



Jim Minnick  
DIRECTOR

# Imperial County Planning & Development Services Planning / Building

POSTED

MAY 15 2024

Imperial County Clerk-Recorder  
California

## NOTICE OF INTENT

**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](mailto: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

POST FOR 30 DAYS

**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.   | <u>C-3 (Heavy Commerical)</u>  |
| h. | Adjacent zoning.   | <u>North: A-2, South: A-2, East: A-2 and West: C-2-U</u>   |
| i. | Is proposal consistent with the site's existing or proposed zoning?  | <u>Yes, with building permits under the approved proposed C-3 Zone.</u>                            |
| j. | Is proposal compatible with existing or surrounding zoning or can it be made compatible?                       | <u>Yes, with building permits under the approved proposed C-3 Zone.</u>                            |
| k. | Is the proposal consistent with a Specific Plan for the area?  | <u>N/A</u>   |
| l. | Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? | <u>Yes, with building permits under the approved proposed C-3 Zone.</u>                            |
| m. | Is the proposal consistent with the land use designation and policies of the 1993 General Plan?                | <u>Yes, with building permits under the approved proposed C-3 Zone and General Plan Amendment.</u> |

**Comments:** (if any)

None.

---



---



---



---



---



---