



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

APR 29 2025

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 Initial Study #24-0034/Conditional Use Permit #24-0024, RASIRC Imperial Facility, 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: RASIRC Inc.

PROJECT LOCATION: 3555 Old Highway 111, Imperial, CA 92251

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

PROJECT DESCRIPTION: The applicant submitted a CUP application (CUP #24-0024) for a N2H4 (Hydrazine) processing facility, with Initial Study #24-0034. The facility will include storage metal containers with appropriate cabinets and containers for raw chemical materials and waste, detached from the main building and constructed to store chemicals safely. The proposed building will be a total of 7,000 sq. ft. This building will be a warehouse facility with an office, parking, and site improvements. The building will have a driveway access from Old Highway 111. This project will be located at property identified under Assessor's Parcel Number (APN) 040-250-024-000, within the Mesquite Lake Specific Plan area. A total of 4 to 12 employees will be working in the warehouse/office, with daily operating hours estimated to be from 7:00 am to 5:00 pm approximately.

COMMENT PERIOD: 04/29/25 to 06/03/25 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 ICPDSComentLetters@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

POST FOR 30 DAYS

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


Initial Study #24-0034 (RASIRC Imperial Facility) _____ Date: 04/29/2025

Project type/name: Initial Study #24-0034, Conditional Use Permit #24-0024

Applicant's name: RASIRC Inc.

Applicant's address: 7815 Silverston Ave, San Diego, CA 92126

Name of person preparing Initial Study: Luis Bejarano, Planner I

Signature of person preparing Initial Study:  _____

I. Project Information

- a. Assessor's Parcel Number(s): 040-250-024-000
- b. Street address: 3555 Old Highway 111, Imperial, CA 92251
- c. Cross street: Old Highway 111
- d. Township/Section/Range: Township 14 South, Section 27, Range 14 East, SBBM
- e. Project area (acres) : 9.59 Acres

II. General Plan Consistency

- a. General Plan Designation. Mesquite Lake Specific Plan Area
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? Yes
- e. Name of Specific Plan area. Mesquite Lake Specific Plan Area
- f. Existing zoning. ML-I-2-RE (Mesquite Lake Medium Industrial with Renewable Energy Overlay)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: ML-I-2-RE, South: ML-I-3-RE, East: ML-I-2-RE, West: ML-I-3-RE
- 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? Yes
- 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.
