

EXHIBIT F

Mitigated Negative Declaration

FINAL
INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

(State Clearinghouse No. 2015041012)

for

City of Imperial Regional Park & Equestrian Center



Prepared By:

CITY OF IMPERIAL
Planning & Development Department
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(June 2015)

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SECTION 1.0 - INTRODUCTION

INTRODUCTION/OVERVIEW

The City of Imperial distributed the Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Imperial Regional Park and Equestrian Center Project for public review on April 2, 2015, with the public review period ending on May 1, 2015. During this time, five comment letters were received.

This Final IS/MND has been prepared pursuant to the California Environmental Quality Act (CEQA, California Public Resources Code, Section 21000 et seq.), and in accordance with the Guidelines for Implementation of CEQA (14 CCR 15000 et seq.). This Final IS/MND will be used by the City (as the lead state agency), in conjunction with other information developed in the City's formal record, to act on the City's proposal for a Building Permit, Tentative Tract Map, Pre-zone, General Plan Amendment and Local Agency Formation Commission (LAFCO) Annexation of the Regional Park & Equestrian Center Project site. Under CEQA requirements, the City will adopt this Final MND if, based on the whole record, including the Initial Study and comments received, it determines that there is no substantial evidence that the Project will have a significant effect on the environment (CEQA Guidelines, Section 15074(b)).

CONTENTS OF THE FINAL IS/MND

The Final IS/MND contains all comments received on the IS/MND and responses thereto. In addition, errata changes that were made to the IS/MND based on comments received are also included. Revisions to clarify information presented in the IS/MND and minor technical changes or additions have been made and are included in Section 3.0, Errata of this Final EIR. These changes and additions to the IS/MND do not raise important new issues related to significant effects on the environment. Lastly, this Final IS/MND includes the Mitigation Monitoring and Reporting Program (MMRP).

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

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SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

INTRODUCTION

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

LIST OF COMMENTERS

The following individuals and representatives of organizations and agencies submitted written comments on the IS/MND.

**TABLE 3.0-1
LIST OF COMMENTERS ON THE EIR**

COMMENTS RECEIVED BY IMPERIAL COUNTY			
Letter or E-mail	Individual or Signatory	Affiliation	Date
1	Donald Vargas, Environmental Regulatory Compliance Administrator	Imperial Irrigation District	April 22, 2015
2	Manuel Ortiz, Assistant County Engineer	Imperial County Department of Public Works	April 22, 2015
3	Alphonso Andrade, Environmental Health Compliance Specialist II	County of Imperial Public Health Department	April 15, 2015
4	Phyllis Cason for Connie L. Valenzuela Agricultural Commissioner	Imperial County Agricultural Commissioner	April 30, 2015
5	Robert Flores, Planner II for Jim Minnick, Director Imperial County Planning and Development Services Department	Imperial County Planning and Development Services Department	May 1, 2015
6	Monica Soucier, Division Manager, Planning and Monitoring Services Imperial County Air Pollution Control District	Imperial County Air Pollution Control District	May 1, 2015

REQUIREMENTS FOR RESPONDING TO COMMENTS ON AN IS/MND

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

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

COMMENTS AND RESPONSE TO COMMENTS

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

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

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS



www.iid.com

LETTER 1

GS- RE&ERCS

April 22, 2015

Mr. Jorge Galvan
Director
Planning & Development Department
City of Imperial
420 South Imperial Avenue
Imperial, California 92251

SUBJECT: City of Imperial Regional Park & Equestrian Center IS & MND

Dear Mr. Galvan:

Pursuant to the City of Imperial's release for public review of the Initial Study (IS) and draft Mitigated Negative Declaration (MND) for the City of Imperial Regional Park & Equestrian Center Project; where the City proposes to develop on a 143-acre site, located adjacent to the northern boundary of Imperial, CA and 0.5 mile west of State Route 86; a Sportsplex regional park with tournament level sports fields, an equestrian facility, including arenas and stables; a recreational vehicle park, open space parks, a commercial center and an olive orchard and mill; the Imperial Irrigation District (IID) has reviewed the IS & draft MND and has the following comments:

1. The Electricity section on page 2-4 of the IS and draft MND states that "There is available capacity in the system to accommodate the proposed Project which is planned to establish connection during Phase 1A." This statement is incorrect. IID will need to perform a circuit study to evaluate the impact the Project will have on the IID Distribution system in the area. The Project proponent shall be required to provide IID with detailed phasing maps and include estimated time frames of development and electrical loads per phase. Furthermore, the Project proponent will be financially responsible for any system upgrades that the study deems necessary to serve the project. Project proponent should be advised to contact IID Energy Customer Operations and Planning Section at (760) 482-3402 or (760) 482-3300 for further information regarding electrical service for the project. 1-1
2. The Water Supply Assessment (WSA), contained in Appendix G, requires review by IID and IID will work directly with Ericsson-Grant Inc. on any required changes. Once IID has completed the technical review and the technical comments have been incorporated into the WSA in a manner acceptable for incorporation into the EIR, the IID Water Department will inform the City of Imperial. 1-2
3. IID facilities that may be impacted include the Newside Canal and the Newside Drain No. 1. 1-3

IMPERIAL IRRIGATION DISTRICT
OPERATING HEADQUARTERS • PO BOX 917 • IMPERIAL, CA 92251

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

Mr. Jorge Galvan
April 22, 2015
Page 2

4. An IID planning review will be required for the project in accordance with IID Water Department developer guidelines. A copy of IID's Developer Project Guide is available at <http://www.iid.com/Modules/ShowDocument.aspx?documentid=2328>. For additional information regarding planning reviews, Frank Fiorenza with IID Water Department Engineering Services should be contacted at (760) 339-9507. 1-5
5. IID drains will be impacted with drainage from project, site runoff flows and proposed storm water detention facilities. To mitigate impacts, a comprehensive IID hydraulic drainage system analysis will be required. IID's hydraulic drainage system analysis includes an associated drain impact fee. 1-6
6. Pursuant to the proposed on-site detention basin mentioned on page 2-4 of the IS and draft MND, the Project proponent should be advised to submit the project's Storm Water Pollution Prevention Plan to IID Water Department Engineering Services prior to final design. 1-7
7. Access to the project site on Larsen Road may require additional road improvements at Austin Road and Highway 86 intersections. 1-8
8. IID's canal or drain banks may not be used to access the project site. Any abandonment of easements or facilities shall be approved by IID based on systems' (Irrigation, Drainage, Power, etc.) needs. 1-9
9. Fencing should be installed at the boundary of IID's right-of-way for safety purposes and to allow access for IID operation and maintenance activities. Project proponent should consult with IID Water Department Engineering Services prior to finalization of the fencing plan to address this issue. 1-10
10. For IID construction water the proponent may contact IID South End Division at (760) 482-9800. 1-11
11. Any construction or operation on IID property or within its existing and proposed right of way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines). A copy of the encroachment permit application is included in the District's *Developer Project Guide 2008*, and can be accessed at the IID website: <http://www.iid.com/Modules/ShowDocument.aspx?documentid=2328>. Instructions for the completion of an IID encroachment application can be found at the following website: <http://www.iid.com/Modules/ShowDocument.aspx?documentid=2335>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits. 1-12
12. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance 1-13

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

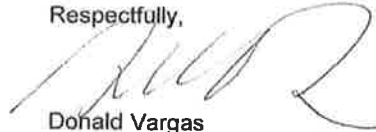
Mr. Jorge Galvan
April 22, 2015
Page 3

of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities. 1-13 Con't.

13. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.** 1-14

Should you have any questions, please do not hesitate to contact me by phone at 760-482-3609 or by e-mail at dvargas@iid.com. Thank you for the opportunity to comment on this matter. 1-15

Respectfully,



Donald Vargas
Environmental Regulatory
Compliance Administrator

Kevin Kelley – General Manager
Kristine Fontaine – Asst. General Manager
Tina Shields – Interim Planning and Water Conservation Manager, Water Dept.
Miko Pacheco – Interim Operations and Maintenance Manager, Water Dept.
Carl Stills – Manager, Energy Dept.
Vance Taylor – Asst. General Counsel
Tom King – Deputy Energy Manager, Engineering & Operations
Paul G. Peschel – Manager Planning & Engineering, Energy Dept.
Angela Evans – Manager Distribution Services & Maintenance Operations
Oscar Kebritt – Supt. Gen. Project Implementation, Energy Dept.
Michael P. Kemp – Superintendent, Real Estate & Environmental Compliance
Shayne Forber – Supervisor, Real Estate
Bruce Wilcox – Manager Environmental and Salton Sea Programs

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

LETTER 1

**Donald Vargas, Imperial Irrigation District
Environmental Regulatory Compliance Administrator
April 22, 2015**

Response to Comment 1-1: The comment provides introductory remarks and summarizes the details of the Project. The comment does not address the adequacy of the environmental analysis. No response is necessary.

Comment 1-2: The comment states that there is an error in the text of the analysis with regard to the characterization of capacity in the electrical system. On page 2-4, the discussion of Electricity has been revised as follows to address the comment:

"**Electricity.** Electrical power is currently provided by IID and is accessible to the Project site from existing power lines located along Larsen Road, La Brucherie Road, and Ralph Road. ~~There is available capacity in the system to accommodate the proposed Project which is planned to establish connection during Phase IA. IID will need to perform a circuit study to evaluate the impact the Project will have on the IID Distribution system in the area. The City shall provide IID with detailed phasing maps and include estimated time frames of development and electrical loads per phase. The City will also be financially responsible for any system upgrades that the study deems necessary to serve the Project.~~"

Response to Comment 1-3: This comment states that a Water Supply Assessment (WSA) was included as an appendix to the IS/MND. The IID has reviewed the WSA and provided revisions that have been incorporated into the WSA. The revised WSA is attached to this Final IS/MND.

Response to Comment 1-4: The comment states that IID facilities may be impacted by the Project but does not provide specific impacts. The comment does not address the adequacy of the environmental analysis. No response is necessary.

Response to Comment 1-5: The comment states that IID planning review will be required for the Project in accordance with the IID Water Department developer guidelines. This comment is procedural in nature. The City will be required to undergo IID planning review as part of the development process. This comment is noted for the decision-makers' consideration.

Response to Comment 1-6: The comment states a comprehensive IID hydraulic drainage system analysis will be required for the Project. The City will be required to have this analysis performed and pay the associated fee. This comment is noted for the decision-makers' consideration.

Response to Comment 1-7: The comment states that prior to final design, the City will be required to submit the Project's Storm Water Pollution Prevention Plan to the IID Water Department Engineering Services. This comment is procedural in nature and is noted for the decision-makers' consideration.

Response to Comment 1-8: The comment states that access to the Project site on Larsen Road may require additional improvements at Austin Road and Highway 86 intersections. The Draft Traffic Impact Assessment (LOS 2015) prepared for the proposed Project did not identify any direct or cumulative impacts to the intersection of Larsen Road at Austin Road and Highway 86. Further, this comment does not identify specific improvements that may be required and thus cannot be analyzed. If in the future, specific improvements are identified to address cumulative impacts, additional environmental review may be required at that time.

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Response to Comment 1-9: The comment states that IID's canal or drain banks may not be used to access the Project site and that any abandonment, easements, or facilities must be approved by IID based on the systems' needs. This comment is procedural in nature and is noted for the decision-makers' consideration.

Response to Comment 1-10: The comment states that fencing should be installed at the boundary of IID's right-of-way for safety purposes and to allow access for IID operation and maintenance activities. Areas of the Project proposed to be fenced are depicted in Figure 8B of the IS/MND. The fencing, as proposed, does not completely surround IID facilities on the south and east of the site. However, the City is willing to extend fencing along the parks and olive mill for safety purposes. The fencing would be designed to allow access for IID operations and maintenance of its facilities.

Response to Comment 1-11: The comment provides contact information to obtain construction water. This comment is procedural in nature and is noted for the decision-makers' consideration.

Response to Comment 1-12: The comment addresses the need for an encroachment permit for any construction or operation on IID property or within IID's existing and/or proposed right-of-way. The City would be required to obtain an encroachment permit as described. This comment is procedural in nature and is noted for the decision-makers' consideration.

Response to Comment 1-13: The comment states that IID claims a prescriptive right-of-way to the toe of slope of all existing canals and drains. This comment is procedural in nature and is noted for the decision-makers' consideration.

Response to Comment 1-14: The comment states that any new, relocated, modified or reconstructed IID facilities required for and by the Project need to be included as part of the Project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. No IID improvements are proposed for the Project site and are therefore not included in the IS/MND.

Response to Comment 1-15: The comment provides closing remarks and contact information. This comment is noted.

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COUNTY OF
IMPERIAL
DEPARTMENT OF
PUBLIC WORKS
155 S. 11th Street
El Centro, CA
92243
Tel: (760) 482-4462
Fax: (760) 352-1272

Public Works works for the Public



April 22, 2015

LETTER 2

Mrs. Janet Redondo, Development Technician
City of Imperial
420 South Imperial Ave.
Imperial, CA 92251

SUBJECT: City of Imperial Regional Park & Equestrian Center; located immediately adjacent to the northern boundary of the City of Imperial and 0.5 mile west of State Route (SR) 86. APN 063-010-049.

Dear Mr. Galvan:

This letter is in response to your city of Imperial Regional Park and Equestrian Center package received on April 10, 2015 by this Department. The project proposes to develop the Project site with a variety of recreation uses including a Regional Park and Equestrian Center..

