



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a ☒ Negative Declaration ☐ Mitigated Negative Declaration for Parcel Map #02505 (Initial Study #23-0002) HouseSavers, LLC., 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: HouseSavers, LLC.

PROJECT LOCATION: 294 W. Horne Rd. El Centro, Ca. 92243

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

PROJECT DESCRIPTION: The applicant is proposing a minor subdivision application to reconfigure one parcel into three separate parcels. The project site consists of (1) one parcel approximately 4.76 acres, currently contains two existing homes. Proposed Parcel 1 will be approximately 2.21 acres and will contain the existing primary home with physical access from Horne Road, receiving water from the Date Canal. Proposed Parcel 2 will be approximately 1.05 acres will contain an existing vacant house with physical access from Horne Road receiving water from the Date Canal. Both proposed parcels 1 and 2 will discharge wastewater through an existing septic system. Proposed Parcel 3 will be approximately 1.50 acres with physical access from Lancaster Road, will receive water from the Date Canal and a new or replacement septic system would need to be reviewed and approved by the Department of Environmental Health Services. Existing residential use will remain.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted at a date to be determined, 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: 07/15/25 to 08/11/25 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. 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

POSTED

JUL 15 2025

Imperial County Clerk-Recorder
California

POST FOR 20 DAYS

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

Initial Study #23-0002 (HouseSavers, LLC) Date: 07/15/25

Project type/name: Parcel Map #02505

Applicant's name: HouseSavers, LLC

Applicant's address: P.O. Box 1700, El Centro, CA 92243

Name of person preparing Initial Study: Luis Valenzuela, Planner II

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 054-091-002
- b. Street address: 294 W. Horne Rd., El Centro, Ca.
- c. Cross street: Clark Rd.
- d. Township/Section/Range: Township 16 South, Range 14 East, SBBM
- e. Project area (acres) ☐: 4.76 Acres

II. General Plan Consistency

- a. General Plan Designation. Urban Area
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. El Centro
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. A-1-U (Limited Agriculture within Urban Boundaries)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: A-1-U/City of El Centro, South: A-1-U, East A-1-U and West: City of El Centro
- 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.
