



Imperial County Planning & Development Services Planning / Building

POSTED

Jim Minnick
DIRECTOR

NOTICE OF INTENT

OCT 30 2020

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 (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: Tyler and Jennifer Sutter

PROJECT LOCATION: 1803 Jeffrey Road, in Seeley, CA, between Jeffrey Road and Foxglove Street, and between Del Sur Avenue and a parcel dedicated to a railroad, north of Park Avenue South. The site is approximately 4 miles southwest of the Townsite of Seeley.

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

PROJECT DESCRIPTION: The property owners have submitted a minor subdivision application to separate an existing house from farmland. The project site consists of nine (9) parcels, totaling an area of approximately +/- 142.4 acres. The intent is to re-subdivide the area into two (2) parcels: Parcel 1 with +/-2.69 acres and Parcel 2 with +/-139.71 acres, with the existing residential and agricultural uses, respectively. No physical development is being proposed.

The proposed Variance request is to exceed the panhandle dimension requirements pursuant to Title 9 Division 8 Chapter 4, Section 90804.02 M, for the proposed Parcel 1 to have access to County maintained road.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday November 19, 2020, at 9:00 a.m. at 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: 10/30/20 to 11/18/20 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 dianarobinson@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 # IS20-0017 Date: 10/30/2020

Project type/name: Parcel Map #02486

Applicant's name: Tyler and Jennifer Sutter

Applicant's address: 1803 Jeffrey Road, Seeley, CA

Name of person preparing Initial Study: Diana Robinson, Planner-III

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 051-110-005-000
- b. Street address: 1803 Jeffrey Road, Seeley
- c. Cross street: Foxglove Street
- d. Township/Section/Range: Township 16 South, Range 12 East, Section 7
- e. Project area (acres) : 142.4 acres approximately

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)
- g. Proposed zoning, if any. None
- 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? 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.
