

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Imperial
Address: 940 W Main Street Suite 202 El Centro, CA 92243-2839

From:

Public Agency: City of Calexico
Address: Planning & Building Services Dept. 608 Heber Avenue, Calexico, CA 92231
Contact: Lisa Tylanda, Director
Phone: (760) 768-2105

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: UA 2021-08 Planned Unit Development

Project Applicant: Alliance Investors, LLC

Project Location (include county): APN: 059-180-025, County of Imperial

Project Description:

Planned Unit Development for the subdivision of APN: 059-180-025 into 113 parcels on a approximately 18-acre site within the City of Calexico. Project beneficiary is Alliance Investors, LLC.

This is to advise that the City of Calexico Planning & Building Services Dept. has approved the above (Lead Agency or Responsible Agency)

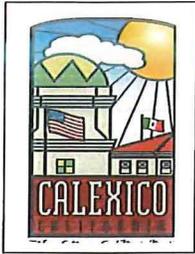
described project on January 19, 2022 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Signature (Public Agency): Lisa Tylanda Title: Director

Date: 2/11/22 Date Received for filing at OPR:



CITY COUNCIL AGENDA STAFF REPORT

DATE: January 19, 2022

TO: Mayor and City Council

APPROVED BY: Miguel Figueroa, City Manager *MF*

PREPARED BY: Lisa Tylenda, Planning and Building Services Director

SUBJECT: Public Hearing: Adopt Resolution of the City Council of the City of Calexico Approving a Vesting Tentative Map, Planned Unit Development and Conditions of Approval and Certifying a Mitigated Negative Declaration for the Subdivision of APN: 059-180-025 Into 113 parcels on an Approximately 18 Acre Site Located within the City of Calexico

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Recommendation:

Consideration to adopt resolution of the City Council of the City of Calexico approving a vesting tentative map, planned unit development and conditions of approval and certifying a mitigated negative declaration for the subdivision of APN: 059-180-025 into 113 parcels on an approximately 18-acre site located within the City of Calexico.

Background:

During October 2020 Alliance Investors, LLC submitted an application for a proposed tentative map and planned unit development. The proposed development site consists of approximately 18.49 acres and is currently zoned RC (Residential Condominium). The construction of single-family dwellings is a permitted use within the RC zone. An initial study and proposed mitigated negative declaration has been prepared in accordance to California Environmental Quality Act.

Discussion & Analysis:

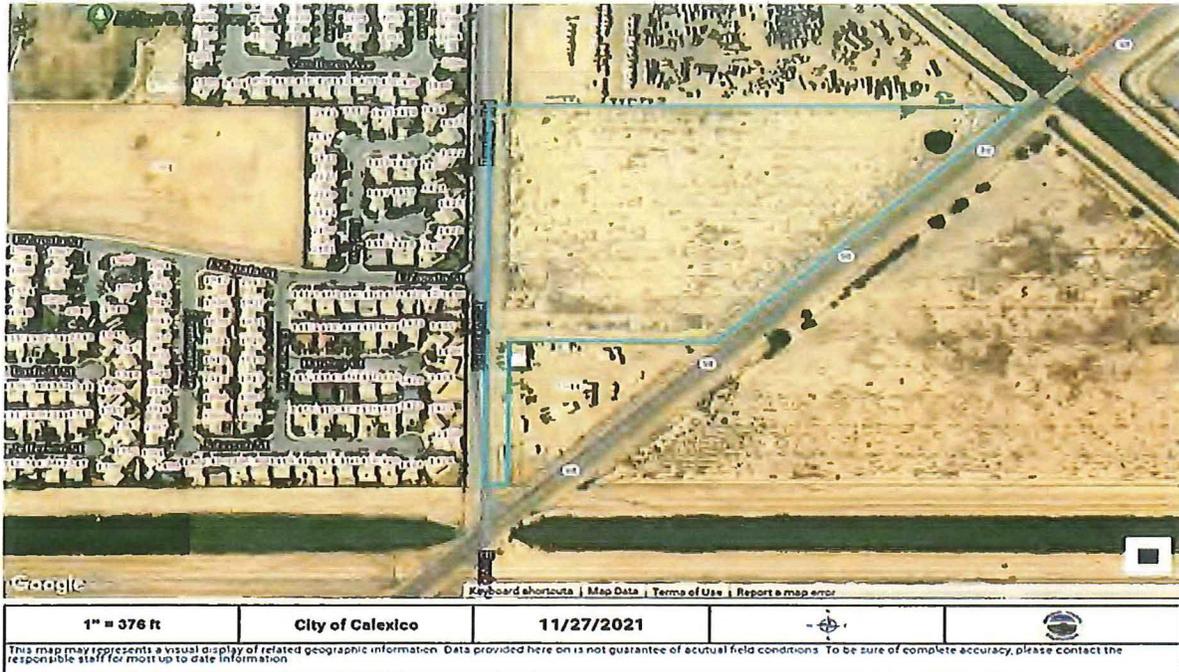
The applicant is proposing to subdivide the 18.49 acre parcel into approximately 113 individual single family home lots and the proposed subdivision will have a dedicated park. The applicant is proposing that the single-family homes are intended to be affordable due to a high demand for moderately priced homes.

