

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 #

Project Title: Town Center Village II Single-Family Residential and Industrial Project

Lead Agency: City of El Centro Contact Person: Angel Hernandez, Director
 Mailing Address: 1275 Main Street Phone: (760) 337-4545
 City: El Centro, CA Zip: 92243 County: Imperial

Project Location: County: Imperial City/Nearest Community: El Centro
 Cross Streets: Cruickshank Drive; Imperial Avenue/SR 86; N. 8th Street Zip Code: 92243

Longitude/Latitude (degrees, minutes and seconds): 32 ° 48 ' 52 " N / 115 ° 34 ' 12 " W Total Acres: 35.8

Assessor's Parcel No.: 044-620-032, -037 through -041, -053, -064 Section: N/A Twp.: N/A Range: N/A Base: N/A

Within 2 Miles: State Hwy #: SR 86 Waterways: Central Drain
 Airports: Imperial County Airport Railways: Union Pacific Schools: See attached.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 104 Acres 18.5
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres 17.3 Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Land Use Designation: General Commercial, Light Manufacturing; Zoning: CG - General Commercial, ML - Light Manufacturing

Project Description: *(please use a separate page if necessary)*

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.

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 an "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 June 23, 2023 Ending Date July 24, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>YK America Group c/o David Wang</u>
Address: <u>9635 Granite Ridge Drive, Suite 300</u>	Address: <u>9680 Flair Drive</u>
City/State/Zip: <u>San Diego, California 92123</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: 6/20/23

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