



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 #20-0026 Initial Study #20-0036 Bended Tree, LLC, 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: Bended Tree LLC

PROJECT LOCATION: 4895 Holvey Road, Brawley, CA

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

PROJECT DESCRIPTION: Applicant proposes to prove an "Event Center" to host birthday parties, Quinceaera's and other similar small-scale private events. Maximum attendees 200. Four events per month during October to April. Hours of operation 12:00 (Noon) PM to 11:00 PM

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday August 25, 2021, 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: 07/30/21 to 08/18/21 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 patriciavalenzuela@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

JUL 30 2021

**IMPERIAL COUNTY CLERK-RECORDER
CALIFORNIA**

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

Initial Study # 20-0036 Date: 07/30/2021

Project type/name: Bended Tree LLC Conditional Use Permit #20-0026

Applicant's name: Bended Tree LLC

Applicant's address: 4895 Holvey Road, Brawley, CA

Name of person preparing Initial Study: Patricia Valenzuela, Planner IV

Signature of person preparing Initial Study:  _____

I. Project Information

- a. Assessor's Parcel Number: 037-130-021-000
- b. Street address: 4895 Holvey Road
- c. Cross street: Fredrick Road
- d. Township/Section/Range: Tract 99 T33S R14E
- e. Project area (acres) : 40 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. A2G General Ag with Geothermal Overlay
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. 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.
