



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

MAY 15 2024

NOTICE OF INTENT

Imperial County Clerk-Recorder
California

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for General Plan Amendment #22-0002 / Zone Change #22-0002 / and Parcel Map #02499, Maverik Fueling Sation and Convenience Store, 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: Maverik Inc.

PROJECT LOCATION: 407 E Ross Road, El Centro, CA 92243; The southeast corner of the intersection of SR-111 and Ross Road.

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

PROJECT DESCRIPTION: The project consists of a General Plan Amendment from Agriculture to Urban and Zone Change from A-2 (General Agriculture) to C-3 (Heavy Commercial) and Parcel Map splitting the 50 acres parcel into a 10 acres parcel and 40 acres parcel. The General Plan Amendment and Zone Change is proposed to occur on the proposed 10 acres parcel for the purpose of a Maverik Fueling and Convenience store.

COMMENT PERIOD: 05/15/24 to 06/19/2024 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.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will tentatively be conducted on Wednesday, July 10, 2024, 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.

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

POST FOR 30 DAYS

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

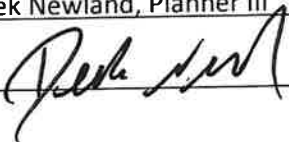
Initial Study #22-00026 Date: 05/14/2024

Project type/name: General Plan Amendment #22-0002 / Zone Change #22-0002 / Parcel Map #02499

Applicant's name: Maverik Inc.

Applicant's address: 185 South State Street, Suite 800, Salt Lake City, UT 84111

Name of person preparing Initial Study: Derek Newland, Planner III

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 054-080-023-000
- b. Street address: 407 E Ross Road, El Centro, CA 92243
- c. Cross street: SR-111 and Ross Road
- d. Township/Section/Range: Section 11, Township 16 South, Range 14 East, SBBM
- e. Project area (acres) : 50 +/- acres

II. General Plan Consistency

- a. General Plan Designation. Agriculture
- b. Is Project in an Urban area? No
- c. Name of Urban area. NA
- 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. C-3 (Heavy Commerical)
- h. Adjacent zoning. North: A-2, South: A-2, East: A-2 and West: C-2-U
- i. Is proposal consistent with the site's existing or proposed zoning? Yes, with building permits under the approved proposed C-3 Zone.
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes, with building permits under the approved proposed C-3 Zone.
- 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, with building permits under the approved proposed C-3 Zone.
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes, with building permits under the approved proposed C-3 Zone and General Plan Amendment.

Comments: (if any)

None.