The individual lots will range in size from approximately 3240 sq. to approximately 3600 sq. ft. with some variances due to the shape of the parcel. There are individual site plans attached depicting the proposed home and outlines of the setbacks and frontages. If the tentative map and planned unit development is approved, the proposed planned unit development will have the

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zoning changed and specific performance and development standards set by conditions of approval for the for unity density, lot size, coverage ratio, setbacks and frontage requirements necessary for a development of this type as shown the draft tentative map and proposed site plans. The applicant has provided pictures and project addresses for similar projects/homes that they have part of and successfully developed and completed in the City of Imperial to demonstrate the type of project proposed via this Tentative Map and Planned Unit Development.

UA 2020-11: APN: 059-180-025



Fiscal Impact:

No impact on the General Fund.

Environmental Impact:

Please see attached initial study and mitigated negative declaration.

Attachment(s):

1. Resolution with conditions of approval
2. Site Plans and photos provided by the applicant



**CALEXICO CITY COUNCIL/CALEXICO REDEVELOPMENT SUCCESSOR
AGENCY/CALEXICO FINANCING AUTHORITY
REGULAR MEETING AGENDA**

**City of Calexico
Fernando "Nene" Torres Council Chambers
608 Heber Avenue, Calexico, California
www.calexico.ca.gov**

**Wednesday, January 19, 2022
5:30 PM**

Council Members

Javier Moreno, Mayor/Chairperson
Camilo Garcia, Mayor Pro-Tem/Vice-Chairperson
Raul Ureña, Council Member
Gloria G. Romo, Council Member
Rosie Arreola-Fernandez, Council Member

City Manager

Miguel Figueroa

City Attorney

Carlos Campos

City Clerk

Gabriela T. Garcia

Next City Ordinance Number: 1223
Next City Resolution Number: 2022-02

**CLOSED SESSION
5:30 p.m.**

CALL TO ORDER

Due to the Declaration of Emergency, this meeting is being held pursuant to AB 361 Approved by Governor of California on September 16, 2021 and some or all of the city council members may participate in this meeting by teleconference.

Pursuant to Imperial County Public Health Department guidelines, City Council meetings are now open for public attendance at 100% of capacity of the council chambers and all persons entering City Hall will be required to wear a facemask.

Public participation will continue to be available in the following ways: Members of the public are encouraged to watch the meeting via live stream at <http://communityspectrum.org/live/> at 6:30 p.m. or via the Calexico City Hall Facebook page at <https://www.facebook.com/CityofCalexicoCA>.

