



# 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 #02505 (Initial Study #23-0002) HouseSavers, 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:** HouseSavers, LLC.

**PROJECT LOCATION:** 294 W. Horne Rd. El Centro, Ca. 92243

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

**PROJECT DESCRIPTION:** The applicant is proposing a minor subdivision application to reconfigure one parcel into three separate parcels. The project site consists of (1) one parcel approximately 4.76 acres, currently contains two existing homes. Proposed Parcel 1 will be approximately 2.21 acres and will contain the existing primary home with physical access from Horne Road, receiving water from the Date Canal. Proposed Parcel 2 will be approximately 1.05 acres will contain an existing vacant house with physical access from Horne Road receiving water from the Date Canal. Both proposed parcels 1 and 2 will discharge wastewater through an existing septic system. Proposed Parcel 3 will be approximately 1.50 acres with physical access from Lancaster Road, will receive water from the Date Canal and a new or replacement septic system would need to be reviewed and approved by the Department of Environmental Health Services. Existing residential use will remain.

**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:** 07/15/25 to 08/11/25 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](mailto: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

JUL 15 2025

Imperial County Clerk-Recorder  
California

POST FOR 20 DAYS

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

Initial Study #23-0002 (HouseSavers, LLC) Date: 07/15/25

Project type/name: Parcel Map #02505

Applicant's name: HouseSavers, LLC

Applicant's address: P.O. Box 1700, El Centro, CA 92243

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

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

**I. Project Information**

- a. Assessor's Parcel Number(s): 054-091-002
- b. Street address: 294 W. Horne Rd., El Centro, Ca.
- c. Cross street: Clark Rd.
- d. Township/Section/Range: Township 16 South, Range 14 East, SBBM
- e. Project area (acres) : 4.76 Acres

**II. General Plan Consistency**

- a. General Plan Designation. Urban Area
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. El Centro
- 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)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: A-1-U/City of El Centro, South: A-1-U, East A-1-U and West: City of El Centro
- 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? Yes
- 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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