



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

APR 04 2023

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 SP 21-002, ZC 21-007, CUP 21-0019, MERG 00150 V21-003 and IS 21-0035 True North Organics Renewable Energy 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: True North Renewable Energy, LLC

PROJECT LOCATION: The Project is north of Harris Road, west of Old State Highway 111, and east of Rose Drain, within the Mesquite Lake Specific Plan. The Project includes the following parcels: Assessor Parcel Numbers (APNs) 040-360-036, 040-360-037, 040-360-038, and 040-360-039.

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

PROJECT DESCRIPTION: The True North Organics Renewable Energy Facility Project is a high solids anaerobic digestion (HSAD) facility with incidental advanced composting for the management and processing of residential, commercial, and industrial organic waste and green material. The Project would provide organics processing infrastructure and organic materials diversion from regional landfills and generate renewable energy through the HSAD process. The Project includes a Specific Plan Amendment, Zone Change, Conditional Use Permit, Lot Merger and Variance.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on a day to be determined in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Mitigated Negative Declaration, in conjunction with the proposed project.

COMMENT PERIOD: 04/04/23 to 05/09/23 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 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 #21-0035 True North Organics Renewable Energy Facility Date: 04/03/2023

Project type/name: SP21-0002, Zone Change 21-0007, Conditional Use Permit 21-0019, MERG00150, Variance 21-0003, Initial Study 21-0035

Applicant's name: True North Organics Renewable Energy Facility, LLC

Applicant's address: 194 E. Harris Road, Brawley CA 92227

Name of person preparing Initial Study: Diana Robinson, Planning Division Manager

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 040-360-036, -037-, 038 & -039
- b. Street address: 194 E. Harris Rd, Brawley CA 92227
- c. Cross street: North of Harris Road, west of Old Highway 111, east of Rose Drain
- d. Township/Section/Range: Section 34 of Tract 43, Township 14 South, Range 14 East, San Bernardino Base Meridian
- e. Project area (acres) : 75.21 acres

II. General Plan Consistency

- a. General Plan Designation. Mesquite Lake Specific Plan
- 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
- f. Existing zoning. ML-I-3RE/ML-I-2-RE
- g. Proposed zoning, if any. N/A

h. Adjacent zoning.

North-nonoperational industrial power generation plant, east of the Project site is agricultural, West of the Project site is a commercial fish farm, including retention ponds for commercial fish habitat. Land south of the Project site is outside of the Mesquite Lake Specific Plan and includes agricultural uses

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.
