

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: South Dogwood Annexation Project

Lead Agency: City of El Centro

Contact Name: Angel Hernandez

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Phone Number: (760) 337-3864

Project Location: El Centro
City

Imperial
County

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

The applicant proposes an annexation of approximately 67.78 gross acres (65.1 net acres after road right-of-way exclusions) of unincorporated lands to the City, a General Plan Amendment (GPA) and a Pre-zone. No specific development is proposed at this time, but future development at the site is anticipated to include infrastructure improvements and design features in order to meet regulatory requirements and provide sufficient infrastructure to serve the future development.

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

The project could have a significant effect to air quality, biological resources, geology and soils, and transportation. In order to provide consistency with Imperial County Air Pollution Control District (ICAPCD) air quality planning documents, mitigation measure AIR-1 would be required. Additionally, mitigation measures AIR-2, AIR-3 and AIR-4, which provide ICAPCD regulatory compliance measures would be required at the time a site-specific development is brought forward. Biological resources mitigation measure BIO-1 would be required if grading is to occur between January 1 and September 15. Per BIO-1, a preconstruction survey shall be performed within three days prior to initiating ground disturbance to survey for nesting birds. If nesting birds are located, than avoidance measures shall be implemented as determined by a qualified biologist and in accordance with the California Fish and Game Code Section 3503. Geological resources mitigation measure GEO-1 would be required prior to issuance of grading permits for future development. Per GEO-1, a final development-specific geotechnical investigation shall be completed to the satisfaction of the City Engineer and Building Official. Transportation mitigation measures TRA-1 and TRA-2 would be required prior to issuance of building permits for future development. Per mitigation measure TRA-1, the project applicant shall contribute a fair share toward widening Dogwood Avenue, specifically East Aurora Drive to Interstate 8 (I-8) ramps into a 4-lane major road. Per mitigation measure TRA-2, the project applicant shall contribute a fair share towards providing a third northbound through lane on Dogwood Road between Wake Avenue and the I-8 eastbound on-ramp, trapping the lane as a right-turn onto the I-8 eastbound on-ramp.

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

No known areas of controversy have been raised.

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

City of El Centro
California Department of Transportation (District #11)
Regional Water Quality Control Board (#7)
California Department of Fish and Wildlife (#6)