



Jim Minnick  
DIRECTOR

# Imperial County Planning & Development Services Planning / Building

POSTED

OCT 18 2022

## NOTICE OF INTENT

Imperial County Clerk-Recorder  
California

**NOTICE OF INTENT IS HERBY GIVEN** for the preparation of a  Negative Declaration  Mitigated Negative Declaration  Environmental Impact Report for Parcel Map #02502, 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:** Legacy Capital Solutions, Inc.

**PROJECT LOCATION:** 590 Kubler Rd Calexico, CA APN 052-180-042-000, identified as Por E2 Sec1 17-13 179.24 AC N & W of Rds & W & S of Riv Bluff West ½, SE ¼, Section 1, T17S, R13E, SBBM

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 separate an existing house from existing farmland and operation. The project site consists of one parcel, totaling an area of approximately 192.09 acres. The intent is to subdivide the parcel into two (2) parcels: Parcel 1 with 184.07 acres and Parcel 2 with 8.02 acres, separating the existing residential and agricultural uses. No physical development is being proposed.

**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will be conducted on Wednesday, November 9, 2022, at 9:00 a.m., in the Board of Supervisors Chambers, 940 Main Street, El Centro, California, to consider the adoption of the environmental document.

**COMMENT PERIOD:** 10/18/22 to 11/14/22 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 [ICPDSCCommentLetters@co.imperial.ca.us](mailto:ICPDSCCommentLetters@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 # 22-0029 Date: 10/14/2022

Project type/name: Parcel Map #02502 / Legacy Capital Solutions, LLC

Applicant's name: Legacy Capital Solutions, LLC

Applicant's address: 590 Kubler Road Calexico, CA 92231

Name of person preparing Initial Study: Victoria Escalante, Planner I

Signature of person preparing Initial Study: 

**I. Project Information**

a. Assessor's Parcel Number: 052-180-042

b. Street address: 590 Kubler Road Calexico, CA 92231

c. Cross street: Corda Rd

d. Township/Section/Range: Township 17S, Sections(s)1,2,3,10,11,12, Range 13E

e. Project area (acres) : 191.08

**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.   | A-2-R (General Agriculture/Rural Zone)<br>_____ |
| g. | Proposed zoning, if any.   | N/A<br>_____                                    |
| h. | Adjacent zoning.   | A-2-R & A-3<br>_____                            |
| i. | Is proposal consistent with the site's existing or proposed zoning?  | Yes<br>_____                                    |
| j. | Is proposal compatible with existing or surrounding zoning or can it be made compatible?                       | Yes<br>_____                                    |
| k. | Is the proposal consistent with a Specific Plan for the area?  | Yes<br>_____                                    |
| l. | Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? | Yes<br>_____                                    |
| m. | Is the proposal consistent with the land use designation and policies of the 1993 General Plan?                | Yes<br>_____                                    |

**Comments:** (if any)

None

---



---



---