

MAR 25 2024

NOTICE OF EXEMPTION

Chuck Storey - County Clerk
 By: AND, Deputy

<p>TO:</p> <p><input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: City of Calexico (lead agency)</p> <p>(Public Agency) Contact: Francisco Barba, Development Services Director</p> <p>Address: Planning Department 608 Heber Avenue Calexico, CA 92231</p> <p>Phone: 760-768-7462</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Imperial County) Address: 940 W Main Street Suite 202 El Centro, CA 92243-2839</p>	<p style="text-align: center;">POSTED</p> <p style="text-align: center;">MAR 25 2024</p> <p style="text-align: center;">Imperial County Clerk-Recorder California</p>

<p>1. Project Title:</p>	<p>Extension of Vesting Tentative Parcel Map for Bowker Subdivision</p>
<p>2. Project Applicant:</p>	<p>Alliance Investors LLC c/o Thad L. Meyer 3945 Camino Del Rio South, 2nd Floor, San Diego, CA 92108 Phone: 858-395-1528</p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):</p>	<p>Approximately CA Highway 98 and Bowker Road; APN: 059-180-025 Location Map Attached</p>
<p>4. (a) Project Location – City: City of Calexico</p>	<p>(b) Project Location – County: Imperial</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>On January 19, 2022, the City Council of the City Calexico adopted Resolution No. 2022-07 approving a Vesting Tentative Map, Planned Unit Development and Conditions of Approval for the subdivision of APN: 059-180-025 into 113 parcels on an approximately 18-acre site located within the City (“Project”). The Vesting Tentative Parcel Map approved by City Council is dated May 11, 2021 (UA2020-11).</p>

	<p>The Project site is zoned RC (Residential Condominium). The construction of single-family dwellings is a permitted use within the RC zone. The Project would subdivide the 18.49-acre parcel into approximately 113 individual single family home lots, and the proposed subdivision will have a dedicated park. The individual lots will range in size from approximately 3240 to 3600 square feet with some variances due to the shape of the parcel.</p> <p>On March 20, 2024, the City Council approved an application submitted on November 13, 2023, to extend the Vesting Tentative Map, which expired on January 19, 2024, by two years. Conditions of Approval No. 2 provided the applicant could apply for an extension not to exceed three years. The extension of the Vesting Tentative Map is also subject to the Conditions of Approval.</p>
<p>6. Name of Public Agency approving project:</p>	<p>City of Calexico Contact: Francisco Barba, Development Services Director Planning Department 608 Heber Avenue Calexico, CA 92231 Phone: 760-768-7462</p>
<p>7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:</p>	<p>Alliance Investors LLC c/o Thad L. Meyer 3945 Camino Del Rio South, 2nd Floor, San Diego, CA 92108 Phone: 858-395-1528</p>
<p>8. Exempt status: (check one)</p>	
<p>(a) <input type="checkbox"/> Ministerial project.</p>	
<p>(b) <input type="checkbox"/> Not a project.</p>	
<p>(c) <input type="checkbox"/> Emergency Project.</p>	
<p>(d) <input type="checkbox"/> Categorical Exemption. State type and section number:</p>	
<p>(e) <input type="checkbox"/> Declared Emergency.</p>	
<p>(f) <input type="checkbox"/> Statutory Exemption. State Code section number:</p>	

(g) <input checked="" type="checkbox"/> Other. Explanation:	14 Cal. Code Regs., § 15061, subd. (b)(3) (common sense exemption)
9. Reason why project was exempt:	<p>The Vesting Tentative Map extension is not subject to environmental review under the California Environmental Quality (“CEQA”), Public Resources Code section 21000 <i>et seq.</i> and its implementing regulations, Title 14 of the California Code of Regulations, section 15000 <i>et seq.</i> (“State CEQA Guidelines”). The activity is covered by the common sense exemption that CEQA applies only to activities that have the potential for causing a significant effect on the environment. (State CEQA Guidelines, 15061, subd. (b)(3).) Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.</p> <p>Applied here, on January 19, 2022, the City Council determined that the Project would not have a significant impact on the environment under CEQA. Extension of the tentative map, in and of itself, would not result in any changes to the Project approved in 2022.</p>

10. Lead Agency Contact Person: Telephone:	City of Calexico Contact: Francisco Barba, Development Services Director Planning Department 608 Heber Avenue Calexico, CA 92231 Phone: 760-768-7462
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11. If filed by applicant: Attach Preliminary Exemption Assessment (Form “A”) before filing. Not Applicable

