It is concluded, however, that because the proposed applications will not create any incremental impact, it will not significantly contribute to the non-attainment status of the region.

- d) **Expose sensitive receptors to substantial pollutant concentrations? Less Than Significant Impact**

The proposed applications are being requested in order to allow future industrial or commercial uses to continue. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future industrial or commercial uses to continue. If industrial or commercial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required. Air quality assessments could be prepared as necessary. There doesn't appear to be any sensitive receptors in the area. These assessments will analyze how any future development will impact neighboring residences and recommend measures to ensure impacts will not result.

- e) **Create objectionable odors affecting a substantial number of people? No Impact**

The proposed applications are being requested in order to allow future industrial or commercial uses to continue. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial uses to continue. If additional new industrial or commercial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc.

#### **MITIGATION MEASURES**

None required. Future development could require additional City approvals as necessary, including tract map and Design Review approval by the City, regardless of the environmental process. As necessary, the City shall review any future development submittals to determine whether said tract map and/or site plan will result in any potential air quality impact, based on Air Quality District performance and threshold standards. If any potential air quality impact results, the applicant shall comply with City and Air Quality District measures to alleviate said impact. Future City approvals are not considered mitigation measures.

#### **IV. BIOLOGICAL RESOURCES**

- 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? No Impact**

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures and uses. The other portion of the project site is characterized by relatively flat disturbed topography with some landscaping and native vegetation. There is no biological resource onsite that has been designated a candidate, sensitive, or special status species by the City or County, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. There is no relevance to this issue.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact**

The project site is not characterized by any riparian habitat. There is no relevance to this issue.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact**

The project site is not characterized by any riparian habitat or wetland. There is no relevance to this issue.

- 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**

The site is surrounded by existing development which prevents the project site from functioning as a wildlife corridor. There is no relevance to this issue.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact**

The City of Calexico does not have any local policies or ordinances to protect biological resources of local concern, therefore, the proposed applications will not have any adverse impact on locally protected biological resources.

- 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**

There are no known HCPs or NCCPs encompassing the project site. Future development will not conflict with these conservation plans.

#### **MITIGATION MEASURES**

None required.

#### **V. CULTURAL RESOURCES**

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? No Impact**

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial /commercial structures and uses. There is no known historic resource located onsite or within the immediate vicinity. A record search conducted by the Imperial Valley College Desert Museum to determine if any archaeological or historical sites have been recorded on other nearby sites revealed no activity. Nothing has been recorded within the (project site) or in the nearby area, other than the All American Canal which is recognized as an historic water works facility. Furthermore, the City's General Plan EIR does not identify any known cultural resources onsite or in the immediate vicinity. As discussed, the site is surrounded by some existing development. There is no relevance to this issue.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? No Impact**

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures and uses. There is no known archaeological resource located onsite or within the immediate vicinity. A record search conducted by the Imperial Valley College Desert Museum to determine if any archaeological or historical sites have been recorded on other nearby sites revealed no activity. Nothing has been recorded within the (project site) or in the nearby area, other than the All American Canal which is recognized as a historic water works facility. Furthermore, the City's General Plan EIR does not identify any known cultural resources onsite or immediate vicinity. As discussed, the site is surrounded by some existing development. There is no relevance to this issue.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact**

The project site is located within an urbanized area of Calexico and is characterized by adjacent industrial/commercial structures. There is no known paleontological resource located onsite or within the immediate vicinity. A record search conducted by the Imperial Valley College Desert Museum to determine if any archaeological or historical sites have been recorded on other nearby sites revealed no activity. Nothing has been recorded within the (project site) or in the nearby area, other than the All American Canal which is recognized as a historic water works facility. Furthermore, the City's General Plan EIR does not identify any known cultural resources onsite or immediate vicinity. As discussed, the site is surrounded by some existing development. There is no relevance to this issue.

**d) Disturb any human remains, including those interred outside of formal cemeteries? No Impact**

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures and uses. There are no known human remains or related resource located onsite or within the immediate vicinity. A record search conducted by the Imperial Valley College Desert Museum to determine if any archaeological or historical sites have been recorded on other nearby sites which revealed no activity. Nothing has been recorded within the (project site) or in the nearby area, other than the All American Canal which is recognized as historic water works facility. Furthermore, the City's General Plan EIR does not identify any known cultural resources onsite or immediate vicinity. As discussed, the site is surrounded by some existing development. There is no relevance to this issue.

**MITIGATION MEASURES**

None required.

**VI. GEOLOGY AND SOILS**

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

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. No Impact**

According to the General Plan EIR, the project site is not located within the Alquist-Priolo Special Studies "Zone". There is no relevance to this issue.

**ii) Strong seismic ground shaking? No Impact**

The project site is located in seismically-active Imperial County. There are no active faults located on

the project site, however, other faults are located nearby, including the Imperial Fault Zone. Therefore, the project site has been and will continue to be directly affected by seismic activity to some degree. Significant impacts, however, are not expected with the proposed applications. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required. Geology and/or geotechnical assessments can be prepared as necessary. These assessments will analyze how any future development will be impacted by any potential ground shaking. Regardless, given that an actual fault is not located within the project site, it can be concluded the site will not be affected by ground shaking anymore than any other area in seismically active Southern California. Any future development would comply with standard measures contained in the UBC and City Municipal Code regarding structures and construction to ensure that significant impacts will not result.

**iii) Seismic-related ground failure, including liquefaction? No Impact**

Liquefaction involves the substantial loss of shear strength in saturated soil, usually taking place within a soil medium exhibiting a uniform, fine grained characteristic, loose consistency and low confining pressure when subjected to impact by seismic or dynamic loading. Liquefaction is also associated with lateral spreading, excessive settlement, and failure of shallow bearing foundations.

Significant impacts are not expected with the proposed applications. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required. Geology and/or geotechnical assessments can be prepared as necessary. These assessments will analyze how any future development will be impacted by any potential ground failure, including liquefaction. Any future development would comply with standard measures contained in the UBC and City Municipal Code regarding structures and construction to ensure that significant impacts will not result.

**iv) Landslides? No Impact**

The project site and surrounding areas are characterized by flat topography and have not been subjected to past landslides. There is no relevance to this issue.

**b) Result in substantial soil erosion or the loss of topsoil? No Impact**

Significant impacts are not expected with the proposed applications. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required.

It should be noted that if future development occurs, soil erosion could result during construction, as grading and construction could loosen surface soils and make soils susceptible to effects of wind and water movement across the surface. Impacts, however, are not considered significant since erosion will be controlled onsite in accordance with City standards and requirements.

**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? No Impact**

Significant impacts are not expected with the proposed applications. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future industrial or commercial uses to continue. If industrial or commercial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required. Geology and/or geotechnical assessments can be prepared as necessary. These assessments will analyze soil stability and how any future development will be impacted by any potential lateral spreading, subsidence, and liquefaction. Any future development would comply with standard measures contained in the UBC and City Municipal Code regarding structures and construction to ensure that significant impacts will not result.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? No Impact**

Given that the site is presently developed, it is concluded that soils are supportive of development and will not create substantial risks to life and/or property.

- e) Have soils capable 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**

Significant impacts are not expected.

**MITIGATION MEASURES**

None required. Future development could require additional City approvals as necessary, including Subdivision, and Design Review approval by the City, regardless of the environmental process. As necessary, the City shall review any future development submittals to determine whether said subdivision map and/or site plan will result in any potential geology or geotechnical impact. If potential impacts occur, the applicant may be required to prepare geology and geotechnical assessments, and comply with recommended measures to alleviate said impacts. Future City approvals are not considered mitigation measures.

**VII. HAZARDS AND HAZARDOUS MATERIALS**

- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? Less Than Significant Impact**

Significant impacts associated with hazardous materials are not expected with the proposed applications. As discussed, the proposed applications are being requested in order to subdivide approximately 45 acres into six (6) separate parcels. No development plan is being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required. Hazardous materials assessments can be prepared as necessary. Significant impacts are not expected.

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

Likewise, there is no significant potential for release of hazardous materials from accidental conditions.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Less Than Significant Impact**  
The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures and uses.

Kennedy Gardens, Rockwood Elementary and De Anza Jr. High which are all part of the Calexico Unified School District are located within close proximity but more than one-quarter mile away. As a result, accidents involving hazardous emissions or material shall have no impact. There is no opportunity for any school to be potentially impacted.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No Impact**

The project is located within an urbanized area of Calexico and is characterized by adjacent /commercial structures and uses. The project site is not located on any hazardous materials site as designated by Government Code Section 65962.5. There is no opportunity to create a significant hazard to the public or environment.

