



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 for Parcel Map #02503 (Initial Study #22-0030) Scaroni Properties, Inc., 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: Scaroni Properties, Inc.

PROJECT LOCATION: 851 Pitzer Road, 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 separate an existing house from farmland. The project site consists of two parcels, Parcel 1 approximately 93.35 Acres and Parcel 2 approximately 69.68 Acres, totaling an area of 163.03 Acres. Proposed Parcel 1, with 10.01 Acres, will contain the existing home site and Proposed Parcel 2, with 153.02 acres, will contain the farmland. Both existing residential and agricultural uses are proposed to remain.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday, November 9, 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: 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 ICPDSComentLetters@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 #22-0030 (Scaroni Properties, Inc.) Date: 10/18/2022

Project type/name: Parcel Map #02503

Applicant's name: Scaroni Properties, Inc.

Applicant's address: P.O. Box 96, Aptos, CA 95001

Name of person preparing Initial Study: Gerardo A. Quero, Planner I

Signature of person preparing Initial Study:



I. Project Information

- a. Assessor's Parcel Number(s): 054-260-002-000 & 054-260-003-000
- b. Street address: 851 Pitzer Road, Heber, CA 92249
- c. Cross street: Jasper Road
- d. Township/Section/Range: Township 16 South, Range 14 East, SBBM
- e. Project area (acres) : 163.03 Acres

II. General Plan Consistency

- a. General Plan Designation. Specific Plan Area (Heber)
- 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
- f. Existing zoning. A-2-G-SPA (General Agriculture, Geothermal and Specific Plan Area overlay)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: A-2G-SPA/A-3-G-SPA, South: A-2-G-SPA/City of Calexico, East and West: A-2-G-SPA
- 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.
