



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 (PM) #02521, Initial Study (IS) #25-0038, Anita & Jacqueline Martinez, 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: Anita & Jacqueline Martinez

PROJECT LOCATION: APN: 054-331-012-000

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

PROJECT DESCRIPTION: The applicants propose a subdivision of one parcel, identified as Assessor's Parcel Number (APN) 054-331-012-000, to create two distinct lots separating two existing single-family residences. The purpose of the proposed subdivision is to legally establish two independent parcels. No changes to the existing zoning designation or land uses are proposed as part of this request. Access to the site will continue to be provided from Fawcett Road. The existing parcel encompasses approximately +/- 0.42 acres and is proposed to be divided as follows: Parcel 1: (0.10 acres), Parcel 2 : (0.32 acres)

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: 02/19/26 to 03/21/26 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 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 # 25-0038 Date: 02/17/2026

Project type/name: Parcel Map (PM) #02521

Applicant's name: Anita & Jacqueline Martinez

Applicant's address: 22 East Fawcett Road, Heber, CA 92249

Name of person preparing Initial Study: Alan C. Molina, Planner II

Signature of person preparing Initial Study:  _____

I. Project Information

- a. Assessor's Parcel Number(s): 054-331-012-000
- b. Street address: 22 East Fawcett Road, Heber, CA 92249
- c. Cross street: Between S Dogwood Rd & Heber Ave
- d. Township/Section/Range: Twp 16S / Section 28 / Range 14E
- e. Project area (acres) : 0.42 AC

II. General Plan Consistency

- a. General Plan Designation. Low Density Residential
- 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. R-1 Low Density Residential
- g. Proposed zoning, if any. N/A

- h. Adjacent zoning. R-1 (Low Density Residential) and
A-2-G (General Agriculture Zone with
Geothermal 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? 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.
