

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023070424

Project Title: City of Calipatria Eastside Specific Plan
 Lead Agency: City of Calipatria Contact Person: Laura Gutierrez
 Mailing Address: 125 Park Avenue Phone: (760) 348-4141
 City: Calipatria Zip: 92233 County: Imperial

Project Location: County: Imperial City/Nearest Community: Calipatria
 Cross Streets: Young Road, East Street, Church Street, and Main Street (State Route 115) - See separate page. Zip Code: 92233
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 115 and 111 Waterways: _____
 Airports: Cliff Hatfield Memorial Airport Railways: _____ Schools: Calipatria High School

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: Cultural Resources,
Greenhouse Gas Emissions,
Utilities/Services Systems,
Mandatory Findings of
Significance |

Present Land Use/Zoning/General Plan Designation:
 See separate page.

Project Description: (please use a separate page if necessary)
 See separate page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: <u>Natural Resources Agency, California</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 23, 2025 Ending Date June 23, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>The Holt Group, Inc.</u>	Applicant: _____
Address: <u>1601 North Imperial Avenue</u>	Address: _____
City/State/Zip: <u>El Centro, CA, 92243</u>	City/State/Zip: _____
Contact: <u>George Galvan</u>	Phone: _____
Phone: <u>(760) 337-3883</u>	

Signature of Lead Agency Representative:  _____ **Date:** 5/28/2025

Authority cited: Section 21083, Public Resources Code, Reference: Section 21161, Public Resources Code.

Project Location: The Eastside Specific Plan is located east of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria.

Cross Streets:

West to East:

- Young Road
- Freeman Street
- Elder Street
- Delta Street
- California Street
- Barbara Street
- Alexandra Street
- Main Street (State Route 115)
- Alamo Street
- East Bonita Street
- Church Street

North to South:

- Industrial Avenue
- Brown Avenue
- Commercial Avenue
- East Avenue

Project Description: The City of Calipatria Housing Element identifies the need for residential development at various densities and at different affordability levels. According to the Cycle 6 City of Calipatria Housing Element, housing development within the city has remained stagnant since 2011 with only two housing units being developed in that time period. During their analysis of the vacant parcels within the city, it was determined that the eastern half of the city has remained severely underdeveloped and holds most of the identified vacant parcels in the city optimal for a variety of residential and mixed-use developments. In furtherance of the Housing Element goals, objectives, and policies, the City is developing the Eastside Specific Plan to both encourage and facilitate buildout in this underdeveloped segment of the city. As a planning document, the Eastside Specific Plan will not approve or entitle any development within the project area. All future developments will still be required to comply with all the provisions of the California Environmental Quality Act (CEQA), Imperial County Air Pollution Control District (ICAPCD) requirements, and any other federal, state, or local requirements as applicable to the project. Furthermore, compliance with all the mitigation measures listed in this Revised IS/MND will also be required as applicable. The segment of the city encompassing the Eastside Specific Plan is currently composed of the following zoning designations:

- R-1 (Low Density Residential)
- R-2 (Medium Density Multi-Family Residential)
- R-3 (High Density Multi-Family Residential)
- CP (Commercial Professional)
- OS-G (General Open Space)
- DC (Downtown Core)
- M-2 (Heavy Manufacturing and Industrial)

The Eastside Specific Plan will rezone large segments of the city bordering and south of Main Street (State Route 115) as shown on the vicinity map on page 6 of the revised IS/MND. Properties bordering Main Street (State Route 115) will be rezoned from CP and R-2 to RC (Residential Commercial Mixed-Use) which will permit single and multi-family developments along with light commercial uses. While medium commercial uses will be allowed, said uses will be limited to the acquisition of either a conditional use permit or minor use permit. This procedure will review all aspects of the proposed developments to ensure that all potential impacts to surrounding residential developments are eliminated or reduced to a less than significant amount. Additionally, commercial developments adjacent to residential developments are required to follow stricter development standards, such as increased setbacks, to further reduce the impacts said developments may have to adjacent residential uses. Properties south of Main Street (State Route 115) will be rezoned from M-2, R-2, and R-3 to RI (Residential Industrial Mixed-Use). This new designation will allow all types of residential developments along with light industrial uses. Like the RC zone, all light industrial developments in the RI zone are allowed while medium industrial developments will be subject to either a conditional use permit and minor use permit and will be subject to stricter development standards to reduce the impact to surrounding residential developments to a less than significant amount. A small segment across the railroad tracks along Main Street (State Route 115) will be rezoned from DC to CI (Commercial Industrial) which will retain the existing commercial uses but will also permit light industrial uses. Any heavier industrial or commercial use will require either a conditional use permit or minor use permit and will follow stricter development standards when adjacent to a residential development. All existing OS-G and R-1 zones north of Main Street (State Route 115) will remain unchanged.