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

The Calexico International Airport is located about one mile southwest of the project site. Conflicts with the airport's plans are not expected with the proposed applications. As discussed, the proposed applications are being requested in order to subdivide the approximately 45 acre site into separate parcels. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc... The City at that time, shall determine whether further environmental clearances and analyses are required to address potential conflicts with the airport. Significant impacts are not expected.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact**

The project site is not located near any private airstrip. There is no relevance to this issue.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact**

There are no known emergency response plans or emergency evacuation plans applicable to the project site. The proposed project will not conflict with any emergency response or evacuation plans.

- h) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? No Impact**

The project site is surrounded by existing development and is not subject to wildland fires. There is no relevance to wildland fires.

## MITIGATION MEASURES

None required. Future development could require additional City approvals as necessary, including Subdivision and Design Review approval by the City, regardless of the environmental process. As necessary, the City shall review any future Design and Site Plan review to determine whether any potential conflicts would result with the Calexico International Airport. Future city approvals are not considered mitigation measures.

## VIII. HYDROLOGY AND WATER QUALITY

a) **Violate any water quality standards or waste discharge requirements? Less Than Significant Impact**

Significant impacts are not expected with the proposed applications. As discussed, the proposed applications are being requested in order to subdivide approximately 45 acres into separate parcels. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required. Regardless of the environmental process, however, any future development would be required to comply with water quality standards and discharge requirements and ensure that a Notice of Intent from the Regional Water Quality Board, in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit is acquired. Compliance with NPDES and Best Management Practices (BMP) regulations is required for any development exceeding five acres. Compliance with NPDES and BMP regulations ensures that significant water quality impacts will not result with any future development and water quality standards and requirements will not be violated.

b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Less Than Significant Impact**

The project site is not considered a significant groundwater recharge area given its limited size and close location to the All American Canal. The proposed applications will not include activities that will substantially deplete groundwater supplies or interfere with regional groundwater recharge. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to address potential impacts associated with groundwater recharge and supplies. Significant impacts are not expected.

c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site? Less Than Significant Impact**

The project site is relatively flat and surrounded by existing development. Some drainage improvements do exist to service the existing onsite development and uses. Drainage patterns will not be changed with the proposed applications. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to address potential impacts associated with alteration of drainage patterns. Significant impacts are not expected.

d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of**

surface runoff in a manner, which would result in flooding on- or off-site? Less Than Significant Impact

Likewise, onsite drainage flows and rates will not be affected by the proposed applications. Significant impacts are not expected.

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

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial and industrial uses to continue. The proposed applications will not create or contribute runoff that exceeds capacity of existing or future drainage systems. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to evaluate runoff. Future development will not be allowed unless sufficient and adequate drainage improvements and facilities are designed and provided with any future development.

- f) **Otherwise substantially degrade water quality?** Less Than Significant Impact

As discussed, compliance with NPDES and Best Management Practices (BMP) regulations is required for any future development. Compliance with NPDES and BMP regulations ensures that significant water quality impacts will not result with any future development; water quality standards and requirements will not be violated.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?** Less Than Significant Impact

Drainage improvements do exist to service the existing onsite structures and other uses.

- h) **Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?** Less Than Significant Impact

Drainage improvements do exist to service the existing onsite structures and other uses. Flows will not be impeded or redirected. Flood hazards will be reduced with the proposed applications. Significant impacts are not expected.

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

Drainage improvements do exist to service the existing onsite structures and other uses. People and structures will not be subjected to hazards. On the contrary, public health and safety could be improved with the proposed applications. Significant impacts are not expected.

- j) **Inundation by seiche, tsunami, or mudflow?** No Impact

The project site is not subject to mudflows, seiches or tsunamis. There is no relevance to this issue.

## MITIGATION MEASURES

None required. Future development could require additional City approvals as necessary, including Design

and Site Plan Review by the City, regardless of the environmental process. As necessary, the City shall review any future development submittals to determine whether said tract map and/or site plan will result in any potential flooding impacts. Future city approvals are not considered mitigation measures. All future development would be required to comply with the City's National Pollutant Discharge Elimination System (NPDES) permit and comply with appropriate NPDES and Best Management Practices regulations.

## **IX. LAND USE AND PLANNING**

### **a) Physically divide an established community? Less Than Significant Impact**

The project site is located within an urbanized area of Calexico and is surrounded by commercial /industrial structures and uses. The site is presently zoned for commercial or industrial uses. The proposed applications are being requested in order to subdivide the approximately 45 acre site into separate parcels. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial uses to continue.

If additional or new commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess land use impacts. Any future commercial or industrial projects will incorporate into the surrounding neighborhood. The community will not be physically divided.

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

The project site is located within an urbanized area of Calexico and is characterized by adjacent industrial /commercial structures and uses. The site is presently zoned for commercial and industrial uses. The proposed applications are being requested in order to subdivide the approximately 45 acre project area into separate parcels. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial uses to continue.

### **c) Conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact**

No known habitat or natural community conservation plan applies to the project site. There is no relevance to this issue.

## **MITIGATION MEASURES**

None required.

## **X. MINERAL RESOURCES**

### **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? No Impact**

The project site is not known to have any mineral resource that may be of value to the region or State. There is no opportunity to affect this type of mineral resource.

### **b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact**

The project site is not designated as a locally important mineral resource recovery site by any plan. There is no relevance to this issue.

### **MITIGATION MEASURES**

None required.

### **XI. NOISE**

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

The project site is located within an urbanized area of Calexico and is surrounded by adjacent industrial/commercial structures and uses, and vacant Imperial County Ag. land. The site is presently zoned for commercial and industrial uses. The proposed applications are being requested in order to subdivide approximately 45 acre site into separate parcels. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial and industrial uses to continue.

If additional or new commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess noise impacts. Significant impacts are not expected.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? Less Than Significant Impact**

Likewise, excessive noise levels will not be generated with the proposed applications. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess noise impacts. Significant impacts are not expected. It should be noted, regardless of the environmental process, all development shall comply with applicable standards associated with residential uses that are contained in the City's Noise Ordinance.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Less Than Significant Impact**

For reasons described in XI a), the proposed applications will not result in substantial increases in ambient noise levels.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Less Than Significant Impact**

Excessive noise levels will not be generated with the proposed applications. If additional or new commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess noise impacts. Significant impacts are not expected. It should be noted, regardless of the environmental process, all development shall comply with applicable standards associated with residential uses that are contained in the City's Noise Ordinance.

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

The Calexico International Airport is located less than a mile southwest of the project site. Conflicts with the airport's plans are not expected with the proposed applications. As discussed, the proposed applications are being requested to subdivide the 45 acre site into separate parcels. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If additional or new commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to address potential conflicts with the airport. Significant impacts are not expected.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact

The project site is not located within the vicinity of a private airstrip. There is no relevance to this issue.

#### MITIGATION MEASURES

None required. Future development could require additional City approvals as necessary, including Design & Site Plan Review approval by the City, regardless of the environmental process. As necessary, the City shall review any future development submittals to determine whether said tract map and/or site plan will result in any potential noise impacts. Future City approvals are not considered mitigation measures. Regardless of the environmental process, all future development would be required to comply with applicable standards associated with residential uses that are contained in the City's Noise Ordinance.

#### **XII. POPULATION AND HOUSING**

- a) Induce substantial 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)? No Impact

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If additional or new commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to population and housing. Any commercial project will be required to be compatible with the surrounding neighborhood. Significant impacts are not expected.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial uses to continue. If additional or new commercial or industrial development occurs in the near future, said developments shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess necessary impacts. Significant impacts are not expected.

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

elsewhere? **No Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If commercial or industrial development occurs in the near future, said developments shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to existing residents. Significant impacts are not expected.

**MITIGATION MEASURES**

None required. Future development could require additional City approvals, including Design & Site Plan Review approval by the City, regardless of the environmental process. As necessary, the City shall review any future development submittals to determine whether said tract map and/or site plan will result in any potential impacts to onsite residents. Future city approvals are not considered mitigation measures.

