

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** PM02505 / IS23-0002 HouseSavers, LLC.

Lead Agency: Imperial County Planning & Development Services Department

Contact Person: Luis Valenzuela, Planner II

Mailing Address: 801 Main Street

Phone: (442) 265-1736

City: El Centro

Zip: 92243

County: Imperial

Project Location: County: Imperial City/Nearest Community: El Centro

Cross Streets: Horne Road

Zip Code: 92243

Longitude/Latitude (degrees, minutes and seconds): 32 ° 45 ' 54.85 " N / 115 ° 33 ' 37.11 " W Total Acres: 4.76 AC

Assessor's Parcel No.: 054-091-002

Section: 83

Twp.: 16S

Range: 14E

Base: _____

Within 2 Miles: State Hwy #: 86

Waterways: _____

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: Agriculture**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Fiscal☐ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Land Use and Planning**Present Land Use/Zoning/General Plan Designation:**

Land Use - Agriculture, Zoning- A-1-U (Limited Agriculture within Urban Area)

Project Description: (please use a separate page if necessary)

Please see Separate Page.

The applicant, HouseSavers LLC, is proposing a minor subdivision to subdivide the existing residential parcel that is approximately 4.76 acres into three separate residential parcels, with Parcel 1 to have approximately 2.21 acres (96,303 sq.ft) and Parcel 2 to have approximately 1.05 acres (45,749 sq.ft) and Parcel 3 to have approximately 1.50 acres (65,535 sq.ft). The property is not being farmed for agricultural purposes. Exhibit "B" shows the tentative Parcel Map as proposed by the applicant. The proposed subdivision would create three parcels and as proposed, exceed the minimum lot size within the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision is consistent with the General Plan. Proposed Parcel 1 has an existing residence, built in 1978 per Assessor's Building Record (Applicant's primary home), with legal and physical access from Horne Road. Proposed Parcel 1 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 1 would be approximately 2.21 acres (161,763 square feet). Proposed Parcel 2 has an existing residence, built in 1950 per Assessor's Building Record (vacant 2nd home on property), with proposed access from Horne Road . Proposed Parcel 2 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 2 would be approximately 1.05 acres (45,738 square feet). Proposed Parcel 3 has a vacant lot, with proposed access from Lancaster Road, and proposed water from the Date Canal. A new or replacement septic system would need to be reviewed and approved by the Department of Environmental Health Services. Proposed Parcel 3 would be approximately 1.50 acres (65,535 square feet).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☒ Health Services, Department of	☒ Other: <u>Imperial County Air Pollution Control District</u>
☐ Housing & Community Development	☒ Other: <u>Imperial Irrigation District</u>
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 07/15/25 Ending Date 08/11/25

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____

Date: 07/15/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.