

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: April 23, 2026

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No. 1

Maverik Signage

PROJECT TYPE: CUP #25-0020/V #25-0004/V #25-0003/IS #25-0044 SUPERVISOR DIST #5

LOCATION: 407 E Ross Rd APN: 054-080-047-000

El Centro, CA PARCEL SIZE: 10 Acres

GENERAL PLAN (existing) Urban (El Centro) GENERAL PLAN (proposed) N/A

ZONE (existing) C-3 (Heavy Industrial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/23/2026

INITIAL STUDY: #25-0044

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER				

Imperial Irrigation District (IID), Quechan Indian Tribe, Agua Caliente Indian Tribe

REQUESTED ACTION:

(See Attached)

Planning & Development Services
801 MAIN STREET, EL CENTRO, CA, 92243 442-265-1736
(Jim Minnick, Director)

- NEGATIVE DECLARATION**
- MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

**Maverik Signage
Conditional Use Permit #25-0020,
Variance #25-0004, Variance #25-0003 and
Initial Study #25-0044**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
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April 2026

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed project, Maverik Signage (Refer to Exhibit "A" & "B").

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial [Guidelines for Implementing CEQA](#), depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the

principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (*30-days if submitted to the State Clearinghouse for a project of area-wide significance*) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a potentially significant impact, potentially significant unless mitigation incorporated, or less than significant impact or no impact.

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in

preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A “No Impact” response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Potentially Significant Unless Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”.
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Negative Declaration will be conducted under a policy-level, project level analysis. Regarding mitigation measures, it is not the intent of this document to “overlap” or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County’s jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

“Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared

for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly

describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. *Environmental Checklist*

1. **Project Title:** Maverik Signage - Conditional Use Permit (CUP) #25-0020 / Variance (V) #25-0004 / Variance (V) #25-0003 / Initial Study (IS) #25-0044
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Luis Bejarano, Planner II, (442)265-1736
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** luisbejarano@co.imperial.ca.us
6. **Project location:** 407 E. Ross Rd, El Centro, CA 92243
7. **Project sponsor's name and address:** Maverik, Inc; 185 South State Stret, Ste 800 Salt Lake City, UT 84111
8. **General Plan designation:** Urban Area (El Centro)
9. **Zoning:** C-3 (Heavy Commercial)

10. **Description of project:**

The applicant, Maverik, is proposing a Conditional Use Permit (CUP #25-0020) and Variance (V #25-0004) for the construction of a 50' tall double sided V shape pole sign facing both east and west of the Interstate Highway 8, at approximately 2,100 ft north of the intersection between Interstate Highway 8 and State Highway 111; said variance will allow the applicant to exceed the 24' height limitation for pole signs on a C-3 (Heavy Commercial) by 26' and the 200 square feet per side limitation on the picture area by allowing 243.4 square feet per side. The Conditional Use Permit will serve to allow the construction of the sign in conformance with Title 9, Section 90401.17, as a non-conforming sign, requiring a Conditional Use Permit to be constructed. Additionally, the applicant has submitted a second Variance (V #25-0003) for the construction of two (2) monument signs exceeding the height limitation of 6' by allowing the monument signs to be 20', and the picture area limitation of 48 square feet per side to be 220 square feet per side. Said project will be complementary to a proposed development previously assessed for a Maverik gas station through General Plan Amendment #22-0002, Zone Change #22-0002 and Parcel Map #02499.

11. **Surrounding land uses and setting:**

The proposed parcel is zoned as C-3 (Heavy Commercial) and is currently an undeveloped parcel that was originally assessed for the development of commercial uses through General Plan Amendment #22-0002, Zone Change #22-0002 and Parcel Map #02499. The project site abuts parcels zoned as A-2 (General Agriculture) towards North, South and East, with the Northern parcel containing a single-family residence 180 feet North of the project site. The West of the property abuts Highway 111, and across Highway 111, 980 West of the project site, a property zoned as C-2 (Medium Commercial), containing The Country Life RV Park.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

AB52 Opportunity to consult letters were sent to the Quechan, the Agua Caliente and the Campo Band of Mission Indians Tribes on January 15, 2026, and no comments were received to date from either.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology /Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

- Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

<u>EEC VOTES</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
PUBLIC WORKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL HEALTH SVCS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APCD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICPDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Jim Minnick, Director of Planning/EEC Chairman

Date:

PROJECT SUMMARY

- A. **Project Location:** 407 E. Ross Rd, El Centro, CA 92243
- B. **Project Summary:** The applicant, Maverik, is proposing a Conditional Use Permit (CUP #25-0020) and Variance (V #25-0004) for the construction of a 50' tall double-sided V shape pole sign facing both east and west of Interstate Highway 8, at approximately 2,100 ft north of the intersection between Interstate Highway 8 and State Highway 111. The Variance will allow the applicant to exceed the 24' height limit for pole signs on a C-3 (Heavy Commercial) by 26' and the 200 square feet per side limitation on the picture area by allowing 243.4 square feet per side. The Conditional Use Permit will serve to allow the construction of the sign in conformance with Title 9, Section 90401.17, as a non-conforming sign, requiring a Conditional Use Permit to be constructed. Additionally, the applicant has submitted a second Variance (V #25-0003) for the construction of two (2) monument signs exceeding the height limitation of 6' by allowing the monument signs to be 20', and the picture area limitation of 48 square feet per side to be 220 square feet per side. Said project will be complementary to a proposed development previously assessed for a Maverik gas station through General Plan Amendment #22-0002, Zone Change #22-0002 and Parcel Map #02499.
- C. **Environmental Setting:** The proposed Maverik signage project site encompasses approximately 10 acres in the unincorporated area of Imperial County, California. The project site is located on vacant land where the proposed and previously assessed Maverik gas station would be located, approximately 2,100 ft north of the intersection between Interstate Highway 8 and State Highway 111. The project site abuts parcels zoned as A-2 (General Agriculture) towards North, South and East, with the Northern parcel containing a single-family residence 180 feet North of the project site. The West of the property abuts Highway 111, and across Highway 111, 980 West of the project site, a property zoned as C-2 (Medium Commercial), containing The Country Life RV Park.
- D. **Analysis:** The proposed project area is located within the County's General Plan designation of "Urban" and is currently zoned C-3 (Heavy Commercial). The proposed sign would be consistent with the permitted uses in the C-3 zone through the approval of the Conditional Use Permit (CUP #25-0020) and Variance (V #25-0004), per Title 9, Division 4, Section 90401.15.
- E. **General Plan Consistency:** The project is located within the County's General Plan designation of "Urban". The Project could be considered consistent with the General Plan and the County Land Use Ordinance upon the approval of the proposed Conditional Use Permit (CUP), per Title 9, Division 4, Section 90401.15.