2-1

Our Department staff has reviewed the package and based on the information provided has the following comments:

1. Each parcel created or affected by this project shall have a maintained road and/or have legal and physical access to a public road. 2-2
2. LaBrucherie Road is classified as Minor Collector- Local Collector, two (2) lanes, requiring seventy feet (70) of right of way, being thirty-five (35) feet from existing centerline. It is required that sufficient right of way be provided to meet this road classification. At completion of annexation into the City of Imperial, the applicant is requested to refer to the City of Imperial Planning Department for road right-of-way conditions. **As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).** 2-3
3. Larson Road is classified as Major Collector- Collector, four (4) lanes, requiring eighty four feet (84) of right of way, being forty two (42) feet from existing centerline. It is required that sufficient right of way be provided to meet this road classification. At completion of annexation into the City of Imperial, the applicant is requested to refer to the City of Imperial Planning Department for road right-of-way conditions. **As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).** 2-4
4. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted. 2-5

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5. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B). 2-6
6. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site. 2-7
7. The Developer shall consult with the Department concerning PM-10 mitigation. Early consultation with the Department is highly recommended. 2-8
8. The AM and PM Peak Hour Trips presented on Table 6: Project Daily Use Trip Generation of Section 4.0 Project Description of the Traffic Impact Analysis do not match the information presented on Figure 7b: Project Phase II & III Intersection Trip Assignment of the same section. 2-9
9. Section 13.0 Impacts and Mitigation Measures of the Traffic Impact Analysis does not include any comments on whether the installation turn lanes at site entrances for Phases IA, IB or Phases IA, IB, II & III will be required. 2-10
10. Section 13.0 Impacts and Mitigation Measures of the Traffic Impact Analysis does not include any comments on construction traffic.
 - a. The Developer shall prepare a mitigation monitoring program, including pictures, videos and/or other documents, to verify the existing conditions of the impacted roads before construction begins and after construction has been completed to evaluate the impacts to county roads due to construction and provide recommendations to bring the roads up to pre-construction conditions. The Developer will be required to repair any damages caused by construction traffic. 2-11
 - b. The Developer shall prepare and provide a construction traffic route plan to be maintained and enforced throughout the project construction period.
11. Appendix H of the Traffic Impact Analysis illustrates project description details for Phases IA, IB, II, and III. The details call for half-width paving of a road section of proposed Ralph Road as well as the road sections of La Brucherie Road and Larsen Road surrounding the site. No details on the installation of the remaining half-width paving for these roads are included in this appendix. No details on the paving of the extension of proposed Ralph Road connecting with Larsen Road are included in this appendix. 2-12

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SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

INFORMATIVE:

12. All solid and hazardous waste shall be disposed of in an approved solid waste disposal site in accordance with existing County, State and Federal regulations. (Per Imperial County Code of Ordinances, Chapter 8.72). 2-13
13. All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. Fire/OES Standards as well as those of the Air Pollution Control District (ACPD). (Per Imperial County Code of Ordinances, Chapter 12.10.020 A). 2-14
14. The project will require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior to County approval of onsite grading plan. (40 CFR 122.28). 2-15
15. At time of development, if required, by Section 8762(b) of the Professional Land Surveyors Act, a record of shall be filed with County Recorder of Imperial County. 2-16
16. A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12.020). 2-17

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project. 2-18

Respectfully,

William S. Brunet, PE
Director of Public Works

By: 

Manuel Ortiz
Assistant County Engineer

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SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

LETTER 2

Manuel Ortiz, Assistant County Engineer
Imperial County Department of Public Works
April 22, 2015

Response to Comment 2-1: This comment provides introductory remarks regarding the Imperial County Department of Public Works' review of the Project. Specific comments follow.

Response to Comment 2-2: The comment states that each parcel created or affected by the Project will abut a maintained road and/or have legal and physical access to a public road. This comment does not address the adequacy of the environmental analysis but is noted for the decision-makers' consideration.

Response to Comment 2-3: The comment identifies the classification of LaBrucherie Road and states that sufficient right-of-way must be provided to meet this road classification. After annexation, the County states that the City must refer to the City of Imperial Planning Department for road right-of-way conditions as directed by the Imperial County Board of Supervisors according to Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan. This comment is noted for the decision-makers' consideration.

Response to Comment 2-4: The comment identifies the classification of Larson Road and states that sufficient right-of-way must be provided to meet this road classification. After annexation, the County states that the City must refer to the City of Imperial Planning Department for road right-of-way conditions as directed by Imperial County Board of Supervisors according to Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan. This comment is noted for the decision-makers' consideration.

Response to Comment 2-5: The comment states that the applicant (i.e. the City) will be responsible for researching protecting and preserving survey monuments per the Professional Land Surveyor's Act (8771(b)). The City will develop the Project site in accordance with all applicable regulations, including the Professional Land Surveyor's Act. This comment is noted.

Response to Comment 2-6: The comment states that the applicant (i.e. the City) shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control to the Imperial County Department of Public Works for review and approval. The Plan/Study shall include prevention of sedimentation and damage to off-site properties. This comment is noted, however, the Project site will be within the jurisdictional authority of the City of Imperial following annexation. The Drainage and Grading Plan/Study will not be submitted to the Imperial County Department of Public Works, but the City will coordinate with the County to ensure that there will be no damage from sedimentation to neighboring properties.

Response to Comment 2-7: The comment states that the applicant (i.e. the City) for grading plans and/or improvement plans is responsible for researching and preserving survey monuments per the Professional Land Surveyor's Act. This comment is noted. Refer also to Response to Comment 2-5.

Response to Comment 2-8: The comment states that the developer (i.e. the City) shall consult with the Imperial County Department of Public Works concerning PM10 mitigation. Early consultation with the Department is recommended. This comment is noted.

Response to Comment 2-9: The comment states that the AM and PM Peak Hour trips presented in Table 6, Project Daily Use Trip Generation of the Traffic Impact Analysis do not match information

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

presented on Figure 7b – Project Phase II & III Intersection Trip Assignment of the same section. Several peak hour volumes are off by 1 trip due to rounding. The rounding has been corrected in Figure 7b and the revisions are included as Errata to this Final IS/MND. The report analyzed Phases IA and 1B, and then the Total (all phases); Phases II and III are interim phases of the Project and were incorporated in the LOS tables. Thus, none of the calculations have been affected by the revising the rounding error and no further corrections are required as errata.

Response to Comment 2-10: The comment states that Section 13, Impacts and Mitigation Measures of the Traffic Impact Analysis does not include any discussion as to whether the installation of turn lanes at site entrances for Phases IA, IB or Phases IA, IB, II and III will be required. Left-turn lanes into the Project site along LaBrucherie Road and Larsen Road will be add during Phase IB. These roads will be annexed into the City and will comply with City design standards.

Response to Comment 2-11: The comments states that Section 13, Impacts and Mitigation Measures of the Traffic Impact Analysis does not include any comments on construction traffic. The comment states that the Developer (i.e. the City) shall prepare a mitigation monitoring program including pictures, videos and/or other documents, to verify the existing conditions of the impacted roads before construction begins and after construction has been completed to evaluate the impacts to county roads due to construction and provide recommendations to bring the roads up to pre-construction conditions. The comment states that the Developer (i.e. the City) will be required to repair any damages caused by construction traffic. The comment goes on to state that the Developer (i.e. the City) shall prepare and provide a construction traffic route plan to be maintained and enforced throughout the construction period. While hauling of heavy construction equipment and high volumes of construction traffic compressed into a short time frame would not occur in association with this Project, City will require contractors to provide a traffic route plan as part of bid documents.

Response to Comment 2-12: The comment states that Appendix H of the Traffic Impact Analysis illustrates Project description details for Phases IA, IB, II and III. The details call for half-width paving of road section of the proposed Ralph Road extending through the Project site as well as the road sections of LaBrucherie Road and Larsen Road surrounding the site. The comment goes on to state that no details on the installation of the remaining half-width paving for these roads are included in Appendix H of the Traffic Impact Analysis. Likewise, no details on the paving of the extension of proposed Ralph Road connecting with Larsen Road are included in this appendix.

The comment does not provide rational as to why half-width improvement drawings or the paving drawings are needed at this time. The half-width improvements include adding additional left-turn lanes into the Project site along Larsen Road and La Brucherie Road during Phase IB.

Response to Comment 2-13: The comment states that all hazardous waste shall be disposed of at an approved solid waste disposal site in accordance with existing County, State and Federal regulations. This comment does not address the adequacy of the environmental analysis. This comment is noted for the decision-makers' consideration.

Response to Comment 2-14: The comment states that all on-site traffic areas shall be hard surfaced to provide all weather access for fire protection vehicles and that the Project shall adhere to all Fire Department, Office of Emergency Services, and Air Pollution Control District standards. The Project will be designed in conformance with all applicable standards to ensure safety and minimize air pollution. This comment is noted for the decision-makers' consideration.

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

Response to Comment 2-15: The comment states that the Project will require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior to County approval of an on-site grading plan. The City will obtain all necessary permits from the appropriate agencies prior to commencing construction. This comment is noted for the decision-makers' consideration.

Response to Comment 2-16: The comment states that a record of survey shall be filed with the County Recorder of Imperial County, if required by Section 8762(b) of the Professional Land Surveyors Act. This comment is noted for the decision-makers' consideration.

Response to Comment 2-17: The comment states that a Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads on riding surfaces, including bridges. This comment is noted for the decision-makers' consideration.

Response to Comment 2-18: The comment provides closing remarks. No response is required.

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS



**COUNTY OF IMPERIAL
PUBLIC HEALTH DEPARTMENT**

LETTER 3

ROBIN HODGKIN, M.P.A.
Director

STEPHEN W. MUNDAY, M.D., M.P.H.
Health Officer

April 15, 2015

Mr. Roberto Flores, Planner II
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

Subject: Request for Review and Comments for the City of Imperial's Equestrian Center's MND

Dear Mr. Flores:

The Imperial County Division of Environmental Health (DEH) is providing the information below as a guide for land use requirements our office oversees and regulates. Proposed projects within Imperial County may be subject to the requirements listed below. Please review the information and contact DEH if further information is required. All applicants are encouraged to contact DEH early in the project planning stages in order to prevent any delays during the application process.

3-1

Wastewater

It is stated in the documents received by DEH, that the use of portable restrooms is proposed during phase IA of development of the equestrian and events center for up to 10,000 people each year. The use of rented portable receptacles for special events is not consistent with required minimum plumbing facilities for assembly occupancy in the California Plumbing Code, Chapter 4 (CPC 2013). Sanitary sewer infrastructure to support all phases of development should be constructed. Any separate on-site wastewater treatment system proposed for interim use must be permitted through the RWQCB.

3-2

Solid Waste

All proposed projects within Imperial County shall contract with a licensed waste hauler to provide collection bins and for waste hauling services during the construction and operational phase. All solid waste generated by the project must be taken to a permitted solid waste disposal and/or recycling facility.

3-3

Additionally, a waste management plan must be submitted to the Local Enforcement Agency (DEH) consistent with Title 14, California Code of Regulations, Sections 17801 et seq. (Agricultural Solid Waste Management Standards), which details the storage, handling, and disposal of manures such that vectors, odors, and dust are minimized. Manures removed from the stables or equestrian center shall be managed so as to prevent the creation of adverse public health/well-being conditions.

3-4

Water Supply

Based on the population that the project will serve, the project (including Phase I) is classified as a public water system under State law due to the project serving 25 or more people 60 days out of the year. As a result, the project is required to be serviced by a public water system for all phases of development.

3-5

Division of Environmental Health, 797 Main Street, Suite B, El Centro CA 92243
Phone: 442-265-1888 | Fax: 760-352-1309 | icphd.org

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

The applicant currently proposes to haul water from the City of Imperial Water Treatment Plant (WTP) to two 5,000 gallon storage tanks located on-site for Phases IA and B of the project, with no guarantee of Phase II construction in 2023. While the City of Imperial WTP is an approved public water system that is permitted through the State Water Resources Control Board, Division of Drinking Water, the use of bulk hauled water, as a primary water supply to the site, is inconsistent with State law, as it cannot be ensured that the water distribution system will reliably supply treated water to the project or to meet the minimum Operational Requirements found in Section 116555 of the California Health and Safety Code. Therefore, the applicant shall either obtain a permit from DEH for the installation of a permitted small public water system to serve the initial phases of the project, or be connected to the City of Imperial WTP for all phases of development.

3-6

Basins

A Mosquito Abatement Plan is required by DEH/Vector Control District prior to approval of the storm water management plan for the project, both for the on-site detention basin and for excess nuisance waters that may collect in the self-contained Newside Drain that is proposed as an additional stormwater discharge point. Please contact DEH in order to obtain all necessary requirements for creating a plan.

3-7

Once again, DEH is providing this letter as a guide for the planning of your project. DEH reserves the right to provide specific comments concerning your project at anytime during the environmental review process. DEH encourages applicants to come into our office to discuss the project in detail.

3-8

If you have any questions or would like to meet with DEH staff, please do not hesitate to contact us at 442-265-1888.

Sincerely,



Alphonso Andrade
Environmental Health Compliance Specialist II

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

LETTER 3

Alphonso Andrade, Environmental Health Compliance Specialist II
County of Imperial Public Health Department

April 15, 2015

Response to Comment 3-1: The comment includes introductory remarks from the Department of Environmental Health. Specific comments regarding wastewater, solid waste, water supply and basins follow and are addressed in Response to Comments 3-2 thru 3-8.

Response to Comment 3-2: The comment states that the use of rented portable receptacles for special events is not consistent with required minimum plumbing facilities for assembly occupancy in the California Plumbing Code, Chapter 4. The comment goes on to state that sanitary sewer infrastructure should be constructed to support all phases of development. Page 2-49 of the IS/MND states “Portable toilets will be used during Phase IA & IB with some permanent bathroom facilities constructed as part of Phase II supplemented with portable toilets during large events.” The City of Imperial has historically used portable sanitary facilities for temporary, special events. The initial events hosted at the City of Imperial Regional Park and Equestrian Center will have a low enough attendance to be accommodated with portable toilets consistent with past practices. With implementation of Phase IB of the Project, the threshold attendance population of 10,000 would be reached and the associated permanent sanitary sewer infrastructure would be constructed to accommodate the number of visitors accordingly.

To eliminate any confusion, the description of “Proposed Operations” on page 2-3 of the IS/MND has been revised to place the discussion of “Phasing” before “Project Operations”. In addition, text has been added to the second paragraph under “Project Operations” to clarify the number of participants during Phase I as follows:

“Initially, Phase I of the Project is anticipated to accommodate several events totaling 10,000 visitors over the course of the year. The City projects that two to three major events with up to 10,000 people may occur each year upon build-out of all Phases (IA, IB, II and III) of the Project. Once a month, the Project could host activities generating between 200 to 3,000 attendees. Smaller events would draw visitors from the local area including Imperial County as well as the larger region (i.e. San Diego, Riverside and Yuma Counties). Larger events would draw from both the local and regional area as well as outside of the Country (i.e. Mexico).”

Response to Comment 3-3: The comment states that all proposed projects within Imperial County shall contract with a licensed waste hauler to remove trash during both construction and operation and disposed of at a permitted solid waste disposal and/or recycling facility. Page 2-93 of the IS/MND indicates that Republic Services would provide solid waste service with disposal at the Allied Imperial Landfill located at 104 East Robinson Road.

