



Jim Minnick  
DIRECTOR

# Imperial County Planning & Development Services Planning / Building

POSTED

MAY 02 2024

## 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 Parcel Map #02506, Variance #23-0008 and Initial Study 23-0036 Shine Investments, 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:** Shine Investments, LLC

**PROJECT LOCATION:** 631 Neckel Road Imperial, CA. 92251

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

**PROJECT DESCRIPTION:** The applicant submitted a minor subdivision application proposing to divide a limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. The minor subdivision would create three parcels exceeding the minimum lot size allowed in the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed parcels exceed the length to width ratio of more than four to one and the applicant has submitted Variance #23-0008 in addition to the Minor Subdivision application.

**COMMENT PERIOD:** 05/02/24 to 05/27/24 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 [ICPDSCommentLetters@co.imperial.ca.us](mailto:ICPDSCommentLetters@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, June 26, 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

**POST FOR 30 DAYS**

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

Initial Study #23-0036 Shine Investments LLC Date: 05/02/2024

Project type/name: Parcel Map #02506 / Variance #23-0008

Applicant's name: Shine Investments LLC

Applicant's address: 341 Crown Ct., Imperial, CA 92251

Name of person preparing Initial Study: Evelia Jimenez, Planner II

Signature of person preparing Initial Study: \_\_\_\_\_

**I. Project Information**

- a. Assessor's Parcel Number(s): 063-031-004-000
- b. Street address: 631 Neckel Rd, Imperial, CA 92251
- c. Cross street: Neckel Rd and Nance Road
- d. Township/Section/Range: E 295.05 FT OF BLK 10 IMPERIAL SUB 1 T15S  
R13/14E 4.25
- e. Project area (acres) : 4.25 acres

**II. General Plan Consistency**

- a. General Plan Designation. Urban Area
- b. Is Project in an Urban area? yes
- c. Name of Urban area. Urban Area - Imperial
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. A-1-U (Limited Agriculture within Urban Boundaries only)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: A-2-U, South: A-1-U, East: A-1-U and West: A-1-U
- 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.

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