



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

OCT 31 2023

Imperial County Clerk-Recorder
California

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Conditional Use Permit #23-0013 (Initial Study #23-0013) Phoenix 1 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: Phoenix 1 LLC., Arnold Wolf

PROJECT LOCATION: 2300 Farr Road, Brawley, CA 92227

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

PROJECT DESCRIPTION: The project is proposing to rework 2 existing previously permitted geothermal test wells and the laying of 8-inch pipe to connect them for flow and resource testing. The project is proposed as a temporary use lasting 14 weeks.

COMMENT PERIOD: 10/31/23 to 12/04/23 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 ICPDSCommentLetters@co.imperial.ca.us. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will tentatively be conducted on Wednesday, December 13, 2023, 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.

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 #23-0013 Phoenix 1 LLC. Date: 10/31/2023

Project type/name: Conditional Use Permit #23-0013

Applicant's name: Phoenix 1 LLC, Arnold Wolf

Applicant's address: 3430 Cameo Trail, Gastonia, NC 28056

Name of person preparing Initial Study: Derek Newland, Planner III

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 039-080-004, 005, & 006
- b. Street address: 2300 Farr Road, Brawley CA, 92227
- c. Cross street: Farr Rd. and Irvine Rd. & Irvine Rd. and Shank Rd.
- d. Township/Section/Range: Section 20, Township 13 South, Range 16 East, SBBM
- e. Project area (acres) : +/- 5 acres of +/- 432 Acres

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 Zone), A-3 (Heavy Agriculture)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: A-2-R, South: A-2-R, East: A-3 and West: A-2-R
- i. Is proposal consistent with the site's existing or proposed zoning? Yes, with approved CUP
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes, with approved CUP
- 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, with approved CUP
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes, with approved CUP

Comments: (if any)

None.
