

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: General Plan Amendment (GPA) #25-0005/ Zone Change #25-0002 / Initial Study #25-0029

Lead Agency: Imperial County Planning & Development Services Department

Contact Person: Luis Valenzuela, Planner II

Mailing Address: 801 Main Street

Phone: (442) 265-1736

City: El Centro

Zip: 92243

County: Imperial

Project Location: County: Imperial City/Nearest Community: Desert Shores

Cross Streets: Desert Shores Drive and Cherokee Drive

Zip Code: 92274

Longitude/Latitude (degrees, minutes and seconds): 33 ° 24 '21.044" N / 116 ° 02 '35.401" W Total Acres: 0.26 AC

Assessor's Parcel No.: 001-063-001-000

Section: 09

Twp.: 9S

Range: 9E

Base: SBBM

Within 2 Miles: State Hwy #: 86

Waterways: N/A

Airports: Salton Sea Airport

Railways: Southern Pacific co

Schools: Oasis Joint School District

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec

Other: _____

FONSI

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: _____

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. 11,624 Acres 0.26 Employees 2

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: _____

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: Land Use and Planning

Present Land Use/Zoning/General Plan Designation:

Land Use: Commercial, Zoning: C-1 (Light Commercial) General Plan: West Shores/Salton City Urban Area

Project Description: (please use a separate page if necessary)

The applicant proposes a General Plan Amendment #25-0005 and Zone Change #25-0002 where the intent of the project is to change the current zone designation from C-1 (Light Commercial) to C-2 (Medium Commercial) which would accommodate the intended use of a tire shop/ light auto mechanic services on premises since there is an existing shop structure on site that was used before for the same auto mechanic service purposes and the proposed general plan amendment would change the Neighborhood Commercial into General Commercial per the West Shores/Salton City Urban Area plan.

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.

Reviewing Agencies Checklist

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

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input 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 type="checkbox"/> Regional WQCB # _____ |
| <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 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 type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input 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 checked="" type="checkbox"/> Other: Imperial County Air Pollution Control District _____ |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: Imperial Irrigation District _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 02/20/2026 Ending Date 03/22/2026

Lead Agency (Complete if applicable):

| | |
|------------------------|--|
| Consulting Firm: _____ | Applicant: <u>Jose Mata</u> |
| Address: _____ | Address: <u>28 Cherokee Dr</u> |
| City/State/Zip: _____ | City/State/Zip: <u>Thermal CA, 92274</u> |
| Contact: _____ | Phone: <u>760-424-9207</u> |
| Phone: _____ | |

Signature of Lead Agency Representative:  Date: 02/18/2026

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