



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a ☒ Negative Declaration ☐ Mitigated Negative Declaration for Parcel Map (PM) #02518, Initial Study (IS) #25-0022, Josh Quintero, 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: Josh Quintero

PROJECT LOCATION: 604 W. Murphy Rd, Imperial, CA 92251

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 #02518 to subdivide an existing 8.83 AC+/- property, identified by Assessor's Parcel Number (APN) 063-020-010-000, into four legal parcels to separate the existing shop and to further divide the property for residential development purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 4.85 acres, "Parcel 2" approximately 1.33 acres, "Parcel 3" approximately 1.33 acres, and "Parcel 4" approximately 1.33 acres. This subdivision will not involve any changes to the existing land use; legal and physical access to Parcel 1 and Parcel 4 will be from Murphy Road, Parcel 2 and Parcel 3 will be from Nance Road. Proposed parcel 1 will continue using the existing water city line and existing septic tank. Proposed parcels 2,3, and 4 will connect to city water service, and utilize independent septic systems for waste waters.

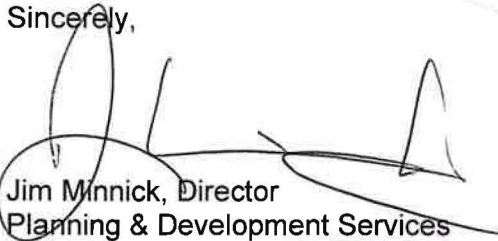
PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted at a date to be determined, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction with the proposed project.

COMMENT PERIOD: 11/18/25 to 12/17/25 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 ICPDSCCommentLetters@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 8:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,


Jim Minnick, Director
Planning & Development Services

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

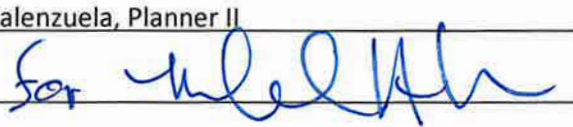
Initial Study # 25-0022 Date: 11/18/2025

Project type/name: Parcel Map (PM) #02518 (Josh Quintero)

Applicant's name: Josh Quintero

Applicant's address: 605 E 12th Street, Imperial, CA 92251

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): 063-020-010-000
- b. Street address: Murphy Rd
- c. Cross street: Nance Rd
- d. Township/Section/Range: Section 1, Township T15S, Range R13E
- e. Project area (acres) □: 8.83 AC

II. General Plan Consistency

- a. General Plan Designation. Urban
- 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-1-U (Limited Agriculture)(With Urban Overlay)
- g. Proposed zoning, if any. N/A

h. Adjacent zoning.

A-1-U
(Limited Agriculture)(With Urban Overlay)

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.
