



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 #24-0003 Grand Vista Event Center LLC/Grand Vista Ranch LLC., 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: Grand Vista Event Center LLC/Grand Vista Ranch LLC

PROJECT LOCATION: 4097 Hwy 86 (SR-86), Brawley, CA 92227

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

PROJECT DESCRIPTION: The project is proposing a special event center located on approximately 7 acres on the southern portion of an approximately 13 acres parcel. The project expects to host up to 300 guests per event for up to 59 events per year consisting of weddings, birthday parties, fundraisers and other similar private events in outdoor and indoor settings with the outdoor events utilizing pop-up shades/tents and indoor events are proposed to be held in 2 proposed barns which are to be phased in based on the success of the initial outdoor event phase.

COMMENT PERIOD: 11/22/24 to 12/27/2024 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 ICPDSCCommentLetters@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, January 08, 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,

Jim Minnick, Director
Planning & Development Services

POSTED

NOV 22 2024

POST FOR 30 DAYS

Imperial County Clerk-Recorder
California

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

Initial Study #24-0003 Grand Vista Event Center Date: 08/27/2024

Project type/name: Conditional Use Permit #24-0003

Applicant's name: Grand Vista Event Center LLC/Grand Vista Ranch LLC

Applicant's address: 4097 Hwy 86 (SR-86), Brawley, CA 92227

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): 040-420-020-000
- b. Street address: 4097 Hwy 86 (SR-86), Brawley, CA 92227
- c. Cross street: Hwy 86 and Austin Road
- d. Township/Section/Range: Section 12/7, Township 14 South, Range 13/14 East, SBBM
- e. Project area (acres) : +/- 7 acres on +/- 13 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. A-2 (General Agriculture)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: A-2, South: A-2, East: Rancho Los Lagos SPA and West: A-2
- i. Is proposal consistent with the site's existing or proposed zoning? Yes, with approved CUP
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes, with 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 approved CUP
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes, with approved CUP

Comments: (if any)

None.
