

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** Town Center Village Phase IV Infill Apartments ProjectLead Agency: City of El CentroContact Person: Norma M. VillicañaMailing Address: 1275 Main StreetPhone: (760) 337-4545City: El Centro, CAZip: 92243County: Imperial**Project Location:** County: Imperial City/Nearest Community: El CentroCross Streets: Cruikshank Drive, Bradshaw Avenue, N. 8th Street, N. 10th StreetZip Code: 92243Longitude/Latitude (degrees, minutes and seconds): -115 ° 33 ' 47 " N / 32 ° 48 ' 51 " W Total Acres: 19.3Assessor's Parcel No.: 044-620-049 and 044-620-051Section: N/ATwp.: N/ARange: N/ABase: N/AWithin 2 Miles: State Hwy #: SR 86Waterways: N/AAirports: Imperial AirportRailways: Union PacificSchools: N/A**Document Type:**

CEQA:

 NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) \_\_\_\_\_

Other: \_\_\_\_\_

NEPA:

 NOI EA Draft EIS FONSI

Other:

 Joint Document Final Document Other: \_\_\_\_\_**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: \_\_\_\_\_**Development Type:** Residential: Units 180 Acres 11.6 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Educational: \_\_\_\_\_ Recreational: \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**Land Use Designation: General Commercial; Zoning: CG - General Commercial**Project Description: (please use a separate page if necessary)**

The project would result in development of an approximately 11.6-acre portion of the larger 19.3-acre subject property; the remainder of the site (approximately 7.7 acres) is not proposed for development as part of the project and would remain in its current state. 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. 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. The project would require a General Plan Amendment to change the existing 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-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 (not proposed for development at this time).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u>       | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input checked="" type="checkbox"/> Resources Agency                         |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input checked="" type="checkbox"/> Colorado River Board                | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date April 23, 2021 Ending Date May 24, 2021

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>YK America Group c/o David Wang</u>
Address: <u>9755 Clairemont Mesa Boulevard, Suite 100</u>	Address: <u>9680 Flair Drive</u>
City/State/Zip: <u>San Diego, California 92124</u>	City/State/Zip: <u>El Monte, California 91731</u>
Contact: <u>Bob Stark</u>	Phone: <u>626-444-6668 x 106</u>
Phone: <u>858-527-7829</u>	

Signature of Lead Agency Representative: *Angel Hernandez* Date: 4/23/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.