Exhibit "A" Vicinity Map

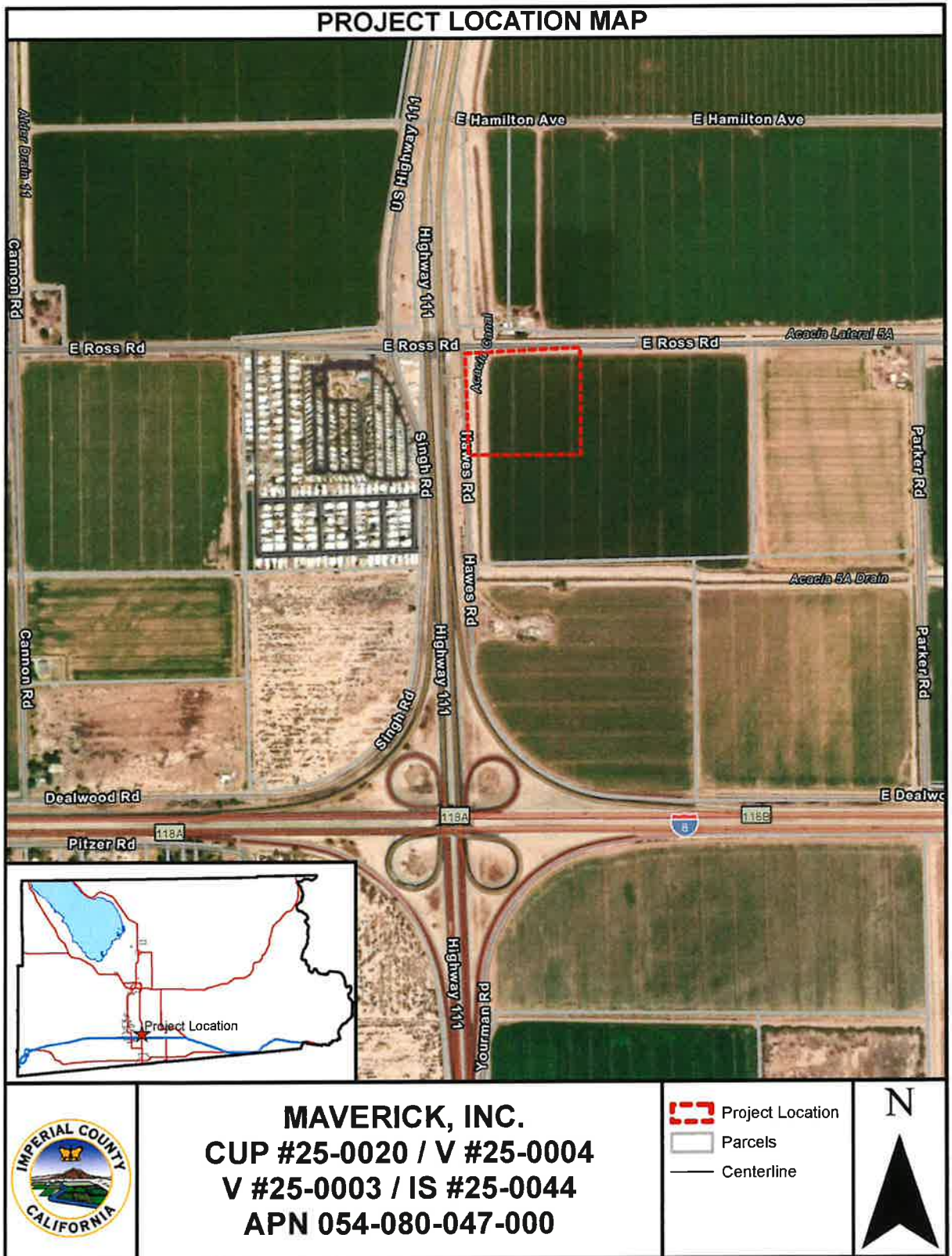
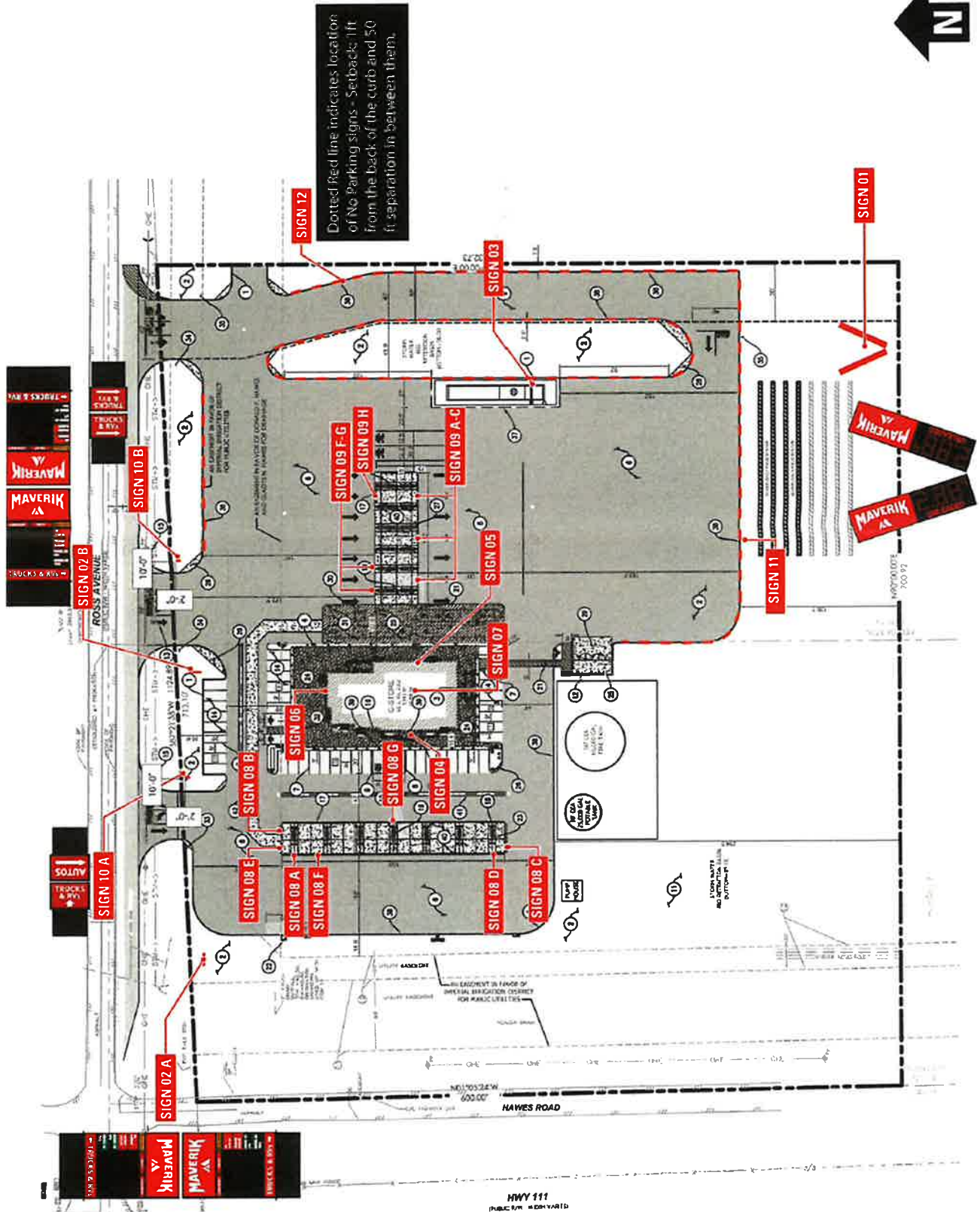


Exhibit "B" Site Plan/Tract Map/etc.



EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- a) Have a substantial adverse effect on a scenic vista or scenic highway?

a) Imperial County includes over 4,597 square miles between Riverside County to the north, Arizona to the east, Mexico to the south, and San Diego County to the west. The County's visual character varies greatly and includes natural scenic visual resources such as deserts, sand dunes, mountains, and the Salton Sea. Visual character within Imperial County is defined as low, moderate, and high. Areas with a moderate to high value for maintenance of visual quality could represent opportunities for conservation and open space areas (County of Imperial, 2016)¹. The County's Conservation and Open Space Element² identifies several areas within the County that contain scenic resources; however, none of these are located on or near the Project site. For this reason, implementation of the Project would have no impact on a scenic vista
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

b) The proposed project is located on an empty lot on the eastern side of Highway 111, approximately 2,100 ft north of the intersection with Interstate Highway 8, which travels along the northeast shore of the Salton Sea and is eligible for future Scenic Highway Designation from Bombay Beach to the Northern County Line. This eligible section for a future Scenic Highway Designation of the State Highway SR-111 is located about 44.5 miles Northwest from the proposed project site. Additionally, the Salton Sea is more than 26 miles northwest of the site and the Chocolate Mountains are about 33 miles northeast of the project site. As mentioned above in I. (a), due to this significant distance and the absence of scenic resources (i.e., rock outcroppings, trees, or historic buildings), there are no substantial adverse effects on the potential scenic highway portion of the State Highway SR-111. Therefore, no impact is expected.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

c) The Project site is located at the intersection of SR-111 and Ross Road, between the Cities of El Centro and Holtville, directly east of (across SR-111) to the Country life RV and Motorhome Park. The proposed sign would be consistent with the permitted uses in the designated C-3 zone through the approval of the Conditional Use Permit (CUP25-0020) and Variance (V25-0004), per Title 9, Division 4, Section 90401.15³. The proposed project would be consistent with all applicable existing and planned land use policies and regulations of the County of Imperial Land Use Ordinance and General Plan. It would not conflict with applicable zoning and would not substantially degrade the existing visual character or quality of public views of the site. Therefore, a less than significant impact is expected.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

d) The proposed project will adhere to the County Design guidelines for pole signs (Title 9, Division 4, Section 904.01.02)³, which require lighting to be arranged and installed so as not to produce glare and other properties in the vicinity or upon an adjacent highway. Therefore, less than significant impacts are expected.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

1. County of Imperial General Plan EIR, prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016
2. Imperial County General Plan: Circulation and Scenic Highway Element
3. Title 9, Division 4, signs, parking, fence, home occupations, accessory dwelling units, cannabis & industrial hemp operations, and electrical vehicle charging stations

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? a) The proposed project location is zoned C-3 (Heavy Commercial) as granted through the previously approved Maverik project for the development of the gas station in 2024 (GPA22-0002, ZC22-0002 and PM02499). Mitigations on this item were originally incorporated to the project and will be implemented for the development of such. Therefore, a less than significant impact is expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? b) The proposed project location is zone C-3 (Heavy Commercial) as granted through the previously approved Maverik project for the development of the gas station in 2024 (GPA22-0002, ZC22-0002 and PM02499). The proposed project location is not zoned for agricultural uses; therefore, it would not conflict with existing agricultural zoning or a Williamson Act contract. No impacts are anticipated.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? c) The proposed project location is zoned C-3 (Heavy Commercial). No forest or timber land is present in the Project site; therefore, the project would not conflict with existing forest land or cause re-zoning of existing forest land. No impacts are anticipated.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use? d) The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. As discussed on item II-d), the proposed project site does not contain forest or timber land, therefore the project would not result in the loss of forest land or conversion of forest land. No impacts are anticipated.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? e) As discussed on item II-a), the proposed project location is zoned C-3 (Heavy Commercial) as granted through the previously approved Maverik project for the development of the gas station in 2024 (GPA #22-0002, ZC #22-0002 and PM #02499). Mitigations on this item were originally incorporated to the project and will be implemented for the development of such; Therefore, a less than significant impact is expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

iii. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a) Conflict with or obstruct implementation of the applicable air quality plan?
 a) The proposed project is affiliated with the previously assessed Maverik Fueling station project for which mitigations were incorporated. The incorporation of the proposed signs would not alter the project footprint; therefore, no impact is expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
 a) As previously mentioned on item III-a), the proposed project is affiliated with the previously assessed Maverik Fueling station project for which mitigations were incorporated. The incorporation of the proposed signs would not alter the project footprint; therefore, no cumulatively considerable net increase of any criteria pollutant is expected, and the project would result in no impact.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Expose sensitive receptors to substantial pollutants concentrations? c) As previously mentioned on item III-a), the proposed project is affiliated with the previously assessed Maverik Fueling station project for which mitigations were incorporated. The incorporation of the proposed signs would not alter the project footprint. Additionally, the project would not result in substantial pollutants concentrations that may expose sensitive receptors. Therefore, a less than significant impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? d) As previously mentioned on item III-a), the proposed project is affiliated with the previously assessed Maverik Fueling station project for which mitigations were incorporated. The incorporation of the proposed signs would not alter the project footprint. Additionally, the project would not result in other emissions such as those leading to odors adversely affecting a substantial number of people. Therefore, a less than significant impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. **BIOLOGICAL RESOURCES** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
a) The proposed project comes as an addition to the previously approved development of the Maverik Fueling station (GPA22-0002, ZC22-0002 and PM02499), which was assessed and for which mitigations were incorporated that addressed concerns related to the presence of burrowing owls. The proposed signage project does not propose an increase of the project footprint but rather allows for the construction of a sign with non-conforming characteristics; therefore, any expected impact would be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
b) As outlined in earlier sections of this document, the project does not propose an increase of the original project footprint but rather allows for the construction of a sign with non-conforming characteristics. Additionally, the previously performed assessment for the approved development of the Maverik Fueling station (GPA #22-0002, ZC #22-0002 and PM #02499) determined that the site was originally used for agricultural purposes and that no riparian habitat or other sensitive natural community was found on site. Therefore, no impact would be expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
c) Based on the Conservation & Open Space Element from the Imperial County General Plan, Figure 1 ⁴ , the project site does not appear to be in a USFWS National Wetland Inventory identified area. The Project will have no impact on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
d) The proposed project is located on an empty parcel surrounded by agricultural, commercial and residential development. The agricultural area surrounding the property is subject to continuous disturbance from harvesting, cultivating, renovating, weeding, seeding, and irrigation among other activities. It is bound by Ross Road on the north and by Hawes Road and SR-111 on the west; as a result of these existing barriers, the project site is not expected to serve as a wildlife corridor, and will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident. Additionally, as mentioned in earlier sections of this document, the project does not propose an increase of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁴ Imperial County Conservation & Open Space Element

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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the original project footprint but rather allows for the construction of a sign with non-conforming characteristics. The previously performed assessment for the approved development of the Maverik Fueling station (GPA #22-0002, ZC #22-0002 and PM #02499) incorporated mitigation measures for such development. Due to the project not increasing the area of development, any impact would be considered less than significant.

- e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?

e) As previously stated in this section, the proposed project will not increase the impact footprint of the previously assessed Maverik fueling station development. It is not expected that the scope of work within the proposed signage project will conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance. Any impact would be considered less than significant.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

f) The Project site is not located within an area that is subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. It is not expected that the project will conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any impact would be considered less than significant.