Response to Comment 3-4: The comment states that a Waste Management Plan must be submitted to the Local Enforcement Agency (DEH) detailing the storage, handling and disposal of manures such that vectors, odors, and dust are minimized. The requirement that a WMP be prepared has been added to Mitigation Measure AQ-4. Refer to Response to Comment 6-4.

Response to Comment 3-5: The comment states that the Project is classified as a public water system under State law because it will serve 25 or more people 60 days out of the year. As a result, the Project is required to be serviced by a public water system for all phases of development. Page 2-59 of the IS/MND states: “No domestic water delivery infrastructure is currently available at the

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

Project site. Potable water will be provided from the City's Water Treatment Plant and stored in two 5,000 storage tanks for Phase IA and IB (Figure 9A). At full build-out the proposed Project would obtain water via a pipeline extending north from Neckel Road and east from La Brucherie Road to the Project site (Figure 9B)."

The City of Imperial has historically used water tanks or bottled water for temporary, special events. The initial events hosted at the City of Imperial Regional Park and Equestrian Center will have low enough attendance to be accommodated with portable toilets consistent with past practices. As stated in the IS/MND, water will be provided from the City's Water Treatment Plant and stored in two 5,000 storage tanks for Phase IA and IB. The City will ensure that the number and size of events hosted during Phase IA and IB, prior to development of a public water system, remain below the population threshold requiring a public water system under State law (i.e. 925 or more people 60 days out of the year). In addition, the City will work with the State Water Resource Control Board (SWRCB), Division of Drinking Water, to ensure that water delivered to the Project site meets SWRCB standards for drinking water.

Response to Comment 3-6: The comment states that the proposed use of bulk hauled water as a primary water supply to the site is inconsistent with State law. The comment goes on to state that the City will need to obtain either a permit from the DEH for the installation of a permitted small public water system to serve the initial phases of the project, or be connected to the City of Imperial Water Treatment Plant for all phases of development. The provision of drinking water during Phases IA and IB has been previously discussed. Refer to Response to Comment 3-5, above.

Response to Comment 3-7: The comment states that a Mosquito Abatement Plan is required by DEH/Vector Control District for both the on-site detention basin and excess nuisance waters that may collect in the self-contained Newside Drain.

On page 2-59 of the IS/MND, the last paragraph prior the heading "Mitigation Measure" has been revised to acknowledge preparation of a Mosquito Abatement Plan. In addition, an error in the number of Mitigation Measure GEO-3 has been corrected and Mitigation Measure WQ-1 has been revised to include the requirement of a Mosquito Abatement Plan. The text revisions are as follows:

"During construction and operational activities, the proposed Project has the potential to discharge pollutants from the Project site and result in a potentially significant impact. However, with the incorporation of construction and post-construction BMPs that would target pollutants of concern, as specified in Mitigation Measures GEO-3~~2~~ (as identified in the analysis of Geology and Soils impacts) and WQ-1 identified below, the proposed Project would not violate any water quality standards or waste discharge requirements and impacts would be less than significant. In addition, the City would submit a Mosquito Abatement Plan for the on-site detention basin and excess nuisance waters that may collect in the self-contained Newside Drain.

Mitigation Measure

GEO-3~~2~~ Refer to the Geology and Soils Section.

"**WQ-1** During Project operation, the City of Imperial shall verify BMP implementation and maintenance through inspection, self-certification, survey, or other equally effective measure. The City of Imperial shall retain operations, inspections, and maintenance records of the BMPs for at least 5 years after the recorded inspection date for the life of the Project. In addition, the City of Imperial shall ensure that long-term funding for BMP maintenance is available.

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

The City of Imperial shall also prepare a Mosquito Abatement Plan (MAP) as required by the Imperial County Department of Environmental Health (DEH)/Vector Control District for both the on-site detention basin and excess nuisance waters that may collect in the self-contained Newside Drain.

Timing/Implementation: BMPs and MAP prepared and submitted for approval prior to construction/BMPs and MAP implemented during Project construction and operation.

Enforcement/Monitoring: City of Imperial Planning and Development Department.”

Response to Comment 3-8: The comment provides closing remarks and contact information. No response is required.

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

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SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

Connie L. Valenzuela
Agricultural Commissioner
Sealer of Weights and Measures

852 Broadway
El Centro, CA 92243-2850

Linda S. Evans
Assistant Agricultural Commissioner/
Asst. Sealer of Weights and Measures

**AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS AND MEASURES**

(442) 265-1500
Fax: (442) 265-5708

E-mail: agcom@co.imperial.ca.us

LETTER 4

April 30, 2015

Mr. Robert Flores, Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

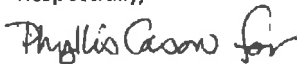
Dear Mr. Flores:

We have reviewed the City of Imperial for an Equestrian Center environmental assessment. This project for an equestrian center will allow a zone change from A-2-U, General Agriculture Urban to Public Facilities allowing large and small animals to reside adjacent to agricultural farm land. The Equestrian Center should not permit animals or water runoff from the Center to the agricultural fields nearby because of property and food safety issues. Imperial Valley is a diverse crop production area and crops are rotated frequently. Contamination from animals or water runoff could damage or destroy the crop and cause economic hardship.

4-1

Should you have any questions, please do not hesitate to contact me.

Respectfully,



Connie L. Valenzuela
Agricultural Commission

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

LETTER 4

Phyllis Cason for Connie L. Valenzuela
Agricultural Commissioner
April 30, 2015

Response to Comment 4-1: The comment notes that the proposed zone change will allow large and small animals to reside adjacent to agricultural farmland. The comment also states that the Equestrian Center should not permit animals or water runoff from the facility on to nearby agricultural fields and properties to avoid hazards and food safety issues. The comment closes by stating that contamination from animals or water runoff could damage or destroy crops and result in economic hardships.

Page 2-59 of the IS/MND acknowledges that during operational activities, the proposed Project has the potential to discharge pollutants from the Project site and result in a potentially significant impact. However, with the incorporation of construction and post-construction BMPs that would target pollutants of concern through implementation of an erosion and dust control plan, in combination with inspections, self-certification and surveys to confirm effectiveness of measures, the proposed Project would not violate any water quality standards or waste discharge requirements. All animals, animal waste and runoff from the site would be contained within the site thereby avoiding impacts to surrounding agricultural properties and crops.

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**
Planning / Building & Safety / Parks & Recreation



May 1, 2015

LETTER 5

Jorge Galvan, Director
City of Imperial,
Planning & Development Department
420 South Imperial Avenue
Imperial, CA 92251

**RE: RESPONSE TO NOTICE OF INTENT TO ADOPT MND
"CITY OF IMPERIAL REGIONAL PARK & EQUESTRIAN CENTER"**

Dear Mr. Galvan,

The Imperial County Planning & Development Services Department (ICPDS) has reviewed the Mitigated Negative Declaration (MND), Initial Study (IS), and appendices for the proposed "City of Imperial Regional Park & Equestrian Center" prepared by your department, and our staff has provided the following comments on your assessment of the environmental impacts of this project:

5-1

GENERAL COMMENTS

1. The project is proposed to undergo a change in zoning and land use, after annexation; however, there is a discrepancy on the proposed zone and land use designation in the project description (pg. 2-1), General Plan analysis (section E on pg. 2-4), and the discussion section (pg. 2-64) of Category X. (Land Use and Planning).
 - a. What is the proposed zoning: "Public Facilities," "Open Space," or "Public Use?"
 - i. According to the City's Zoning Ordinance (§24.01.140), neither of the aforementioned zones currently exist. Will the City be adopting a new zone for this project?
 - b. What is the proposed General Plan land use designation: "Open Space" or "Public Use?"

5-2

5-3

5-4

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

- i. According to the City's Land Use Element (pg. 28-32), the Public Use land use designation exists, but the Open Space land use designation does not. If the land use designation will be Open Space, will the City be creating a new land designation for this project? 5-5

2. It this department's understanding that an application for annexation has been submitted to LAFCO; however, if the site does not gets approved for annexation and incorporation into the City of Imperial, the project will have to be reevaluated by the County's Planning & Development Services Department for land use impacts and permitting. 5-6

CATEGORY SPECIFIC COMMENTS

Biological Resources (IV. a. and b.):

3. Subsection a. and b. are marked as "PSI;" however, the subsequent discussion section identifies both subcategory as "PSUMI." What is the City's determination with regards to these sections? 5-7

Hazards and Hazardous Materials (VI. e.)

4. Although the site is outside of the compatibility zones for the Imperial County Airport, the site is still close in proximity to the airport (less than 2 miles) and just outside of the "B2" (Extended Approach/Departure Zone) and "C" (Common Traffic) compatibility zones (less than a quarter-mile from zones). Therefore, the project should be taken in front of the Airport Land Use Commission. 5-8

Transportation/Traffic (XVI. f.)

5. Subsection f. is marked as "NI;" however, the subsequent discussion section identifies the subcategory as "LTSI." What is the City's determination with regards to this section? 5-9

COMMENTS FROM OTHER COUNTY DEPARTMENTS

6. The **Public Health Department**, Division of Environmental Health (DEH), has comments on the following topics; please see the attached letter for details: 5-10
- a. Wastewater
 - b. Solid Waste
 - c. Water Supply
 - d. Detention Basin
7. The **Department of Public Works** has comments on the following topics; please see the attached letter for details: 5-11
- a. Legal and physical access
 - b. Right-of-way
 - c. Drainage and Grading Plan/Study
 - d. PM-10 mitigation

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

- e. Trip generation data discrepancy
 - f. Turning lanes
 - g. Construction traffic
 - h. Half-width paving
 - i. And additional informative data.
8. The **Agricultural Commissioner** has comments on the following topics; please see the attached letter for details:
- a. Impacts to nearby agriculture fields from animals or water runoff.
9. The **Air Pollution Control District** has comments on the following topics; please see the attached letter for details:
- a. New thresholds for PM₁₀ and PM_{2.5}
 - b. Regulation VIII best available control measures
 - c. Ammonia Emissions from animals related to PM_{2.5}
 - d. Clarification on mitigation measures AQ1 through AQ4
 - e. Rule 310 Operational Development Fees

5-11 Con't

5-12

5-13

In closing, the Imperial County Planning & Development Services Department requests that any future environmental documents be sent to our office located at 801 Main Street, El Centro, CA 92243, Attn. Jim Minnick, Director.

5-14

Should you have any questions regarding this letter, please contact Robert Flores, Planner II, by phone at (442) 265-1736 ext. 1751 or by email at RobertoFlores@co.imperial.ca.us.

Thank you,

JIM MINNICK, Director
Planning & Development Services Department

By:



Robert Flores, Planner II

Attachments:

Comment Letter from the Imperial County Public Health Department dated April 15, 2015
Comment Letter from the Imperial County Department of Public Works dated April 22, 2015
Comment Letter from the Imperial County Agricultural Commissioner dated April 30, 2015
Comment Letter from Imperial County Air Pollution Control District dated May 1, 2015

CC: Jim Minnick, ICPDS Director
Michael Abraham, AICP, ICPDS Assistant Director
Patricia Valenzuela, ICPDS Planner IV
Robert Flores, ICPDS Planner II
John Gay, Assistant Director of ICDPW
Monica Soucier, APCD
Jeff Lamour, DEH
Connie Valenzuela, Ag. Commission
Jurg Heuberger, LAFCO
APN: 10.125; 10.104

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SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

LETTER 5

**Robert Flores, Planner II for Jim Minnick, Director
Imperial County Planning and Development Services Department
May 1, 2015**

Response to Comment 5-1: The comment provides introductory remarks. No response is necessary.

Response to Comment 5-2: The comment states that there is a discrepancy in the proposed zone and land use designation on page 2-1 of the project description; page 2-4 under the General Plan Analysis; and page 2-64. The correct proposed land use and zoning are addressed in Response to Comments 5-3, 5-4 and 5-5, below.

Response to Comment 5-3: The comment requests clarification of the proposed zoning whether Public Facilities, Open Space, or Public Use. The proposed zoning is Public Facilities. Incorrect references to the proposed land use has been revised on page 2-1 as follows

“8. General Plan Designation: Existing: Agriculture (County) **Proposed:** ~~Open Space~~ Public Use

9. Zoning: Existing: A-2-U, General Agriculture Urban (County) **Proposed:** ~~Public Facilities~~ Open Space”

Incorrect references to the proposed zoning have been revised on page 2-4 as follows

“E. General Plan Consistency: The proposed 143-acre Project site consists of one parcel (APN 063-010-049) currently zoned A-2-U (General Agriculture Urban). The Project requires annexation, a pre-zone and general plan amendment. The Project site is currently within the City’s Sphere of Influence (SOI) and immediately adjacent to the northern City limit boundary. The site would be pre-zoned to its proposed zoning designation of Open Space and the existing ~~A-2-U zoning~~ land use designation would be changed to PU (Public Use) through a general plan amendment.”

Response to Comment 5-4: The comment requests clarification of the proposed zoning whether Open Space or Public Use. As noted in Response to Comment 5-3, above, the proposed zoning is “Open Space.”

Response to Comment 5-5: The comment asks if a new land use designation will be created to accommodate the proposed “Public Use” designation. The Draft Land Use Element of the City of Imperial General Plan Update contains a definition for the “Public Facility” designation which is considered synonymous with the Public Use designation depicted on the Exhibit 1-1, City of Imperial Proposed Land Use.

Response to Comment 5-6: The comment asks if the Project will have to be re-evaluated if the site is not approved for annexation and incorporation. If annexation is denied, the City may attempt to re-conceptualize the Project or abandoned the Project entirely.

Response to Comment 5-7: The comment notes a discrepancy in the Biological Resources section (IV) for items “a)” and “b).” On page 2-35 of the IS/MND, the boxes under the heading “Potentially Significant Unless Mitigation Incorporated” have been checked to be consistent with the text discussion and mitigation measures.

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

	Potentially Significant Impact (PSI)	"Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
IV. BIOLOGICAL RESOURCES				
Would the project:				
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 Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Wildlife or U.S. Fish and Wildlife Service?"	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response to Comment 5-8: The comment states that the Project should be taken before the Airport Land Use Commission based on its proximity to the Imperial County Airport. The City intends to present the Project before the ALUC sometime during the month of July 2015.

Response to Comment 5-9: The comment identifies a discrepancy in the Transportation/Traffic section (XVI) of the IS/MND with regard to item "f)." The box is marked as "No Impact" but the text discussion identifies this item as "Less than Significant Impact." On page 2-86 of the IS/MND, the box under the heading "Less than Significant Impact" has been checked to be consistent with the text discussion for item "f)."

