

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 #: 2026030920

Project Title: City of Calexico 6th Cycle Housing Element Update

Lead Agency: City of Calexico

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Project Location: Calexico, Imperial County, CA

City

County

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

The proposed project is the City of Calexico's 6th Cycle (2021–2029) Housing Element Update and associated General Plan, Zoning Ordinance, and Municipal Code amendments intended to accommodate the City's Regional Housing Needs Allocation (RHNA) and facilitate housing development. The Housing Element identifies housing sites including sites requiring rezoning and/or increased residential densities, and assumes full implementation of the housing site rezoning program and associated residential development through 2050. Project actions include General Plan map and text amendments, Zoning Ordinance amendments to establish residential development opportunities and ministerial/by-right processing, rezoning and upzoning of identified sites, and implementation of Housing Element programs addressing development standards, affordable housing, accessory dwelling units, supportive and special-needs housing, and affirmatively furthering fair housing. The project also includes rezoning the Bowker site (APN 059-180-029) from Residential Condominium (RC) to Industrial (I).

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

Agricultural Resources: The proposed project could facilitate the long-term conversion of approximately 166 acres of Important Farmland, including approximately 100 acres of Prime Farmland and 66 acres of Farmland of Statewide Importance, through future residential development of identified housing sites. The proposed project would be required to implement MM-AG-1, which requires applicable agricultural impact mitigation fees or compliance with an agricultural impact mitigation program, if available, and MM-AG-2, which requires agricultural compatibility assessments and measures such as buffers, setbacks, disclosure statements, and site design features for future discretionary development adjacent to active agricultural operations. Agricultural resource impacts would remain significant and unavoidable because the precise extent and nature of impacts cannot be determined until specific future development is proposed.

Air Quality: The proposed project could result in significant construction-related emissions of PM10 at future discretionary development sites and reactive organic gases (ROG) at the Bowker Site. The proposed project would be required to implement MM-AQ-1, MM-AQ-2, and MM-AQ-3, which require an Enhanced Dust Control Plan, construction combustion equipment controls and idling restrictions, and low/no VOC architectural coatings reduction measures. Although these measures would reduce construction emissions, the level of fugitive PM10 reduction cannot be determined at the program level; therefore, construction-related air quality impacts at discretionary development sites would remain significant and unavoidable.

Significant Effects continued

Biological Resources: The proposed project could facilitate future development that would result in vegetation removal, grading, and construction activities affecting special-status wildlife, sensitive natural communities, wetlands and other jurisdictional aquatic resources, and wildlife movement and nursery habitat. The proposed project would be required to implement MM-BIO-1 through MM-BIO-7c, including site-specific biological surveys, focused species surveys, avoidance and minimization measures, biological monitoring, aquatic resource delineations, regulatory permits, and mitigation for unavoidable impacts to jurisdictional resources. With implementation of these measures and applicable regulatory requirements, impacts to biological resources would be reduced to less than significant with mitigation.

Cultural and Tribal Cultural Resources: The proposed project could result in significant impacts to historic resources and archaeological resources through future development, including alteration, relocation, demolition, vibration, or ground disturbance affecting known or previously unidentified resources. The proposed project would be required to implement MM-CUL-1, MM-CUL-2, and MM-CUL-3, which require historic resource evaluations, archaeological assessments, Native American monitoring at By-Right Sites 23 and 36, evaluation and treatment of discovered resources, avoidance where feasible, and data recovery and construction monitoring where avoidance is infeasible. Because the specific characteristics of future development are not known at the program level, impacts to historic and archaeological resources would remain significant and unavoidable.

Geology and Soils: The proposed project could result in impacts to paleontological resources if future grading or excavation disturbs geologic formations with moderate or high paleontological sensitivity. The proposed project would be required to implement MM-GEO-1, which requires review of grading depths and geologic conditions, retention of a qualified paleontologist where appropriate, preconstruction meetings and worker training, paleontological monitoring, fossil recovery and laboratory treatment, curation of significant specimens, and preparation of a final paleontological resources report. With implementation of MM-GEO-1, impacts to paleontological resources would be reduced to less than significant with mitigation.

Greenhouse Gas Emissions: The proposed project would facilitate future development that would increase greenhouse gas emissions compared with existing conditions, and individual by-right and discretionary housing sites and the Bowker Site could exceed the recommended project-level screening threshold of 3,000 metric tons of CO₂e per year. The proposed project would be required to implement MM-GHG-1, which requires project-level evaluation of GHG emissions and, where applicable, incorporation of measures such as

affordable housing, additional electric vehicle charging infrastructure, transportation demand management, transit subsidies, active transportation, all-electric development, energy efficiency, and water conservation measures. Because future development characteristics are not known at the program level, GHG impacts would remain significant and unavoidable after mitigation.

Hazards and Hazardous Materials/Land Use & Planning: The proposed project could result in airport-related safety hazards because several housing opportunity sites are located within Airport Land Use Compatibility Plan safety zones, including Zones 3 and 6, where future development could be inconsistent with applicable density requirements. The proposed project would be required to implement MM-HAZ-1, which requires applicable FAA aeronautical review, compliance with FAA conditions, aviation easements where required, airport proximity disclosures, lighting controls, and aircraft noise attenuation measures. Because future development characteristics and site conditions are not known at the program level, the potential airport safety impacts would remain significant and unavoidable.

Noise: The proposed project could result in significant stationary noise impacts from future industrial development at the Bowker Site and potentially significant groundborne vibration impacts from construction activities at future development sites. The proposed project would be required to implement MM-NOS-1, which requires a site-specific noise analysis for the Bowker Site and noise reduction measures necessary to comply with City standards, and MM-NOS-2, which requires where necessary, construction vibration monitoring for projects using heavy construction equipment near existing structures. With implementation of these measures, stationary noise and groundborne vibration impacts would be reduced to less than significant with mitigation.

Transportation: The proposed project could result in a significant vehicle miles traveled (VMT) impact because multiple housing sites would exceed the CEQA significance threshold of 15 percent below the Imperial County regional average VMT per capita. The proposed project would be required to implement MM-TRA-1, which requires future development to incorporate feasible VMT-reducing features, including residential densities that support walking, bicycling, and transit use; pedestrian and bicycle improvements; transit connectivity; and additional transportation demand management measures. Although MM-TRA-1 would reduce VMT impacts at multiple sites, some housing sites would continue to exceed the applicable threshold; therefore, transportation impacts would remain significant and unavoidable.

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

A Notice of Preparation (NOP) was circulated to solicit agency and public comments. Comments received focused on potential impacts to:

- Construction and operation emissions, associated health effects, and consistency with applicable air quality plans
- Greenhouse gas emissions
- Sensitive biological resources, habitat impacts, wildlife movement, and aquatic and riparian resources
- Transportation facilities and vehicle miles traveled (VMT)
- Public service capacity and response times (particularly fire protection and emergency medical services)
- Utilities and service systems
- Growth and consistency with SCAG's Connect SoCal 2024

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

City of Calexico
Imperial County Air Pollution Control District
US Fish and Wildlife Services
California Department of Fish and Wildlife
Imperial County Airport Land Use Commission
U.S. Army Corps of Engineers
Federal Aviation Administration
Native American Heritage Commission