V. **CULTURAL RESOURCES** *Would the project:*

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

a) The project site is located in a parcel zoned as C-3 (Heavy Commercial). The proposed project area is an empty lot surrounded by parcels with existing development and disturbance on the land. Additionally, consultation to the Quechan Tribe, the Campo Band, and the Agua Caliente Tribe was performed pursuant to AB52, and no response or concern was received from the consulted parties. Additionally, the originally assessed and approved Maverik fueling station project to which this project is being incorporated as a signage Variance and Conditional Use Permit, already has mitigations being implemented within this category. The proposed signage project does not anticipate to expand the original project footprint, therefore, a less than significant impact is expected on historical resources.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

b) The project site is located in an area identified by the Imperial County General Plan as part of Urban designation. The proposed project area is an empty lot surrounded by parcels with existing agricultural, commercial and residential development. The agricultural area surrounding the property is subject to continuous disturbance from harvesting, cultivating, renovating, weeding, seeding, and irrigation among other activities. Additionally, no substantial changes to the previously proposed and approved Maverik Fueling station development are expected since the subject project is for the incorporation of a signage Variance and Conditional Use Permit, therefore, a less than significant impact is expected on archeological resources.

- c) Disturb any human remains, including those interred outside of dedicated cemeteries?

c) The previously assessed development of the Maverik Fueling station (GPA #22-0002, ZC #22-0002 and PM #02499) implements a mitigation to prevent potential impacts to previously unknown human remains that may be discovered during subsurface activities. The incorporation of the proposed Maverik signage project does not propose an increase on the Maverik Fueling station project's footprint; therefore, a less than significant impact is expected.

VI. **ENERGY** *Would the project:*

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

a) The Project would involve the use of energy during construction and operation. Energy use during the construction phase would be in the form of fuel consumption (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, and

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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machinery. The long-term operation of the proposed project includes electricity service to power the signage. Construction and operation of the signage was originally assessed in the development of the Maverik Fueling station, for which no significant impacts were expected. The incorporation of the variance for the pole sign and the Conditional Use Permit is not expected to create an impact that would significantly increase the originally assessed project. Additionally, the applicant will be required to adhere to the requirements set forth by the Imperial Irrigation District comment letter dated January 27, 2026⁵. Adherence to the Imperial Irrigation District regulations will result in the project having an expected less than significant impact.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

b) The Project would be designed in a manner that is consistent with relevant energy conservation plans designed to encourage development that results in the efficient use of energy resources. The Project will be built to the Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6, of the CCR (Title 24). Title 24 was established in 1978 in response to a legislative mandate to reduce California’s energy consumption. Title 24 is updated approximately every three years; the 2016 standards became effective January 1, 2017. The 2019 Title 24 updates went into effect on January 1, 2020. The 2019 Energy Standards improve upon the 2016 Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The 2019 update to the Energy Standards focuses on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings. The 2019 Energy Standards are a major step toward meeting Zero Net Energy. Buildings permitted on or after January 1, 2020, must comply with the 2019 Standards. Compliance with Title 24 is mandatory at the time new building permits are issued by city and county governments. Additionally, in January 2010, the State of California adopted the California Green Building Standards Code (CalGreen) that establishes mandatory green building standards for all buildings in California. Said Code was recently updated and took effect on January 1, 2026. The code covers five categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and indoor environmental quality. Furthermore, the Project would also be consistent with the County’s General Plan, which strives to promote development that is sustainable in its use of land and limits impacts on natural resources, energy, air and water. Therefore, a less than significant impact is expected.

VII. GEOLOGY AND SOILS *Would the project:*

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:

a) The proposed development does not conflict with the geology and soils of on-site or adjacent properties, and it does not expose people or structures to potential adverse effects, including risk of loss injury or death. Therefore, a less than significant impact is expected.

- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

1) A review of the California Department of Conservation: Fault Activity Map⁶ indicates that the nearest mapped Earthquake Fault is the Imperial Seismic Zone Fault, approximately 2.6 miles northeast from the project location, therefore, it is not expected to directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving the rupture of a known earthquake fault. Impacts are expected to be less than significant.

- 2) Strong Seismic ground shaking?

2) The Project site has the potential to experience ground shaking during earthquakes along the Imperial Fault Zone, which is approximately 2.6 miles to the northeast. Based on the proximity of mapped strands of this known fault, the potential for ground shaking at the site resulting from seismic activity in the region is likely. The signage composing the proposed project will be required to comply with the current California Building Codes at the time of permitting and construction. Therefore, any impacts are anticipated to be less than significant.

- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?

3) The previously assessed development of the Maverik fueling station included a Geotechnical Study that showed during the drilling of the borings, increased soil moisture at about 8 feet below the surface and groundwater was

⁵ Imperial Irrigation District Comment letter, dated January 27, 2026

⁶ California Department of Conservation: Fault Activity Map

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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conservatively estimated to be at this level, but the subsurface soils consist predominately of clay, typically considered non-liquefiable (CMT, 2021). Based upon these conditions, the Geotechnical Study found the risk of seismically induced liquefaction impacts at the Project site to be "low." For this reason, impacts under this criterion are considered less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 4) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>4) The Project site is relatively flat with no significant topological features. As such, there is no potential for rock falls and landslides to impact the project in the event of a major earthquake, as the area has no dramatic elevation changes. The site's topography would not change substantially as a result of project development since the site is essentially flat in nature with no surrounding slopes, and it is not considered to be prone to landslides. No landslide deposits or features, including lateral spread deposits, are mapped on or adjacent to the Project (CMT, 2021) The site is not located within a known or mapped potential debris flow, stream flooding, or rock fall hazard area. The Project would not expose people or structures to potential substantial adverse effects from landslides. Therefore, there would be no impact.</p> | | | | |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) The Project is not expected to result in substantial soil erosion or the loss of topsoil over the long-term. Project applicant would be required to implement on-site erosion control measures in accordance with County standards, which require the preparation, review, and approval of a grading plan by the County Engineer. Given these considerations the Project's long-term impact in terms of soil erosion and loss of topsoil would be less than significant.</p> | | | | |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>c) As stated in VII-a4), the project site is relatively flat with no significant topological features. As such, there is no potential for rock falls and landslides to impact the project in the event of a major earthquake, as the area has no dramatic elevation changes. The site's topography would not change substantially as a result of project development since the site is essentially flat in nature with no surrounding slopes, and it is not considered to be prone to landslides. No landslide deposits or features, including lateral spread deposits, are mapped on or adjacent to the Project (CMT, 2021) The site is not located within a known or mapped potential debris flow, stream flooding, or rock fall hazard area. Therefore, no impact would be expected.</p> | | | | |
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) The previously assessed and approved Maverik Fueling station development contained a Geotechnical Engineering Study by CMT Engineering Laboratories for the Proposed development (CMT, 2021; Appendix F), such study did not identify the presence of expansive soils on the Project site; therefore, no impact is expected.</p> | | | | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>e) The proposed signage project does not include the need for wastewater disposal systems. Any potential impact for such scope of work would be during the construction phase, which was originally assessed within the development of the Maverik fueling station. Such assessment included the implementation of portable chemical toilets provided on-site during construction and wastewater being pumped and transported by licensed contractors to a sanitary treatment plant. Any impact would be less than significant.</p> | | | | |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>f) The previously assessed development of the Maverik Fueling station (GPA #22-0002, ZC #22-0002 and PM #02499) implements mitigation measures to prevent potential impacts and ensure that given the case of an unanticipated discovery of such fossils, these would be assessed for significance and, if significant, salvaged and curated with an accredited repository. The incorporation of the proposed Maverik signage project does not propose an increase on the Maverik Fueling station project's footprint; therefore, a less than significant impact is expected.</p> | | | | |