	Potentially Significant Impact (PSI)	"Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
f) Conflicts with adopted policies, plans, programs, regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Response to Comment 5-10: The comment notes that the Imperial County Department of Environmental Health provided comments on the IS/MDN. These comments are included in Letter 3. Refer to Response to Comments 3-2 thru 3-7.

Response to Comment 5-11: The comment notes that the Imperial County Department of Public Works provided comments. These comments are included in Letter 2. Refer to Response to Comments 2-2 thru 2-17.

Response to Comment 5-12: The comment notes that the Imperial County Agricultural Commissioner provided comments. These comments are included in Letter 4. Refer to Response to Comment 4-1.

Response to Comment 5-13: The comment notes that the Imperial County Air Pollution Control District provided comments. These comments are included in Letter 3. Refer to Response to Comments 2-2 thru 2-17.

Response to Comment 5-14: The comment provides closing remarks. No response is required.

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850



TELEPHONE: (442) 269-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

LETTER 6

May 1, 2015

CITY OF IMPERIAL
Redevelopment Agency
420 South Imperial Avenue
Imperial, California 92251
(760) 355-3326
www.cityofimperial.org

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration (MND) City of Imperial Regional Park & Equestrian Center

To Whom It May Concern:

The review of the Initial Study (IS), to adopt a Mitigated Negative Declaration (MND) for the City of Imperial Regional Park & Equestrian Center (Project) has been finalized by the Imperial County Air Pollution Control District (Air District). The Project headed by the City of Imperial Redevelopment Agency proposes to develop approximately 143 acres (proposed for annexation) into a site with a variety of recreational uses including a Regional Park and Equestrian Center. Once fully built the Project is expected to serve residents from the following cities; Imperial, Brawley and El Centro as well as incorporated and unincorporated areas of the County. However the overall goal is to spur economic development through tourism by attracting visitors from outside the region. Envisioned facilities include a 22.98 acre Sportsplex Regional Park with tournament-level sports fields; 56.5 acres for an equestrian facility which includes a 160,000 sq ft covered area, outdoor area, stables and a recreational vehicle park with 200 parking spaces; two open space parks totaling 14.77 acres; a 4.4 acre Commercial Center with 15,000 sq ft for restaurants and equestrian-related retail stores; and 6.25 acres for an olive orchard and mill.

6-1

The comments that follow are based on the information provided by the IS, MND and appendices, the Imperial County CEQA Air Quality Handbook (Handbook)¹ and the Rules and Regulations as adopted by the Imperial County Air Pollution Control Board of Directors.

6-2

¹ Since the adoption of the Imperial County CEQA Air Quality Handbook changes to significance criteria for tier I projects and expected standard and discretionary measures have changed primarily because of advances in engine manufacturing technologies. In addition, the use of URBEMIS has been replaced with CalEEMod as a preferred modeling urban tool. Finally, consultation with the Air District is vitally important to any application of stated measures.

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

Our non-attainment status for ozone, our "serious" non-attainment status for Particulate Matter of less than 10 microns (PM₁₀) and our non-attainment status for Particulate Matter of less than 2.5 microns (PM_{2.5}) for the 24 hr and annual are the driving criteria in establishing, new thresholds for NOx, ROG, PM₁₀, Sox, CO and PM_{2.5}. Except for the PM_{2.5} threshold these thresholds and the significance related to them can be found in the Handbook. In addition, since the adoption of best available control measures (BACM), Regulation VIII, full enforcement of fugitive dust generating activities will affect your project.

6-3

With that said, the following comments are intended to clarify updated procedures and expectations that will allow the Project to maintain the "Potentially Significant Unless Mitigation Incorporated" finding. Throughout the IS MND beginning with page 35 (2-28 of the document) and ending with page 60 (2-53 of the document) and Appendix A; Air Quality & Greenhouse Gas Impact Analysis the project correctly identifies the potentially significant impacts associated with Nitrogen Oxide (NOx) and Particulate Matter of Less than 10 microns (PM₁₀). However, because of the storage of animal waste the IS MND is not properly addressing potential ammonia emissions as they relate to the formation of PM_{2.5}. It is the opinion of the Air District that simply notifying the Project within this letter that a dedicated effort at mitigation of the animal waste and the housing of animals will need to be coordinated with the Air District so as to assure that emissions do not contribute significantly to the formation of PM_{2.5}.

6-4

The mitigation measures listed in the IS MND and appendix and identified as AQ1 through AQ4 require the following clarification.

AQ1 – the implementation of the standard mitigation measures can only be assured when the project commits via the submittal of a Dust Control Plan (DCP). The Dust Control Plan **MUST** expressly commit the project to the standard mitigation measures that will be implemented and those measures **MUST** be verified by the Air District. Such verification is released after the review of a submitted DCP by the Air District and will contain the requirement of the submittal of Records of Implementation. Finally, at a minimum of 10 days prior to any earthmoving activity the Project must submit a notification of such earthmoving activity to the Air District.

6-5

AQ2 – the implementation of the standard mitigation measures for the reduction of combustion equipment emissions, specifically NOx the project **MUST** submit prior to any earthmoving activity a complete list of intended equipment to be utilized on the site during construction. The list must be detailed such that a NOx evaluation can be performed to assure that emissions of NOx remain less than significant. The list must contain at a minimum the Model, Make, Year, Horsepower (*not* to be substituted by the load factor), estimated daily hours of operation and the total number of those pieces of equipment. Once construction commences, updated equipment list will be required. Failure to submit updated lists will trigger verification by compliance personnel.

6-6

AQ3 – Verification of the minimum 50% of tier 3 engines is insufficient to assure that the levels of NOx emissions will remain below the threshold and support the finding of less

6-7

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

than significant. Therefore, please refer to the AQ2 requirement for the submittal of equipment list to verify the emissions of NOx during the construction phases. The second portion of this mitigation suggesting that as an alternative an amended air quality emissions assessment could demonstrate construction generated emission would not exceed ICAPCD's thresholds is impractical and does nothing to assure that NOx emissions remain below the emissions threshold. However, an accepted and proven feasible mitigation measure is the application of Policy 5 which involves the reduction of like emissions off-site should the project exceed NOx emission thresholds. Therefore, the Project is required to submit the equipment list for a NOx evaluation should the NOx emissions exceed the threshold of significance for Imperial County then the Project will be required to implement Policy 5 to assure off-site like emissions are reduced to the extend the Project exceeded emissions.

6-7 Con't

AQ4 – the Project assessed long term emissions and correctly asses PM₁₀ as exceeding the Air District thresholds. Like AQ1, in order for the long term emissions to remain less than significant the Project must submit an Operational Dust Control Plan that will assure that PM₁₀ emissions are controlled for the life of the project. In addition, because part of the Project includes the storage and housing of animals emissions of ammonia must be controlled via the Operational Dust Control Plan. Last but not least because the Project proposes to build an olive orchard and mill and because it is unknown at this time exactly what equipment the mill will require the Project will be required to meet and confer with the Air District to see if there are any potential permit requirements.

6-8

6-9

6-10

Finally, Rule 310 Operational Development Fees will need to be assessed as the structures (not just buildings) are permitted for building.

6-11

In closing, the above mentioned clarifications are necessary to assure the Project emissions remain less than significant. Should you have any questions regarding the aforementioned information please do not hesitate to call our office at (442) 265-1800.

6-12

Respectfully Submitted,



Monica N. Soucier
Division Manager
Planning and Monitoring Sections

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

LETTER 6

**Monica Soucier, Division Manager, Planning and Monitoring Services
Imperial County Air Pollution Control District
May 1, 2015**

Response to Comment 6-1: The comment provides introductory remarks including a description of the Project. The comment does not address the adequacy of the environmental analysis. No response is required.

Response to Comment 6-2: The comment identifies the documents which provide the basis for comments 6-3 thru 6-11. The documents include the IS/MND and appendices as well as the Imperial County CEQA Air Quality Handbook and the Rules and Regulations as adopted by the Imperial County Air Pollution Control Board of Directors. No response is required.

Response to Comment 6-3: The comment identifies non-attainment thresholds for various pollutants noting that all thresholds, except for PM_{2.5} can be found in the Imperial County CEQA Air Quality Handbook. The comment also notes that Regulation VIII will apply to the Project. This comment is noted for the decision-maker's consideration.

Response to Comment 6-4: The comment states that the IS/MND correctly identifies the potentially significant impacts associated with NO_x and PM₁₀. However, because the Project will store animal waste, the comment states that the Project did not properly address potential ammonia emissions as they related to the formation of PM_{2.5}. The text of Mitigation Measure AQ-4 on page 2-31 of the IS/MND has been revised to identify removal and covering of animal waste as follows:

"AQ-4: A Waste Management Plan (WMP) shall be submitted to the Imperial County Department of Environmental Health (DEH) detailing the storage, handling and disposal of manures such that vectors, odors, and dust are minimized. In addition, an Operational Dust Control Plan (ODCP) shall be prepared for the proposed Project. The ODCP shall be endorsed by the Imperial County Air Pollution Control District (ICAPCD) prior to Project operations. At a minimum, the ODCP shall include the following measures:

- During Project operations, all on-site unpaved vehicle travel surfaces, including roadways and vehicle parking areas, shall be stabilized with an approved chemical dust stabilizer or shall be paved.
- Animal waste shall be promptly removed from the site (i.e., within 72 hours) in accordance with the provisions of the WMP.
- Animal waste piles should be covered, or other measures employed, as recommended by the ICAPCD.

Timing/Implementation: WMP submitted to DEH and approved prior to construction/ODCP and WMP implemented during Project operation.

Enforcement/Monitoring: City of Imperial Planning and Development Department, ~~DEH~~ and ICAPCD."

Response to Comment 6-5: The comment states that Mitigation Measure AQ-1 requires clarification regarding standard mitigation and verification by the APCD. The comment also states that the Project must submit a notification of earthmoving activity to the APCD a minimum of 10 days prior to the activity. The first paragraph of Mitigation Measure AQ-1 on page 2-30 of the IS/MND has

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

been revised to identify preparation of a Construction Dust Control Plan as follows:

"AQ-1: A Construction Dust Control Plan (CDCP) shall be prepared for the Project. The CDCP shall be endorsed by ICAPCD prior to beginning construction. At a minimum, the CDCP shall include the following During construction, the proposed Project shall implement ICAPCD's standard mitigation measures to reduce fugitive dust control, as noted below:

- All disturbed areas, including Bulk Material storage which is not being actively utilized, shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by using water, chemical stabilizers, dust suppressants, tarps or other suitable material such as vegetative ground cover.
- All on site and off site unpaved roads will be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.
- All unpaved traffic areas one (1) acre or more with 75 or more average vehicle trips per day will be effectively stabilized and visible emission shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.
- The transport of Bulk Materials shall be completely covered unless six inches of freeboard space from the top of the container is maintained with no spillage and loss of Bulk Material. In addition, the cargo compartment of all Haul Trucks is to be cleaned and/or washed at delivery site after removal of Bulk Material.
- All Track-Out or Carry-Out will be cleaned at the end of each workday or immediately when mud or dirt extends a cumulative distance of 50 linear feet or more onto a paved road within an urban area.
- Movement of Bulk Material handling or transfer shall be stabilized prior to handling or at points of transfer with application of sufficient water, chemical stabilizers or by sheltering or enclosing the operation and transfer line.
- The construction of any new Unpaved Road is prohibited within any area with a population of 500 or more unless the road meets the definition of a Temporary Unpaved Road. Any temporary unpaved road shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emission by paving, chemical stabilizers, dust suppressants and/or watering.

Timing/Implementation: During construction activities.

Enforcement/Monitoring: City of Imperial Planning and Development Department/ICAPCD."

Response to Comment 6-6: The comment states that Mitigation Measure AQ-2 requires clarification regarding submission of a complete list of intended equipment to be used on site during construction in order to implement standard mitigation measures for the reduction of NOx. Mitigation Measure AQ-2 on page 2-31 of the IS/MND has been revised to add and clarify submission of a complete equipment list prior to commencing construction as follows:

"AQ-2: Prior to commencing construction, a complete list of equipment shall be submitted to the ICAPCD for evaluation. The list shall include, at minimum, the Model, Make, Year, Horsepower (not to be substituted by the load factor), estimated daily hours of operation, and the total number of pieces of equipment. Updated equipment lists shall be submitted to the ICAPCD once construction begins.

During construction, the proposed Project shall implement the following ICAPCD Standard

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

Mitigation Measures to reduce heavy-duty construction combustion equipment emissions:

- Use of alternative fueled or catalyst equipped diesel construction equipment, including all off-road and portable diesel powered equipment.
- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes as a maximum.
- Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use
- Replace fossil fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set)

Timing/Implementation: A complete list of equipment shall be submitted to the ICAPCD Prior to construction/Updated equipment lists shall be submitted, and ICAPCD Standard Mitigation Measures implemented During construction activities.

Enforcement/Monitoring: City of Imperial Planning and Development Department/ICAPCD.”

Response to Comment 6-7: The comment states that Mitigation Measure AQ-3 requires clarification to indicate that the Project is required to submit the equipment list for a NO_x evaluation if the NO_x emissions exceed the threshold of significance for Imperial County. If an exceedance occurs, the Project will be required to implement Policy 5 to assure off-site like emissions are reduce to the extent the Project exceeds demands. Mitigation Measure AQ-3 on page 2-31 of the IS/MND has been revised to clarify submission of a complete equipment list prior to commencing with construction as follows:

“AQ-3: Prior to any earthmoving activity, a complete list of intended construction equipment to be utilized on the site shall be provided to the ICAPCD. The list must be detailed such that a NO_x evaluation can be performed to assure that emissions of NO_x. Alternatively, this requirement can be amended if a supplemental air quality emissions assessment, to be based on the actual construction equipment fleet, demonstrates that construction-generated emissions would not exceed ICAPCD’s applicable emission threshold of 100 lbs/day of NO_x; would not exceed ICAPCD’s applicable emission threshold of 100 lbs/day of NO_x. At a minimum, the list shall identify the equipment model, make, year, horsepower, estimated daily hours of operation, and the total number of pieces of equipment. Once construction commences, an updated equipment list shall be provided to the ICAPCD. To the extent deemed necessary by the ICAPCD, emission reduction measures shall be incorporated to ensure that project-generated construction emissions would not exceed applicable thresholds. Such measures may include, but are not limited to, the use of heavy-duty off-road equipment meeting Tier 3 emissions standards.

Timing/Implementation: Prior to and During construction activities.

Enforcement/Monitoring: City of Imperial Planning and Development Department/ICAPCD.”

