



# 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 Conditional Use Permit #23-0001, La Valle Sabbia, 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:** La Valle Sabbia

**PROJECT LOCATION:** 2015 Silsbee Road, El Centro, CA 92243

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

**PROJECT DESCRIPTION:** The project proposes Conditional Use Permit #23-0001 to construct and operate a grain feed mill located within the boundaries of a fully developed parcel consisting of an existing hay storage yard, seed mill, and ground installed solar field. Ground cover consists of compacted dirt, paved areas and concrete. The mill will be located on a +/- 5,730 square foot area of a +/- 35.80 acres parcel. The proposed project consists of two 500-ton grain silos, two grain elevators, two grain holding tanks and two flaking mills with steam chests. The feed produced from the mill is a flaked corn and wheat mixture that will be stored in concrete bunkers before being shipped out to the LVS Cattle Feeders Feed Yard located at 495 W. Heber Rd., El Centro, CA. The corn will be shipped in from Calipatria, CA and the wheat will come from the onsite seed mill. The grains will be stored in the 500-ton silos until processed. The proposed hours of operation for feed processing and delivery is 12 am to 6 am, Monday through Saturday. Daily traffic is expected to be 8 trucks a day entering and leaving the site along with 2 employee vehicles entering and leaving.

**COMMENT PERIOD:** 12/17/24 to 01/13/25 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](mailto: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, January 22, 2025, 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 20 DAYS**

**POSTED**

**DEC 17 2024**

Imperial County Clerk-Recorder  
California

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

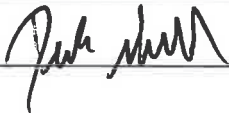
Initial Study #23-00001 Date: 12/12/2024

Project type/name: Conditional Use Permit #23-0001

Applicant's name: La Valle Sabbia

Applicant's address: 2015 Silsbee Road, El Centro, CA 92243

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): 062-080-015-000
- b. Street address: 2015 Silsbee Road, El Centro, CA 92243
- c. Cross street: Silsbee Road and Evan Hewes Hwy
- d. Township/Section/Range: Section 32, Township 15 South, Range 13 East, SBBM
- e. Project area (acres) : 35.8 +/- 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 (General Agriculture)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. A-2 north, south, east, and west
- i. Is proposal consistent with the site's existing or proposed zoning? Yes, with an approved CUP
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes, with an 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 an approved CUP
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes, with an approved CUP

**Comments:** (if any)

None.

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