



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 General Plan Amendment #25-0005, Zone Change #25-0002 (Initial Study #25-0029) Jose Mata, 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: Jose Mata

PROJECT LOCATION: 27 Desert Shores Dr, Desert Shores, CA 92274

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

PROJECT DESCRIPTION: The Applicant proposes General Plan Amendment #25-0005, Zone Change #25-0002 for the intent of the project is to change the current zone designation from C-1 (Light Commercial) to C-2 (Medium Commercial) which would accommodate the intended use of a tire shop/ light auto mechanic services on premises since there is an existing shop structure on site.

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: 02/20/26 to 03/22/26 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 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 #25-0029 _____ Date: 02/18/2026 _____

Project type/name: General Plan Amendment #25-0005 & Zone Change #25-0002

Applicant's name: Jose Mata

Applicant's address: 28 Cherokee Dr, Thermal, CA 92274

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): 001-063-001-000
- b. Street address: 27 Desert Shores Dr , Desert Shores, CA 92274
- c. Cross street: Desert Shores Drive and Cherokee Drive
- d. Township/Section/Range: Township 15 South / Section 14 / Range 13 East
- e. Project area (acres) : 0.26 Acres

II. General Plan Consistency

- a. General Plan Designation. West Shores/Salton City Urban Area
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. West Shores/Salton City Urban Area
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. C-1 (Light Commercial)
- g. Proposed zoning, if any. C-2 (Medium Commercial)

- h. Adjacent zoning. C-2 (Medium Commercial)
- i. Is proposal consistent with the site's existing or proposed zoning? No
- 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.
