



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Conditional Use Permit #19-0014 Initial Study #19-0016 Xpress Enterprises LLC. 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: Imperial County Planning & Development Services Department (ICPDS)

PROJECT LOCATION: 486 E. Chick Rd., El Centro CA 92243

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

PROJECT DESCRIPTION: The applicant proposes to operate two trucking terminal businesses (McKinney Trailer Rentals and Abba International Transportation) from the property. They also are proposing to develop 300 new parking spaces and add a new guard shack. The proposed project would include the development of a 20-acre portion of the 30.56 acres; it is anticipated that the project would be developed in three phases of construction.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday February 23, 2022, 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.

COMMENT PERIOD: 01/14/22 to 02/08/22 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 marielamoran@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 20 DAYS

POSTED

JAN 14 2022

IMPERIAL COUNTY CLERK-RECORDER
CALIFORNIA

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

Initial Study # 19-0016 Date: 01/13/2022

Project type/name: Conditional Use Permit (CUP) #19-0014 Xpress Enterprises LLC

Applicant's name: Lorena Guillen on behalf of Xpress Enterprises LLC

Applicant's address: 6903 Cactus Court, San Diego CA 92154

Name of person preparing Initial Study: Mariela Moran, Planner III

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 054-080-038-000
- b. Street address: 486 E. Chick Rd., El Centro CA 92243
- c. Cross street: Frontage Road and Bowker Road
- d. Township/Section/Range: Township 16 South, Range 14 East, SBBM
- e. Project area (acres) : 20 acres within an approximately 30 acre parcel

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. M-1 Light Industrial
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. A-2 (Medium Agriculture)

- 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? Yes

- 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.