**XIII. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) **Fire protection? No Impact**

Fire protection is provided by the City of Calexico Fire Department. The City currently maintains two fire stations: a main station and substation. The main station (Station 1) is located at 430 East Fifth Street. Substation 2 is located at 900 Grant Street. A third fire facility is planned at Meadows Road and Cole Road. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. Therefore, the level of fire protection service will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to fire protection services. Future development would be required to work with the City Fire Department to ensure any development will be provided with adequate fire protection services. The City would not approve any project that is not adequately serviced. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer fees. Significant impacts are not expected.

b) **Police protection? No Impact**

Police protection is provided by the City of Calexico Police Department. The City Police Department is located at 420 East Fifth Street. In addition, there are three substations: one in the downtown area; one at Nosotros Park; and one on Andale Avenue and Camilia Street. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial uses to continue. Therefore, the level of police protection service will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design Review & Site Plan Review. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to police protection services. Future development would be required to work with the City Police Department to ensure any development will be provided with adequate police protection services. The City would not approve any project that is not adequately serviced. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer fees. Significant impacts are not expected.

**c) Schools? No Significant**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. Therefore, demands on the School District will remain unchanged. If development occurs in the future, said development shall acquire applicable approvals by the City as necessary, including Subdivision, Design Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to the School District. Future development would be required to work with the School District to ensure any development will be provided with adequate schooling. The City would not approve any project that is not adequately served. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer and school fees. Significant impacts are not expected.

**d) Parks? No Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. Therefore, demands on parks will remain unchanged. If development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to parks. Future development would be required to work with the City to ensure any development will be provided with adequate parks. The City would not approve any project that is not adequately served. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer and park fees. Significant impacts are not expected.

**e) Other public facilities? No Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial uses to continue. Therefore, demands on the other public facilities such as libraries will remain unchanged. If commercial or industrial development occurs in the near future, said developments shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to other public facilities and libraries. Future development would be required to work with the City to ensure any development will be provided with adequate facilities. The City would not approve any project that is not adequately served. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer and library fees. Significant impacts are not expected.

**MITIGATION MEASURES**

None required. Future development could require additional City approvals, including Design & Site Plan Review approval by the City, regardless of the environmental process. As necessary, the City shall review any future development submittals will result in any potential impacts to public services. Future City approvals are not considered mitigation measures. Future development would be required to work with the City and/or districts to ensure any development will be provided with adequate facilities. The City would not approve any project that is not adequately served. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer fees.

**XIV. RECREATION**

- 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? Less Than Significant Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial and industrial uses to continue. Therefore, demands on parks and recreation facilities will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to parks and recreation facilities. Future development would be required to work with the City to ensure any development will be provided with adequate parks and recreation facilities. The City would not approve any project that is not adequately served. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer and park fees. Significant deterioration of parks and recreation facilities is not expected.

- 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? Less Than Significant Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial and industrial uses to continue. Therefore, demands on parks and recreation facilities will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to parks and recreation facilities. Future development would be required to work with the City to ensure any development will be provided with adequate parks and recreation facilities. The City would not approve any project that is not adequately served. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer and park fees. Significant deterioration of parks and recreation facilities is not expected. New construction or expansion of existing parks and recreation facilities is not expected.

#### **MITIGATION MEASURES**

None required. Future development could require additional City approvals, including Design & Site Plan Review approval by the City, regardless of the environmental process. As necessary, the City shall review any future development submittals to determine if there are any potential impacts to parks and recreation facilities. Future City approvals are not considered mitigation measures. Future development would be required to work with the City to ensure any development will be provided with adequate facilities. The City would not approve any project that is not adequately served. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer and park fees.

#### **XV. TRANSPORTATION/TRAFFIC**

- a) **Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? Less Than Significant Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial and industrial uses to continue. Therefore, the capacity of existing roadways will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to the street system. Future development would be required to work with the City to ensure any development will not result in any

substantial traffic generation or congestion. The City would not approve any project that results in unmitigated traffic congestion. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer and traffic fees. Significant impacts are not expected.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? Less Than Significant Impact**

No affected roadways are designated as a Congestion Management Program roadway. There is no relevance to this issue.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? No Impact**

The Calexico International Airport is located about a mile southwest of the project site. Conflicts with the airport's plans are not expected with the proposed applications. As discussed, the proposed applications are being requested in order to subdivide the approximately 45 acre site into separate parcels. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to address potential conflicts with the airport. Significant impacts to air traffic patterns are not expected.

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

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. Therefore, traffic-related hazards will not be created. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to the street system and potential traffic hazards. Future development would be required to work with the City to ensure said development will not result in any traffic hazard or any potential incompatibility of onsite residential traffic with neighboring non-residential traffic. The City would not approve any project that results in unmitigated traffic hazard. Significant impacts are not expected.

- e) **Result in inadequate emergency access? Less Than Significant Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial use to continue. Therefore, emergency-related hazards will not be created. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to the street system and potential emergency access hazards. Future development would be required to work with the City to ensure any development will not result in any traffic or emergency access hazard. The City would not approve any project that results in inadequate emergency access. Significant impacts are not expected.

- f) **Result in inadequate parking capacity? Less Than Significant Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue.

Therefore, the capacity of existing parking will remain unchanged. If commercial or industrial development occurs in the future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to parking capacity. Future development would be required to work with the City to ensure any development will not result in any shortfall of parking. The City would not approve any project that results in a shortfall of parking capacity. Significant impacts are not expected.

**g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Less Than Significant Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial and industrial land uses to continue. Therefore, conflicts to any alternative transportation policy or program will not be created. If commercial or industrial development occurs in the future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess conflicts with alternative transportation policies and programs. Future development would be required to work with the City to ensure any development will not result in any conflicts. The City would not approve any project that results in any conflicts to the City's alternative transportation policies or programs. Significant impacts are not expected.

**MITIGATION MEASURES**

None required. Future development could require additional City approvals, including Design & Site Plan Review approval by the City, regardless of the environmental process. As necessary, the City shall review any future tentative tract map and/or site plan to determine whether said tract map and/or site plan will result in any potential impacts to street system. Future City approvals are not considered mitigation measures. Future development would be required to work with the City to ensure any development will not result in any unmitigated traffic impact. The City would not approve any project that would result in traffic impacts. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer and traffic fees.

**XVI. UTILITIES AND SERVICE SYSTEMS**

**a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Less Than Significant Impact**

Significant impacts are not expected with the proposed applications. As discussed, the proposed applications are being requested in order to subdivide the approximately 45 acre site into separate parcels. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial land uses to continue. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required. Regardless of the environmental process, however, any future development would be required to comply with water quality standards and discharge requirements and ensure that a Notice of Intent from the Regional Water Quality Board, in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit is acquired. Compliance with NPDES and Best Management Practices (BMP) regulations is required for any development exceeding five acres. Compliance with NPDES and BMP regulations ensures that significant water quality impacts will not result with any future development and water quality standards and requirements will not be violated.

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

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial land uses to continue. Therefore, the capacity of existing water and wastewater facilities will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to water and/or wastewater capacity. Future development would be required to work with the City to ensure any development will be serviced with adequate water and wastewater facilities. The City would not approve any project that would not be adequately serviced. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer fees. Significant impacts are not expected. New construction or expansion of facilities is not expected.

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

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial land uses to continue. Therefore, the capacity of existing drainage facilities will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to drainage facilities. Future development would be required to work with the City to ensure any development will be serviced with adequate drainage facilities. The City would not approve any project that would not be adequately serviced. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer fees. Significant impacts are not expected. New construction or expansion of facilities is not expected.

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

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial and industrial land uses to continue. Therefore, the existing water supply will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to water supplies. Future development would be required to work with the City to ensure any development will be afforded with adequate water supplies. The City would not approve any project that would not be adequately serviced. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer fees. Significant impacts are not expected. New construction or expansion of facilities is not expected.

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

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial uses to continue. Therefore, the existing wastewater flows will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City,

including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to wastewater flows. Future development would be required to work with the City to ensure any development will be afforded with adequate wastewater flows. The City would not approve any project that would not be adequately serviced. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer fees. Significant impacts are not expected.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Less Than Significant Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial land uses to continue. Therefore, the existing landfill capacity will remain unchanged. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess impacts to landfills. Future development would be required to work with the City to ensure any development will be afforded with adequate landfill capacity. The City would not approve any project that would not be adequately serviced. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer fees. Significant impacts are not expected.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste? Less Than Significant Impact**

There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial land uses to continue. Therefore, conflicts to any solid waste regulation will not be created. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design and Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to assess conflicts with solid waste regulations. Future development would be required to work with the City to ensure any development will not result in any conflicts. The City would not approve any project that results in any conflicts to the City's solid waste regulations. Significant impacts are not expected.

