



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 #23-0029 / Lot Merger #00157 / Initial Study #24-0022 Martin A. Tripes., 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: Martin A. Tripes

PROJECT LOCATION: 14 West Highway 80, Ocotillo CA 92259

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

PROJECT DESCRIPTION: The applicant is proposing a Conditional Use Permit #23-0029 for a Recreational Vehicle and Storage facility, which includes a Lot Merger (MERG) #00157 of two industrially zoned parcels. This merger is necessary for the project to meet regulatory requirements. The facility will feature spacious outdoor parking for Class B recreational vehicles and larger units, accommodating Class A RVs, long boats, motorhomes, and extended trailers. Please note that there will not be an RV dump station on site. The facility will operate 24/7.

COMMENT PERIOD: 10/15/2024 to 11/11/2024 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, September 25, 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 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

POSTED

OCT 15 2024

Imperial County Clerk-Recorder
California

POST FOR 20 DAYS

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

Initial Study #24-0022, Date: 10/10/2024

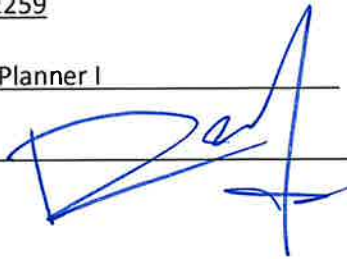
Project type/name: Conditional Use Permit #23-0029

Applicant's name: Martin A. Tripes

Applicant's address: P.O. Box 117, Ocotillo CA. 92259

Name of person preparing Initial Study: Rocio Yee, Planner I

Signature of person preparing Initial Study: _____



I. Project Information

- a. Assessor's Parcel Number(s): 033-562-010 & 033-562-011
- b. Street address: 141 West Highway 80, Ocotillo CA, 92259
- c. Cross street: Evan Hewes Hwy
- d. Township/Section/Range: LOT 18 BLK 12 & ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2
- e. Project area (acres) : Approximately 6.07 acres

II. General Plan Consistency

- a. General Plan Designation. Ocotillo /Normirage Community 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. Ocotillo /Normirage Community Area
- f. Existing zoning. M-1 (Light Industrial)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. C-2 (Medium Commercial)
- 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.
