



Jim Minnick  
DIRECTOR

## Imperial County Planning & Development Services Planning / Building

# NOTICE OF INTENT

**NOTICE OF INTENT IS HERBY GIVEN** for the preparation of a ☐ Negative Declaration ☒ Mitigated Negative Declaration ☐ Environmental Impact Report for General Plan Amendment #19-0002, Zone Change #19-0003 and Conditional Use Permit #19-0013, 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:** West Wind Parking Storage, Inc.

**PROJECT LOCATION:** 429 E. Heber Road, Heber, CA. The property is located within the Southeast Corner of Highway 111 and Heber Road; Assessor Parcel Numbers 054-240-022-000, 054-240-023 054-240-024-000 and 054-240-025-000

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

**PROJECT DESCRIPTION:**

The Applicant has applied for a General Plan Amendment #19-0002 to allow for the expansion of the Heber Specific Plan Area on the General Plan Land Use Map to incorporate the existing industrial uses east of Hwy 111 and south of Heber Road as well as the proposed parcel abutting the existing industrial use fronting Heber Road. Concurrently, the Applicant is proposing a Zone Change #19-0003 and a zone map correction. The zone change is to convert the existing 20 acre A-2 parcel (APN 054-240-023) to an M-1 zone to allow for the expansion of the existing truck parking facility and the zone correction would be to take the existing two established industrial areas APN 054-240-022 (6.42 acre) & 054-240-025 (20.1 acre) and convert to an M-1 (light industrial) zone. A Conditional Use Permit #19-0013 is proposed for the expansion of the existing industrial use onto APN 054-240-023.


**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will be conducted on October 14, 2020 at 9:00 a.m. in the County Administration Center (Board Room) at 940 Main Street, El Centro, CA 92243 to consider the adoption of the environmental document.

**COMMENT PERIOD:** from August 31, 2020 to September 29, 2020 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 ([joehernandez@co.imperial.ca.us](mailto:joehernandez@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,

  
Jim Minnick, Director  
Planning & Development Services