



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 Parcel Map #02515 Britt Dhaliwal, 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: Britt Dhaliwal

PROJECT LOCATION: 2904 Holt Road, Holtville, CA 92250

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

PROJECT DESCRIPTION: The applicant is proposing a Parcel Map (PM02515) for the separation of two parcels identified by Assessor's Parcel Numbers (APNs) 045-020-056-000 (Parcel 1) and 045-020-057-000 (Parcel 2). Although the Tract 130 residential area and the agricultural area are legally one parcel, the land has been used and physically separated as two (2) different parcels since the construction of the house within the property. The purpose of the parcel map is to legally separate the portion of the land where the existing home is located, which was constructed in 1956 and occupies a portion of the southwest corner of the property, from the remaining agricultural portion of the property for future potential selling of the residence. Consequently, Parcel 1 (APN 045-020-056-000) will encompass an approximate total area of 152.82 acres, while Parcel 2 (APN 045-020-057-000) will cover an approximate total area of 2.50 acres, where the existing home will remain while Parcel 1 (APN 045-020-056-000) will remain utilized for agricultural purposes.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted at a date to be determined, 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.

COMMENT PERIOD: 06/17/25 to 07/12/25 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.

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

JUN 17 2025

POST FOR 20 DAYS

Imperial County Clerk-Recorder
California

- | | | |
|-------|--|-----|
| g. | Proposed zoning, if any. | N/A |
| <hr/> | | |
| h. | Adjacent zoning. | N/A |
| <hr/> | | |
| i. | Is proposal consistent with the site's existing or proposed zoning? | Yes |
| <hr/> | | |
| j. | Is proposal compatible with existing or surrounding zoning or can it be made compatible? | Yes |
| <hr/> | | |
| k. | Is the proposal consistent with a Specific Plan for the area? | N/A |
| <hr/> | | |
| l. | Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? | Yes |
| <hr/> | | |
| m. | Is the proposal consistent with the land use designation and policies of the 1993 General Plan? | Yes |
| <hr/> | | |

Comments: (if any)

None.

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

Initial Study #25-0005, Britt Dhaliwal _____ Date: 06/17/2025

Project type/name: PM #02515 (Britt Dhaliwal)

Applicant's name: Britt Dhaliwal

Applicant's address: P. O. Box 1084, Pine Valley, CA 91962

Name of person preparing Initial Study: Luis Bejarano, Planner II

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 045-020-056-000 and 045-020-057-000
- b. Street address: 2904 Holt Rd, Holtville, CA 92250
- c. Cross street: Hartshorn Rd
- d. Township/Section/Range: Section 12, Township 15 S, Range 15 E SBBM
- e. Project area (acres) ☐: 155.32 AC

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 & A-2-R (General Agriculture and General Agriculture with a Rural Overlay)