Members of the public will be able to make public comments in the following ways:

- In-person comments.
- Submit public comments via email by 2 p.m. on Wednesday, January 19, 2022 to ggarcia@calexico.ca.gov or via fax to (760) 768-2103.
- You may make public comments via Zoom from a PC, Mac, iPad, iPhone or Android device:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82873609574?pwd=SVdNa2pJTHYyYk1tSGZYd3VjSlhwZz09>

Passcode: 139940

Or Telephone Dial: US: +1 669 900 6833

Webinar ID: 828 7360 9574

Passcode: 139940

ROLL CALL

PUBLIC COMMENTS:

(Not to Exceed 3 Minutes) This is the time for the public to address the City Council on **Closed Session Items only**. The Mayor 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 Council meeting with personal or slanderous remarks. The City Council is prohibited by State law from taking action or discussing items not included on the printed agenda. Please direct your questions and comments to the City Council.

ADJOURN TO CLOSED SESSION.

A "Closed" Session of the City Council/Calexico Community Redevelopment Agency Successor Agency/ Calexico Financing Authority may be held in accordance with state law which may include, but is not limited to, the following types of items: personnel matters, labor negotiations, security matters, providing instructions to real property negotiators and conference with legal counsel regarding pending litigation. The Closed Session will be held in the City Hall Conference Room located at 608 Heber Avenue, Calexico, California. Any public comment on Closed Session items will be taken before the Closed Session. Any required announcements or discussion of Closed Session items or actions following the Closed Session will be made in the City Council Chambers, 608 Heber Avenue, Calexico, California.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Vertical Bridge Development, LLC v. Calexico City Council, the City of Calexico, et al.
USDC, Southern District of California, Case No. 3:21-cv-02097-L-DEB
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)
One (1) Potential Case
3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of Litigation, Pursuant to Government Code Section 54956.9(4)
Three (3) Potential Cases

CALEXICO CITY COUNCIL/CALEXICO REDEVELOPMENT SUCCESSOR AGENCY/CALEXICO FINANCING AUTHORITY

**REGULAR MEETING
6:30 PM**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MISSION STATEMENT PLEDGE

INVOCATION

CLOSED SESSION ANNOUNCEMENTS

APPROVAL OF THE AGENDA

PRESENTATIONS

1. Bi-Weekly Covid-19 Update Presentation.
2. American Rescue Plan Act Presentation by City Manager Miguel Figueroa.

ANNOUNCEMENTS

These proceedings may be viewed on the City of Calexico website at www.calexico.ca.gov the Friday following the City Council meeting.

Community office hours with Mayor Moreno will be held by appointment. Please contact the City Clerk's Office at (760) 768-2102 to schedule an appointment.

PUBLIC COMMENTS AND PUBLIC APPEARANCES

NOTE: (Not to Exceed 3 Minutes) This is the time for the public to address the City Council on any item not appearing on the agenda that is within the subject matter jurisdiction of the City Council. **However, If the item you wish to comment on is on the Consent Agenda, please comment now.** The Mayor 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 Council meeting with personal or slanderous remarks. The City Council is prohibited by State law from taking action or discussing 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 City Council.

CITY MANAGER'S REPORT

CITY COUNCIL COMMENTS AND REPORTS OF MEETINGS ATTENDED

CONSENT AGENDA

All matters listed under the Consent Calendar are to be considered routine by the City Council/Calexico Community Redevelopment Agency Successor Agency or Calexico Financing Authority 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 City Council.

3. Warrants from November 20, 2021 to December 3, 2021 and City Salaries from November 20, 2021 to December 3, 2021.
4. Warrants from December 4, 2021 to December 17, 2021 and City Salaries from December 4, 2021 to December 17, 2021.
5. Warrants from December 18, 2021 to December 31, 2021 and City Salaries from December 18, 2021 to December 31, 2021.
6. Approval of a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361).
7. Approval of Application for Alcoholic Beverage License for 7-Eleven, Inc. – 7 Eleven Store 36027B, 1101 Andrade Avenue, Calexico, CA 92231-1982.
8. Approve Letter of Support for the Application Prepared by the Center for Employment Training for Funding as a "Backbone Organization" for the American Rescue Plan Act Good Jobs Challenge.
9. Approve Letter of Support for the Application Prepared by Catholic Charities Diocese of San Diego for the

State of California Department of Housing and Community Development Homekey Program.