VIII. **GREENHOUSE GAS EMISSION** *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
environment? a) The proposed Maverik signage project does not anticipate the generation of gas emissions, either directly or indirectly that may have a significant impact on the environment; therefore, no impact is expected.				
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? b) The proposed Maverik signage project does not anticipate a conflict with an applicable plan or policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases; therefore, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. **HAZARDS AND HAZARDOUS MATERIALS** *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
a) The proposed Maverik signage project does not anticipate to create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous material. There will be no impact expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
b) The proposed Maverik signage project does not anticipate to create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. There will be no impact expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
c) The proposed project is not located near any schools. The closest school is Meadows Union Elementary School, located approximately 0.3 miles from the proposed project site. Therefore, no impact would be expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
d) The proposed project site is not listed as a hazardous materials site pursuant to Government Code, Section 65962.5⁷. The proposed Maverik signage project does not anticipate creating a significant hazard to the public or the environment. Therefore, no impact would be expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
e) The proposed project is not located within any airport zone in the Airport Land Use Compatibility Plan, based on Exhibit 1A from the Compatibility Plan⁸. Therefore, the project is not expected to create an aircraft hazard for people in the proposed project area. The closest airport is Imperial County Airport approximately 5 miles Northwest of the proposed project site. Therefore, a less than significant impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
f) The Project does not include any actions that would impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. No construction activities would impede the use of surrounding roadways in an emergency evacuation. Similarly, the operation of the subject signage would not interfere with any emergency response or evacuation plans. No impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

⁷ DTSC EnviroStor Hazardous Waster and Substances Site List

⁸ Airport Land Use Compatibility Plan, 2026, Exhibit 1A, Location Map

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? g) The proposed project is not expected to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires as the project is not located in an area prone to or susceptible to wildland fires. Therefore, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. **HYDROLOGY AND WATER QUALITY** *Would the project:*

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? a) The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The project is limited to the construction of a pole sign that would not trigger a concern on water quality standards or waste discharge requirements; therefore, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? b) Water for construction and operation of the Project would be obtained from the Imperial Irrigation District, and no groundwater would be used; therefore, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: c) The proposed signage would be built within the construction phase of the Maverik Fueling station. Said project, which was previously assessed and approved for development, includes mitigation measures that will be implemented during construction to prevent any impact in this category. Additionally, the scope within the signage project does not increase the footprint nor the impact of the drainage pattern that could require further assessment. Consequently, a less than significant impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) **As stated on item c), the proposed signage would be built within the construction phase of the Maverik Fueling station. Said project, which was previously assessed and approved for development, includes mitigation measures that will be implemented during construction to prevent any impact in this category. Additionally, the scope within the signage project does not increase the footprint nor creates a significant impact that could result in substantial erosion or siltation on- or off-site that would as a result require further assessment. Any impact would be considered less than significant.**

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As stated above, the proposed signage would be built within the construction phase of the Maverik Fueling station. Said project, which was previously assessed and approved for development, includes mitigation measures that will be implemented during construction to prevent any impact in this category. Additionally, the scope within the signage project does not increase the footprint nor creates a significant impact that could result in substantial increase on the rate or amount of surface runoff in a manner which would result in flooding on- or off-site that would require further assessment. Any impact would be considered less than significant.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
ii) It is not expected or anticipated that the proposed signage variance project would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage system or provide substantial sources of polluted runoff. Any impact would be considered less than significant.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) The proposed signage will require a building permit application, as well as grading plans for the development of the previously assessed and approved Maverik Fueling station. These will be reviewed to assess and prevent any potential impact. Any impact would be considered less than significant.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed signage is not located in a flood hazard, tsunami, or Seiche zones and therefore, is not expected to risk release of pollutants due to project inundation. Any impact would be considered less than significant.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed signage project is not anticipated to conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan. Any impact would be considered less than significant.				

XI. **LAND USE AND PLANNING** *Would the project:*

- a) Physically divide an established community?
- a) The project site is located in an area identified by the Imperial County General Plan as Urban and the site for the proposed project is zoned as C-3 (Heavy Commercial) currently surrounded by Commercial and Agricultural zones. The proposed signage variance will not physically divide an established community. No impacts are anticipated.**
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?
- b) As previously mentioned in XI a), the project site is located in an area identified by the Imperial County General Plan as Urban; The project is consistent with the County's General Plan, Land Use Element and the Land Use Ordinance with the approval of a Conditional Use Permit. The proposed project does not conflict with any applicable land use plan, policy and regulation. No impacts are anticipated.**

XII. **MINERAL RESOURCES** *Would the project:*

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- a) The proposed project site is not located in an area classified to be a regionally important mineral resource per the California Department of Conservation-Mineral Land Classification⁹. Therefore, no impacts are anticipated.**
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
- b) Per the Imperial County General Plan, Conservation and Open Space Element, Figure 8: Existing Mineral Resources⁴, the proposed project site is not located within an area known to be classified as a regionally important mineral resource. Therefore, it is not expected that the proposed project would result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impact is expected.**

⁹ California Department of Conservation-Mineral Land Classification

Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XIII. **NOISE** *Would the project result in:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
a) Noise associated with the construction of the proposed project will be temporary, short-term, and intermittent in nature. Construction activities and associated noise will be limited to the time frames specified in the Imperial County Noise Element and Land Use Ordinance Division 7: Noise Abatement and Control¹⁰, which states that construction noises from a single piece of equipment or a combination of equipment shall not exceed 75 decibels of hourly average noise data, when averaged over an-8 hour period and when measured at the nearest sensitive receptor; therefore, the impact is expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?
b) No major vibration-including activities, such as pile driving or blasting, will be conducted by the proposed signage, therefore the impact is expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
c) The proposed project site is not located within the vicinity of a private airstrip or within the Compatibility Map of the Imperial Valley Airport per the Imperial County Airport Land Use Compatibility Plan⁸; therefore, no impact is expected that would expose people in the project area to excessive noise levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIV. **POPULATION AND HOUSING** *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?
a) The proposed project does not include any housing or public infrastructure that may include substantial unplanned population growth in an area either directly or indirectly. Therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
b) The proposed project will be located within a currently empty lot zoned C-3 (Heavy Commercial), there will be no displacement of housing. Therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. **PUBLIC SERVICES**

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
a) The proposed project is not expected to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

¹⁰ Imperial County Noise Element

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
1) Fire Protection? 1) Although the Maverik fuel station has been assessed and mitigated for any potential impacts, the proposed signage is not expected to create a substantial adverse impact to fire protection. Impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police Protection? 2) Although the Maverik fuel station has been assessed and mitigated for any potential impacts, the proposed signage is not expected to create a substantial adverse impact to police protection. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools? 3) Although the Maverik fuel station has been assessed and mitigated for any potential impacts, the proposed signage project does not expect to create an increment in population that would require the construction of new educational facilities; therefore, no impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks? 4) Although the Maverik fuel station has been assessed and mitigated for any potential impacts, the proposed signage project would not result in a substantially adverse physical impact to existing parks. No impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities? 5) Although the Maverik fuel station has been assessed and mitigated for any potential impacts, the proposed project is not expected to result in a demand for other public facilities services. As such, implementation of the proposed project would not adversely affect other public facilities or require the construction of new or modified public facilities. Less than significant impacts are anticipated.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
a) The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impacts are expected.
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. Also, as previously stated on item (XVI)(a), there are no regional parks within the proposed project area; therefore, no impacts are expected.