12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 20, 2024



 Signature

Date: March 25, 2024

Francisco Barba
Name

Title: Development Services Director

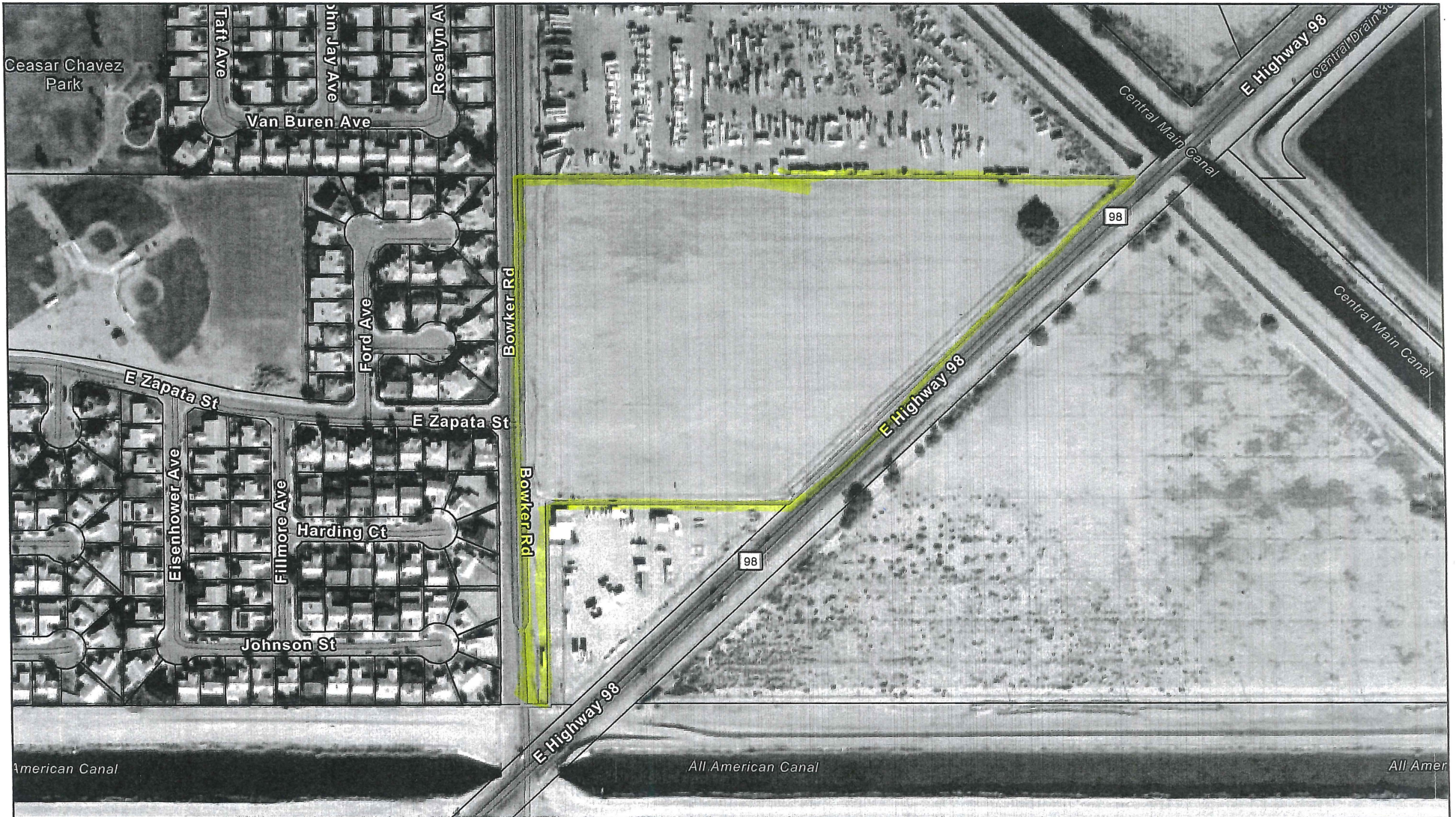
Signed by Lead Agency

Signed by Applicant


Date Received for Filing:

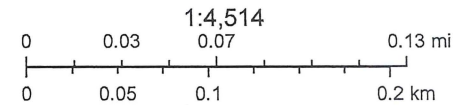
Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

APN 059-180-025



3/19/2024, 9:33:29 AM

 Assessor's Parcels



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