



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 Ormat-Truckhaven Geothermal Zone Change #22-0004 & General Plan Amendment #22-0003 , 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: Orni 5, LLC

PROJECT LOCATION: 747 Skyview Drive, Salton Sea (north of Airport), CA 92251

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

PROJECT DESCRIPTION: The applicant is proposing) a "Zone Change" to change the zone classification for Wells #18-32 and #47-32 (APN 017-010-057) from R 1-L.5 to S 1 (ZC#22-0004); 2) a "General Plan Amendment" to change the land use designation for Wells #18-32 and #47-32 (APN 017 010 057) from Low Density Residential to Recreation/Open Space (GPA #22-0003); and, 3) a "General Plan Amendment" to add parcel APN 017 010 057 to Imperial County General Plan Geothermal Overlay Zone. The project site is located north of the Salton Sea Airport, Salton Sea, CA, on property identified as Assessor Parcel Number 017-010-057-000 & 017-970-011-000.

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: 02/13/2024 thru March 20,2024 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.

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

FEB 13 2024

Imperial County Clerk-Recorder
California

POST FOR 30 DAYS

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

Initial Study # 22-0042 (Orni 5) Date: 02/13/2024

Project type/name: General Plan Amendment 22-0003 & Zone Change 22-0004 (Orni 5)

Applicant's name: Orni 5, LLC

Applicant's address: 6140 Plumas Street, Reno, NV 89519

Name of person preparing Initial Study: David Black

Signature of person preparing Initial Study: _____

I. Project Information

- a. Assessor's Parcel Number(s): 017-010-057-000 & 017-970-011-000 017-340-003-000
- b. Street address: 747 Skyview Drive
- c. Cross street: Air Park Drive and Desert Air Court
- d. Township/Section/Range: T11S/Section 5/R10E
- e. Project area (acres) : 993 ACRES

II. General Plan Consistency

- a. General Plan Designation. Urban
- b. Is Project in an Urban area? Yes PORTION
- c. Name of Urban area. West Shores\Salton Sea Recreation Open Space
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A

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| f. | Existing zoning. | S 1 (Open Space, & R-1 L-5 Low Density Residential)
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| g. | Proposed zoning, if any. | S-1 Open Space Recreation
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| h. | Adjacent zoning. | Open Space Recreation (S-1)
Low Density Residential (R-1)
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| i. | Is proposal consistent with the site's existing or proposed zoning? | Yes
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| j. | Is proposal compatible with existing or surrounding zoning or can it be made compatible? | Yes
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| k. | Is the proposal consistent with a Specific Plan for the area? | N/A
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| l. | Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? | Yes
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| m. | Is the proposal consistent with the land use designation and policies of the 1993 General Plan? | Yes
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Comments: (if any)

None.
