



# 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  Environmental Impact Report for Conditional Use Permit #20-0019, 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:** Cabaj Zbigniew & Martha Blaszczyk

**PROJECT LOCATION:** 1 Coyote Well Rd., Ocotillo, CA. The property is identified as Portion of Tract 49, Township 16 South, Range 10 East, SBB&M; Assessor Parcel Number 033-620-006-00.

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

**PROJECT DESCRIPTION:**

Applicant proposes to use the existing water well and extract 1 acre feet of water a year for residential use.

**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will be conducted on May 26, 2021 at 9:00 a.m. in the County Administration Center (Board Room) at 940 Main Street, El Centro, CA 92243 to consider the adoption of the environmental document.

**COMMENT PERIOD:** from May 3, 2021 to May 24, 2021 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 ([marielamor@co.imperial.ca.us](mailto:marielamor@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

S:\AllUsers\APN\033\620\006\CUP 20-0019\EEC\Updated NOI (CUP20-0019).docx

**POSTED**

MAY 04 2021

IMPERIAL COUNTY CLERK-RECORDER  
CALIFORNIA

**POST FOR 30 DAYS**

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

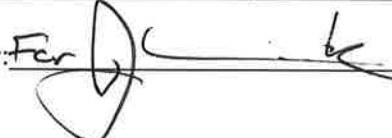
Initial Study # 20-0027 Date: April 29, 2021

Project type/name: Conditional Use Permit #20-0019

Applicant's name: Cabaj Zbigniew & Martha Blaszczyk

Applicant's address: 5713 Desert View Dr., La Jolla, CA 92037

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

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

**I. Project Information**

- a. Assessor's Parcel Number: 033-620-006-000
- b. Street address: 1 Coyote Well Rd., Ocotillo CA
- c. Cross street: Tamarack Road
- d. Township/Section/Range: T16E / / R10E
- e. Project area (acres) : 50 Acres

**II. General Plan Consistency**

- a. General Plan Designation. "Desert Residential" per Ocotillo/Nomirage Community Area Plan
- 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. R-1-L-40 (Low Density residential)
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. R-1-L-40
- 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

---



---



---



---



---



---