



Notice of Intent to Adopt a Mitigated Negative Declaration for
City of Calipatria Eastside Specific Plan

June 30, 2023

POSTED

JUN 30 2023

To: All Interested Parties

Imperial County Clerk-Recorder
California

Subject: **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION**

Lead Agencies: **City of Calipatria**
125 North Park Avenue
Calipatria, CA 92233
Contact: Laura Gutierrez, City Manager
(760) 348-4141 Ext. 3
l_gutierrez@calipatria.com

Additional Contact:
George Galvan, Consultant Planner
The Holt Group, Inc.
1601 North Imperial
El Centro, CA 92243
(760) 337-3883
jgalvan@theholtgroup.net

California State Law requires the City of Calipatria to conduct an environmental review for all projects that require a public hearing. The environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if a project is approved and implemented.

Based on the initial study, it has been concluded that the project described herein has a possibility of significant effects to the environment, but the effect is reduced through the implementation of mitigation measures. This notice is intended to provide an opportunity for public comments on the draft Mitigated Negative Declaration. Please provide written comments including, if applicable, specific statutory responsibilities of your agency. Written comments are desired at the earliest possible date, but no later than 30 days after the receipt of this notice. The comment period runs from **June 30, 2023 to July 31, 2023.**

Please send your responses and the name of the contact person to the City of Calipatria at 125 N. Park Avenue, Calipatria, CA 92233. Certification of the Mitigated Negative Declaration will be considered by the Calipatria Planning Commission after the public comment period. A public hearing notice will be forwarded to all interested and commenting agencies as well as property owners within 300' of the referenced project area.

POST FOR 30 DAYS

Project Title: City of Calipatria Eastside Specific Plan

Project Location: The proposed project is located east of Industrial Avenue, south of Young Road, north of Date Street, and west of East Avenue on the east side of the City of Calipatria. For more information, refer to Project Location and Vicinity Map, respectively.

Project Description: The City of Calipatria Housing Element identifies the need for residential development at various densities and at different affordability levels. In furtherance of the Housing Element goals, objectives, and policies, the City is developing the Eastside Specific Plan to provide land use strategies and infrastructure goals for the eastern portion of the city. This segment contains a variety of zoning designations such as R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), CP (Commercial Professional), and M-2 (Heavy Manufacturing & Industrial) Zones.

Due to the stagnation of housing development within the city, only two residential developments have been constructed between 2011 and 2022. It has become necessary to review the current zoning designations to stimulate the construction of new housing units in the city. To encourage the buildout of this underdeveloped segment, a plan for new RC (Residential Commercial Mixed-Use), RI (Residential Industrial Mixed-Use), and CI (Commercial Industrial) zoning designations has been developed for Planning Commission review and consideration.

Digital Copies of the Initial Study/Mitigated Negative Declaration can be found on the City of Calipatria Website at www.calipatria.com. Copies of the Initial Study/Mitigated Negative Declaration and referenced information are also available for review at the following locations:

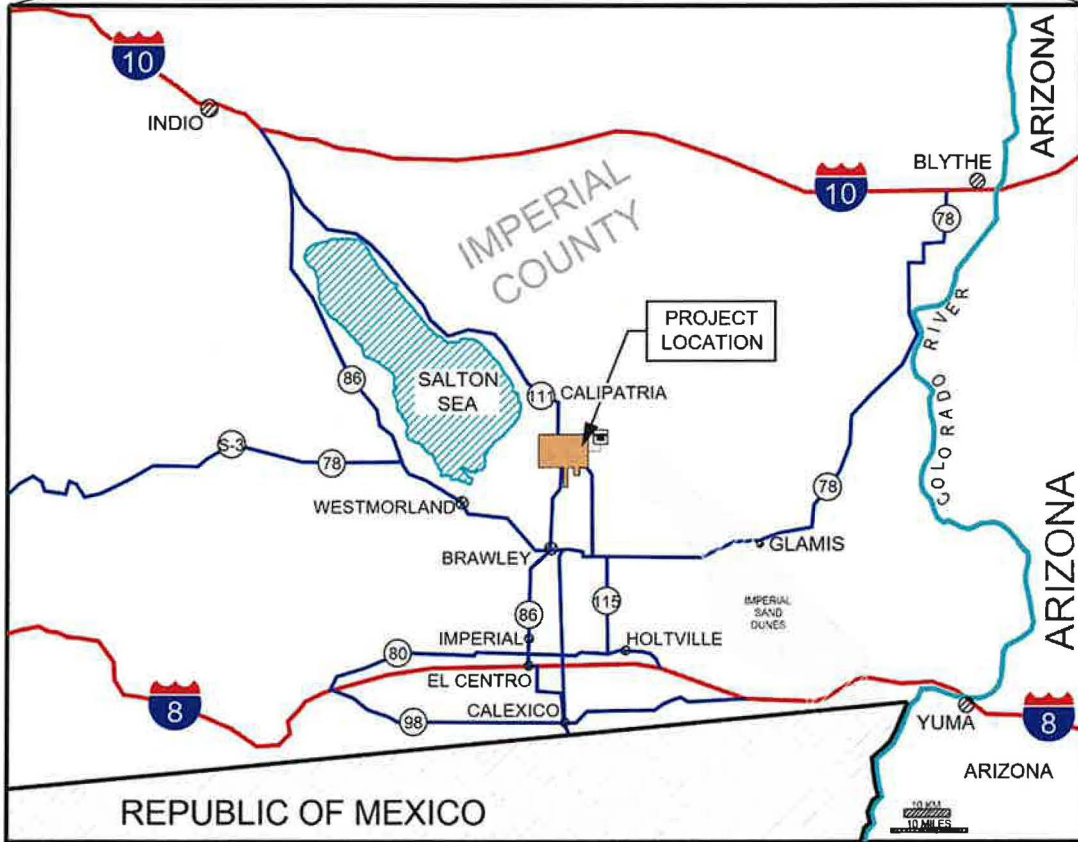
City of Calipatria
125 N. Park Avenue
Calipatria, CA 92233

