



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

NOTICE OF INTENT

NOTICE OF INTENT IS HEREBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Conditional Use Permit #26-0001, (Initial Study #26-0001) NHHA (National Healthcare & Housing Advisors, LLC), 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: NHHA (National Healthcare & Housing Advisors, LLC)

PROJECT LOCATION: 1131 & 1147 Yourman Rd. Heber CA. 92249

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

PROJECT DESCRIPTION: The applicant is requesting a Conditional Use Permit (CUP#26-0001) to operate an Interim Recuperative Care and Transitional Housing facility within the Imperial Center Specific Plan Area. NHHA's CalAIM (Care Continuum Leveraging California Advancing and Innovating Medi-Cal) program provides day habilitation, recuperative care, short-term post-hospitalization services, community health worker services, a sobering center, enhanced care management, behavioral health services, and street medicine. The facility will provide services for approximately 80–100 clients and will employ up to 50 team members hired locally. The hours of operation for the site will be 24 hours a day, Monday through Sunday. The proposed project would be located on two contiguous parcels totaling approximately 1.88 acres and 2.05 acres. The site includes two existing buildings, which would be utilized for the NHHA facility.

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

COMMENT PERIOD: April 15, 2026, to May 15, 2026, 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 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 #26-0001 _____ Date: 04/14/2026 _____

Project type/name: Conditional Use Permit #26-0001

Applicant's name: Paul Leon, RN, BSN, PHN, FAAN, (Chief Executive Officer), NHHA LLC

Applicant's address: 1720 Termino Avenue, Long Beach, CA 90804

Name of person preparing Initial Study: Rocio Yee, Planner II

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 054-680-007 & 054-680-008
- b. Street address: 1131 & 1147 Yourman Rd. Heber CA. 92249
- c. Cross street: US STATE HWY 111
- d. Township/Section/Range: Township 16 South / Section 26 / Range 14 East
- e. Project area (acres) : 3.93 Acres

II. General Plan Consistency

- a. General Plan Designation. Specific
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. Heber
- d. Is Project within an adopted Specific Plan area? Yes
- e. Name of Specific Plan area. Imperial Center SPA
- f. Existing zoning. ICC-G-SPA (Imperial Center Commercial with Geothermal Overlay within a Specific Plan Area).

- | | | |
|----|--|--|
| g. | Proposed zoning, if any. | N/A |
| h. | Adjacent zoning. | A-2-G-SPA (General Agricultural within the Heber Specific Plan Area) |
| 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.