Response to Comment 6-8: The comment states that the Project must submit an Operational Dust Control Plan that will assure that PM10 emissions are controlled for the life of the Project. This issue has been previously addressed. Refer to Response to Comment 6-5 above.

SECTION 2.0 – COMMENTS AND RESPONSE TO COMMENTS

Response to Comment 6-9: The comment states that ammonia emissions from the storage and housing of animals must be controlled via an Operational Dust Control Plan. Mitigation Measure AQ-4 on Page 2-31 of the IS/MND has been revised to require that an Operational Dust Control Plan be prepared and endorsed by the ICAPCD. Refer to Response to Comment 6-4, above.

Response to Comment 6-10: The comment indicates that prior to construction of the Project, the City will be required to discuss with the ICAPCD the equipment needed to operate the olive orchard and mill to determine if there are any permit requirements. This comment is noted for the decision-makers' consideration.

Response to Comment 6-11: The comment states that Rule 310 Operational Development Fees will need to be assessed as the structures (not just the buildings) are permitted. This comment is noted for the decision-makers' consideration.

Response to Comment 6-12: The comment provides closing remarks and contact information. This comment is noted.

SECTION 3.0 – ERRATA

INTRODUCTION

This Errata has been prepared to address minor errors or revisions which came about as a result of comments received during the 30-day public review period (April 2, 2015 thru May 1, 2015) in compliance with CEQA Guidelines 15073. The minor modifications to the text of the IS/MND detailed in the Errata reflect corrections and/or clarifications that do not constitute significant new information and do not change any of the impact conclusions of the IS/MND. In addition, these minor revisions to the text, as described below, would not cause a substantial increase in the severity of any environmental impacts. Rather, these changes merely clarify or correct portions of the text. Amended text is identified by page number. Revisions adding new text to the IS/MND are shown with underline and deleted portions of text are shown with ~~strikethrough~~.

CHANGES AND EDITS TO THE IS/MND

The following changes and edits represent revisions to information included in the IS/MND based upon: (1) additional or revised information required to prepare a response to a specific comment; (2) updated information required due to the passage of time; and/or (3) typographical errors.

A brief description of the change or edit is provided as well as a reference to where the change or edit occurs in the document (page number, paragraph, sentence, table, etc.). Changes to the portion of text are included in quotes (“”).

SECTION 3.0 – ERRATA

SECTION II. ENVIRONMENTAL CHECKLIST

Page 2-1, items “8” and “9” have been revised as follows to reflect the correct proposed Zoning and General Plan Designation.

- “8. **General Plan Designation:** Existing: Agriculture (County) **Proposed:** ~~Open Space~~ Public Use
9. **Zoning:** Existing: A-2-U, General Agriculture Urban (County) **Proposed:** ~~Public Facilities~~ Open Space”

Page 2-3, has been revised to place the discussion of “Phasing” before “Project Operations”. In addition, text has been added to the second paragraph under “Project Operations” to clarify the number of participants during Phase I as follows:

“Phasing. The Project is proposed to be developed in three phases. Phase I includes two portions: Phase IA would construct the equestrian and events center with associated parking (Figure 7A); Phase IB would include the road improvements necessary for Phase IA along Larsen Road, La Brucherie Road, and Ralph Road (Figure 7B). Phase II is proposed to include the RV Park and City Park #1 (Figure 7C). Phase III would consist of the remaining components including the commercial center, Olive Orchard and Mill, Sportsplex, and City Park #2 (Figure 7D). Areas planted with turf and fencing for the Project are depicted in Figures 8A and 8B.

Proposed Operations. On a year-round basis, the proposed Project would support local residents’ needs for recreational facilities through providing parks and sportsplex areas for team sports and general recreational use. The RV Park area would be used for the storage of recreational vehicles and would be located next to the commercial area which would support a variety small- to medium-sized businesses such as retail stores and restaurants. The Olive Orchard and Mill would be a combined commercial and tourist destination with the availability of visitors to sample olive oils and take tours of the facilities. The equestrian and event center would be utilized for a variety of equestrian focused events with the potential for musical and sporting events as well as for conventions.

“Initially, Phase I of the Project is anticipated to accommodate several events totaling 10,000 visitors over the course of the year. The City projects that two to three major events with up to 10,000 people may occur each year upon build-out of all Phases (IA, IB, II and III) of the Project. Once a month, the Project could host activities generating between 200 to 3,000 attendees. Smaller events would draw visitors from the local area including Imperial County as well as the larger region (i.e. San Diego, Riverside and Yuma Counties). Larger events would draw from both the local and regional area as well as outside of the Country (i.e. Mexico).”

~~Phasing. The Project is proposed to be developed in three phases. Phase I includes two portions: Phase IA would construct the equestrian and events center with associated parking (Figure 7A); Phase IB would include the road improvements necessary for Phase IA along Larsen Road, La Brucherie Road, and Ralph Road (Figure 7B). Phase II is proposed to include the RV Park and City Park #1 (Figure 7C). Phase III would consist of the remaining components including the commercial center, Olive Orchard and Mill, Sportsplex, and City Park #2 (Figure 7D). Areas planted with turf and fencing for the Project are depicted in Figures 8A and 8B.~~

Page 2-4, the discussion of Electricity has been revised as follows to reflect the need for a circuit study and potential upgrades to IID facilities as follows:

“Electricity. Electrical power is currently provided by IID and is accessible to the Project site from existing power lines located along Larsen Road, La Brucherie Road, and Ralph Road. ~~There is available capacity in the system to accommodate the proposed Project which is planned to~~

SECTION 3.0 – ERRATA

establish connection during Phase IA. IID will need to perform a circuit study to evaluate the impact the Project will have on the IID Distribution system in the area. The City shall provide IID with detailed phasing maps and include estimated time frames of development and electrical loads per phase. The City will also be financially responsible for any system upgrades that the study deems necessary to serve the Project.

Page 2-4, item “E.” of the Project Summary has been revised to reflect the correct zoning and land use designations:

“E. General Plan Consistency: The proposed 143-acre Project site consists of one parcel (APN 063-010-049) currently zoned A-2-U (General Agriculture Urban). The Project requires annexation, a pre-zone and general plan amendment. The Project site is currently within the City’s Sphere of Influence (SOI) and immediately adjacent to the northern City limit boundary. The site would be pre-zoned to its proposed zoning designation of Open Space and the existing A-2-U zoning land use designation would be changed to PU (Public Use) through a general plan amendment.”

Page 2-8, Figure 4 has been revised to reflect current City Boundaries (included below)

Page 2-18, Figure 9B has been revised to clarify the location of the future water pipeline and future sewer pipeline (included below).

SECTION I. AESTHETICS

Page 2-22, the first paragraph under the heading “Aesthetics Discussion” has been revised as follows:

“The Project site is currently in agricultural use with no on-site sources of light or glare. Existing light sources in the area ~~include~~ a few residences and vehicle headlights on area roadways. The visual quality of the Project site will be affected as the existing character will change from agriculture to a regional park and equestrian center and include nighttime events and activities. In addition, two large scale residential developments, the Morningstar Subdivision to the south and Barioni Lakes ~~Specific Plan Subdivision~~ to the north, east and west, are proposed to be developed surrounding the Project site (refer to Figure 5).”

Page 2-23, the second sentence first paragraph has been revised as follows:

“However, the proposed regional park and equestrian center would be located adjacent to areas proposed for development (Figure 5) with subdivision uses to the north, west, east and south.”

Page 2-23, Mitigation Measure AEST-2, the last sentence has been revised as follows:

“The landscape plan must include perimeter landscaping around the Project site that would adequately provide shielding of the on-site lighting to the existing surrounding residences and the proposed future developments of the Morningstar ~~Star~~ and Barioni Lakes Specific Plan areas.”

SECTION IV. AGRICULTURE & FOREST RESOURCES

Page 2-24, the last sentence of the second paragraph under the heading “Agriculture and Forest Resources Discussion” has been revised as follows:

“The site has been pre-zoned to its proposed zoning designation of Open Space.”

Page 2-24, item “a),” the last sentence at the bottom of the page and the first sentence at the top of page 2-27 have been revised to insert missing text as follows:

“However, because the City of Imperial is almost entirely surrounded by agricultural land, annexation and conversion of agricultural lands to urban uses is necessary in order for the City to grow. Given the county-wide importance and local abundance of agricultural land, the City recognizes the importance and preservation of this resource within its SOI.”

SECTION 3.0 – ERRATA

Page 2-27, the second sentence in the discussion of item “b)” has been revised to add the proposed zoning designation:

“The Project proposes a General Plan Amendment to designate the site as Pubic Use and a pre-zone to change the existing zoning to its proposed zoning designation of Open Space.”

SECTION III. AIR QUALITY

Page 2-28, the last sentence of the first paragraph under the heading “Long-term Operations” has been revised to include the missing closed parenthesis:

“Vehicle trip generation rates were derived from the traffic analysis prepared for this Project by LOS Engineering (Appendix F).”

Page 2-30, the text of Mitigation Measure AQ-1 of the IS/MND has been revised to identify preparation of a Construction Dust Control Plan as follows:

“AQ-1: A Construction Dust Control Plan (CDCP) shall be prepared for the Project. The CDCP shall be endorsed by ICAPCD prior to beginning construction. At a minimum, the CDCP shall include the following. During construction, the proposed Project shall implement ICAPCD’s standard mitigation measures to reduce fugitive dust control, as noted below:”

- All disturbed areas, including Bulk Material storage which is not being actively utilized, shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by using water, chemical stabilizers, dust suppressants, tarps or other suitable material such as vegetative ground cover.
- All on site and off site unpaved roads will be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.
- All unpaved traffic areas one (1) acre or more with 75 or more average vehicle trips per day will be effectively stabilized and visible emission shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering.
- The transport of Bulk Materials shall be completely covered unless six inches of freeboard space from the top of the container is maintained with no spillage and loss of Bulk Material. In addition, the cargo compartment of all Haul Trucks is to be cleaned and/or washed at delivery site after removal of Bulk Material.
- All Track-Out or Carry-Out will be cleaned at the end of each workday or immediately when mud or dirt extends a cumulative distance of 50 linear feet or more onto a paved road within an urban area.
- Movement of Bulk Material handling or transfer shall be stabilized prior to handling or at points of transfer with application of sufficient water, chemical stabilizers or by sheltering or enclosing the operation and transfer line.
- The construction of any new Unpaved Road is prohibited within any area with a population of 500 or more unless the road meets the definition of a Temporary Unpaved Road. Any temporary unpaved road shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emission by paving, chemical stabilizers, dust suppressants and/or watering

Timing/Implementation: *During construction activities.*

Enforcement/Monitoring: *City of Imperial Planning and Development Department/ICAPCD.”*

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Page 2-31, the Timing/Implementation of Mitigation Measure AQ-2 of the IS/MND has been revised to add and clarify submission of a complete equipment list prior to commencing with construction as follows:

“AQ-2: Prior to commencing construction, a complete list of equipment shall be submitted to the ICAPCD for evaluation. The list shall include, at minimum, the Model, Make, Year, Horsepower (not to be substituted by the load factor), estimated daily hours of operation, and the total number of pieces of equipment. Updated equipment lists shall be submitted to the ICAPCD once construction begins.

During construction, the proposed Project shall implement the following ICAPCD Standard Mitigation Measures to reduce heavy-duty construction combustion equipment emissions:

- Use of alternative fueled or catalyst equipped diesel construction equipment, including all off-road and portable diesel powered equipment.
- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes as a maximum.
- Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use
- Replace fossil fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set)

Timing/Implementation: A complete list of equipment shall be submitted to the ICAPCD Prior to construction/Updated equipment lists shall be submitted, and ICAPCD Standard Mitigation Measures implemented During construction activities.

Enforcement/Monitoring: City of Imperial Planning and Development Department/ICAPCD.”

Page 2-31, the text of Mitigation Measure AQ-3 of the IS/MND has been revised to add and clarify submission of a complete equipment list prior to commencing with construction as follows:

“AQ-3: Prior to any earthmoving activity, a complete list of intended construction equipment to be utilized on the site shall be provided to the ICAPCD. The list must be detailed such that a NO_x evaluation can be performed to assure that emissions of NO_x. Alternatively, this requirement can be amended if a supplemental air quality emissions assessment, to be based on the actual construction equipment fleet, demonstrates that construction-generated emissions would not exceed ICAPCD’s applicable emission threshold of 100 lbs/day of NO_x. would not exceed ICAPCD’s applicable emission threshold of 100 lbs/day of NO_x. At a minimum, the list shall identify the equipment model, make, year, horsepower, estimated daily hours of operation, and the total number of pieces of equipment. Once construction commences, an updated equipment list shall be provided to the ICAPCD. To the extent deemed necessary by the ICAPCD, emission reduction measures shall be incorporated to ensure that project-generated construction emissions would not exceed applicable thresholds. Such measures may include, but are not limited to, the use of heavy-duty off-road equipment meeting Tier 3 emissions standards.

Page 2-31, the text of Mitigation Measure AQ-4 of the IS/MND has been revised to require that an Operational Dust Control Plan be prepared and endorsed by the ICAPCD as well as identify removal and covering of animal waste as follows:

SECTION 3.0 – ERRATA

“AQ-4: A Waste Management Plan (WMP) shall be submitted to the Imperial County Department of Environmental Health (DEH) detailing the storage, handling and disposal of manures such that vectors, odors, and dust are minimized. In addition, an Operational Dust Control Plan (ODCP) shall be prepared for the proposed Project. The ODCP shall be endorsed by the Imperial County Air Pollution Control District (ICAPCD) prior to Project operations. At a minimum, the ODCP shall include the following measures:

- During Project operations, all on-site unpaved vehicle travel surfaces, including roadways and vehicle parking areas, shall be stabilized with an approved chemical dust stabilizer or shall be paved.
- Animal waste shall be promptly removed from the site (i.e., within 72 hours) in accordance with the provisions of the WMP.
- Animal waste piles should be covered, or other measures employed, as recommended by the ICAPCD.

Timing/Implementation: WMP submitted to DEH and approved prior to construction/ODCP and WMP implemented during Project operation.

Enforcement/Monitoring: City of Imperial Planning and Development Department, ~~DEH~~ and ICAPCD.”

Page 2-33, the acronym has been added immediately following the heading Toxic Air Contaminants:

“Toxic Air Contaminants (TACs)”

Page 2-33, the first full sentence of the first paragraph has been revised as follows:

“As such, the calculation of cancer risk associated with exposure of to TACs are typically calculated based on a long-term (e.g., 70-year) period of exposure.”

