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 Initial Study #19-0031 for Conditional Use Permit #19-0026 (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: Pyramid Construction & Aggregate, Inc.

PROJECT LOCATION: 3737 American Girl Road, Winterhaven, CA

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

PROJECT DESCRIPTION: Applicant is requesting to amend existing Conditional Use Permit # 16-0008 to establish a permanent asphalt batch plant. The plant will be located on the same site as the temporary asphalt plant (40 acres of Federal land). Maximum truck trips 250 daily. The plant will operate in daylight hours, 7:00 AM to 4:00 PM. Starting hour will be 6:00 AM in the summer. The project is located 12.5 miles northwest of Winterhaven, CA.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday March 10, 2021, 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.

COMMENT PERIOD: 01/22/2021 to 02/26/2021 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 patriciavalenzuela@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,

For

Jim Minnick, Director
Planning & Development Services

Assessment Form
(County of Imperial)

Initial Study # 19-0031 Date: 01/21/2021

Project type/name: Conditional Use Permit #19-0026.

Applicant's name: PYRAMID CONSTRUCTION AGGREATES, INC
Applicant's address: 839 Dogwood Road, El Centro

Name of person preparing Initial Study: Patricia Valenzuela, Planner IV

Signature of person preparing Initial Study: for

I. Project Information

a.	Assessor's Parcel Number:	050-320-031-000
b.	Street address:	3737 American Girl Road, Winterhaven, CA
c.	Cross street:	Oligby
d.	Township/Section/Range:	Section 19/T15S/R21E
e.	Project area (acres) ☐:	40 acres

II. General Plan Consistency

a.	General Plan Designation.	Recreation/Open Space
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.	S2 (Open Space/Recreation)
g.	Proposed zoning, if any.	N/A
h.	Adjacent zoning.	S2
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.