

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 #: 2018051056

Project Title: Melon Properties LLC Annexation, General Plan Amendment and Pre-Zone

Lead Agency: City of Holtville

Contact Name: George Galvan

Email: jgalvan@theholtgroup.net

Phone Number: (760)337-3883

Project Location: Holtville

City

Imperial

County

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

The project is located northwest of the City of Holtville on the northeast corner of Melon and 9th Street adjacent to the city/county line within the SOI (Longitude/Latitude - 32°49'11.59"N 115°23'19.35"W). The proposed Project consists of the Lot Merger, Annexation, General Plan Amendment and Pre-Zone in support of the development of an 8.19-acre site with a 152-unit multi-family residential project along the northern city limits of the City of Holtville. Approximately 7.75 acres of the site require annexation into the City limits. The five parcels comprising the Project site currently have a land use designation of Low Density Residential (LDR). This designation does not allow for multi-family development. Therefore, a General Plan Amendment from LDR to High Density Residential (HDR) is required. Likewise, a Pre-Zone from the County zone R-1-U (Single-Family Urban) and R-1 (Single-Family Residential) to City zone R-3 Multi-Family with annexation is also necessary.

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

Aesthetics - The shielding of light sources and the utilization of low source lighting directed downward to minimize illumination of the nighttime sky will reduce the additional nighttime lighting and glare created by the project.
Air Quality - The project may result in a cumulatively considerable net increase of any criteria pollutant, and may expose sensitive receptors to substantial pollutant concentrations. Mitigation measures include blocking dirt roads, and discretionary measures for fugitive PM10 control.
Biological Resources - It is possible for burrowing owls to be within the project area so pre-construction surveys and WEAP training will be implement to prevent any conflicts with the endangered species.
Cultural Resources - It is possible to find human remains within the project site. Mitigation measures include a tribal notification prior to ground disturbance and contacting the county coroners office if any are found during construction.
Geology/Soils - Mitigation measures for geological and soil issues include reducing liquefaction, site-specific geotechnical investigations, and paleontological monitoring during construction.
Hazards & Hazardous Materials - A mosquito abatement plan will be implemented as a mitigation measure.
Noise - Noise reduction methods will be implemented to reduce ambient noise levels during construction.

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 response from the Viejas Band of Kumeyaay Indians (Teram 2017) indicated the project site is within an area they have cultural ties to and requested to be present during ground disturbing activities. A tribal notice will be sent prior to ground disturbance.

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

Co-Lead Agency - Imperial County Local Agency Formation Commission
Address 1122 West State Street #D, El Centro, CA 9224
Contact - Jurg Heuberger, Executive Officer
Phone - (760) 353-4115
Email - jurgh@iclafoo.com