#### **MITIGATION MEASURES**

None required. Future development could require additional City approvals, including tract map and Design Review approval by the City, regardless of the environmental process. As necessary, the City shall review any future development submittals to ensure there are no potential impacts to public utilities. Future City approvals are not considered mitigation measures. Future development would be required to work with the City to ensure any development will be provided with adequate public services. The City would not approve any project that is not adequately served. Furthermore, regardless of the environmental process, any development would be expected to pay necessary developer fees.

## V. 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 degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? **No Impact**

The project site and vicinity are developed and urbanized. There are no biological or cultural habitat onsite. The project site is located within an urbanized area of Calexico and is characterized by a small number of adjacent industrial/commercial structures and Imperial County vacant land. The proposed applications have no opportunity to impact any fish or wildlife species or habitat; fish or wildlife population; plant or animal community; rare or endangered plant or animal species; or historical or prehistorical resource.

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

The proposed applications will not generate any impacts that are individually limited, but will become cumulatively considerable. There is no development plan being considered with the proposed applications at this time. The proposed applications will allow existing and future commercial or industrial land uses to continue. If commercial or industrial development occurs in the near future, said development shall acquire applicable approvals by the City as necessary, including Design & Site Plan Review, etc. The City at that time, shall determine whether further environmental clearances and analyses are required to evaluate cumulative impacts. Significant cumulative impacts are not expected.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? **Less Than Significant Impact**

The proposed applications will not result in any potentially significant effects on human beings, either directly or indirectly. The proposed applications will not result in any potentially significant impacts associated with aesthetics, agriculture resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, or utilities and service systems.

## **VI. PERSONS AND ORGANIZATIONS CONSULTED**

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

### **A. CITY OF CALEXICO**

- Ralph Morales, Building & Planning Manager
- Mark Vasquez, Associate/City Planner

## VII. REFERENCES

1. "City of Calexico General Plan EIR", prepared by Webb Associates in 2006.

## NEGATIVE DECLARATION – City of Calexico

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*The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.*

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**Project Name:** UA2018-23 - Tentative Subdivision Map, General Plan Amendment and Zone Change

**Project Applicant:** City of Calexico

**Project Location:** The entire project site area encompasses approximately 45 acres of land and is generally located west of Cesar Chavez Blvd., and north of Second Street. The New River runs through the area which can be characterized as relatively flat disturbed topography with native vegetation. (*Assessor's Parcel's Numbers: 058-400-007; 058-400-009 and 058-400-06.*)

The project site is located within an urbanized area and is surrounded by adjacent industrial/commercial structures and vacant land at the river bottom.

### **Description of Project:**

The Tentative Subdivision Map proposes the subdivision of approximately 45 acres of land in order to create seven (7) parcels. Proposed Parcel 1 is approximately 60,720 s.f., Parcel 2 is approximately 40.88 acres, Parcel 3 is approximately 57,810 s.f., Parcels 4 and 5 are approximately 1.26 acres and 1.10 acres in size, Parcel 6 is approximately 20,895 s.f. in size and Parcel 7 is 2.5 acres. The parcels range in size from approximately .48 acres to 40 acres.

The proposed Tentative Subdivision Map would legally divide the entire area into seven (7) separate parcels of different configurations and sizes throughout the site. Where the current General Plan designation is both I, Industrial and OS, Open Space, the Open Space areas will be re-designated to Industrial. Where the existing zoning is both IR, Industrial Rail and OS, Open space, the Open Space areas will be re-zoned to Industrial Rail. For purposes of this document, the applications described will be called the "proposed application".

This Initial Study and Negative Declaration will be conducted in order to evaluate environmental impacts resulting with the proposed Tentative Subdivision Map and to ensure conformity with the City's Tentative Subdivision Map requirements and the State Map Act. Physical development is not being proposed at this time or analyzed in these environmental documents. Any future redevelopment of the project site could require additional entitlements and approvals by the City of Calexico, including Design and Site Plan Review. Each of these required entitlements and approvals are defined as "projects" according to CEQA Guidelines. As appropriate, the City shall determine on a case-by-case basis if further environmental documentation and analyses are required for any of these future entitlements and/or approvals.

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## FINDING

This is to advise that the City of Calexico, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Negative Declaration based upon the following findings:

- The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- The Initial Study identifies potentially significant effects but:
- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
  - (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
  - (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

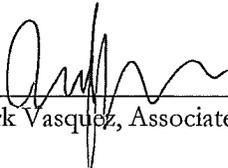
If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the City of Calexico, Planning Division, 608 Heber Avenue, Calexico CA 92231 (760) 768-2105.

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## NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

Sept. 13, 2018  
Date of Determination

  
\_\_\_\_\_  
Mark Vasquez, Associate Planner

# ATTACHMENT 1

**PLANNING COMMISSION RESOLUTION NO. 2018-14  
FOR  
NEGATIVE DECLARATION NO. 2018-03**

WHEREAS, city staff prepared and Initial Study/Negative Declaration for the project pursuant to the CEQA Guidelines of 1970, as amended; and

WHEREAS, findings of the Initial Study/Negative Declaration indicated that the proposed project would not have a significant effect on the environment; and

WHEREAS, Negative Declaration No. 2018-03 was prepared for the proposal; and

WHEREAS, proposed project would not be detrimental to the general health, safety and welfare of the community.

NOW THEREFORE, be it resolved that the Planning Commission of the City of Calexico has considered Negative Declaration No.2018-03 and has determined that the project would have no significant deleterious effect on the environment and orders that Negative Declaration No. 2018-03 be filed pursuant to the C.E.Q.A. Guidelines of 1970, as amended for Tentative Subdivision Map Nos. 058-400-007 and 058-400-060.

\_\_\_\_\_  
Josie Felix, Chairperson  
Calexico Planning Commission

I hereby certify that the preceding resolution was adopted by the Planning Commission at a meeting conducted on October 8, 2018 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

\_\_\_\_\_  
Ralph Morales  
Secretary - Director

# ATTACHMENT 2

RESOLUTION NO. 2018 - 15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALEXICO, CALIFORNIA, RECOMMENDING APPROVAL OF THE CALEXICO WATER PLANT TENTATIVE SUBDIVISION MAP NO. 058-400-060 AND 058-400-007 WHICH PROPOSES THE SUBDIVISION OF APPROXIMATELY 45 ACRES OF LAND IN ORDER TO CREATE SEVEN (7) INDUSTRIAL/COMMERCIAL LOTS.**

WHEREAS, the City of Calexico, has filed an application for approval of a proposed Tentative Subdivision Map which proposes the subdivision of about 45 acres of land, generally located west of Cesar Chavez Blvd. and north of Second Street, in order to create seven (7) industrial lots; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of approving tract maps that subdivide land; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on October 8, 2018.

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered the Negative Declaration for the proposed project prior to making a decision to approve the proposed Tentative Subdivision Map.

The Planning Commission finds and determines that the Negative Declaration is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

SECTION 2. That in accordance with the State Subdivision Map Act and requirements of the City of Calexico, the following findings and conditions of approval for the Calexico Water Plant Tentative Subdivision Map dated 9/14/18 and attached hereto as **Exhibit A** have been made as follows:

**FINDINGS:**

- a) The proposed subdivision, together with the provisions for the design and improvement, are consistent with the City's General Plan; Zoning Ordinance, Subdivisions Ordinance; and the State Subdivision Map Act.

*The design of the subdivision is consistent with the General Plan, Zoning designations, land use planning area, development and design standards, and all other appropriate requirements contained in the General Plan, Subdivision Map Act and the Calexico Municipal Code(CMC).*

- b) The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

PLANNING COMMISSION RESOLUTION FOR  
TENTATIVE SUBDIVISION PARCEL MAP NO'S. 058-400-09 & 60  
Page 2 of 4

*The subdivision is consistent with the land use plan, engineering standards and programs, and all other appropriate requirements contained in the General Plan. The Tentative Subdivision Map is consistent with the General Plan and Zoning Code designations and all other applicable engineering standards.*

- c) The effects this proposed subdivision is likely to have upon the region, the public service requirements of its residents, and the available fiscal and environmental resources have been considered and balanced.

*The subdivision is consistent with the City's General Plan and Municipal and Zoning Codes and will not result in any adverse environmental impacts.*

### CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the approval of the proposed Calexico Water Plant Tentative Subdivision Parcel Map including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.
2. The project shall include the subdivision of seven parcels.
3. The Tentative Subdivision Map shall expire two (2) years from the date of approval, unless within that period of time, an extension of time is granted by the City in accordance with the State Subdivision Map Act and Subdivision Ordinance (Chapter 16) of the Calexico Municipal Code.

