



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

AUG 30 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 #02496 (Initial Study #22-0012) David P. Church, 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: David P. Church

PROJECT LOCATION: 1027 Mary Avenue, Heber, CA 92249

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 three (3) parcels for commercial development zoned C-2 (Medium Commercial) totaling 8.27 acres, and one (1) parcel remaining in agriculture use zoned M-1 (Light Industrial) that is 48.19 acres.

COMMENT PERIOD: 08/30/22 to 09/26/22 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 gerardoquero@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 25 DAYS

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

Initial Study #22-0012 (David P. Church) _____ Date: 08/26/2022

Project type/name: Parcel Map #02496

Applicant's name: David P. Church

Applicant's address: 1027 Mary Avenue Heber, CA 92249

Name of person preparing Initial Study: Michael Abraham, Assistant Director

Signature of person preparing Initial Study:  _____

I. Project Information

- a. Assessor's Parcel Number: 054-210-078-000
- b. Street address: 1027 Mary Avenue, Heber, CA 92249
- c. Cross street: Mary Avenue and Highway 86 (aka Main Street)
- d. Township/Section/Range: Township 16 South, Range 14 East, SBBM
- e. Project area (acres) : +/- 56.4 Acres

II. General Plan Consistency

- a. General Plan Designation. Heber SPA
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? Yes
- e. Name of Specific Plan area. Heber SPA
- f. Existing zoning. C-2 (Medium Commercial) and M-1 (Light Industrial)
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning.

- 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.
