



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

APR 20 2022

Imperial County Clerk-Recorder
California

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Parcel Map #02489 Initial Study #20-0022 Felipe Irigoyen. 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: Felipe Irigoyen

PROJECT LOCATION: 2360 Melon Road, 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 minor subdivision to create four parcels for a future development of one residential dwelling per parcel. The project totals 11 acres.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday, May 25, 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: 04/21/22 to 05/20/22 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 jimminnick@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 30 DAYS

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


Initial Study # 20-0022 (Felipe Irigoyen) Date: 04/21/2022

Project type/name: Parcel Map #02489+

Applicant's name: Felipe Irigoyen

Applicant's address: 2354 Melon Road, Holtville, CA 92250

Name of person preparing Initial Study: Jim Minnick, Director

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 045-580-001-000
- b. Street address: 2360 Melow Road, Holtville, CA 92250
- c. Cross street: Kamm Road and Melon Road
- d. Township/Section/Range: Township 15 South, Range 15 East, SBBM
- e. Project area (acres) : +/- 11 Acres

II. General Plan Consistency

- a. General Plan Designation. Urban Plan (Holtville)
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. Holtville
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. A-1-U (Limited Agriculture, Urban Overlay)
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North A-2, East G/S-U, South/West A-1-U

- 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.
