



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 for Tract Map #00992 Initial Study #22-0002 Miraluz Affordable Housing & State Route 86/Pitzer Rd. Intersection improvement Project. Project, 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: David Davis on behalf of Heber Meadows Land Holdings, LLC

PROJECT LOCATION: 175 E. Correll Rd., Heber CA

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

PROJECT DESCRIPTION: The applicant proposes to subdivide approximately 16 acres into five lots for the purpose of constructing a phased affordable housing project that anticipates 320 apartment units. Phase 1, lot 1 which is a 2.95 acre project would construct 64 apartments for low income families. The site is part of the previously approved Heber Meadows subdivision project Tract #00956, CEQA compliance was met with adoption of a Mitigated Negative Declaration (SCH#2004031098). The project also includes improvements to the SR-86/Pitzer Road intersection located approximately 2,000 feet south of the site.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday March 9th, 2022, 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: 01/28/22 to 02/28/22 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 marielamorán@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

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

Initial Study # 22-0002 Date: 01/28/2022

Project type/name: Tract Map 00992 Miraluz Affordable Housing and State Route 86/Pitzer Road Intersection Improvement Project

Applicant's name: David Davis on behalf of Heber Meadows Land Holdings, LLC

Applicant's address: 6339 Paseo Del Lago, Carlsbad, CA 92011

Name of person preparing Initial Study: Mariela Moran, Planner III

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 054-601-016-000
- b. Street address: 175 E. Correll Rd., Heber CA
- c. Cross street: Pitzer Road and Bloomfield Road
- d. Township/Section/Range: Township 16 South, Range 14 East, SBBM
- e. Project area (acres) : +/- 16 acres

II. General Plan Consistency

- a. General Plan Designation. Heavy Residential per Heber Urban Area Plan
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. Heber Urban Area Plan
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. R-3 Medium-Heavy Density Residential
- g. Proposed zoning, if any. N/A

- h. Adjacent zoning. A-2 (Medium Agriculture) and R-1 (Low Density Residential)

- 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.
