


Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044 13-2023-065

From: (Public Agency):
County of Imperial
Planning & Development Services
801 Main Street
El Centro, CA 92243

County Clerk
County of Imperial
940 Main Street
El Centro, CA 92243

FILED
IMPERIAL COUNTY
Oct 12 2023
CHUCK STOREY, County Clerk
By  Deputy Clerk

POSTED

OCT 12 2023

Project Title: Lot Merger #00153

Project Applicant: Grewal Holdings, LLC

Imperial County Clerk-Recorder
California

Project Location – Specific:

The proposed project site consists of nine (9) parcels and a segment of Stefani Street, vacated as of September 12, 2023, located at 1761 Maggio Road, Calexico, CA 92231, within the Gateway of the Americas Specific Plan Area. These parcels are further identified as Assessor's Parcel Numbers 059-434-009, 059-434-010, 059-434-011, 059-434-012, 059-434-013, 059-435-003, 059-435-004, 059-435-005 and 059-435-006; legally described as Lots 4, 5, 6, 7, 8, 9, 10, 17, and 18 of the Maggio Commercial Park Subdivision, Tract 941-Unit 4, Township 17 South, Range 15 East of the San Bernardino Base & Meridian (S.B.B.M.). The proposed project area is bounded by Maggio Boulevard on the North, Marcy Street on West, and State Route 7 (SR-7) on the South, approximately 4.5 miles east of the City of Calexico, and approximately (1) one mile northeast of the Calexico East Port of Entry.

Project Location – City: Unincorporated area Project Location – County: Imperial

The applicant is proposing a comprehensive Lot Merger to combine nine (9) parcels and a segment of Stefani Street for the future development and construction of a new TA Truck Stop. All lots are located east of Marcy Street and adjacent to California State Route 7 (CA-SR7) within the Gateway of the Americas Specific Plan Area. The Lot Merger would create a single +/- 16.72-acre parcel.

Name of Public Agency Approving Project: Imperial County Planning Commission

Name of Person or Agency Carrying Out Project: Imperial County Planning & Development Services

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

15305, Class 5, Minor
Alteration in Land Use
Limitations

- Categorical Exemption. State type and section Number: Limitations
- Statutory Exemptions, State Code Number: _____

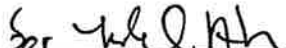
Reasons why project is exempt:

Minor lot line adjustments, side yard, and set back variances not resulting in a creation of any new parcel are Categorically Exempt from CEQA, per Section 15305(a) Minor Alteration in Land Use Limitations. Lot Merger #00153 does not create any new parcels.

Lead Agency _____ Area Code/ _____
Contact Person: Michael Abraham Telephone Extension: 442-265-1736

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: October 12, 2023 Title: Assistant ICPDS Director

- Signed by Lead Agency
- Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for Filing at OPR: _____

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.