PLANNING COMMISSION RESOLUTION FOR  
TENTATIVE SUBDIVISION PARCEL MAP NO'S. 058-400-060 & 007

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4. Prior to the issuance of the first certificate of occupancy, all required street dedications and off-site improvements (e.g. curb, gutter and sidewalk & paving) along Second Street (Anza Road) Pierce Ave. and Cesar Chavez Blvd. shall be provided to city standards.
5. The Tentative Subdivision Map shall comply with all applicable requirements of the State of California Subdivision Map Act and the City's Subdivision Ordinance and Zoning Ordinances, unless modified by the Conditions of Approval.
6. Prior to the recording of the final map the improvements specified herein and approved by the Planning Commission shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer and City Attorney, and all other stated conditions shall be complied with.
7. Prior to submittal of any improvement plan for plan check, geotechnical study and soils report of the project site shall be conducted to the satisfaction of the City Engineer. An approved copy of the geotechnical study and soils report, in accordance with the subdivision map act, applicable codes, and city standards, shall be submitted with the improvement plans.
8. Prior to the issuance of building permits an NPDES permit from the regional water quality control board shall be provided in accordance with a storm water pollution prevention plan approved by the City Engineer. The storm water pollution prevention plan shall include best management practices (BMP's).
9. Prior to the issuance of building permits, a site specific drainage study in conformance with the sub-regional storm water retention system shall be conducted by a registered civil (hydraulic) engineer and submitted for review and approval by the city and IID. The drainage study may incorporate temporary retention basins; however, the design of the drainage system shall be in conformance with the City's sub-regional storm water retention system.
10. All retention facilities and drainage improvements shall be provided in accordance with the City's standards and to the satisfaction of the City Engineer where applicable.
11. Fire hydrants, markers and water mains shall be provided in accordance with the Fire Department's specifications. Fire hydrants shall not be placed more than 300 ft apart nor more than 300 ft from buildings and shall be subject to review and approval by the Fire Department. All fire hydrants shall be on a looped water system and shall be in service before any combustible construction begins.
12. Utilities shall be provided in accordance with the City's Master Water/Sewer Plan.
13. The project shall comply with applicable staff comments labeled Exhibit A of the Planning Commission staff report and other applicable Federal, state and local codes, ordinances and resolutions.

NOW, THEREFORE, subject to the above findings and conditions, the Planning Commission of the City of Calexico DOES HEREBY APPROVE the Calexico Water Plant Tentative Subdivision No. 058-400-007 and 058-400-060.

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Josie Felix, Chairperson  
Calexico Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted October 8, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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Ralph Morales  
Secretary - Director

# ATTACHMENT 3

**RESOLUTION NO. 2018-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF CALEXICO, CALIFORNIA,  
RECOMMENDING TO THE CITY COUNCIL OF THE CITY  
OF CALEXICO APPROVAL OF AN AMENDMENT TO THE  
CITY'S GENERAL PLAN TO RE-DESIGNATE  
APPROXIMATELY 5 ACRES OF OS, OPEN SPACE  
OWNED BY THE CITY TO I, INDUSTRIAL  
(GENERAL PLAN AMENDMENT NO. 2018-01)**

WHEREAS, The City of Calexico has initiated proceedings to amend the City's General Plan to re-designate approximately 5 acres of land from OS, Open Space, within the larger 45 acre site to I, Industrial/Commercial usage. The areas currently designated as Open Space and Public Facilities will remain the same. The proposed project is generally located west of Cesar Chavez Blvd. and north of Second Street. The subject property can be further described as APN's 059-400-007 and 058-400-060; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of making recommendations to the City Council for amendments to the City's General Plan; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Development Services Department and other interested parties at a duly noticed public hearing held with respect to this item on October 8, 2018; and

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

**SECTION 1.** The Planning Commission has considered Negative Declaration 2018-03 prior to making a decision to recommend that the City Council approve the requested General Plan Amendment. The Planning Commission finds and determines that the Negative Declaration document is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects of the project and General Plan Amendment No. 2018-01, based upon the following findings and determinations:

**SECTION 2.** That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of the requested General Plan Amendment No. 2018-01 have been made as follows:

1. The proposed General Plan Amendment will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the

**PLANNING COMMISSION RESOLUTION FOR  
GENERAL PLAN AMENDMENT NO. 2018-01  
Page 2 of 3**

property or improvements in the neighborhood or within the City.

*The proposed amendment has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed amendment. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of this project.*

2. The proposed General Plan Amendment will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

*The proposed General Plan Amendment would establish a designation consistent and beneficial to other approved adjacent land uses, thereby generating benefits to the city and its residents. Further, the amendment would be a logical extension of the City's residential growth and will assist the City in meeting the required regional affordable housing needs pursuant to the California Housing and Community Development office.*

3. The proposed General Plan Amendment would establish a land use designation and usage more in character with the subject property's location, access, and constraints.

*The proposed General Plan Amendment would establish a designation consistent and in character with approved adjacent land uses, thereby generating benefits to the city and its residents. Further, the amendment would be a logical extension of the City's residential growth and will assist the City in meeting the required regional affordable housing needs pursuant to the California Housing and Community Development office.*

4. The proposed General Plan Amendment will not have a significant effect on the environment.

*Negative Declaration 2018-03 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). The Negative Declaration analyzes the environmental effects of the General Plan Amendment No. 2018-01. Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment.*

5. The proposed General Plan Amendment is consistent with the adopted Housing Element.

*The City's Housing Element was certified in January of 2014. This General Plan Amendment is consistent with the adopted Housing Element because it would be a logical extension of the City's residential growth and*

**PLANNING COMMISSION RESOLUTION FOR  
GENERAL PLAN AMENDMENT NO. 2018-01**

**Page 3 of 3**

*will assist the City in meeting the required regional affordable housing needs pursuant to the California Housing and Community Development office.*

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND that the City Council of the City of Calexico approve the requested General Plan Amendment No. 2018-01.

---

Josie Felix,  
Calexico Planning Commission

STATE OF CALIFORNIA )  
CITY OF CALEXICO ) ss.  
COUNTY OF IMPERIAL )

I Ralph Morales, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2018-01 was adopted by the Planning Commission at a meeting conducted on October 8, 2018 by the following vote:

AYES: Perrone, Cardenas, Felix, Uribe, Salazar  
NOES: None  
ABSENT: None  
ABSTAIN: None

ATTEST:

---

Ralph Morales  
Secretary to the Planning Commission

# ATTACHMENT 4

**RESOLUTION NO. 2018 - 17**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALEXICO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONE CHANGE TO CHANGE THE ZONING CLASSIFICATION FOR APPROXIMATELY 5 ACRES WITHIN THE LARGER 45 ACRE SITE FROM OS, OPEN SPACE TO I-R, INDUSTRIAL RAIL**

**(ZONE CHANGE NO. 2018-01)**

WHEREAS, the City of Calexico has filed an application to change the zoning classification for approximately 5 acres of land from OS, Open Space, on a larger 45 acre site to IR, Industrial Rail. The proposed zone change is a portion of the larger area that will be subdivided into seven (7) parcels further described as parcel No's 058-400-007 and 058-400-060. **(see Exhibit C)**

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of making recommendations to the City Council for changes to the approved Zoning Map; and

WHEREAS, public notice of said applications has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on October 8, 2018;

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

**SECTION 1.** The Planning Commission has considered the proposed Zone Change No. 2018-01, prior to making a decision to recommend that the City Council approve the proposed change to the Zoning Map. The Planning Commission finds and determines that this project is consistent with the Calexico Municipal Code (CMC) and determines that a Negative Declaration is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with state planning and zoning law and the City of Calexico the following findings for the approval of Zone Change No. 2018-01, have been made as follows:

1. The proposed zone change will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

*The proposed Zone Change has been analyzed relative to its potential to be*

*detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed Zone Change. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety to those persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of this project.*

- 2. The proposed action will be consistent with the Goals, Objectives, and Policies of the General Plan and the development standards established with the Calexico Municipal Code (CMC).

*Based on its analysis, staff has concluded that the requested Zone Change is consistent with the land use designations of the General Plan and the Zone Change will assist in achieving the development of a well-balanced and functional mix of residential uses, within City boundaries.*

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Calexico DOES HEREBY RECOMMEND that the City Council of the City of Calexico approve proposed Zone Change No. 2018-01 from OS, Open Space to IR, Industrial Rail.

