



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 Environmental Impact Report for (project name and number), 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: All American Grain, LLC

PROJECT LOCATION: 306 East Yocum Road, Calipatria, APN: 024-260-032-000, and POR SE4 SEC 21 & SW4 SEC 22 12-14 89.09AC E OF HWY & W OF SPRR

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

PROJECT DESCRIPTION: Applicant proposes a Zone Change (ZC) and General Plan Amendment (GPA) to the west half of APN: 024-260-032 in an effort to bring the parcel into conformance with applicable zoning & land use regulations. The Zone Change & General Plan Amendment will allow more acreage under the Medium Industrial use so that the applicant may establish a Container Yard and Rail Spurs. The proposed Zone Change will change the current A-2 (General Agriculture) zone to M-2 (Medium Industrial) zone, while the General Plan Amendment will amend the Imperial County Land Use Element *Table 4: Compatibility Matrix1*, located on page 64 of the Land Use Element. The current land use designation for APN: 024-260-032 is Urban Area which allows for compatibility with M-2 zoning as stated within the contents of the Land Use Element, however, this is not reflected in *Table 4: Compatibility Matrix*. This General Plan Amendment is meant to correct *Table 4: Compatibility Matrix* so that it is compatible with the Land Use Element's contents.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on a later date at 940 Main Street to consider the adoption of the environmental document.

COMMENT PERIOD: February 20, 2019 to March 22, 2019 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

POST FOR 30 DAYS

POSTED

FEB 19 2019

IMPERIAL COUNTY CLERK-RECORDER
CALIFORNIA