Page 2-33, the first sentence of the first paragraph following the “Valley Fever” heading has been revised as follows:

“Valley Fever. ~~As noted earlier in this report,~~ Valley Fever is an infection caused by the fungus *Coccidioides*. *Coccidioides* spores can become airborne after contaminated soil and dust are disturbed.”

Page 2-34, the fifth sentence of the paragraph following the “Fugitive Dust” heading has been revised as follows:

“However, implementation of Mitigation Measures AQ-1 through AQ-4 would require the control of fugitive dust emitted during long-term operation of the Project.”

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SECTION IV. BIOLOGICAL RESOURCES

Page 2-35, the boxes under the heading “Potentially Significant Unless Mitigation Incorporated” have checked to be consistent with the text discussion and mitigation measures.

	“Significant Potentially Significant Impact (PSI)”	Unless Mitigation Incorporated (PSUMI)”	Less Than Significant Impact (LTSI)”	No Impact (NI)”
I. BIOLOGICAL RESOURCES				
Would the project:				
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 Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Wildlife or U.S. Fish and Wildlife Service?”	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SECTION V. CULTURAL RESOURCES

Page 2-40, the fifth and sixth sentences of the last paragraph have been revised as follows:

“Also, because these materials are not imported in farming material, top soil, or fertilization, it is more than likely these materials are an original deposit indicating that original material still exists within the disturbed soil. Additionally, lithic material covered in patina was located within the Project site and survey area, which according to the cultural resources report, indicates that surface deposits are present in the agricultural soil and could be an indication as to what is buried or as to what may be mixed in the soil (Loveless & Linton 2014, p. 6).”

Page 2-42, the first paragraph under the discussion of item “c)” has been revised to add clarifications and correct the page number citations:

“Paleontological resources are typically impacted when earthwork activities such as mass excavation cut into geological deposits (formations) with buried fossils. The entire Project site, as well the entire Imperial Valley, is located within the former lakebed of Ancient Lake Cahuilla. The Ancient Lake Cahuilla lakebed sediments lie below the surface soils. Lakebed sediments have been proven to contain fossils or fossil remains such as invertebrates, small vertebrates, and extinct larger mammals (EGI 2014, p. 474.7-19). No paleontological resources were observed during the field survey. In addition, the soils are unlikely to contain intact paleontological remains due to the disturbed nature of the surface soils from farming practices on the Project site and its surroundings. However, the absence of fossils on the surface does not preclude the possibility of fossil presence within subsurface deposits (EGI 2014, p. 474.7-19). Therefore, although the potential of the proposed Project to impact paleontological resources is low in the disturbed surface sediments, there is a potential for resources to be impacted if grading or excavations were to occur in the subsurface of the undisturbed Ancient Lake Cahuilla sediments and underneath the older alluvium.”

SECTION 3.0 – ERRATA

Page 2-43, the last sentence of the first full paragraph has been revised to correct a reference to the Imperial County Planning and Development Services Department as follows:

“Submittal of the report and inventory to the ~~Imperial County Planning and Development Services Department~~, City of Imperial Planning and Development Department along with confirmation of the curation of recovered specimens into an established, accredited museum repository, shall signify completion of the program to mitigate impacts to paleontological resources.”

Page 2-45, “Significance Level After Mitigation” has been moved to the end of Mitigation Measure GEO-1 as follows:

~~“Significance Level After Mitigation: Less than Significant.”~~

Mitigation Measure

GEO-1: Prior to approval of final building plans, structures on the Project site shall be designed and constructed to resist the effects of seismic ground motions as provided in Section 1613 of the 2013 California Building Code. The Project shall be engineered using the 2013 California Building Code, Section 1613 Design Coefficients for the proposed structures.

Timing/Implementation: Prior to approval of final building plans/As part of Project design.

Enforcement/Monitoring: City of Imperial Planning and Development Department, and Public Services Department.

Significance Level After Mitigation: Less than Significant.”

SECTION VII. GREENHOUSE GAS EMISSION

Page 2-50, the fourth sentence under the first paragraph has been revised to define the acronym ARB and remove a duplication of previously defined acronym:

“This reduction is also reflected in the Air Resources Board’s (ARB’s) AB 32 Scoping Plan (2008), which estimated that GHG emissions in the state need to be reduced by approximately 29 percent, in comparison to ~~business-as-usual (BAU)~~ conditions.”

“SECTION ~~VI~~ VIII. HAZARDS AND HAZARDOUS MATERIALS”

Page 2-54, the first sentence of the discussion of item “a” has been revised to spell out the entire name of the Project as follows:

“The operation of the City of Imperial Regional Park and Equestrian Center will involve the transport, use and storage of a limited amount of hazardous materials both during construction and operation.”

“SECTION ~~VIII~~ IX. HYDROLOGY AND WATER QUALITY”

Page 2-58, the first sentence of the fourth paragraph has been revised to insert a missing word as follows:

“The *Drainage Report for Imperial Equestrian and Events Center Project* was prepared by Alfred Civil Engineering (Alfred 2015) and summarizes the hydrological analysis for the proposed Project.”

Page 2-58, the first sentence of the fifth paragraph has been revised to insert missing words as follows:

“Under existing conditions, rainfall is detained on the Project site by the berms and roadways along the perimeter. These features prevent runoff except through two small PVC pipes

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discharging to Newside Drain. Similarly, because of the perimeter barriers, there are no direct off-site flows to the site.”

Page 2-59, the first and fourth paragraph includes incorrect references to Mitigation Measure GEO-3. The text has been revised to reflect the correct Mitigation Measure GEO-2:

“Activities (Order No. 2012-0006-DWQ, as amended by Order No. 2010-0014-DWQ, NPDES No. CA000002) (Construction General Permit [CGP]). Permittees must verify compliance with permit requirements by monitoring effluent, maintaining records, and filing periodic reports. An NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria). Compliance with the NPDES permit requirement is specified in Mitigation Measure ~~GEO-3~~ GEO-2. Short-term potentially significant stormwater pollutant discharges from the Project site would be mitigated through compliance with the applicable NPDES permitting process, resulting in a less than significant impact.”

“During construction and operational activities, the proposed Project has the potential to discharge pollutants from the Project site and result in a potentially significant impact. However, with the incorporation of construction and post-construction BMPs that would target pollutants of concern, as specified in Mitigation Measures ~~GEO-3~~ GEO-2 (as identified in the analysis of Geology and Soils impacts) and WQ-1 identified below, the proposed Project would not violate any water quality standards or waste discharge requirements and impacts would be less than significant.”

Mitigation Measure

“~~GEO-3~~ GEO-2 Refer to the Geology and Soils Section.”

Page 2-59, the last paragraph prior the heading “Mitigation Measure” has been revised to acknowledge preparation of a Mosquito Abatement Plan. In addition, Mitigation Measure WQ-1 has been revised to include the requirement of a Mosquito Abatement Plan. The text revisions are as follows:

“During construction and operational activities, the proposed Project has the potential to discharge pollutants from the Project site and result in a potentially significant impact. However, with the incorporation of construction and post-construction BMPs that would target pollutants of concern, as specified in Mitigation Measures ~~GEO-3~~ GEO-2 (as identified in the analysis of Geology and Soils impacts) and WQ-1 identified below, the proposed Project would not violate any water quality standards or waste discharge requirements and impacts would be less than significant. In addition, the City would submit a Mosquito Abatement Plan for the on-site detention basin and excess nuisance waters that may collect in the self-contained Newside Drain.”

Mitigation Measure

~~GEO-3~~ GEO-2 Refer to the Geology and Soils Section.

“**WQ-1** During Project operation, the City of Imperial shall verify BMP implementation and maintenance through inspection, self-certification, survey, or other equally effective measure. The City of Imperial shall retain operations, inspections, and maintenance records of the BMPs for at least 5 years after the recorded inspection date for the life of the Project. In addition, the City of Imperial shall ensure that long-term funding for BMP maintenance is available.

The City of Imperial shall also prepare a Mosquito Abatement Plan (MAP) as required by Imperial County Department of Environmental Health (DEH)/Vector Control District for both the on-site detention basin and excess nuisance waters that may collect in the self-contained Newside Drain.”

SECTION 3.0 – ERRATA

Timing/Implementation: BMPs and MAP prepared and submitted for approval prior to construction/BMPs and MAP implemented and During Project construction and operation.

Enforcement/Monitoring: City of Imperial Planning and Development Department.

SECTION X. LAND USE

Page 2-64, the third sentence of the third paragraph under the heading "Land Use and Planning Discussion" has been revised to identify the proposed zoning designation as follows:

"The Project seeks to annex the 143-acre parcel into the City of Imperial and amend the General Plan to change the land use designation from Agriculture to Public Use (Figure 20) and a pre-zone to change the existing zoning to the proposed zoning designation of Open Space (Figure 21) to be consistent with City land use and zoning standards."

SECTION XI. MINERAL RESOURCES

Page 2-69, the fifth sentence of the first paragraph under the heading "Mineral Resources Discussion" has been revised to correct the General Plan citation as follows:

"Figure 5 of the Imperial County General Plan Conservation and Open Space Element depicts mining areas within the County (~~IC GP Conservation element~~ Imperial County 2008, p. 26)."

Page 2-69, the last sentence of the paragraph for items "a,b)" has been revised to eliminate the incorrect reference to an EIR as follows:

"Thus, no impact is identified for these issue areas and mineral resources ~~will not be discussed in the EIR.~~"

SECTION XII. NOISE

Page 2-72, the second sentence of the paragraph following the heading "Ambient Noise Levels" has been revised to correct the singular reference to roadway segments as follows:

"Existing traffic noise levels along roadway segments primarily affected by the proposed Project as well as, distances to projected traffic noise contours, are summarized in **Table 9.**"

Page 2-73, the last sentence of the paragraph for item "a)" has been revised to correct an incorrect reference to NOI-2 and add new construction Mitigation Measure as follows:

"Implementation of Mitigation Measures NOI-1 and ~~NOI-2~~ NOI-2, NOI-3 and NOI-4 would reduce this impact to a less-than-significant level."

Mitigation Measures

NOI-1 Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday. Construction activities shall be prohibited on Sundays and federally-recognized holidays.

Timing/Implementation: During Project construction.

Enforcement/Monitoring: City of Imperial Planning and Development Department.

Significance Level After Mitigation: Less than Significant.

NOI-2 Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.

SECTION 3.0 – ERRATA

Timing/Implementation: *During Project construction.*

Enforcement/Monitoring: *City of Imperial Planning and Development Department.”*

Significance Level After Mitigation: *Less than Significant.*

NOI-13 During operation, the Project's use of off-road equipment associated with the routine maintenance and operation of on-site land uses shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.

Timing/Implementation: *During Project operation.*

Enforcement/Monitoring: *City of Imperial Planning and Development Department.*

Significance Level After Mitigation: *Less than Significant.*

NOI-24 During operation, on-site recreational and equestrian events shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.

Timing/Implementation: *During Project operation.*

Enforcement/Monitoring: *City of Imperial Planning and Development Department.*

Significance Level After Mitigation: *Less than Significant.”*

Page 2-74, the first sentence of the first paragraph following the heading “On-site Equestrian & Event Center” has been revised to insert a missing word as follows:

“Although the specific hours of operation for the proposed equestrian and event center have not yet been identified, it is anticipated that the event center would be used primarily during the daytime hours, though some event activities could extend into the evening hours.”

Page 2-80, the following text has been inserted following the discussion of item “c)” to identify Mitigation Measures to address the potentially significant impacts as follows:

Mitigation Measures

Implement NOI-3 to address Off-Road Equipment Operations noise and NOI-4 to address on-site Equestrian & Event Center noise and On-Site Recreational Use noise levels.

Significance Level After Mitigation: *Less than Significant.”*

Page 2-80, the last paragraph at the bottom of the page and page 2-81, the first paragraph at the top of the page has been revised to include references to Mitigation Measures NOI-1 and NOI-2 as follows:

“As noted earlier in this report, noise-sensitive land uses in the Project area include residential dwellings, the nearest of which are generally located along the northern and eastern boundaries of the Project site, adjacent to Larsen Road and La Brucherie Road (Figure 22). However, in keeping with the provisions of Mitigation Measure NOI-1, construction activities (excluding activities that would result in a safety concern to the public or construction workers) will be limited to between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday with no construction occurring on Sundays and federally-recognized holidays. In addition, implementation of NOI-2, which requires noise-reduction intake and exhaust mufflers and engine shrouds on equipment, would serve to reduce construction noise levels. As a result, construction noise ~~this impact~~ would be considered to have a less than significant short-term noise impact to occupants of nearby residential land uses.”

SECTION 3.0 – ERRATA

SECTION XIII. POPULATION AND HOUSING

Page 2-82, the last sentence of the first full paragraph has been revised as follows:

“Assuming a modest development of recently ~~annexed~~ ~~annexation~~ areas of only 20 percent, the City could potentially see an additional increase in population of 1,082 by 2021.”

Page 2-86, the last sentence of the first full paragraph has been revised as follows:

SECTION XVI. TRANSPORTATION/TRAFFIC

On page 2-86, the box under the heading “Less than Significant Impact” has checked to be consistent with the text discussion for item “f”).

	Potentially Significant Impact (PSI)	“Significant Unless Mitigation Incorporated (PSUMI)”	Less Than Significant Impact (LTSI)	No Impact (NI)
f) Conflicts with adopted policies, plans, programs, regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?”	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SECTION XVII. UTILITIES AND SERVICES SYSTEMS

Page 2-91, the second paragraph under the heading “City of Imperial Distribution System” has been revised as follows:

“Water treatment and distribution facilities have an existing capacity of 7 million gallons per day (mgd) and an estimated daily demand of 2.6 mgd, based on 2014 residential population and assuming a 150 mgd per day per ~~capita~~ ~~capita~~ usage. Water treatment and distribution facilities are estimated to be at 37% capacity (City of Imperial 2014c, p. 37).”

Page 3-1, the following revisions have been made to the numbering of Section 3 to insert headings and revise the mitigation measures in item “c)”

SECTION 3 - III. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact (PSI)	“Significant Unless Mitigation Incorporated (PSUMI)”	Less Than Significant Impact (LTSI)	No Impact (NI)
The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.				

