

# 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 #: 2004031098

Project Title: Tract #00992 Miraluz Affordable Housing & State Route 86/Pitzer Rd. Intersection improvement Project

Lead Agency: Imperial County Planning and Development Services Department

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Project Location: 175 E. Correll Rd., Heber CA Imperial County  
*City* *County*

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

The applicant proposes to subdivide approximately 16 acres into five lots for the purpose of constructing a phased affordable housing project that anticipates 320 apartment units. Phase 1, lot 1 which is a 2.95 acre project would construct 64 apartments for low income families. The site is part of the previously approved Heber Meadows subdivision project Tract #00956, CEQA compliance was met with adoption of a Mitigated Negative Declaration (SCH#2004031098). The project also includes improvements to the SR-86/Pitzer Road intersection located approximately 2,000 feet south of the site.

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

AIR QUALITY  
AQ-1a & b: Dust Control Plan and standard measures for construction combustion equipment  
BIOLOGICAL RESOURCES  
MM- BIO-1 & MM-TR00956-20: Burrowing Owl Survey  
CULTURAL RESOURCES  
MM-CR-1: Cultural Monitor for ground disturbing activities  
NOISE  
MM-N-1: Sound-control devices  
MM-N-2: Noise Mitigation During Construction  
MM-N-3: Construction Equipment  
MM-N-4: Limit Operations Adjacent to Receivers  
MM-N-5: Neighbor Notification  
MM-TR009560-21: Noise barrier construction  
TRANSPORTATION  
MM-TR00956-19: On-Site/Infrastructure Improvements  
MM-TR00956- 22: Fair Share Contribution

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

**Transportation**

Public raised issues related to possible increment of traffic and existing State Highway 86 and Pitzer Road Intersection.

**Utilities / Service System**

Public raised issues related to existing poor quality side walks and public infrastructure.

**Recreation**

Public raised issues related to existing lack of parks and park maintenance.

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

[Empty box for listing responsible or trustee agencies]