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 #25-0025/Conditional Use Permit #25-0011, Atlantica, 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: Atlantica

PROJECT LOCATION: 2640 E HWY 98, Holtville, CA 92250

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

PROJECT DESCRIPTION: The applicant, Atlantica, is proposing CUP #25-0011 to allow for a temporary employee parking area. The site is outside of actively cultivated farmlands and will allow construction workers to park vehicles while working a short distance for a solar development project. APN:059-250-022 & 23, Address: 2640 E. Hwy 98, Holtville, CA 92250, Supervisorial District #1). The applicant will be responsible for encroachment permits and improvements required by Caltrans per comment letter received 9/09/2025

COMMENT PERIOD: 09/16/2025 to 10/21/25 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 ICPDSCommentLetters@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

Cover Sheet
Assessment Form
(County of Imperial)

Initial Study #25-0025 (Atlantica) Date: 09/16/2025

Project type/name: Parking Lot North, Conditional Use Permit #25-0011,

Applicant's name: Atlantica

Applicant's address: 1553 W. Todd Dr. Suite 204, Tempe, AZ 85283

Name of person preparing Initial Study: David Black, Planner IV

Signature of person preparing Initial Study: DBK

I. Project Information

a.	Assessor's Parcel Number(s):	059-250-022-000 & 059-250-023-000
b.	Street address:	2640 E. Hwy 98, Holtville, CA 92250
c.	Cross street:	Bonesteele Road
d.	Township/Section/Range:	T17S/SECTION 2/R16 EAST
e.	Project area (acres) ☐:	2.23 ACRE

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 GENERAL AGRICULTURE

g.	Proposed zoning, if any.	N/A
h.	Adjacent zoning.	A-2 GENERAL AG
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.