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
a) The proposed signage project does not anticipate to create a conflict with any ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, no impact is expected.
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
b) The proposed project consists of a signage variance. A project of this nature would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Therefore, no impact is expected.
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
c) The proposed signage project does not appear to substantially increase hazards due to a geometric design feature or incompatible uses; the signage V shape design is being proposed to achieve visibility from both SR 111 and Hwy 8. Any impact would be considered less than significant.

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Result in inadequate emergency access? d) The project is not expected to result in inadequate emergency access. Therefore, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. **TRIBAL CULTURAL RESOURCES**

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) The project site is located in a parcel zoned as C-3 (Heavy Commercial). The proposed project area is an empty lot surrounded by parcels with existing development and disturbance on the land. Additionally, consultation to the Quechan Tribe, the Campo Band, and the Agua Caliente Tribe was performed pursuant to AB52 and no response or concern was received from the consulted parties. Additionally, the originally assessed and approved Maverik fueling station project to which this project is being incorporated as a signage Variance and Conditional Use Permit, already has mitigations being implemented within this category. The proposed signage project does not anticipate to expand the original project footprint, therefore, a less than significant impact is expected on historical resources. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or
(i) According to the California Historical Resources Information System Inventory¹¹ in Imperial County, the proposed project site is not listed or seems to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.
(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed project. Additionally, as previously discussed in item (XVIII)(a) above, AB 52 Consultation letters were sent to the Quechan, Campo Band of Mission Indian, and the Agua Caliente Tribes on January 15, 2026. On January 16, the County received a no comments email from both the Quechan Indian Tribe and the Agua Caliente tribe in reference to the proposed project. No comments have been received from the Campo Band of Mission Indians Tribe for this project to this date. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIX. **UTILITIES AND SERVICE SYSTEMS** *Would the project:*

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
a) The project does not anticipate to require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects. Therefore, a less than significant impact is expected.
- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

¹¹ California Historical Resources Information System Inventory

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years? b) The project does not anticipate the need of an increase on the water supply to serve the proposed signage. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? c) The project does not anticipate the generation of wastewater. Additionally, the previously approved development of the gas station states that no wastewater treatment service is currently provided at the Project site but includes the construction and operation of an on-site wastewater treatment system and would not use municipal wastewater treatment facilities. Therefore, no impact would be expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? d) The proposed signage project does not appear to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? e) The project will be required to comply with all federal, state and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XX. **WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
a) The proposed signage project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones and it is designated as a Local Responsibility Area (LRA)¹² zone per the California Department of Forestry and Fire Projection Map for Imperial County Draft Fire Hazard Draft Severity Zones in LRA. Additionally, vehicular access to the Project site would be provided via three (3) ingress/egress drives along the south side of Ross Road. During construction, materials would be "staged" within the Project site to avoid any access conflicts in case of emergency evacuations. Project construction would not result in closures along local roadways that may have an effect on emergency response or evacuation plans in the vicinity of the site. Access for emergency vehicles to the Project site and through the general area would be maintained throughout the construction period. The Project is not expected to impair the implementation of or physically interfere with any adopted emergency response plans or emergency evacuation plans; therefore, a less than significant impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
b) As mentioned before on item XX a), based on the Fire Hazard Severity Zones in the LRA map, the Project site and surrounding area are not identified as being in a fire hazard severity zone. The site is located in an area that is predominately agricultural with some scattered residences, which is not considered a significant risk of wildlife. There are no other factors of the project or the surrounding area that would exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations. As part of the plan check process, the Project Site plan would undergo a fire, life, and safety review by the County Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. Abiding to these requirements will result in a less than significant impact. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

¹² CalFire Local Responsibility Area: Fire Hazard Severity Zones (Imperial County Map)

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? c) The development of the gas station would be constructed in accordance with all local, State, and federal regulations regarding power lines and other related infrastructure, as well as fire suppression requirements. Therefore, the Project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment, and impacts would be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? d) The proposed signage project is in an overall flat agricultural terrain, and it is not located in a flooding zone, therefore it is not expected that it would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes. Compliance with all required sections of the fire code would bring any Impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
 Revised 2011- ICPDS
 Revised 2016 – ICPDS
 Revised 2017 – ICPDS
 Revised 2019 – ICPDS

SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| <p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Luis Bejarano, Planner II
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- County Executive Office
- Fort Yuma Quechan Indian Tribe
- Campo Band of Mission Indians Tribe

(Written or oral comments received on the checklist prior to circulation)

V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. Imperial County General Plan: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
3. Title 9, Division 4, signs, parking, fence, home occupations, accessory dwelling units, cannabis & industrial hemp operations, and electrical vehicle charging stations
<https://www.icpds.com/assets/ZC24-0001-TITLE-9-Div-4.pdf>
4. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 3: Agency-Designated Habitats Map
 - d) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - e) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - f) Figure 7: Seismic Hazards Map
 - g) Figure 8: Existing Mineral Resources Map
5. Imperial Irrigation District Comment Letter, dated January 27, 2026.
6. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cgs/fam/>
7. DTSC, EnviroStor, Hazardous Waste and Substances Site List
https://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES_OPEN,FUDS_CLOSE&status=ACT,BKLG.COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST
8. Airport Land Use Compatibility Plan, 2026, Exhibit 1A, Location Map
https://www.icpds.com/assets/imperialalucp_final.pdf
9. California Department of Conservation-Mineral Land Classification
<https://maps.conservation.ca.gov/cgs/minerals/?page=All-Data>
10. Imperial County General Plan: Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
11. California Historical Resources Information System Inventory
https://ohp.parks.ca.gov/?page_id=1068
12. CalFire: Fire Hazard Severity Zones in Local Responsibility Areas – Imperial County Map
<https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>

NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Conditional Use Permit #25-0020
Variance #25-0004
Variance #25-0003
Initial Study #25-0044
Maverik Signage

Project Applicant: Maverik, Inc.

Project Location: The proposed project is located at 407 E Ross Rd, El Centro, CA 92243, also identified under Assessor's Parcel Number 054-080-047-000, and legally described as Parcel 1 of Parcel Map 15-65, also being portion of the northwest ¼ of Section 11, Township 16 south, Range 14 east, comprising 10 Acres. The property is located approximately 2,100 ft north of the intersection between Interstate Highway 8 and State Highway 111.

Description of Project:

The applicant, Maverik, is proposing a Conditional Use Permit (CUP #25-0020) and Variance (V #25-0004) for the construction of a 50' tall double sided V shape pole sign facing both east and west of the Interstate Highway 8, at approximately 2,100 ft north of the intersection between Interstate Highway 8 and State Highway 111. The Variance will allow the applicant to exceed the 24' height limit for pole signs on a C-3 (Heavy Commercial) by 26' and the 200 square feet per side limitation on the picture area by allowing 243.4 square feet per side. The Conditional Use Permit will serve to allow the construction of the sign in conformance with Title 9, Section 90401.17, as a non-conforming sign, requiring a Conditional Use Permit to be constructed. Additionally, the applicant has submitted a second Variance (V #25-0003) for the construction of two (2) monument signs exceeding the height limitation of 6' by allowing the monument signs to be 20', and the picture area limitation of 48 square feet per side to be 220 square feet per side. Said project will be complementary to a proposed development previously assessed for a Maverik gas station through General Plan Amendment #22-0002, Zone Change #22-0002 and Parcel Map #02499.