\_\_\_\_\_  
Josie Felix, Chairperson  
Calexico Planning Commission

STATE OF CALIFORNIA )  
CITY OF CALEXICO ) ss.  
COUNTY OF IMPERIAL )

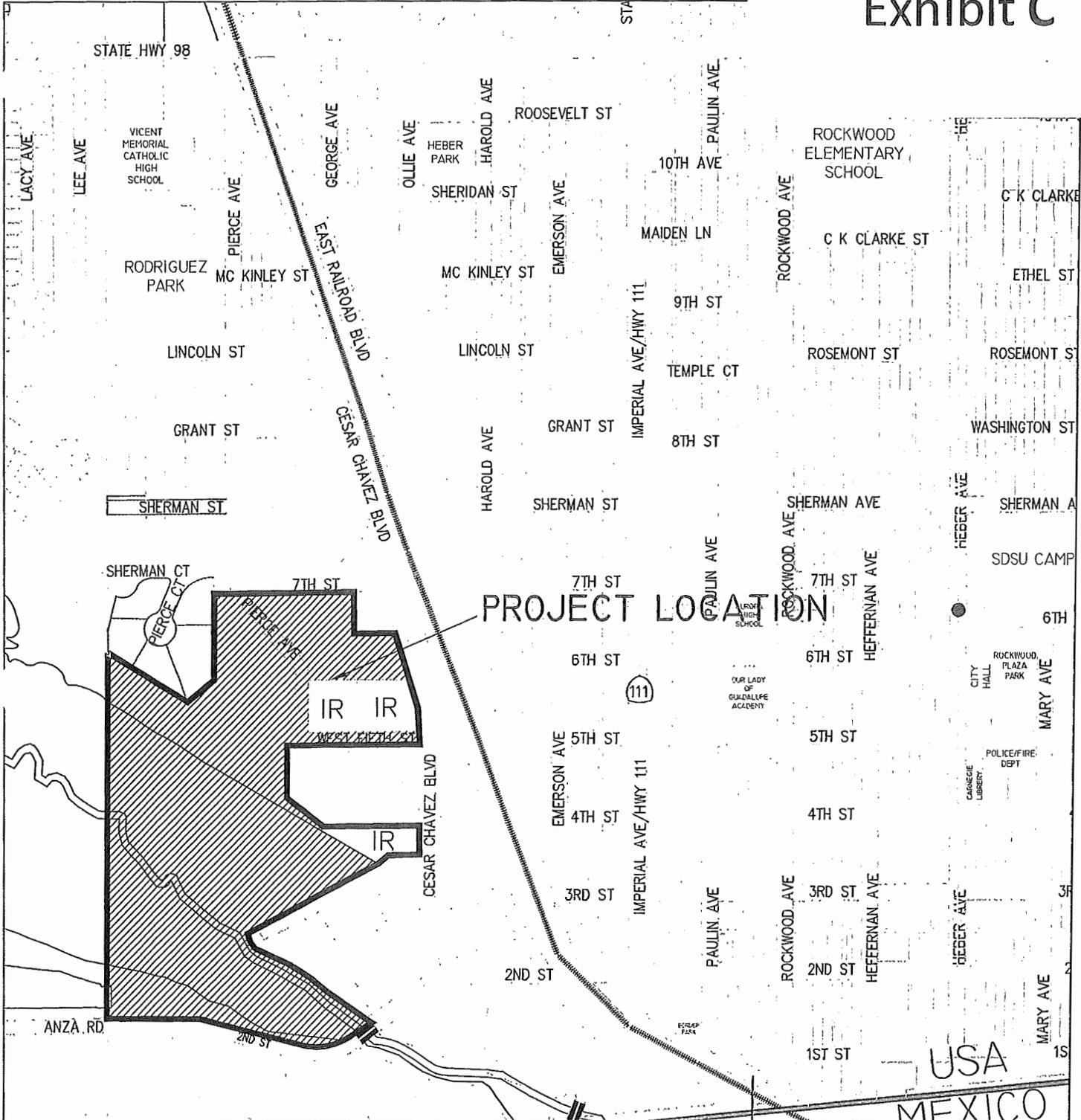
I Alex Perrone, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2018-06 was adopted by the Planning Commission at a meeting conducted on October 8, 2018 by the following vote:

AYES: Perrone, Cardenas, Salazar, Uribe, Felix  
NOES: None  
ABSENT: None  
ABSTAIN: None

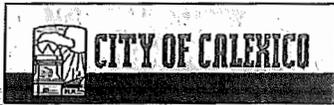
ATTEST:

\_\_\_\_\_  
Alex Perrone, Secretary to the Planning Commission

# Exhibit C



ZONE CHANGE FROM OS, OPEN SPACE  
TO IR, INDUSTRIAL RAIL.



# ATTACHMENT 1

RESOLUTION NO. 2018-\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CALEXICO, CALIFORNIA, APPROVING NEGATIVE  
DECLARATION NO. 2018-03**

WHEREAS, the City of Calexico Development Services Division has filed an application to re-designate and change the zoning classification for approximately 5 acres of land within the larger 45 acre site from "OS", Open Space, respectively, to I, Industrial and IR, Industrial Rail; and

WHEREAS, Negative Declaration No. 2018-03 has been prepared to evaluate environmental impacts resulting with the project as defined by Section 21065 of the California Environmental Quality Act (CEQA), Cal. Public Resources Code Section 21000 et seq., and determined that the project will not cause either a direct physical change in the environment, a reasonably foreseeable indirect physical change in the environment and which includes the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies; and

WHEREAS, the Planning Commission, at its regular meeting on October 8, 2018, held a duly noticed public hearing, and approved Negative Declaration No. 2018-03; and

WHEREAS, the City Council of the City of Calexico has been delegated with the responsibility of consider recommendations from Planning Commission determinations for approval; and

WHEREAS, public notice of said applications has been given, and the City Council has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on October 22, 2018.

NOW THEREFORE, the City Council of the City of Calexico DOES HEREBY RESOLVE as follows:

**SECTION 1.** The City Council has considered the Negative Declaration No. 2018-03, prior to making a decision. The City Council finds and determines that Negative Declaration No. 2018-03 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects based upon the following findings and determinations:

**SECTION 2.** That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of the Negative Declaration have been made as following:

1. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have significant effects on the environment.

*Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment.*

2. Mitigation measures have been required to ensure all potentially significant impacts are reduced to levels of insignificance.

*Mitigation measures have been required which will reduce significant environmental impacts to the level of insignificance.*

NOW THEREFORE, based on the above findings, the City Council of the City of Calexico DOES HEREBY APPROVE NEGATIVE DECLARATION No. 2018-03

**PASSED AND ADOPTED by the City Council of the City of Calexico, California, this 7<sup>th</sup> day of Noveber, 2018.**

---

LEWIS PACHECO, MAYOR

ATTEST:

---

GABRIELA GARCIA, CITY CLERK

APPROVED AS TO FORM:

---

CARLOS CAMPOS, CITY ATTORNEY

CITY COUNCIL RESOLUTION NO. 2018-\_\_\_

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STATE OF CALIFORNIA            )  
COUNTY OF IMPERIAL         )SS.  
CITY OF CALEXICO             )

I, GABRIELA GARCIA, AGENT OF THE CITY OF CALEXICO, DO HEREBY CERTIFY THAT THE ABOVE FOREGOING RESOLUTION NO. 2018-01, WAS DULY PASSED AND ADOPTED BY THE CITY OF CALEXICO ON THIS 7<sup>TH</sup> DAY OF NOVEMBER 2018 BY THE FOLLOWING VOTE TO WIT:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
GABRIELA GARCIA, CITY CLERK

# ATTACHMENT 2

RESOLUTION NO. 2018 - \_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, APPROVING THE CALEXICO WATER PLANT TENTATIVE SUBDIVISION MAP NO.'S 058-400-060 AND 058-400-007 WHICH PROPOSES THE SUBDIVISION OF APPROXIMATELY 45 ACRES OF LAND IN ORDER TO CREATE SEVEN (7) INDUSTRIAL/COMMERCIAL LOTS.**

WHEREAS, the City of Calexico Engineering Division, has filed an application for approval of a proposed Tentative Subdivision Map which proposes the subdivision of about 45 acres of land, generally located west of Cesar Chavez Blvd. and north of Second Street, in order to create seven (7) industrial/commercial lots; and

WHEREAS, the Planning Commission of the City of Calexico is authorized to approve, conditionally approve or disapprove tentative maps that subdivide land; and

WHEREAS, public notice of said application has been given pursuant to law, and the City Council has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on November 7, 2018.

