



Notice of Intent to Adopt a Revised Initial Study/Mitigated
Negative Declaration for
City of Calipatria Eastside Specific Plan

May 23, 2025

To: All Interested Parties

Subject: **NOTICE OF INTENT TO ADOPT A REVISED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Lead Agencies: **City of Calipatria**
125 North Park Avenue
Calipatria, CA 92233
Contact: Laura Gutierrez, City Manager
(760) 348-4141
l_gutierrez@calipatria.com

Additional Contact:
George Galvan, Consultant City Planner
The Holt Group, Inc.
1601 North Imperial
El Centro, CA 92243
(760) 337-3883
jgalvan@theholtgroup.net

This notice is to advise responsible and trustee agencies as well as interested parties and those potentially affected by the project that the City of Calipatria has prepared a Revised Initial Study/Mitigated Negative Declaration (IS/MND) for the Eastside Specific Plan project further specified below.

Based on the initial study, it has been concluded that the project described herein has a possibility of significant effects to the environment, but the effect is reduced through the implementation of mitigation measures. This notice is intended to provide an opportunity for public comments on the Revised IS/MND. Please provide written comments including, if applicable, specific statutory responsibilities of your agency. Written comments are desired at the earliest possible date, but no later than 30 days after the receipt of this notice. The comment period runs from **May 23, 2025, to June 23, 2025.**

Please send your responses and the name of the contact person to the City of Calipatria at 125 N. Park Avenue, Calipatria, CA 92233. Certification of the Mitigated Negative Declaration will be considered by the Calipatria Planning Commission and City Council after the public comment period. A public hearing notice will be forwarded to all interested and commenting agencies as well as property owners within 300' of the referenced project area.

POSTED

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POST FOR 30 DAYS

Imperial County Clerk-Recorder
California

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Project Title: City of Calipatria Eastside Specific Plan

Project Location: The proposed project 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. For more information, refer to the attached Project Location and Vicinity Maps.

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.

Digital Copies of the Revised IS/MND can be found on the City of Calipatria Website at www.calipatria.com. Copies of the environmental documents are also available for review at the following locations:

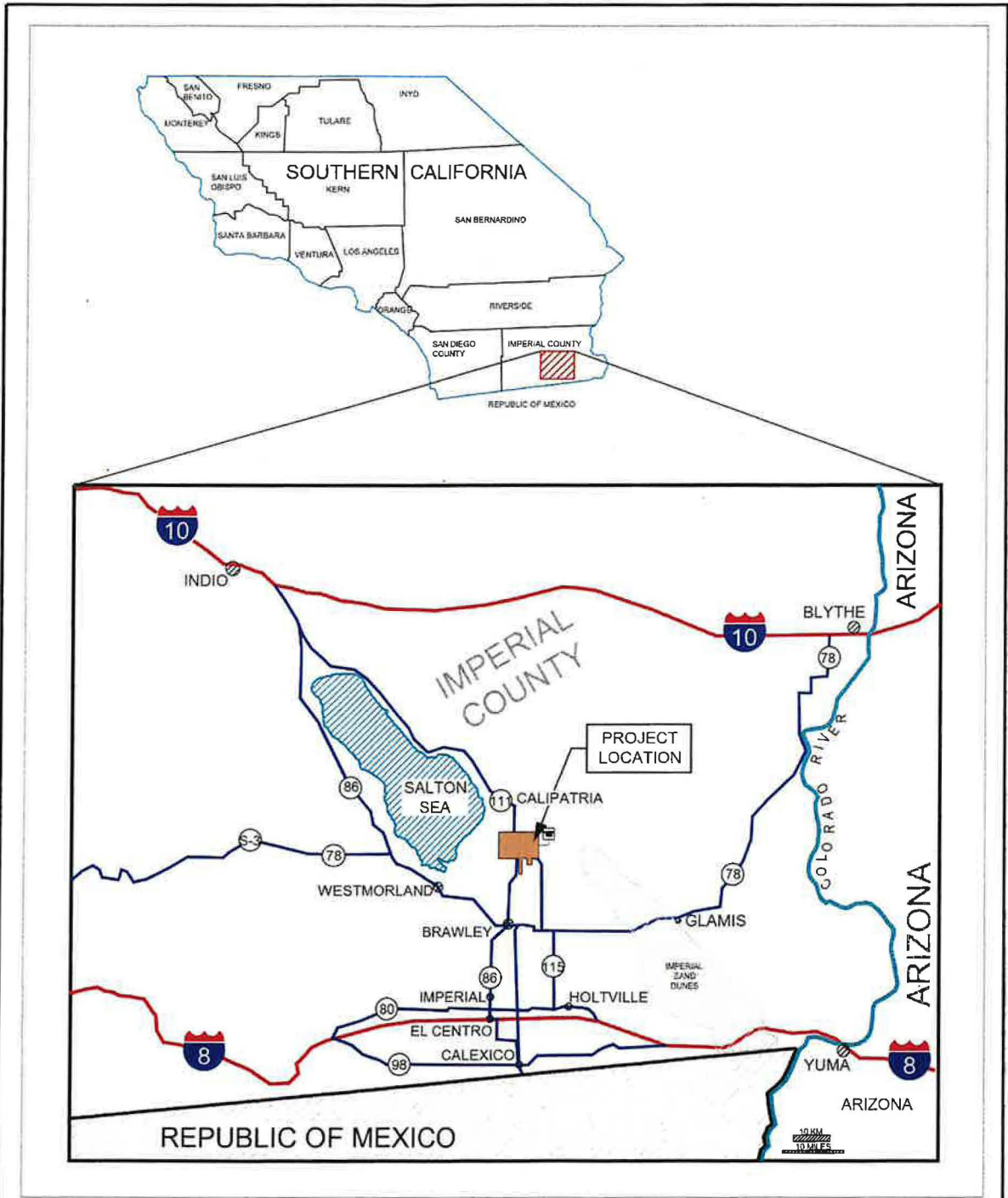
City of Calipatria
125 N. Park Avenue
Calipatria, CA 92233

The Holt Group, Inc.
1601 North Imperial Avenue
El Centro, CA 92243

Regards,



George Galvan, AICP
Consultant City Planner



The Holt Group, Inc.
ENGINEERING · PLANNING · SURVEYING



**EAST SIDE SPECIFIC PLAN
CALIPATRIA, CALIFORNIA**

**PROJECT
LOCATION**

1601 N. IMPERIAL AVE. El Centro, California 92243

(760) 337-3883

NOT TO SCALE

THG PROJECT NO. 142.314

PREPARED BY: THG

DATE: 03/31/2023