10. Approve Republic Services (Allied) Request for Rate Increase Due to State of California Mandatory Organic Recycling Program (AB 1826).
11. Acceptance of the Zip Books Grant Project FY 2021-22.

ITEMS PULLED FROM CONSENT CALENDAR FOR DISCUSSION

DISCUSSION AND POTENTIAL ACTION ITEMS

12. Authorize City Manager to Sign Agreement of Professional Services with Geo-Logic Associates for Development and Installation of Groundwater Monitoring Network for New River Improvement Project - Calexico Reach.
13. Authorize City Manager to Sign Amendment No. 2 to the Agreement of Professional Services with Lee & Ro, Inc. for Engineering Services for Sewer Lift Station No. 9 and 11, Sewer Collection and Water Distribution System Improvement Project.
14. Authorize City Manager to Enter into an Agreement of Professional Services with Michael Baker International for Engineering Services to Address Comments Received on and Finalize the Plans and Specification for Construction of the New River Improvement Project – Calexico Reach.
15. Authorize City Manager to Sign Agreement for Professional Services with Bender Rosenthal, Inc. for Right-of-Way Acquisition and Appraisal Services for Weakley Street Improvement Federal Project No.: CML-5168(032).
16. Authorize City Manager to Enter into an Agreement of Professional Services with West and Associates Engineering, Inc., for Engineering Services to Review on Behalf of the City the Plans and Specification for New River Improvement Project – Calexico Reach.
17. Authorize the City Manager to Sign Notice of Completion for Adrian C. Cordova Memorial Park Restrooms.
18. Adopt Resolution of the City Council of the City of Calexico Authorizing the City Manager or His Designee to Execute Grant Application, Agreements and/or Any Documentation Pertaining to California Water and Wastewater Arrearages Payment Program Funded by the State of California Water Board.
19. Adopt Resolution of the City Council of the City of Calexico Authorizing the Submittal of Application(s) for All CalRecycle Grants for which the City of Calexico is Eligible.
20. Approve and Adopt Job Description for Grant Coordinator.
21. Adopt a Resolution of the City Council of the City of Calexico Approving a Temporary Fee Schedule for Planning Applications and Building Permits until July 1, 2022.

PUBLIC HEARING

22. Public Hearing: Introduction and First Reading by Title Only of an Ordinance Adopting a Zone Change from RC (Residential Condominium) to RA (Residential Apartment) and General Plan Amendment with Conditions of Approval in "Exhibit A" for the Following Assessor Parcel Numbers: 058-180-080, 058-180-081, 058-180-082, 058-180-084, And 058-180-085 Located Within the City of Calexico; and Certification of an Updated Mitigated Negative Declaration for the Proposed Zone Change/General Plan Amendment for the Proposed Remington Apartment Project.

Public Hearing: Adopt Resolution of the City Council of the City of Calexico Approving a Vesting Tentative Map, Planned Unit Development, Updated Mitigated Negative Declaration, and Conditions of Approval in "Exhibit A" for the Remington Apartment Project on the Following Assessor Parcel Numbers: 058-180-080, 058-180-081, 058-180-082, 058-180-084, And 058-180-085 Located Within the City of Calexico.

23. Public Hearing: Adopt Resolution of the City Council of the City of Calexico Approving a Vesting Tentative Map, Planned Unit Development and Conditions of Approval and Certifying a Mitigated Negative Declaration for the Subdivision of APN: 059-180-025 Into 113 parcels on an Approximately 18 Acre Site Located within the City of Calexico.

FUTURE AGENDA ITEMS

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 (760) 768-2102. Notification 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 the time the matter is considered on the agenda. The staff reports, applications and environmental documents may be viewed at either the office of the office of the City Clerk, 608 Heber Avenue from 8:30 a.m. until 5:30 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

This notice of the agenda is hereby certified to have been posted on or before 6:30 p.m. January 13, 2022.


Veronica Luna, Deputy Clerk

6:30 p.m./January 13, 2022.
Time/Date