

Summary Form for Electronic Document Submittal

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 II Single-Family Residential and Industrial Project

Lead Agency: City of El Centro

Contact Name: Angel Hernandez, AICP, Community Development Director

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Project Location: El Centro Imperial County
City *County*

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

The project site is located in the City of El Centro in south-central Imperial County, California. The site lies south of Treshill Road; north of Cruickshank Drive; and west of North 8th Street. The County Assessor Parcel numbers are 044-620-032, -037 through -041, -053, and -064. The project would allow for future development of the approximately 35.8-acre site with single-family residential and light industrial development. The western approximately 18.5-acre portion of the site is proposed for single-family residential development (104 lots total). Future development of the remaining 17.3 acres (eastern portion) would occur as light manufacturing uses. Provision of all parking, landscaping, and common open space, as applicable, would occur in conformance with City zoning regulations.

The project would require a General Plan Amendment to change the existing General Plan land use designation on a portion of the site from General Commercial and Light Manufacturing to Single-Family Residential. The project site is currently zoned CG-General Commercial and LM-Light Manufacturing. The project proposes to rezone a portion of the property from CG and LM to R2-Single-Family Residential. The General Plan Amendment and rezone would allow for the onsite residential uses as proposed. The balance of the property would remain under the current General Plan land use and zoning designations to allow for future light manufacturing development.

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 measures: air quality (reactive organic gas emissions during construction); biological resources (potential direct or indirect impacts to breeding or nesting birds, including burrowing owl, during construction); cultural resources (potential for undiscovered historical/archaeological resources and/or human remains); and tribal cultural resources (potential for undiscovered tribal cultural resources).

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