



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 Matrix*¹, 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,

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Planning & Development Services

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LIBRARIES

☐ **BRAWLEY PUBLIC LIBRARY**

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400 Main Street
Brawley CA 92227
smanger@brawley-ca.gov
(760) 344-1891 / Fax (760) 344-0212

☐ **CALEXICO CITY LIBRARY**

Sandra Tauler
Director of Community Services
850 Encinas Avenue
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stauler@calexico.ca.gov
(760) 768-2170 / Fax (760) 357-0404

☐ **COACHELLA COMM. LIBRARY**

Veronica Evans, Branch Mgr.
1538 Seventh Street
Coachella CA 92236
Veronica_coa@riverside.lib.ca.us
(760) 398-5148 / Fax (760) 398-1068

☐ **EL CENTRO PUBLIC LIBRARY**

Roland Banks, Library Director
1140 N. Imperial Avenue
El Centro CA 92243
rbanks@ci.el-centro.ca.us
(760) 337-4565 / Fax (760) 352-1384

☐ **INDIO PUBLIC LIBRARY**

200 Civic Center Mall
Indio CA 92201
(760) 347-2383 / Fax (760) 347-3159

☐ **IMPERIAL PUBLIC LIBRARY**

Christina Carter, Library Administrator
200 W. 9th Street
PO Box 38
Imperial CA 92251
ccarter@cityofimperial.org
(760) 355-1332 / Fax (760) 355-4857

☐ **IMPERIAL COUNTY FREE LIBRARY**

1125 Main Street
El Centro CA 92243
(760) 339-6461 / Fax (760) 339-6465

☐ **IVC LIBRARY**

Diane Hernandez, Head of Circulation
380 E. Aten Road
Imperial CA 92251
diane.hernandez@imperial.edu
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☐ **RIVERSIDE PUBLIC LIBRARY**

Tonya Kennon, Library Director
3581 Mission Inn Avenue
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☐ **MEYER MEMORIAL LIBRARY
HOLTVILLE BRANCH**

Crystal Duran, Library Director
P O Box 755
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☐ **PALO VERDE VALLEY DISTRICT
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kwilliams@blythelibrary.com
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☐ **SAN BERNARDINO PUBLIC
LIBRARY**

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555 West Sixth Street
San Bernardino CA 92410
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☐ **PALM SPRINGS PUBLIC LIBRARY**

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☒ **SOUTHERN CALIFORNIA WATER CO. (GOLDEN STATE WATER CO.)**

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☐ **ARMY CORPS OF ENGINEERS**

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☐ **COMITE CIVICO DEL VALLE, INC.**

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

Initial Study # IS 18-0007 Date: February 14, 2019

Project type/name: General Plan Amendment #18-0001 & Zone Change ZC #18-0002

Applicant's name: All American Grain LLC

Applicant's address: 1065 State Street, El Centro. CA 92243

Name of person preparing Initial Study: David Black, Planner IV

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 024-260-032-000
- b. Street address: 306 E Yocum Road
- c. Cross street: Highway 111
- d. Township/Section/Range: **POR SE4 SEC 21 & SW4 SEC 22 Township 12
Range 14 89.09AC E OF HWY & W OF SPRR**
- e. Project area (acres) ☒: 89.09 acres

II. General Plan Consistency

- a. General Plan Designation. Urban Area
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. Calipatria Urban Area
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. Medium Industrial & Medium Ag.
- g. Proposed zoning, if any. Medium Industrial
- h. Adjacent zoning. Light Industrial, Medium AG, Light Ag.

- 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? NA
- 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)
