

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Mavrik Fueling Station
Lead Agency: Imperial County Planning and Development Services Department **Contact Person:** Derek Newland
Mailing Address: 801 Main Street **Phone:** (442) 265-1736
City: El Centro **Zip:** 92243 **County:** Imperial

Project Location: County: Imperial City/Nearest Community: Holtville
 Cross Streets: Hawes Road/Ross Avenue Zip Code: 92243
 Longitude/Latitude (degrees, minutes and seconds): 32 ° 46 ' 51.19 " N / 115 ° 29 ' 5 " W Total Acres: 10
 Assessor's Parcel No.: 054-080-023 Section: 11 Twp.: 16S Range: 14R Base: SBM
 Within 2 Miles: State Hwy #: SR 111; SR 115; I-8 Waterways: None
 Airports: None Railways: Union Pacifix Schools: Meadows Union Elementary

Document Type:
 CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) _____
 Early Cons Neg Dec Mit Neg Dec
 NEPA: NOI EA Draft EIS FONSI
 Other: Joint Document Final Document Other: _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 5,982 Acres _____ Employees 15
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Fueling Station and Convenience Store

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:
Agricultural/A-2(General Agriculture)/Agriculture
Project Description: *(please use a separate page if necessary)*

Maverik Inc. (Applicant) is proposing to develop a fueling station and convenience store on a 10 -acre portion of Assessor's Parcel Number (APN) 054-080-023. The Project site is located on the southeast corner of Hawes Road and Ross Avenue, immediately east of State Route 111 (SR-111), in unincorporated Imperial County, California. The Project site is zoned A-2 (General Agriculture) and is designated in the Imperial County General Plan for Agricultural use. The project would include a new fueling station consisting of 18 fuel pumps, and a 5,982 square foot convenience store building that would operate 24/7/365. This project will require a General Plan Amendment from Agricultural to Commercial Use, Change of Zone from A-2 to C-3, a Tentative and Final Map and Site Design Review.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.
 Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

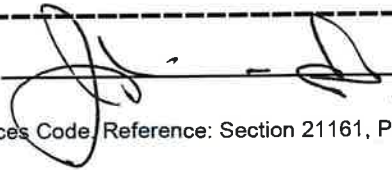
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 7 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input checked="" type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Imperial County Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>Imperial Irrigation District</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 15, 2024 Ending Date June 19, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Willis Environmental Planning</u>	Applicant: <u>Maverik Inc.</u>
Address: <u>238 Sychar Road</u>	Address: <u>185 South State Street, Suite 800</u>
City/State/Zip: <u>San Diego/CA/ 92114</u>	City/State/Zip: <u>Salt Lake City/UT/84111</u>
Contact: <u>Christina Willis</u>	Phone: <u>(801) 634-3210</u>
Phone: <u>(619) 925.2836</u>	

Signature of Lead Agency Representative:  Date: 5/15/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.