



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

MAR 21 2024

NOTICE OF INTENT

Imperial County Clerk-Recorder
California

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Zone Change 23-0007 and Conditional Use Permit 23-0027 Cal 98 Holdings., 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: Cal 98 Holdings

PROJECT LOCATION: 15 E. Hwy 98 (SR-98), Calexico, CA 92231

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

PROJECT DESCRIPTION: The project is proposing a Zone Change from A-2-U (General Agriculture within Urban Area) to M-1-U (Light Industrial within Urban Area) for the purpose of a Conditional Use Permit for a trucking and warehousing facility which would be an allowed use with an approved CUP within the M-1-U zone.

COMMENT PERIOD: 03/21/24 to 4/24/24 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.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will tentatively be conducted on Wednesday, May 08, 2024, 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 #23-0027 Cal 98 Holdings Date: 03/21/2027

Project type/name: Zone Change 23-0007 / Conditional Use Permit 23-0027

Applicant's name: Cal 98 Holdings

Applicant's address: 8861 Houghton Road, Bakersfield, CA 93331

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): 058-180-001-000
- b. Street address: 15 E. Hwy 98, Calexico, CA 92231
- c. Cross street: Hwy 98 and Dogwood Road
- d. Township/Section/Range: Section 15, Township 17 South, Range 14 East, SBBM
- e. Project area (acres) : +/- 40 acres on +/- 44 acres

II. General Plan Consistency

- a. General Plan Designation. Urban Area
- b. Is Project in an Urban area? yes
- c. Name of Urban area. Urban Area - Calexico
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. A-2-U (General Agriculture within Urban Area)

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| g. | Proposed zoning, if any. | <u>M-1-U (Light Industrial within Urban Area)</u> |
| h. | Adjacent zoning. | <u>North: A-2-U, South: A-2-U, East: R-4 and West: A-2-U</u> |
| i. | Is proposal consistent with the site's existing or proposed zoning? | <u>Yes, with approved Zone Change and approved CUP</u> |
| j. | Is proposal compatible with existing or surrounding zoning or can it be made compatible? | <u>Yes, with approved Zone Change and approved CUP</u> |
| k. | Is the proposal consistent with a Specific Plan for the area? | <u>N/A</u> |
| l. | Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? | <u>Yes, with approved Zone Change and approved CUP</u> |
| m. | Is the proposal consistent with the land use designation and policies of the 1993 General Plan? | <u>Yes, with approved Zone Change and approved CUP</u> |

Comments: (if any)

None.
