



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 #23-0019, Brian Welsh, 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: Brian Welsh

PROJECT LOCATION: 760 E Hwy 78, Brawley, CA 92227

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

PROJECT DESCRIPTION: The project proposes a recreational vehicle (RV) and off-road vehicle storage, maintenance, and repair business to be built in two potential phases. The property is divided by the Imperial Irrigation District's Osage Drain. The first phase of the project is the southern portion of the property south of the drain proposing 150 spaces with the second phase proposing an additional 150 spaces. The project will be required to grade and pave the project site.

The proposed project will consist of covered and uncovered RV and off-road vehicle parking with onsite maintenance and repair services to be conducted in the existing structures onsite. There are 6 proposed dump stations for the emptying of RV waste tanks and an Onsite Waste Water Treatment System (OWTS) is proposed for the handling of this waste. The OWTS will be permitted through the California Regional Water Quality Control Board.

There will be 3 to 5 employees depending on the season with the busy season expected to be between October to May. Office hours are proposed as 8 am – 5 pm with access hours for storage being 24 hours a day seven days a week.

Security for the site will be done with fencing, lighting, gating, and a manager who will be residing in a proposed caretaker residence onsite.

COMMENT PERIOD: 09/12/24 to 10/17/24 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, October 23, 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 Mitigated 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,

for 
Jim Minnick, Director
Planning & Development Services

POST FOR 30 DAYS

POSTED

SEP 12 2024

Imperial County Clerk-Recorder
California

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

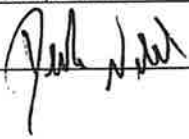
Initial Study #23-00024 Date: 05/23/2024

Project type/name: Conditional Use Permit #23-0019

Applicant's name: Brian Welsh

Applicant's address: 1950 N Logan St. 1202, Denver, CO

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): 049-310-002-000
- b. Street address: 760 E Hwy 78, Brawly, CA 92227
- c. Cross street: Hwy 111 and Hwy 78, two miles west of project
- d. Township/Section/Range: Section 31, Township 13 South, Range 15 East, SBBM
- e. Project area (acres) : 25.35 +/- 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. M-1-N (Light Industrial – New Zone)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. A-2 north, west and east / A-2 and M-1-N south
- 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.
