



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

FEB 28 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 Conditional Use Permit #22-0023 (Initial Study #22-0041) John Benson, 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: Desert Milling Inc., John Benson

PROJECT LOCATION: 5880 Hwy 86, Westmorland, CA 92281

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

PROJECT DESCRIPTION: The applicant is proposing the installation and operation of an olive oil mill located inside an existing structure.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday, April 12, 2023, 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: 02/28/23 to 03/27/23 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,

for 

Jim Minnick, Director
Planning & Development Services

POST FOR 25 DAYS

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

Initial Study #22-0041 John Benson Date: 02/23/2023

Project type/name: Conditional Use Permit #22-0023

Applicant's name: Desert Milling Inc., John Benson

Applicant's address: P.O. Box 235, Brawley, CA 92227

Name of person preparing Initial Study: Derek Newland, Planner II

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 019-170-033-000
- b. Street address: 5880 Hwy 86, Westmorland, CA 92281
- c. Cross street: N/A
- d. Township/Section/Range: Section 32 & 33, Township 12 South, Range 12 East, SBBM
- e. Project area (acres) : Less than 1 acre on 400.4 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

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|----|--|--|
| f. | Existing zoning. | A-2 (General Agriculture), A-3 (Heavy Agriculture), C-2-PE (Medium Commercial Pre Existing)
_____ |
| g. | Proposed zoning, if any. | N/A
_____ |
| h. | Adjacent zoning. | North: A-2/A-3, South: A-2, East: A-3 and West: A-2
_____ |
| 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? | N/A
_____ |
| 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.