NOW THEREFORE, the City Council of the City of Calexico DOES HEREBY RESOLVE as follows:

SECTION 1 The City Council finds the facts recited above are true and correct and incorporates them herein by this reference.

SECTION 2 The City Council has considered the Negative Declaration for the proposed Tentative Subdivision Map. Prior to making a decision of approval the City Council finds and determines that the Negative Declaration is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

SECTION 3. That in accordance with the State Subdivision Map Act and requirements of the City of Calexico, the following findings and conditions of approval for the Calexico Water Plant Tentative Subdivision Map dated 9/14/18 and attached hereto as **Exhibit A** have been made as follows:

**FINDINGS:**

- a) The proposed subdivision, together with the provisions for the design and improvement, are consistent with the City's General Plan; Zoning Ordinance, Subdivisions Ordinance; and the State Subdivision Map Act.

*The design of the subdivision is consistent with the General Plan, Zoning designations, land use planning area, development and design standards, and all other appropriate requirements contained in the General Plan, Subdivision Map Act and the Calexico Municipal Code(CMC).*

- b) The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

CITY COUNCIL RESOLUTION FOR  
TENTATIVE SUBDIVISION PARCEL MAP NO'S. 058-400-09 & 60

Page 2 of 4

*The subdivision is consistent with the land use plan, engineering standards and programs, and all other appropriate requirements contained in the General Plan. The Tentative Subdivision Map is consistent with the General Plan and Zoning Code designations and all other applicable engineering standards.*

- c) The effects this proposed subdivision is likely to have upon the region, the public service requirements of its residents, and the available fiscal and environmental resources have been considered and balanced.

*The subdivision is consistent with the City's General Plan and Municipal and Zoning Codes and will not result in. In any adverse environmental impacts.*

### CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the approval of the proposed Calexico Water Plant Tentative Subdivision Parcel Map including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.
2. The project shall include the subdivision of seven(7) parcels.
3. The Tentative Subdivision Map shall expire two (2) years from the date of approval, unless within that period of time, an extension of time is granted by the City in accordance with the State Subdivision Map Act and Subdivision Ordinance (Chapter 16) of the Calexico Municipal Code.
4. Prior to the sale of city owned property, it is recommended that improvements of a replacement baseball field at Cordoba park be completed.

CITY COUNCIL RESOLUTION FOR  
TENTATIVE SUBDIVISION PARCEL MAP NO'S. 058-400-060 & 007

Page 3 of 4

5. Prior to the issuance of the first certificate of occupancy, all required street dedications and off-site improvements (e.g. curb, gutter and sidewalk & paving) along Second Street (Anza Road) Pierce Ave. and Cesar Chavez Blvd. shall be provided to city standards.
6. The Tentative Subdivision Map shall comply with all applicable requirements of the State of California Subdivision Map Act and the City's Subdivision Ordinance and Zoning Ordinances, unless modified by the Conditions of Approval.
7. Prior to the recording of the final map the improvements specified herein and approved by the Planning Commission shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer and City Attorney, and all other stated conditions shall be complied with.
8. Prior to submittal of any improvement plan for plan check, geotechnical study and soils report of the project site shall be conducted to the satisfaction of the City Engineer. An approved copy of the geotechnical study and soils report, in accordance with the subdivision map act, applicable codes, and city standards, shall be submitted with the improvement plans.
9. Prior to the issuance of building permits an NPDES permit from the regional water quality control board shall be provided in accordance with a storm water pollution prevention plan approved by the City Engineer. The storm water pollution prevention plan shall include best management practices (BMP's).
10. Prior to the issuance of building permits, a site specific drainage study in conformance with the sub-regional storm water retention system shall be conducted by a registered civil (hydraulic) engineer and submitted for review and approval by the city and IID. The drainage study may incorporate temporary retention basins; however, the design of the drainage system shall be in conformance with the City's sub-regional storm water retention system.
11. All retention facilities and drainage improvements shall be provided in accordance with the City's standards and to the satisfaction of the City Engineer where applicable.
12. Fire hydrants, markers and water mains shall be provided in accordance with the Fire Department's specifications. Fire hydrants shall not be placed more than 300 ft apart nor more than 300 ft from buildings and shall be subject to review and approval by the Fire Department. All fire hydrants shall be on a looped water system and shall be in set-vice before any combustible construction begins.
13. Utilities shall be provided in accordance with the City's Master Water/Sewer Plan.
14. The project shall comply with applicable staff comments labeled **Exhibit A** of the City Council staff report and other applicable federal, state and local codes, ordinances and resolutions.

CITY COUNCIL RESOLUTION FOR  
TENTATIVE SUBDIVISION PARCEL MAP NO'S. 058-400-09 & 058-400-060  
Page 4 of 4

NOW, THEREFORE, subject to the above findings and conditions, the City Council of the City of Calexico DOES HEREBY APPROVE the Calexico Water Plant Tentative Subdivision No. 058-400-007 and 058-400-060.

---

Lewis Pacheco, Mayor  
Calexico City Council

I hereby certify that the preceding resolution was taken by the City Council at a meeting conducted November 7, 2018 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

---

Gabriela Garcia  
City Clerk



# ATTACHMENT 3

**RESOLUTION NO. 2018- —**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR APPROXIMATELY 5 ACRES WITHIN THE LARGER 45 ACRE SITE FROM OS, OPEN SPACE TO I, INDUSTRIAL**

**WHEREAS**, the City of Calexico Engineering Division has filed an application to amend the General Plan and re-designate approximately 5 acres from OS, Open Space to I, Industrial (see Exhibit "A"); and

**WHEREAS**, the City Council has the authority to approve amendments to the City's General Plan; and

**WHEREAS**, the Planning Commission at its meeting on October 8, 2018, held a duly noticed public hearing, and recommended to the City Council approval of General Plan Amendment No. 2018-01; and

**WHEREAS**, public notice of said application has been given pursuant to law, and the City Council has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on November 7, 2018.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** The City Council finds the facts recited above are true and correct and incorporates them herein by this reference.

**SECTION 2.** The City Council has considered and approved the Negative Declaration prepared for the proposed project prior to making a decision to approve the proposed amendment to the General Plan Land Use Map. The City Council finds and determines that the Negative Declaration is adequate and complete and was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

**SECTION 3.** That in accordance with State Planning and Zoning law and the requirements of the City of Calexico, and based on substantial evidence in the record, the findings for the approval of the proposed General Plan Amendment have been made as follows:

1. The proposed General Plan Amendment will not be (a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or (b) injurious to the property or

improvements in the neighborhood or within the City.

*The proposed General Plan Amendment has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed amendment. The City Council has concluded that the proposal under the I, Industrial Land Use designation assures that the development standards and design guidelines for industrial/commercial development will be followed and consistently applied. The City Council also believes the proposed General Plan Amendment is appropriate for the parcel therefore, the proposed amendment will not be detrimental to the health, safety, comfort and welfare of the persons residing or working within or near the neighborhood.*

2. The proposed General Plan Amendment will permit reasonable apartment development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

*The General Plan Amendment will allow future industrial/commercial development in the Project Area that is compatible with other development in the surrounding area and neighborhoods. The General Plan Amendment will result in future development that is consistent with adjacent properties.*

3. The proposed General Plan Amendment would establish a land use designation and zoning in character with the surrounding residential area and eliminate the legal non-conforming of each individual project area.

*The General Plan Amendment will allow future industrial/commercial development that is compatible with similar uses in the surrounding area. In addition, the General Plan Amendment will assist in achieving the goal of creating a well-balanced and functional mix of industrial uses, in order to diversify Calexico's shopping opportunities.*

4. The proposed General Plan Amendment will not have a significant effect on the environment.

*The Negative Declaration concluded that the proposed project will not result in impacts related to air quality, greenhouse gases, noise, and traffic and circulation in accordance with Section 15093 of the CEQA Guidelines.*

SECTION 4. The parties are hereby informed that the time within which judicial review of this decision must be sought is governed by Section 1094.6 of the Code of Civil Procedure.

SECTION 5. This Resolution shall become effective 30 days after approval and adoption.

NOW, THEREFORE, based on the above findings, the City Council of the City of Calexico does hereby approve the proposed General Plan Amendment to re-designate the Project Areas from OS, Open Space to I, Industrial.

