

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Maverik Fueling StationLead Agency: Imperial County Planning and Development Services DepartmentContact Name: Derek NewlandEmail: DerekNewland@co.imperial.ca.us Phone Number: (442) 265-1736Project Location: Holtville Imperial  
City County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project's significant impacts on agricultural conversion would be mitigated by conservation easement, payment of in-lieu fees or entering a public benefit agreement. Air quality impacts will be mitigated with measures to control fugitive dust and construction equipment emissions. Potential impacts to burrowing owls and migratory birds will be reduced via preconstruction surveys to ensure resource avoidance. Impacts to Cultural, Tribal Cultural, and Palentological resources will be mitigated through construction monitoring. Obtaining required water quality permits will ensure impacts from stormwater runoff, drainage and the proposed on-site wastewater treatment system would not be significant. Limiting the number of large pieces of equipment operating adjacent to receivers to one at any given time; providing neighbors advanced notice of construction activities that exceed 75 dBA at the property line adjacent to residences, retrofitting windows and doors at the nearest residential receptor and installing noise barrier walls will all reduce noise impacts to below a level of significance. Additionally, the installation of left-turn and right-turn lanes at driveways on Ross Road will ensure traffic circulation impacts would not be significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Noise impacts (during construction and operation) at nearest sensitive receptors.

Provide a list of the responsible or trustee agencies for the project.

California Dept. of Public Health, Division of Drinking Water  
California Dept. of Transportation  
County of Imperial Dept. of Public Works  
Imperial County Air Pollution Control Dist.  
Imperial County Planning & Development Services Dept.  
Imperial County Public Health Dept.  
Imperial Irrigation District  
Regional Water Quality Control Board, Region 7