



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 Zone Change #18-0001 & Parcel Map #02476 Coyne 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: Marty Coyne

PROJECT LOCATION: _ 1823 Forrester Road, El Centro, CA 92243

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

PROJECT DESCRIPTION: The applicant have submitted Zone Change #18-0001 and Parcel Map #02476 proposing to reduce the current zone of A-2/L15 (General Agriculture/Limited 15 Acre) to A-2/L2.5 (General Agriculture/Limited 2.5 Acres) for the purpose of subdividing 14.03 acres into four (4) individual parcels with the intent of developing four (4) residential uses.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on a later date, 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 davidblack@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

POSTED

JUL 30 2021

POST FOR 20 DAYS

IMPERIAL COUNTY CLERK-RECORDER
CALIFORNIA

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

Initial Study # #18-0006 Date: 07/30/2021

Project type/name: Zone Change #18-0001 & Parcel Map #02476

Applicant's name: Marty Coyne

Applicant's address: 2351 S. 4th Street, El Centro, CA 92243

Name of person preparing Initial Study: David Black

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 052-570-009-000
- b. Street address: 1823 Forrester Road
- c. Cross street: Ross Road
- d. Township/Section/Range: T 16S TR 116 R13E
- e. Project area (acres) : 14

II. General Plan Consistency

- a. General Plan Designation. Agriculture
- b. Is Project in an Urban area? no
- c. Name of Urban area. NA
- d. Is Project within an adopted Specific Plan area? no
- e. Name of Specific Plan area. NA
- f. Existing zoning. A-2 L-15
- g. Proposed zoning, if any. A-2 L-2.5
- h. Adjacent zoning. 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? NA
- 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.