The Holt Group, Inc.
1601 North Imperial Avenue
El Centro, CA 92243

Regards,



George Galvan,
Consultant City Planner



The Holt Group, Inc.
ENGINEERING · PLANNING · SURVEYING



1601 N. IMPERIAL AVE. El Centro, California 92243

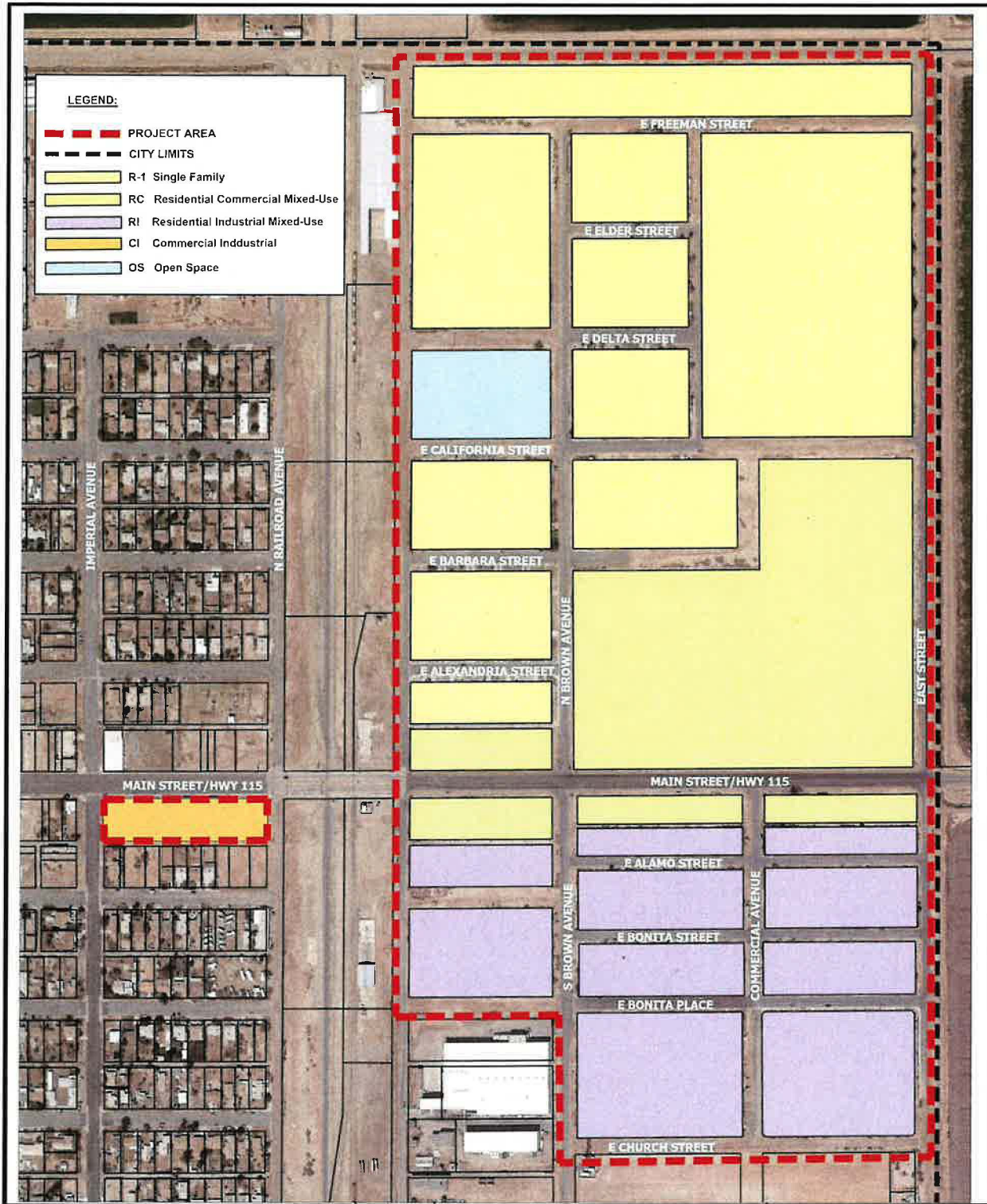
(760) 337-3883

NOT TO SCALE

EAST SIDE SPECIFIC PLAN
CALIPATRIA, CALIFORNIA

PROJECT LOCATION

THG PROJECT NO. 142.314
PREPARED BY: THG DATE: 03/31/2023



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EAST SIDE SPECIFIC PLAN
CALIPATRIA, CA

VICINITY MAP

1601 NORTH IMPERIAL AVENUE EL CENTRO, CALIFORNIA 92521 (760) 337-3861

NOT TO SCALE

PROJECT No. 142.314

DATE: 3/31/2023