VI. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Negative Declaration based upon the following findings:

The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

Date of Determination Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

Applicant Signature

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

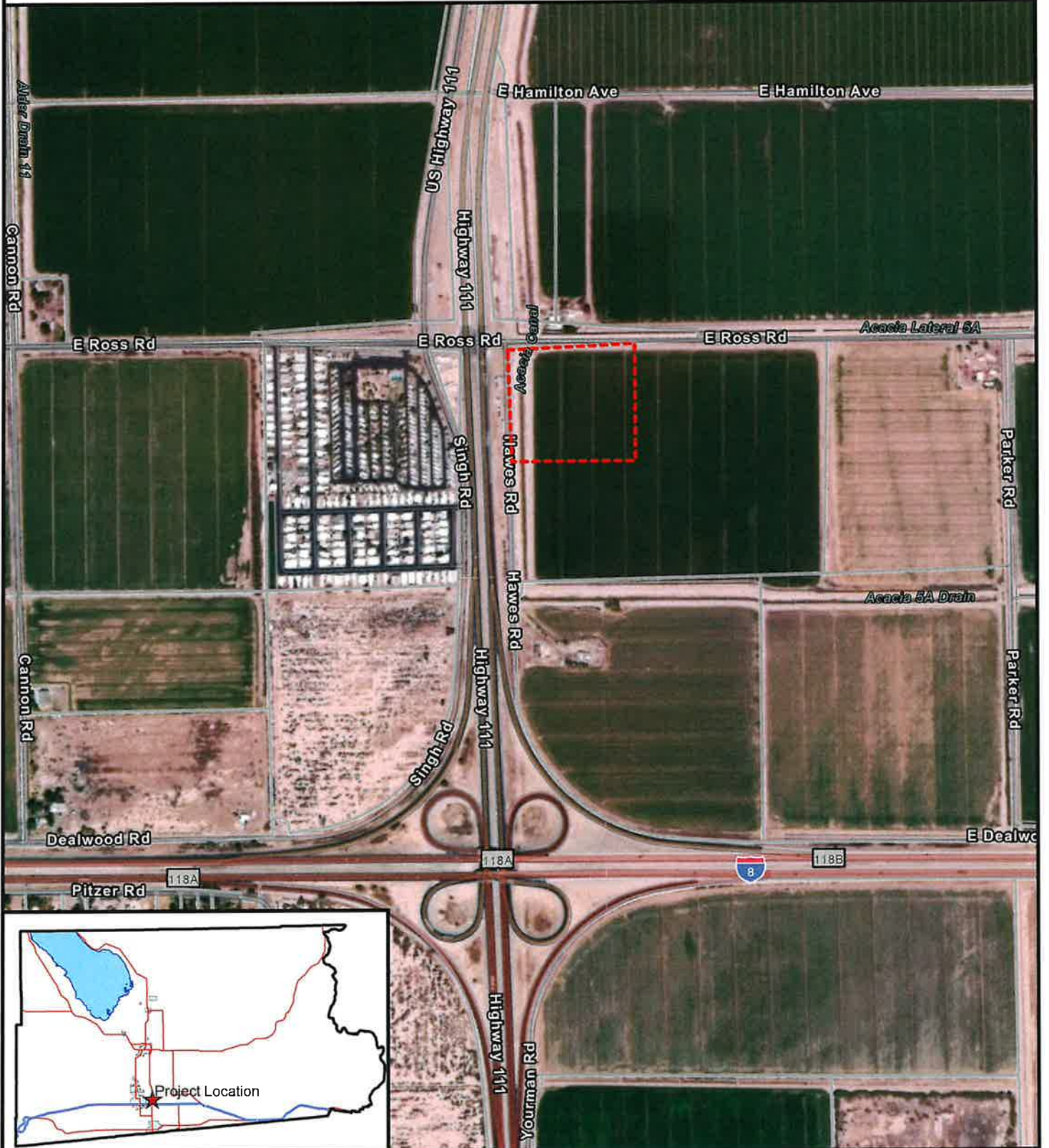
(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

VICINITY MAP

PROJECT LOCATION MAP



MAVERICK, INC.
CUP #25-0020 / V #25-0004
V #25-0003 / IS #25-0044
APN 054-080-047-000

-  Project Location
-  Parcels
-  Centerline



COMMENT LETTERS

RECEIVED

JAN 16 2026

Olivia Lopez

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Friday, January 16, 2026 5:37 AM
To: Olivia Lopez; Planning - ICPDSCommentLetters
Subject: Re: [EXTERNAL]:RE: CUP25-0020/V25-0003/V25-0004/IS25-0044 - Request for Comments

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

CAUTION: This email originated outside our organization; please use caution.

Good morning,

This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe does not wish to provide comments on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521



From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Thursday, January 15, 2026 12:19 PM
To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Kathleen Lang <KathleenLang@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>;

RECEIVED

Olivia Lopez

JAN 16 2026

From: Sanchez-Aguilar, Jocel (TRBL) <jsanchez-aguilar@aguacaliente.net>
Sent: Friday, January 16, 2026 1:40 PM
To: Planning - ICPDSCCommentLetters
Cc: THPO Consulting; Olivia Lopez
Subject: CUP25-0020/V25-0003/V25-0004/IS25-0044 (407 E. Ross Rd., El Centro, CA 92243);
Maverick, Inc.

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

CAUTION: This email originated outside our organization; please use caution.

Greetings,

A records check of the Tribal Historic Preservation Office’s cultural registry revealed that this project is not located within the Tribe’s Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,



Jocel Sanchez-Aguilar
Cultural Resources Analyst
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive,
Palm Springs, CA 92264
E: jsanchez-aguilar@aguacaliente.net
C: (760) 902-0315 | D: (760) 883-1137

RECEIVED

JAN 16 2026

Olivia Lopez

From: Andrew Loper
Sent: Friday, January 16, 2026 8:25 AM
To: Olivia Lopez
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Luis Bejarano; Adriana Ceballos; Aimee Trujillo; Azucena Gallardo; Kayla Henderson; Nicole Atondo; Valerie Grijalva; Vanessa DeLaTeja; David Lantzer; Rudy Mesa
Subject: RE: CUP25-0020/V25-0003/V25-0004/IS25-0044 - Request for Comments

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

Good Morning

The Imperial County Fire Department has no comments at this time for CUP25-0020/V25-0003/V25-0004/IS25-0044. If you have any questions please feel free to contact us. Thank you

IMPERIAL COUNTY FIRE DEPARTMENT
OFFICE OF EMERGENCY SERVICES



2514 LA BRUCHERIE ROAD
IMPERIAL, CA 92251
andrewloper@co.imperial.ca.us

OFFICE (442) 265-3020
CELL (760) 604-1828

From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Thursday, January 15, 2026 11:20 AM
To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Kathleen Lang <KathleenLang@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Claudia Valadez <Claudia.Valadez@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelly@ics.org; Fred Miramontes <fmiramontes@ics.org>; Robert Benavidez <RBenavidez@ics.org>; rlpna@iid.com; jlasbury@iid.com; iidenvironmental@iid.com; jjbrooks@iid.com; JFLopez@iid.com; jmontano@iid.com; kimberly.dodson@dot.ca.gov; roger.sanchez-rangel@dot.ca.gov; marcuscuero@campo-nsn.gov; dtsosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com; acbci-thpo@aguacaliente.net; acbci-thpo@aguacaliente.net; byronfrontier@yahoo.com
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Bejarano <luisbejarano@co.imperial.ca.us>; Adriana Ceballos <adrianceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>
Subject: RE: CUP25-0020/V25-0003/V25-0004/IS25-0044 - Request for Comments

