



Imperial County Planning & Development Services Planning / Building

13-2025-108

FILED

IMPERIAL COUNTY

Nov 18 2025

CHUCK STOREY, County Clerk

By Debra D. Smith
Deputy Clerk

Jim Minnick
DIRECTOR

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a ☒ Negative Declaration ☐ Mitigated Negative Declaration for Parcel Map (PM) #02520, Initial Study (IS) #25-0032, Macc Co. 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: Macc Co. LLC

PROJECT LOCATION: APN: 040-380-020-000

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

PROJECT DESCRIPTION: The applicant proposes a subdivision on one parcel, identified as Assessor's Parcel Number (APN) 040-380-020-000, into two separate parcels. The purpose of the proposed subdivision is to legally establish two independent parcels and improve marketability. The property is currently vacant, and no development is proposed at this time. Access to the site will continue to be provided from Highway 111. No zone change is requested, and both parcels are intended to remain designated for Industrial Use. The existing parcel encompasses approximately +/- 135 acres and is proposed to be divided as follows: Parcel 1: (67.50 acres), Parcel 2 : (67.56 acres)

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 Mitigated Negative Declaration, in conjunction with the proposed project.

COMMENT PERIOD: 11/18/25 to 12/10/25 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 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 8:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,


Jim Minnick, Director
Planning & Development Services

POST FOR 20 DAYS

POSTED

NOV 18 2025

Imperial County Clerk-Recorder
California

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

Initial Study # 25-0032 Date: 11/18/2025

Project type/name: Parcel Map (PM) #02520

Applicant's name: Macc Co. LLC

Applicant's address: 628 Lantana Lane, Imperial, CA 92251

Name of person preparing Initial Study: Rocio Yee, Planner II

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 040-380-020-000
- b. Street address: N/A
- c. Cross street: Hwy 111
- d. Township/Section/Range: PAR A OF COC LLA 188 T14S R14E 135AC
- e. Project area (acres) ☐: 135.72 AC

II. General Plan Consistency

- a. General Plan Designation. Specific
- 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. Mesquite Lake SPA
- f. Existing zoning. ML-I-3-RE (Mesquite Lake Heavy Industrial with Renewable Energy Overlay)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. A-3-G (Heavy Agricultural) and
ML-I-2-RE (Mesquite Lake Medium
Industrial with Renewable Energy Overlay)
- 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.