



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

## NOTICE OF INTENT

**NOTICE OF INTENT IS HERBY GIVEN** for the preparation of a  Negative Declaration  Mitigated Negative Declaration for Parcel Map #02512 (Initial Study #24-0033) Grewal Holdings, 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:** Grewal Holdings, LLC

**PROJECT LOCATION:** 1761 Maggio Road, Calexico, CA 92231

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

**PROJECT DESCRIPTION:** The Applicant has applied for Parcel Map #02512 seeking approval for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots. One lot would be designated for the development of a Truck Stop & Travel Center, while the other is intended for a Starbucks Coffee location or a Drive-Thru Business.

**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will be conducted at a date to be determined, 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.

**COMMENT PERIOD:** 10/15/24 to 11/11/24 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.

**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

**POSTED**

OCT 15 2024

**POST FOR 20 DAYS**

Imperial County Clerk-Recorder  
California

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


Initial Study #24-0033 (Grewal Holdings, LLC) Date: 10/11/2024

Project type/name: Parcel Map #02512

Applicant's name: Grewal Holdings, LLC

Applicant's address: 21550 Oxnard Street, Suite 655, Woodland Hills, CA 91367

Name of person preparing Initial Study: Gerardo A. Quero, Planner II

Signature of person preparing Initial Study: 

**I. Project Information**

- a. Assessor's Parcel Number(s): 059-435-012-000
- b. Street address: 1761 Maggio Road, Calexico, CA 92231
- c. Cross street: Maggio Road, Marcy Street & CA State Route 7)
- d. Township/Section/Range: Township 17 South, Range 15 East, SBBM
- e. Project area (acres) : 16.70 Acres

**II. General Plan Consistency**

- a. General Plan Designation. Specific Plan Area
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? Yes
- e. Name of Specific Plan area. Gateway of the Americas
- f. Existing zoning. GC (Gateway Commercial)
- g. Proposed zoning, if any. N/A

- h. Adjacent zoning. North, South, East & West: GC (Gateway Commercial) & GI (Gateway Industrial)
  
- 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  
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- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes  
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**Comments:** (if any)

None.

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