PASSED, APPROVED AND ADOPTED this 7th day of November, 2018

AYES:

NOES

ABSENT:

ABSTAIN:

---

LEWIS PACHECO, MAYOR

ATTEST:

---

GABRIELA GARCIA, CITY CLERK

APPROVED AS TO FORM:

---

CARLOS CAMPOS, CITY ATTORNEY

# ATTACHMENT 4

## ORDINANCE NO. 2018 -

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALEXICO, CALIFORNIA, APPROVING ZONE CHANGE NO. 2018-01 TO CHANGE THE ZONING CLASSIFICATION FOR APPROXIMATELY 5 ACRES WITHIN THE LARGER 45 ACRE SITE FROM OS, OPEN SPACE TO I-R, INDUSTRIAL RAIL

WHEREAS, the City of Calexico Engineering Division has filed an application to change the Zoning classification for approximately 5 acres of land from "OS", Open Space within a larger 45 acre area respectively, to I-R, Industrial Rail. The proposed project areas can be more specifically described as follows: APN #'s: 058-400-060 & 058-400-007 (see Exhibit "B"); and

WHEREAS, the City Council of the City of Calexico has been delegated with the responsibility of making decisions for changes to the approved Zoning Map; and

WHEREAS, the Planning Commission, at its regular meeting on October 8, 2018, held a duly noticed public hearing, and recommended to the City Council approval of Zone Change No. 2018-01 (Resolution No. 2018- \_\_); and

WHEREAS, the City Council held a duly noticed public hearing on November 7, 2018 at which time all interested parties were given an opportunity to address the City Council on these matters; and

WHEREAS, the City Council of the City of Calexico finds that the Zone Change is consistent with the policies and goals of the adopted General Plan, and that in accordance with State Planning and Zoning law and the City of Calexico, the following findings for the approval of a Zone Change have been made.

### **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CALEXICO DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council has considered the proposed Zone Change No. 2018-01, prior to making a decision to approve the proposed amendment to the Zoning Map. The City Council finds and determines that this project is consistent with the Calexico Municipal Code (CMC) and determines that a Negative Declaration is adequate and was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the City of Calexico the following findings for the approval of Zone Change No. 2018-01 have been made as follows:

1. The proposed zone change will not be; a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements

**CITY COUNCIL ORDINANCE NO. \_\_\_\_**  
**ZONE CHANGE NO. 2018-01**  
**PAGE 2 OF 3**

in the neighborhood or within the City.

*The proposed Zone Change has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed Zone Change. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of this project.*

2. The proposed action will be consistent with the Goals, Objectives, and Policies of the General Plan and the development standards established with the Calexico Municipal Code (CMC).

*Staff has concluded that the requested Zone Change is consistent with the General Plan's Industrial land use designation for the project site. The Zone Change will allow development of a well-balanced and functional mix of apartment uses. This mix of uses is consistent with the goals, objectives, and policies of the General Plan and Zoning designations for the project area.*

**SECTION 3.** The Official Zoning Map of the City shall be amended to reflect Zone Change No. 2018-01, more specifically described above and as shown in Exhibit "B".

**SECTION 4.** Severability. If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance provisions or clauses or applications therefore which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this ordinance are declared to be severable.

**EFFECTIVE DATE:** This ordinance shall be effective thirty days after its adoption; and the City Clerk shall certify the adoption of this Ordinance and cause it to be published as required by law.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Calexico, California on the 7<sup>th</sup> day of November 2018 and;

**THEREAFTER ADOPTED** at the regular meeting of the City Council of the City of Calexico, California on the 21<sup>st</sup> day of November by the following vote:

**CITY COUNCIL ORDINANCE NO. \_\_\_\_**  
**ZONE CHANGE NO. 2018-01**  
**PAGE 3 OF 3**

CITY OF CALEXICO

\_\_\_\_\_  
LEWIS PACHECO, MAYOR

ATTEST:

\_\_\_\_\_  
GABRIELA GARCIA, CITY CLERK  
APPROVED AS TO FORM:

\_\_\_\_\_  
CARLOS CAMPOS, CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF IMPERIAL ) SS  
CITY OF CALEXICO )

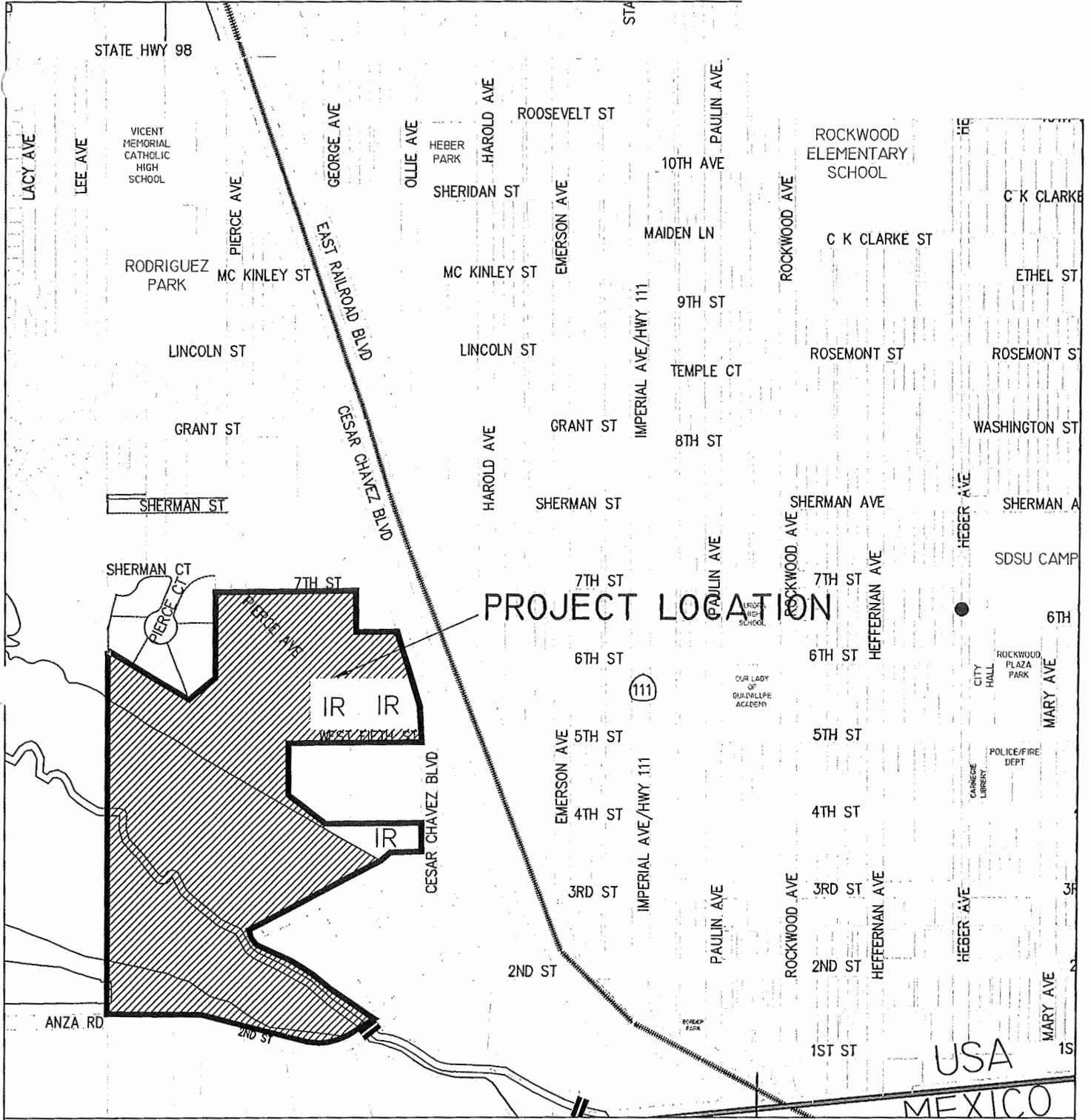
I, Gabriela Garcia, City Clerk of the City of Calexico, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of Ordinance No. \_\_\_\_\_ that was duly and regularly introduced at a regular meeting of said City Council held on November 7, 2018 and was adopted by said City Council at a regular meeting held on November 7, 2018, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
GABRIELA GARCIA, CITY CLERK

SEAL

# Exhibit B



PROJECT LOCATION

ZONE CHANGE FROM OS, OPEN SPACE  
TO IR, INDUSTRIAL RAIL.

