

NOTICE OF PREPARATION

TO:	Office of Land Use & Climate Innovation, Responsible and Trustee Agencies, Other Public Agencies and Interested Parties	FROM:	City of Calexico 608 Heber Avenue Calexico, CA 92231 760.768.2105
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SUBJECT: Notice of Preparation of a Draft Environmental Impact Report.

The City of Calexico will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location, and the potential environmental effects are contained in the attached materials.

<input type="checkbox"/>	A copy of the Initial Study IS attached.
<input checked="" type="checkbox"/>	A copy of the Initial Study IS NOT attached.
<input checked="" type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
<input checked="" type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	A scoping meeting WILL be held by the Lead Agency.
<input type="checkbox"/>	A scoping meeting WILL NOT be held by the Lead Agency.

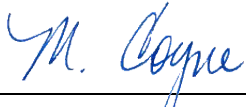
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: 4/9/2026	Time: 6pm	Location: Camarena Memorial Library 850 Encinas Avenue, Calexico, CA 92231
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Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response to Michael Coyne at the address shown above. We will need the name of a contact person in your agency.

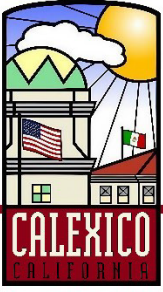
Project Title:	City of Calexico Housing Element Update and Rezone Project
Project Location – Specific: Identify street address and cross street or attach a map showing project site (preferably a U.S.G.S. 15’ or 7 ½’ topographical map identified by quadrangle name):	Citywide (see attachment)
Project Description:	See attachment
Project Applicant (if any):	City of Calexico
California Environmental Protection Agency Hazardous Waste List (if applicable):	

Date: <u>3/19/2026</u>	Signature:	
	Name:	Michael Coyne
	Title:	Planning & Building Director
	Telephone:	760.768.2105

Consulting firm retained to prepare draft EIR (if applicable):

Name:	Rick Engineering
Address:	5620 Friars Road
City/State/Zip:	San Diego, CA 92110
Contact Person:	Shannon Baer

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.



NOTICE OF PREPARATION of a Draft Program Environmental Impact Report, Notice of Public Scoping Meeting

Date: March 20, 2026

To: Office of Land Use and Climate Innovation, Responsible and Trustee Agencies,
Other Public Agencies and Other Interested Parties

Subject: Notice of Preparation of a Draft Program Environmental Impact Report for the City of
Calexico Housing Element Update and Rezone Project

Lead Agency: City of Calexico

Contact: Michael Coyne AICP, Director
City of Calexico
Planning & Building Department
608 Heber Avenue
Calexico, CA 92231
Telephone: 760.768.2105
Email: mcoyne@calexico.ca.gov

Review Period: March 20, 2026 to April 21, 2026

Purpose of this Notice

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Calexico (City), as the Lead Agency, will prepare a Draft Program Environmental Impact Report (PEIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Housing Element Update and Rezone Project (Project). The City will be the lead agency under the CEQA for the project. This NOP describes the proposed project that will be analyzed in the Program EIR and identifies areas of probable environmental effects of the project. The purpose of this NOP is to provide agencies, interested parties, and organizations with sufficient information describing the proposed project and the potential environmental effects to enable meaningful input related to the scope and content of information to be included in the PEIR.

Public Review Period

As specified in the CEQA Guidelines, the NOP will be circulated for a 30-day review period. Agencies, organizations, and interested members of the public are invited to provide input on the scope of the environmental analysis. If you are a responsible or trustee agency, the views of your agency are requested as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Hard copies of the NOP will be available at City

Hall, at 608 Heber Ave, Calexico, CA 92231, and at the Camarena Memorial Library, at 850 Encinas Ave, Calexico, CA 92231. In the event that no response or well justified request for additional time is received by any responsible agency or trustee agency by the end of the review period, we presume that these agencies have no response.

The Notice of Preparation comment period closes at 5:00 p.m. on **April 21, 2026**. All comments concerning this environmental document must be submitted in writing to Project Contact, Michael Coyne, at the address or email provided above, prior to the close of the public comment period as noted above. Please include the commenter's full name, address, phone number and/or email so that we may contact you for clarification, if necessary. The City will consider all written comments received during the noticed public review period prior to approving the project.

The City will hold a scoping meeting to provide an opportunity for agency staff and interested members of the public to submit comments, either written or verbal, on the scope of the environmental issues to be addressed in the Program EIR. The scoping meeting will be held on **Thursday, April 9, 2026** from 6:00 p.m. to 7:00 p.m. at the City of Calexico **Camarena Memorial Library**, at 850 Encinas Ave, Calexico, CA 92231, within the Robert F. Morales Multipurpose Room. The scoping meeting will have an introductory presentation followed by public questions and answers. Written comments regarding relevant issues may be submitted at the meeting.

