

**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

<b>SCH #</b>
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**Project Title:** Eastside Specific Plan

Lead Agency: City of Calipatria

Contact Person: George Galvan

Mailing Address: 125 Park Street

Phone: (760) 337-3883

City: Calipatria

Zip: 92233

County: Imperial

**Project Location:** County: Imperial City/Nearest Community: Calipatria

Cross Streets: Young Road, East Street, Church Street, and Main Street (State Route 115) - See separate page. Zip Code: 92233

Longitude/Latitude (degrees, minutes and seconds): 33 ° 07 ' 32 " N / 115 ° 30 ' 19 " W Total Acres: Approx. 133.38 acres

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 115

Waterways: \_\_\_\_\_

Airports: Cliff Hatfield Memorial Airport

Railways: \_\_\_\_\_

Schools: Calipatria High School

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                  | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |  |

**Project Issues Discussed in Document:**

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Aesthetic/Visual                | <input type="checkbox"/> Fiscal                                | <input type="checkbox"/> Recreation/Parks                           | <input type="checkbox"/> Vegetation   |
| <input type="checkbox"/> Agricultural Land               | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality   |
| <input checked="" type="checkbox"/> Air Quality          | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                             | <input type="checkbox"/> Water Supply/Groundwater   |
| <input type="checkbox"/> Archeological/Historical        | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                             | <input type="checkbox"/> Wetland/Riparian   |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals                              | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement  |
| <input type="checkbox"/> Coastal Zone                    | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                                | <input checked="" type="checkbox"/> Land Use  |
| <input type="checkbox"/> Drainage/Absorption             | <input type="checkbox"/> Population/Housing Balance            | <input type="checkbox"/> Toxic/Hazardous                            | <input type="checkbox"/> Cumulative Effects   |
| <input type="checkbox"/> Economic/Jobs                   | <input checked="" type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation                        | <input checked="" type="checkbox"/> Other: <u>Cultural Resources &amp; Greenhouse Gas Emissions</u> |

**Present Land Use/Zoning/General Plan Designation:**

R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), CP (Commercial Professional), OS-G (General Open Space), DC (Downtown Core), and M-2 (Heavy Manufacturing & Industrial).

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

See separate page.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" 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 type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input 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 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 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 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: <u>Natural Resources Agency, California</u>
<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 30, 2023 Ending Date July 31, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: <u>The Holt Group, Inc.</u>	Applicant: _____
Address: <u>1601 North Imperial Avenue</u>	Address: _____
City/State/Zip: <u>El Centro, CA, 92243</u>	City/State/Zip: _____
Contact: <u>George Galvan</u>	Phone: _____
Phone: <u>(760) 337-3883</u>	

Signature of Lead Agency Representative:  Date: 07/20/2023

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

**Project Location:** The Eastside Specific Plan 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.

Cross Streets:

**West to East:**

- Young Road
- Freeman Street
- Elder Street
- Delta Street
- California Street
- Barbara Street
- Alexandra Street
- Main Street (State Route 115)
- Alamo Street
- East Bonita Street
- Church Street

**North to South:**

- Industrial Avenue
- Brown Avenue
- Commercial Avenue
- East Avenue

**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.