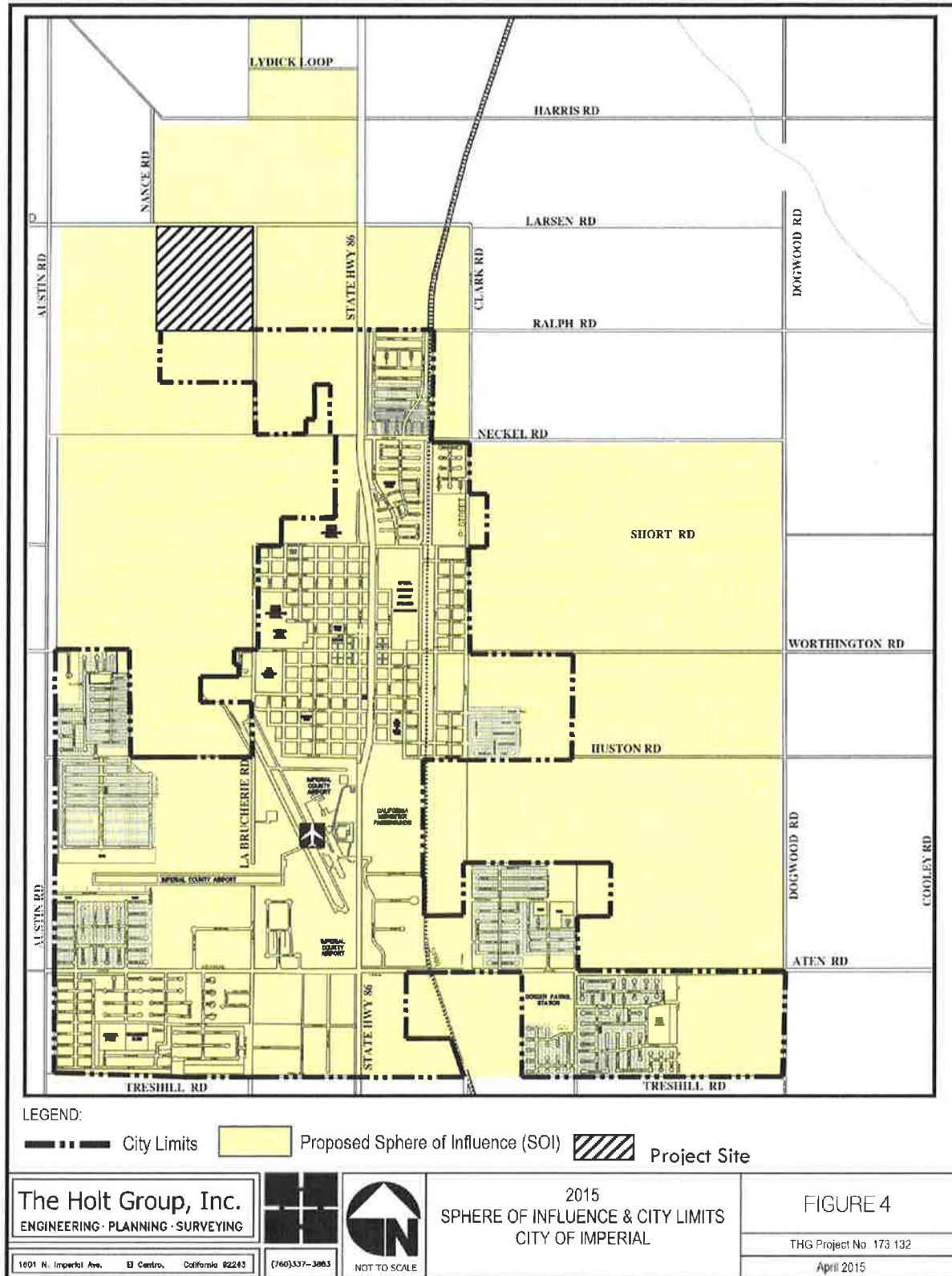
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SECTION 3.0 – ERRATA

limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?
- a) **Potentially Significant Impact.** Implementation of the proposed Project has the potential to impact biological resources and cultural resources. However, implementation of mitigation measures BIO-1 through BIO-3 as well as CULT-1 and CULT-2 were determined to reduce those impacts to levels considered to be less than significant.
- b) **Potentially Significant Impact.** The proposed Project has the potential to result in environmental impacts that cumulatively could be considerable. However, through the implementation of mitigation measures provided in the mitigation, monitoring, and reporting program (MMRP) the cumulative contribution of the Project's impacts are considered to be less than significant.
- c) **Potentially Significant Impact.** The proposed Project has the potential to result in significant environmental effects, which could directly or indirectly cause adverse effects on human beings. As demonstrated in this Initial Study, the proposed Project has the potential to result in significant environmental impacts to air quality, greenhouse gases, geology/soils, noise and water quality. However, through the implementation of mitigation measures provided in the MMRP, the cumulative contribution of the Project's impacts are considered to be less than significant with implementation of AQ-1 thru AQ-4; GHG-1; GEO-1 and GEO-2; WQ-1; NOI-1, ~~and~~ NOI-2, NOI-3 and NOI-4; and TRAF-1 and TRAF-2.

SECTION 3.0 – ERRATA



**FIGURE 4
 SPHERE OF INFLUENCE MAP**

SECTION 3.0 – ERRATA

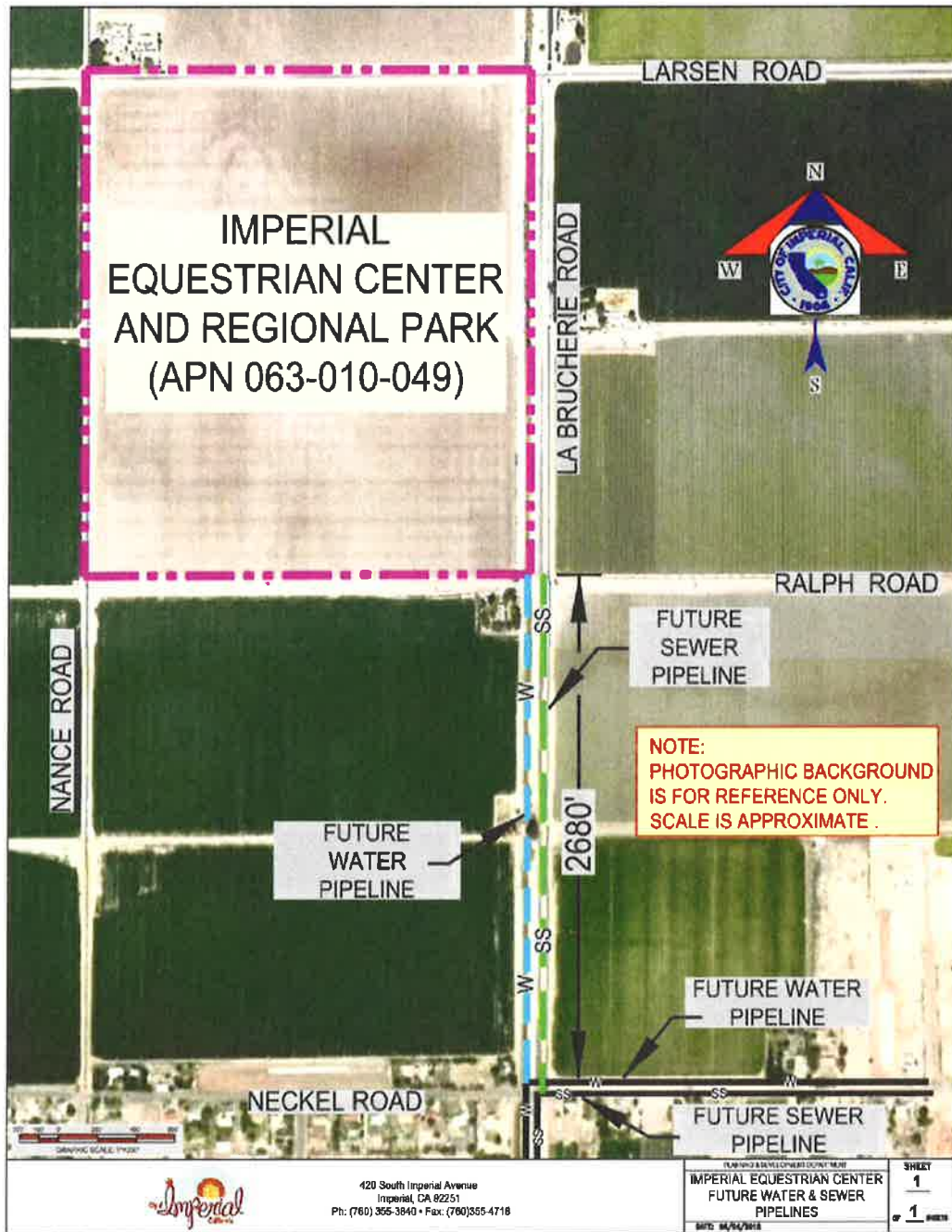


FIGURE 9B
LOCATION OF WATER PIPELINE EXTENSION TO SERVE CITY OF IMPERIAL REGIONAL PARK & EQUESTRIAN CENTER

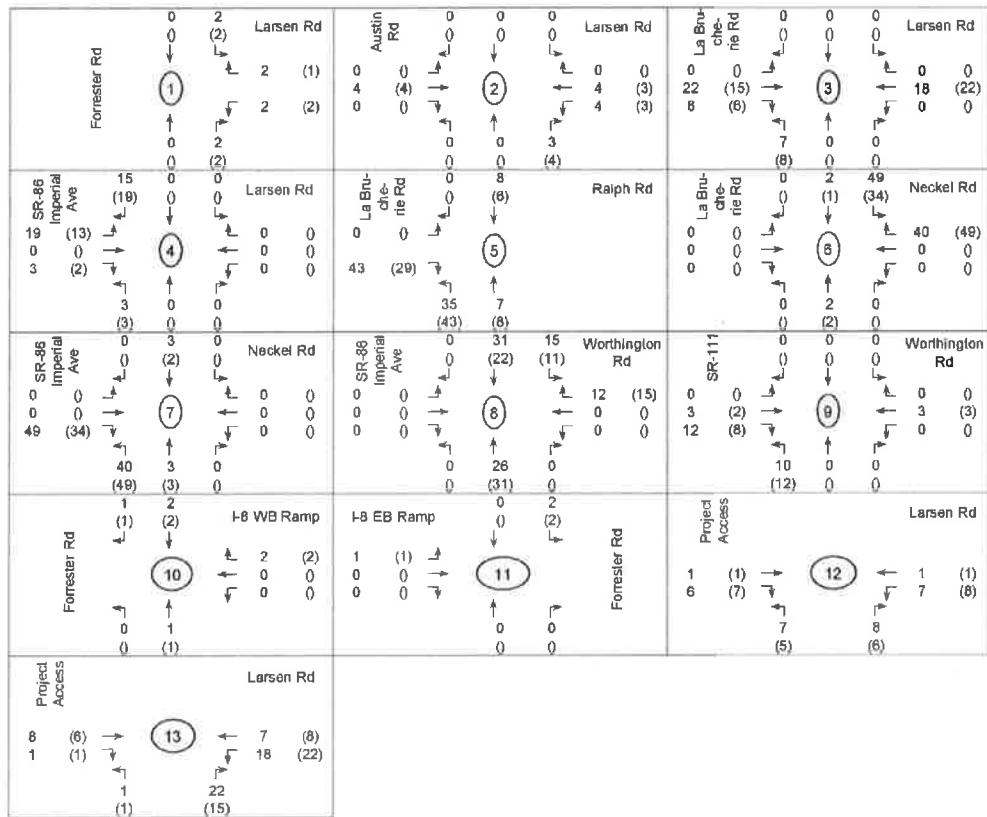
SECTION 3.0 – ERRATA

APPENDIX F – TRAFFIC IMPACT ASSESSMENT

Page 24, Figure 7b, Project Phase II & III Intersection Trip Assignment of the Traffic Impact Analysis has been revised to correct rounding errors. Page 24 is included on the following page.

SECTION 3.0 – ERRATA

Figure 7b: Project Phase II & III Intersection Trip Assignment



LEGEND

- XX AM Peak Hour volumes at intersections
- (YY) PM Peak Hour volumes at intersections
- 0 Represents 0 PM volume
- # Intersection Reference Number to LOS Tables



No Scale

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the City of Imperial Regional Park & Equestrian Center Project. This MMRP has been prepared pursuant to California Public Resources Code §21081.6, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the proposed project because the Mitigated Negative Declaration (MND) identified significant adverse impacts and mitigation measures have been identified to address these impacts. The numbering of the individual mitigation measures follows the numbering sequence as found in the MND. All revisions to mitigation measures that were necessary, as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this MMRP.

MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in the MND. The City of Imperial will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, other public agencies will implement measures. The City may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The City will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

Mitigation Measures: The mitigation measures are taken from the MND, in the same order that they appear in the MND.

Mitigation Timing: Identifies at which stage of the project mitigation must be completed.

Monitoring Responsibility: Identifies the department within the City or other entity responsible for mitigation monitoring.