Project Location:

The project area includes the entirety of Calexico. The City of Calexico is located within the County of Imperial, about 200 miles southeast of Los Angeles 120 miles east of San Diego, and 60 miles west of Yuma. The city in its entirety is approximately 5,516.8 acres or 8.62 square miles. As shown in Figure 1, Regional Location, the City is generally bounded to the north by Imperial County, with Heber approximately 2 miles north; to the west, the All-American Canal separates Calexico from farmland and the Mt. Signal solar farm; to the east the City is bounded by Imperial County; and the southern boundary of the city is delineated by the U.S.- Mexico border.

Project Background:

The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA) from the Southern California Association of Governments (SCAG). The City is required by State law to update its Housing Element every eight years. The Housing Element is a mandatory element of the City's General Plan and must be certified by the California Department of Housing and Community Development (HCD) that it meets strict statutory requirements. The Housing Element consists of four sections and four supporting appendices that cover the following main topics:

- Identification of a Housing Sites Inventory demonstrating adequate capacity to accommodate the RHNA allocation;
- Rezoning of commercial and industrial properties to allow residential or mixed-use development;
- Upzoning of select residential properties to increase allowable densities;
- Implementation programs to facilitate housing production and remove regulatory constraints; and
- Policies to affirmatively further fair housing and promote equitable housing opportunities.

Proposed Project:

The project consists of the following components: 1) the City of Calexico 6th Cycle 2021–2029 Housing

Element, 2) associated General Plan Amendments, and 3) Zoning Amendments to rezone the candidate sites listed in Table 1, Candidate Rezone Sites. The proposed project does not approve specific development projects. Rather, it establishes regulatory and policy changes that would allow future residential development consistent with amended land use designations and zoning standards. This project description is intended to provide the level of detail necessary to evaluate potential environmental effects of Housing Element implementation at a programmatic level.

The Housing Element Sites Inventory identifies suitable sites throughout the City, that can adequately accommodate the required housing capacity set forth by the City’s RHNA, which for the 2021-2029 Sixth Cycle planning period is 4,868 housing units. The Sites Inventory identifies 53 sites throughout the City (Figure 2). The Sites Inventory has the capacity to accommodate a minimum of 7,939 housing units, consisting of 2,468 very low and low income, 1,835 moderate income, and 3,636 above moderate income units. Because the existing land uses throughout the City do not currently have the prescribed residential densities to meet the City’s RHNA, of the 53 sites in the Sites Inventory, 34 sites have been identified as candidate housing sites for rezoning (see Table 1 below).

Potential Environmental Effect Areas:

The Program EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The Program EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the Program EIR.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects
- Growth Inducing Effects

As environmental documentation for this project is completed, it will be available for review at the City’s Planning & Building Department located at Calexico City Hall, 608 Heber Avenue, Calexico, CA 92231, and online at: calexico.ca.gov

Table 1: Candidate Rezone Sites

MAP ID#	APN	Address/Cross Street	Existing Zoning	Proposed Zoning*	Gross Acreage
5	059010020	Robinson Blvd.	R2	RC*	13.03
6	059010048	Robinson Blvd.	CH	RA*	4.25
7	059342030	615 Scaroni Rd.	CH	RA*	1.16
8	059342033	2402 Van De Graaf Ave.	CH	RA*	2.32
13	059491004	Cole Blvd.	CN	RA*	10.30
14	059496059	Cole Blvd.	CN	RC*	13.19
19	059471040	Cole Blvd.	CN	RA*	5.78
20	059471041	Cole Blvd.	CN	RA*	2.10
21	059471042	Cole Blvd.	CN	RA*	3.01
22	059455042	Cole Blvd.	CN	RA*	2.80
23	059180034	570 Bowker Rd.	NC	RA*	4.42
26	059180044A	Highway 98	CH	R2*	15.50
27	059180044B	Highway 98	R1	RA*	2.12
28	059441003	Sapphire St.	R1	RA*	7.79
31	059240040	Highway 98	CH	RC*	8.97
32	059240048	Highway 98	CH	RA*	2.94
33	059240050	Highway 98	CH	RA*	1.50

