



Jim Minnick  
DIRECTOR

# Imperial County Planning & Development Services Planning / Building

POSTED

MAR 21 2024

## NOTICE OF INTENT

Imperial County Clerk-Recorder  
California

**NOTICE OF INTENT IS HERBY GIVEN** for the preparation of a  Negative Declaration  Mitigated Negative Declaration for Zone Change 23-0007 and Conditional Use Permit 23-0027 Cal 98 Holdings., pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

**LEAD AGENCY:** Imperial County Planning & Development Services Department (ICPDS)

**APPLICANT:** Cal 98 Holdings

**PROJECT LOCATION:** 15 E. Hwy 98 (SR-98), Calexico, CA 92231

The project site  is  is not listed on any list under Government Code Section 65962.5.

**PROJECT DESCRIPTION:** The project is proposing a Zone Change from A-2-U (General Agriculture within Urban Area) to M-1-U (Light Industrial within Urban Area) for the purpose of a Conditional Use Permit for a trucking and warehousing facility which would be an allowed use with an approved CUP within the M-1-U zone.

**COMMENT PERIOD:** 03/21/24 to 4/24/24 at 5:00 p.m.

Comments will be accepted for the proposed project during this period. You may submit comments by mail, fax or email at [ICPDSCommentLetters@co.imperial.ca.us](mailto:ICPDSCommentLetters@co.imperial.ca.us). Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will tentatively be conducted on Wednesday, May 08, 2024, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction with the proposed project.

**DOCUMENT AVAILABILITY:** All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,

  
Jim Minnick, Director  
Planning & Development Services

**POST FOR 30 DAYS**

**Cover Sheet  
Assessment Form  
(County of Imperial)**

Initial Study #23-0027 Cal 98 Holdings Date: 03/21/2027

Project type/name: Zone Change 23-0007 / Conditional Use Permit 23-0027

Applicant's name: Cal 98 Holdings

Applicant's address: 8861 Houghton Road, Bakersfield, CA 93331

Name of person preparing Initial Study: Derek Newland, Planner III

Signature of person preparing Initial Study: \_\_\_\_\_

**I. Project Information**

- a. Assessor's Parcel Number(s): 058-180-001-000
- b. Street address: 15 E. Hwy 98, Calexico, CA 92231
- c. Cross street: Hwy 98 and Dogwood Road
- d. Township/Section/Range: Section 15, Township 17 South, Range 14 East, SBBM
- e. Project area (acres) : +/- 40 acres on +/- 44 acres

**II. General Plan Consistency**

- a. General Plan Designation. Urban Area
- b. Is Project in an Urban area? yes
- c. Name of Urban area. Urban Area - Calexico
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. A-2-U (General Agriculture within Urban Area)

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| g. | Proposed zoning, if any.   | <u>M-1-U (Light Industrial within Urban Area</u>                 |
| h. | Adjacent zoning.   | <u>North: A-2-U, South: A-2-U, East: R-4 and<br/>West: A-2-U</u> |
| i. | Is proposal consistent with the site's existing or proposed zoning?  | <u>Yes, with approved Zone<br/>Change and approved CUP</u>       |
| j. | Is proposal compatible with existing or surrounding zoning or can it be made compatible?                       | <u>Yes, with approved Zone<br/>Change and approved CUP</u>       |
| k. | Is the proposal consistent with a Specific Plan for the area?  | <u>N/A</u>   |
| l. | Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? | <u>Yes, with approved Zone<br/>Change and approved CUP</u>       |
| m. | Is the proposal consistent with the land use designation and policies of the 1993 General Plan?                | <u>Yes, with approved Zone<br/>Change and approved CUP</u>       |

**Comments:** (if any)

None.

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