Compliance Verification Responsibility: Identifies the department of the City or other State agency responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

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SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
AESTHETICS				
AEST-1	Prior to issuance of building permits, a lighting plan shall be developed. All lighting installed shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. The lighting plan shall be reviewed and approved by the City of Imperial Planning Department.	City of Imperial Planning and Development Department	Prior to issuance of building permit.	
AEST-2	Prior to issuance of building permits, a landscaping plan shall be submitted and approved by the City of Imperial Planning Department. The landscape plan must include perimeter landscaping around the Project site that would adequately provide shielding of the on-site lighting to the existing surrounding residences and the proposed future developments of the Morning Star and Barioni Lakes Specific Plan areas.	City of Imperial Planning and Development Department	Prior to issuance of building permit.	
AIR QUALITY				
AQ-1	<p>A Construction Dust Control Plan (CDCP) shall be prepared for the Project. The CDCP shall be endorsed by ICAPCD prior to beginning construction. During construction, the proposed Project shall implement ICAPCD's standard mitigation measures to reduce fugitive dust control, as noted below:</p> <ul style="list-style-type: none"> • All disturbed areas, including Bulk Material storage which is not being actively utilized, shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by using water, chemical stabilizers, dust suppressants, tarps or other suitable material such as vegetative ground cover. • All on site and off site unpaved roads will be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering. • All unpaved traffic areas one (1) acre or more with 75 or more average vehicle trips per day will be effectively stabilized and visible emission shall be limited to no greater than 20% opacity for dust emissions by paving, chemical stabilizers, dust suppressants and/or watering. • The transport of Bulk Materials shall be completely covered unless six inches of freeboard space from the top of the container is maintained with no spillage and loss of Bulk Material. In addition, the cargo compartment of all Haul Trucks is to be 	<p>City of Imperial Planning and Development Department / Imperial County Air Pollution Control District (ICAPCD)</p> <p>During construction activities.</p>		

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>cleaned and/or washed at delivery site after removal of Bulk Material.</p> <ul style="list-style-type: none"> • All Track-Out or Carry-Out will be cleaned at the end of each workday or immediately when mud or dirt extends a cumulative distance of 50 linear feet or more onto a paved road within an urban area. • Movement of Bulk Material handling or transfer shall be stabilized prior to handling or at points of transfer with application of sufficient water, chemical stabilizers or by sheltering or enclosing the operation and transfer line. • The construction of any new Unpaved Road is prohibited within any area with a population of 500 or more unless the road meets the definition of a Temporary Unpaved Road. Any temporary unpaved road shall be effectively stabilized and visible emissions shall be limited to no greater than 20% opacity for dust emission by paving, chemical stabilizers, dust suppressants and/or watering. 			
AQ-2	<p>Prior to commencing construction, a complete list of equipment shall be submitted to the ICAPCD for evaluation. The list shall include, at minimum, the Model, Make, Year, Horsepower (not to be substituted by the load factor), estimated daily hours of operation, and the total number of pieces of equipment. Updated equipment lists shall be submitted to the ICAPCD once construction begins.</p> <p>During construction, the proposed Project shall implement the following ICAPCD Standard Mitigation Measures to reduce heavy-duty construction combustion equipment emissions:</p> <ul style="list-style-type: none"> • Use of alternative fueled or catalyst equipped diesel construction equipment, including all off-road and portable diesel powered equipment. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes as a maximum. • Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use • Replace fossil fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set) 	<p>City of Imperial Planning and Development Department / Imperial County Air Pollution Control District (ICAPCD)</p>	<p>A complete list of equipment shall be submitted to the ICAPCD Prior to construction / Updated equipment lists shall be submitted, and ICAPCD Standard Mitigation Measures implemented during construction.</p>	

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
AQ-3	<p>Prior to any earthmoving activity, a complete list of intended construction equipment to be utilized on the site shall be provided to the ICAPCD. The list must be detailed such that a NO_x evaluation can be performed to assure that emissions of NO_x would not exceed ICAPCD's applicable emission threshold of 100 lbs/day. At a minimum, the list shall identify the equipment model, make, year, horsepower, estimated daily hours of operation, and the total number of pieces of equipment. Once construction commences, an updated equipment list shall be provided to the ICAPCD. To the extent deemed necessary by the ICAPCD, emission reduction measures shall be incorporated to ensure that project-generated construction emissions would not exceed applicable thresholds. Such measures may include, but are not limited to, the use of heavy-duty off-road equipment meeting Tier 3 emissions standards.</p>	City of Imperial Planning and Development Department/ ICAPCD	During construction activities.	
AQ-4	<p>A Waste Management Plan (WMP) shall be submitted to the Imperial County Department of Environmental Health (DEH) detailing the storage, handling and disposal of manures such that vectors, odors, and dust are minimized. In addition, an Operational Dust Control Plan (ODCP) shall be prepared for the proposed Project. The ODCP shall be endorsed by the Imperial County Air Pollution Control District (ICAPCD) prior to Project operations. At a minimum, the ODCP shall include the following measures:</p> <ul style="list-style-type: none"> • During Project operations, all on-site unpaved vehicle travel surfaces, including roadways and vehicle parking areas, shall be stabilized with an approved chemical dust stabilizer or shall be paved. • Animal waste shall be promptly removed from the site (i.e., within 72 hours) in accordance with the provisions of the WMP. • Animal waste piles should be covered, or other measures employed, as recommended by the ICAPCD. 	City of Imperial Planning and Development Department, DEH-and ICAPCD	WMP submitted to DEH and approved prior to construction/ ODCP and WMP implemented during Project operation	
BIOLOGICAL RESOURCES				
BIO-1	<p>Prior to the start of construction, a pre-construction survey for the BUOW will be conducted in accordance with the CDFW 2012 Burrowing Owl Staff Report on Burrowing</p>	Imperial City of Imperial Planning and	Management Plan prepared prior to issuance	

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>Owl Mitigation. The pre-construction surveys shall identify active BUOW burrows and provide estimates of the number of BUOWs, as well as include information to determine whether BUOW are considered breeding pairs or migrants. If it is discovered that there is an occupied BUOW burrow, then a Burrowing Owl Mitigation and Management Plan will be developed in accordance with the CDFW Staff Report, which outlines the methods of removal (if necessary) and the methods and placement of replacement burrows. At a minimum, occupied burrows will be replaced at a 2:1 ratio. The Management Plan shall include the following information:</p> <ul style="list-style-type: none"> • Descriptions of setbacks; • A description of shelter in place and its purpose to minimize impacts to BUOW while allowing existing burrows to remain intact; • A plan for excavation of inactive BUOW burrows, as appropriate; • A passive relocation plan; • Additional measures to ensure protection of BUOW through construction and during operation and maintenance phases of the Project; and • On-site and off-site mitigation plans for impacts to BUOW (if present). 	Development Department	of building permit/Management plan implemented during construction.	
BIO-2	<p>If disturbances to suitable nesting habitat are proposed during the breeding season (January 15 through August 31), a pre-construction survey for nesting birds should be conducted by a qualified biologist not more than 72 hours prior to the disturbance. If any active nests are detected, the specific area would be flagged and mapped on the construction plans, an appropriate avoidance buffer may be necessary, and the nest would be avoided until the nesting cycle is complete or it is determined by the Project biologist that the nest has failed.</p>	City of Imperial Planning and Development Department	72 hours prior to ground disturbance (if conducted from January 15 through August 31).	

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
BIO-3	Prior to issuance of grading permits, the City shall conduct a survey to determine the presence of mature trees that would require protection or replacement in accordance with Goal 2, Policy 2.1, Action 2.1.2 of the Conservation Element. Any required replacement trees would be incorporated and recorded within the landscape plans and be indicated in the plan notes.	City of Imperial Planning and Development Department	Prior to issuance of grading permits.	
CULTURAL RESOURCES				
CULT-1	<p>Cultural Resources Monitoring. During initial ground disturbance and vegetation removal, a qualified archaeological monitor and a Native American monitor shall be present.</p> <ul style="list-style-type: none"> • The Monitoring Archaeologist shall have the authority to temporarily halt construction operations within a reasonable distance from a find or resource exposure to determine if significant cultural resources are present and if they will be adversely affected by continuing construction operations. • If a discovery proves to be significant, a preservation or data recovery excavation may be warranted, as deemed necessary by the Monitoring Archaeologist or Native American Monitor. • If the initial disturbance does not yield any cultural resources then full-time monitoring shall subside and the monitors shall coordinate with the construction schedule to make site visits weekly or when significant disturbances will take place to ensure no soil changes or buried resources are unearthed. If resources are located during any phase of development, the frequency and intensity of monitoring activities shall occur at the discretion of the monitors. Monitoring methods shall be discussed with the project manager and the construction managers. If the monitors are confident that the area is unlikely to yield any resources, monitoring shall be terminated. 	City of Imperial Planning and Development Department	During initial ground disturbance.	
CULT-2	Cultural Discovery Plan. Prior to issuance of grading permits, a detailed Discovery Plan for cultural/historical resources and human remains shall be developed in consultation with interested Native American groups and individuals in compliance with section 21083.2(i) of the CEQA Statutes, Section 15064.5(f) of the State CEQA Guidelines,	City of Imperial Planning and Development Department	Prior to issuance of grading permits and during project	

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<p>CULT-3</p>	<p>California Health and Safety Code 7050.5, and Public Resource Code 5097.98. The Discovery Plan shall identify procedures to follow in the event that subsurface archaeological and Native American resources or human remains are discovered during construction. If subsurface archaeological or Native American resources are encountered during construction, the procedures identified in the Discovery Plan shall be followed.</p> <p>Paleontological Discovery Plan. Prior to issuance of grading permits, a detailed Discovery Plan for paleontological resources shall be prepared. The Paleontological Discovery Plan shall be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP) (SVP, 1995 and 2010). The plan shall include and implement procedures similar to the following:</p> <p>Earth-moving operations impacting the soils five feet and deeper within the Project area shall be "spot-checked" up to two days per week by a Registered Professional Archaeologist (RPA) to determine whether undisturbed lakebed sediments have been encountered. During construction on the initial ten percent of total site grading, disturbance below 5 feet shall be monitored through "spot-checking" two days per week. If within that period no paleontological findings meeting the San Bernardino County Museum significance criteria are found, the Principal Paleontologist may review the procedures and, if warranted, reduce the rate of "spot-checking" to one day per week. If paleontologically sensitive soils, as defined by the SVP (1995), are being impacted, or if paleontological resources meeting the San Bernardino County Museum significance criteria are encountered, they would be reported to the Principal Paleontologist and monitoring would be increased to full-time within a radius of 100 meters of the find. Full time monitoring may become necessary if the earth-moving operations continuously impact paleontological sensitive soils. A program to mitigate Project impacts on paleontological resources that are exposed shall be developed and implemented.</p> <p>Paleontological monitors shall be equipped to salvage fossils as they are unearthed (to help avoid construction delays) and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or</p>	<p>Department</p> <p>City of Imperial Planning and Development Department</p>	<p>construction.</p> <p>Prior to issuance of grading permits and during Project construction.</p>	

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>large specimens. Recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Fossil specimens shall be curated by accessioning into an established, accredited museum repository with permanent retrievable paleontological storage. A report of findings with an appended itemized inventory of specimens shall be prepared. Submittal of the report and inventory to the Imperial County Planning and Development Services Department, along with confirmation of the curation of recovered specimens into an established, accredited museum repository, shall signify completion of the program to mitigate impacts to paleontological resources.</p>			
CULT-4	<p>Human Remains Discovery. In the event that human remains are encountered during Project construction, the Project Contractor shall immediately halt all construction activities. Upon discovery of osteological material (bone) that cannot be immediately and confidently identified as non-human, it is recommended that California Health and Safety Code 7050.5C and California Public Resources Code 5097.98 be followed.</p>	City of Imperial Planning and Development Department	During project grading and construction.	
GEOLOGY & SOILS				
GEO-1	<p>Prior to approval of final building plans, structures on the Project site shall be designed and constructed to resist the effects of seismic ground motions as provided in Section 1613 of the 2013 California Building Code. The Project shall be engineered using the 2013 California Building Code, Section 1613 Design Coefficients for the proposed structures.</p>	City of Imperial Planning and Development Department, and Public Services Department	Prior to approval of final building plans/As part of Project design.	
GEO-2	<p>The City shall implement water erosion control plans in accordance with National Pollutant Discharge Elimination System (NPDES) requirements and dust control plans in accordance with Imperial County Air Pollution Control District (ICAPCD) requirements (City of Imperial 2014a, p. 7). Standard erosion control methods/best management practices such as straw wattles, check dams, fabric blankets, and silt fencing will be required in accordance with City</p>	City of Imperial Planning and Development, and Public	Prior to issuance of grading permits/During construction.	

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	standards including preparation, review and approval of a grading plan by the City Engineer.	Services Department		
GREENHOUSE GAS EMISSIONS				
GHG-1	<p>The following measures shall be implemented:</p> <p>a) Energy-efficient lighting (e.g., light emitting diodes (LEDs), metal halide, high-pressure sodium cutoff) shall be installed in exterior areas.</p> <p>b) Water-reducing features shall be incorporated into building and landscape design. Such measures shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> • Installation of drought-tolerant and water-efficient landscaping, where practical. • Installation of water-efficient irrigation systems and building fixtures. <p>c) To the extent available and where possible, GHG-reducing building practices and site design elements shall be incorporated. Examples of such practices and elements include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Design buildings to take advantage of sunlight. Use passive solar design (e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation). • Light colored "cool" roofs and cool pavements. • Design buildings to accommodate solar, wind, and/or geothermal power systems, where feasible. • Provide on-site connections to adjacent existing and/or planned off-site transit, bicycle, and pedestrian facilities. 	City of Imperial Planning and Development Department	Prior to approval of final building design.	
WATER QUALITY				
WQ-1	During Project operation, the City of Imperial shall verify BMP implementation and maintenance through inspection, self-certification, survey, or other equally effective measure. The City of Imperial shall retain operations, inspections, and maintenance records of the BMPs for at least 5 years after the recorded inspection date for the life	City of Imperial Planning and Development	BMPs and MAP prepared and submitted for approval prior	

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>of the Project. In addition, the City of Imperial shall ensure that long-term funding for BMP maintenance is available.</p> <p>The City of Imperial shall also prepare a Mosquito Abatement Plan (MAP) as required by the Imperial County Department of Environmental Health (DEH)/Vector Control District for both the on-site detention basin and excess nuisance waters that may collect in the self-contained Newside Drain.</p>	Department	to construction/ BMPs and MAP implemented during Project construction and operation.	
NOISE				
NOI-1	Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday. Construction activities shall be prohibited on Sundays and federally-recognized holidays.	City of Imperial Planning and Development Department.	During Project construction.	
NOI-2	Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.	City of Imperial Planning and Development Department."	During Project construction.	
NOI-3	During operation, the Project's use of off-road equipment associated with the routine maintenance and operation of on-site land uses shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.	City of Imperial Planning and Development Department	During Project operation.	
NOI-4	During operation, on-site recreational and equestrian events shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.	City of Imperial Planning and Development Department	During Project operation.	

SECTION 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
TRAFFIC AND TRANSPORTATION				
TRAF-1	To reduce cumulative impacts related to the Year 2015 + Phase IA & IB Conditions and the Year 2015 + Phase IA & IB + Cumulative Conditions, prior to the approval of final building plans, the City shall develop and make financial provisions to contribute to a "Fair Share Program" for the signalization of the intersection of SR-86 and Neckel Road.	City of Imperial Planning and Development Department	Prior to approval of final building plans.	
TRAF-2	To reduce direct impacts related to Year 2019 + Total Project (Phase IA & IB, II, & III) Conditions and Year 2019 + Total Project (Phase IA, IB, II & III) + Cumulative conditions, prior to the approval of final building plans, the City shall develop and incorporate as a condition of approval the requirement that only Phase II and Phase III proceed until the intersection of SR 86 and Neckel Road is fully signalized.	City of Imperial Planning and Development Department	Prior to approval of final building plans.	

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