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City of Calexico

MAP ID#	APN	Address/Cross Street	Existing Zoning	Proposed Zoning*	Gross Acreage
34	058791005	1071 E Birch Ave	CH	RA*	6.60
35	058264002	1037 Rockwood Ave	CH	RC*	0.31
36	058294001	915 Ollie Ave.	IR	RA*	2.23
37	058400058	Pierce Ct.	IR	RA*	0.85
38	058400057	Pierce Ct.	IR	RA*	1.46
39	058400056	Pierce Ct.	IR	RA*	0.84
40	058400055	Pierce Ct.	IR	RA*	0.84
41	058400054	Sherman Ct.	IR	RA*	0.89
42	058400053	Sherman Ct.	IR	RA*	1.09
43	058400052	Sherman Ct.	IR	RA*	1.68
44	058400051	Sherman Ct.	IR	RA*	0.95
45	058400065	Sherman Ct.	IR	RA*	1.62
47	058233027	Lincoln St.	R1	R2*	1.24
50	058180090	Highway 98	CH	RA*	0.88
51	058180091	Highway 98	CH	RA*	0.90
52	058180092	Highway 98	CH	RA*	0.89
53	058180093	Highway 98	CH	RA*	1.61

*Indicates a rezone is required.

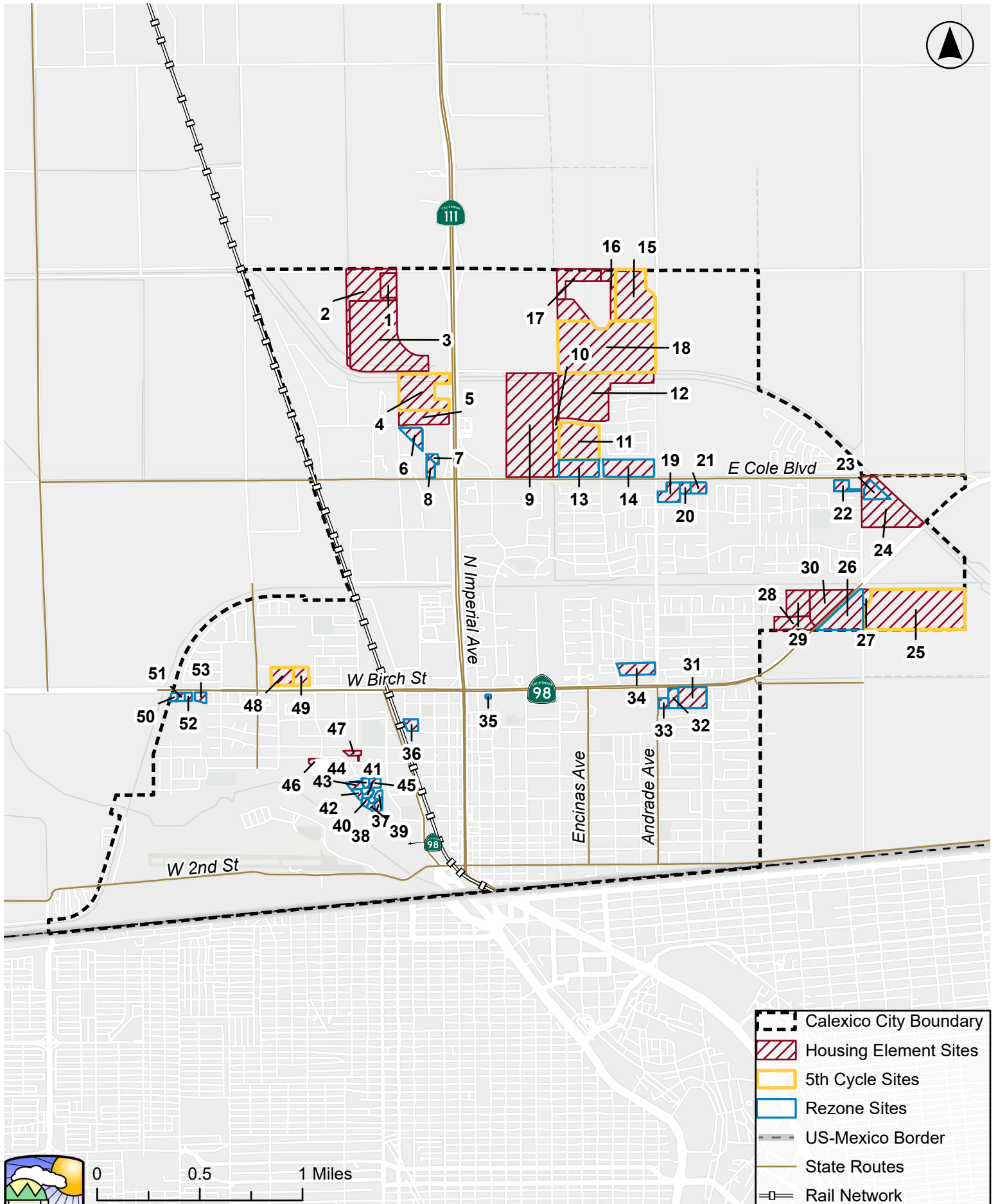


Figure 2:
Housing Element Sites

