Print Form

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 #: _____

Project Title: Town Center Village Phase IV Infill Apartments Project

Lead Agency: City of El Centro

Contact Name: Norma M. Villicaña, Director of Community Development

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Project Location: El Centro (*City*) Imperial County (*County*)

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

The project site is located between Cruickshank Drive to the north and Bradshaw Avenue to the south, and between N. 8th Street to the east and N. 10th Street to the west. The affected County Assessor Parcel Numbers are 044-620-049 and 044-620-051. The project would result in development of an approximately 11.6-acre portion of the 19.3-acre subject property; the remainder of the site (approximately 7.7 acres) is not proposed for development as part of the project.

The project requires a General Plan Amendment to change the existing City General Plan land use designation on the portion of the site proposed for development from General Commercial to High Density Residential. The project would also rezone the same portion of the property from CG-General Commercial to R3-Multiple Family Residential. The existing General Commercial land use designation and CG-General Commercial zoning would continue to apply to the remainder of the property (approximately 7.7 acres) which is proposed to be subdivided to allow for future commercial development. The project proposes development of a 180-unit apartment complex at a density of 15.6 dwelling units per acre. A mixture of unit types would be provided within 15 individual buildings. A total of 60 one-bedroom units and 120 two-bedroom units are proposed. Each individual building would offer two 1-bedroom, 1 bath units; two 2-bedroom, 2-bath units; and four 2 bedroom/2.5 bath units. Proposed amenities include common open space areas, a private dog park, and a private clubhouse with an outdoor pool/hot tub and barbecue/fire pit with outdoor seating.

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

All project impacts would be reduced to less than significant with the incorporation of mitigation measures. The following resource areas require the implementation of mitigation: biological resources (potential impacts to borrowing owls and migratory birds), cultural resources (potential for undiscovered historical, archaeological, and human remains on-site), and tribal cultural resources (potential for undiscovered tribal cultural resources on-site).

The project would not result in any significant and unavoidable impacts.

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

There are no known areas of controversy with the proposed project.

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

Colorado River Regional Water Quality Control Board (RWQCB) - Responsible Agency

Imperial County Air Pollution Control District - Responsible Agency