

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023070424

Project Title: Eastside Specific Plan

Lead Agency: City of Calipatria

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Project Location: Calipatria
City

Imperial
County

Project Description (Proposed actions, location, and/or consequences).

The City of Calipatria is addressing its long-standing housing development stagnation by advancing the Eastside Specific Plan, aimed at revitalizing the underdeveloped eastern half of the city. This area, identified as optimal for residential and mixed-use growth, holds most of the city's vacant parcels. While the Eastside Specific Plan does not approve specific developments, it supports the goals of the Housing Element by guiding future growth in compliance with CEQA and other regulations. The plan includes significant rezoning: properties along Main Street (SR-115) will transition to RC (Residential Commercial Mixed-Use), allowing both housing and light commercial uses with oversight for medium-scale projects. South of Main Street will become RI (Residential Industrial Mixed-Use), enabling residential and light industrial development. A small area will shift to CI (Commercial Industrial) for light industrial and existing commercial uses. Enhanced development standards will ensure compatibility with nearby residential zones, while current OS-G and R-1 zones north of Main Street will remain unchanged.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following environmental factors may potentially experience significant effects: 1) Air Quality, 2) Biological Resources, 3) Cultural Resources, 4) Geology & Soils, 5) Greenhouse Gas Emissions, 6) Hydrology & Water Quality, 7) Land Use/Planning, 8) Noise, 9) Public Services, 10) Transportation/Traffic, 11) Utilities & Services Systems, and 12) Mandatory Finding of Significance.

1) AQ-1: Block Dirt Roads, 2) AQ-2: Discretionary Measure for Fugitive PM10 Control, 3) BIO-1: Biological Assessments, 4) BIO-2: State and Federal Conservation and Avoidance Regulations, 5) BIO-3: Timing of Construction and Construction Activities, 6) BIO-4: Assessment of Biological Resources, 7) BIO-5: Lake and Stream Alteration (LSA) Program, 8) BIO-6: Avoidance of Nesting Birds, 9) BIO-7: Burrowing Owl Surveys, 10) BIO-8: Construction Noise Impacts to Biological Resources, 11) BIO-9: Artificial Nighttime Light, 12) BIO-10: Development Standards, 13) CR-1: Tribal Notification, 14) CR-2: Discovery of Human Remains, 15) GEO-1: Conduct Site-Specific Geotechnical Investigation, 16) GGE-1: Greenhouse Gas Emission Reduction Methods, 17) HWQ-1: Stormwater System and Flood Management, 18) LU-1: Separation of Construction Activities, 19) LU-2: Development Standards, 20) LU-3: State and Federal Conservation and Avoidance Regulations, 21) NOI-1: Highway Noise, 22) NOI-2: Noise Reduction Methods, 23) PS-1: Addition of Personnel/Teachers, Equipment, and Resources, 24) TRANSP-1: Access East of Railroad, 25) TRANSP-2: Access West of Railroad, 26) TRANSP-3: Caltrans Encroachment Permit, 27) TRANSP-4: Perpetuation of Monuments, 28) USS-1: Stormwater requirements, 29) MFS-1: Landscaping Requirement

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Calipatria distributed the first draft of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Eastside Specific Plan for public review on June 30, 2023, with the public review period ending on July 31, 2020. The draft IS/MND was further submitted to the State Clearinghouse for review. Three comment letters were received by the end of the comment period. These letters are from the California Department of Fish and Wildlife (CDFW), the California Department of Transportation (DOT), and the Imperial Irrigation District (IID). These letters are further discussed in this document. A Revised IS/MND was prepared, and new mitigation measures were incorporated in response to the three comment letters received. The Revised IS/MND will be recirculated for a second 30-day public review period starting on May 23, 2025, and ending on June 23, 2025. The documents will also be submitted to the State Clearinghouse for a second review. All comments received during the second review period will be carefully reviewed and addressed after the end of the 30-day review period on June 23, 2025.

Provide a list of the responsible or trustee agencies for the project.

The City of Calipatria is the only lead agency for the Eastside Specific Plan project.