



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

AUG 30 2022

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 CUP #22-0007 (Initial Study #22-0015), the Alan Bornt (Casa Blanca Event Center) Project, 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: Alan Bornt (Casa Blanca Event Center)

PROJECT LOCATION: 2060 E. Highway 115, Holtville, CA 92250

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

PROJECT DESCRIPTION: The applicant proposes a Special Event Center for up to 50 events per year. The events (weddings, fundraisers, birthdays, bridal and baby showers, chamber mixers, etc.) will be for no more than 200 guests, at various times, for no later than 11:00pm.

COMMENT PERIOD: 08/30/22 to 09/26/22 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 DerekNewland@co.imperial.ca.us. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

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 25 DAYS

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

Initial Study #22-0015 (Alan Bornt – Casa Blanca Event Center) Date: 08/26/2022

Project type/name: Conditional Use Permit #22-0007

Applicant's name: Alan Bornt

Applicant's address: 2060 E. Highway 115, Holtville, CA 92250

Name of person preparing Initial Study: Michael Abraham, Assistant Director

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 045-520-009-000
- b. Street address: 2060 E. Highway 115, Holtville, CA 92250
- c. Cross street: Highway 115 and Bridenstein Road
- d. Township/Section/Range: Township 15 South, Range 16 East, SBBM
- e. Project area (acres) : +/- 16.5 Acres

II. General Plan Consistency

- a. General Plan Designation. Agriculture
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. A-2 (General Agriculture)
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North/West/South/East A-2

- i. Is proposal consistent with the site's existing or proposed zoning? Yes

- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes

- k. Is the proposal consistent with a Specific Plan for the area? N/A

- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes

- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes

Comments: (if any)

None.