Good morning,

AIR POLLUTION CONTROL DISTRICT



January 28, 2026

RECEIVED

By Imperial County Planning & Development Services at 1:52 pm, Jan 28, 2026

Mr. Jim Minnick
Planning Director
801 Main Street
El Centro, CA 92243

SUBJECT: Initial Study 25-0044 for Conditional Use Permit 25-0020, Variance 25-0003 and Variance 25-0004 for the Maverik Ross Pole and Monument Signs

Dear Mr. Minnick,

The Imperial County Air Pollution Control District (Air District) thanks you for the opportunity to review Initial Study 25-0044 that includes an application for Conditional Use Permit (CUP) 25-0020 that would allow the installation of a 50-foot-high double-sided V-shaped pole sign in the southeast corner of the intersection between Ross Road and Highway 111. The CUP is needed for conformance with Title 9, Section 90401.17. In addition, Variance 25-0003 and Variance 25-0004 have been submitted to allow the construction of two (2) monument signs. The project is located at 407 E. Ross Road in El Centro, also identified as Assessor's Parcel Number (APN) 054-090-023. This CUP application is affiliated with a Maverik Fueling Station previously analyzed under Mitigated Negative Declaration for which the Air District provided comments on June 18, 2024. If approved, CUP 25-0020 would not alter the project's footprint.

The Air District has no comment.

Air District rules and regulations can be found on our website at <https://apcd.imperialcounty.org> under the planning section. If any questions arise, please feel free to contact our office at (442) 265-1800.

Sincerely,

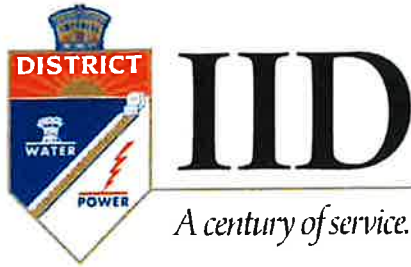

Curtis Blondell

APC Environmental Coordinator II

Reviewed by:


Monica N. Soucier

APC Division Manager



A century of service.

www.iid.com

Since 1911

RECEIVED

Tuesday, January 27, 2026

JAN 27 2026

Luis Bejarano
Planner II
Planning & Development Services
801 Main St.
El Centro, CA 92243

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

SUBJECT: Maverick Ross Pole & Monument Signs (APN: 054-080-047-000)

Dear Luis Bejarano:

On Thursday, January 15, 2026, the Imperial Irrigation District received a request from Imperial County Planning & Development Services for an agency review of the Maverick Ross Pole & Monument Signs located at 407 E. Ross Rd., El Centro, CA 92243. The applicant, Maverick, is proposing a Conditional Use Permit (CUP25-0020) and Variance (V25-0004) for the construction of a 50-foot tall, double-sided, V-shaped pole sign facing both east and west along Interstate 8, approximately 2,100 feet north of the I-8 and State Highway 111 intersection. The requested variance would allow the applicant to exceed the 24-foot height limitation for pole signs in a C-3 (Heavy Commercial) zone by 26 feet, and exceed the 200-square-foot-per-side sign area limitation by allowing 243.4 square feet per side. The Conditional Use Permit is required to allow the construction of the sign as a non-conforming structure in accordance with Title 9, Section 90401.17. Additionally, the applicant has submitted a second Variance (V25-0003) to construct two (2) monument signs that exceed the 6-foot height limitation by 14 feet (for a total of 20 feet) and exceed the 48-square-foot-per-side area limitation by allowing 220 square feet per side.

IID has reviewed the project information and has the following comments:

1. The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
2. Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.

3. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.
4. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Substations and switchyards shall be located on property that will transferred to IID in fee simple ownership with legal access.
6. If and when the customer is contemplating electrical service, please contact the areas service planner Mr. Ignacio Romo at 760-482-3426 or email at IGRomo@IID.com. Customer is required to apply with IID for electrical service to the project. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of the site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads & one-line diagrams, project schedule, and applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project. Project will require a TCSP Application.
7. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
8. Applicant shall provide a surveyed legal description and associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

Should you have any questions, please do not hesitate to contact IID at iidenviornmental@iid.com. Thank you for the opportunity to comment on this matter.

Maverick Ross Pole & Monument Signs
Tuesday, January 27, 2026
Page 3

Respectfully,

A handwritten signature in blue ink, appearing to read "Wayne K. Strumpfer", with a horizontal line extending to the right.

Wayne K. Strumpfer
General Counsel

Cc: Matthew H Smelser – Manager, Power Dept.
Mike Pacheco – Manager, Water Dept.
Tina Shields – Manager, Water Dept
Paul Rodriguez – Deputy Mgr. Power Dept. Power Dept.
Guillermo Barraza – Mgr. of Distribution Svcs. & Maint. Oprtns., Power Dept.
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Supervisor, Environmental Compliance Water

RECEIVED

Olivia Lopez

JAN 27 2026

From: Margo Sanchez
Sent: Tuesday, January 27, 2026 1:30 PM
To: Olivia Lopez; Planning - ICPDSComentLetters; Luis Bejarano
Subject: RE: 260115-CUP25-0020/V25-0003/V25-0004/IS25-0044 - Request for Comments

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Good afternoon,

Please accept this email as confirmation that the Agricultural Commissioner's Office has No Comment on this project.

Best regards,
Margo

Margo Sanchez

Deputy Agricultural Commissioner
Deputy Sealer of Weights & Measures
Special Projects / Weights & Measures Division
Imperial County Agricultural Commissioner's Office
442.265.1500
7-4:30pm / Off rotating Fridays
agcom.imperialcounty.org



From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Thursday, January 15, 2026 11:20 AM
To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Kathleen Lang <KathleenLang@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Claudia Valadez <Claudia.Valadez@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; rlpna@iid.com; jlasbury@iid.com; iidenvironmental@iid.com; jbbrooks@iid.com; JFLopez@iid.com; jmontano@iid.com; kimberly.dodson@dot.ca.gov; roger.sanchez-rangel@dot.ca.gov; marcuscuerdo@campo-nsn.gov; dtsosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com; acbci-thpo@aguacaliente.net; acbci-thpo@aguacaliente.net; byronfrontier@yahoo.com
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Bejarano <luisbejarano@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>
Subject: 260115-CUP25-0020/V25-0003/V25-0004/IS25-0044 - Request for Comments

Aimee Trujillo

From: Carlos Yee
Sent: Thursday, January 29, 2026 9:13 AM
To: Olivia Lopez; Jolene Dessert; Margo Sanchez; Monica Soucier; Jesus Ramirez; John Hawk; Kathleen Lang; Rosa Lopez; Bari Bean; Jorge Perez; Jeff Lamoure; Alphonso Andrade; Marco Topete; Sheila Vasquez-Bazua; Robert Menvielle; David Lantzer; Andrew Loper; Claudia Valadez; Veronica Atondo; rkelley@icso.org; Fred Miramontes; Robert Benavidez; rlpna@iid.com; jlasbury@iid.com; iidenvironmental@iid.com; jibrooks@iid.com; JFLopez@iid.com; jmontano@iid.com; kimberly.dodson@dot.ca.gov; roger.sanchez-rangel@dot.ca.gov; marcuscuero@campo-nsn.gov; dtsosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com; acbci-thpo@aguacaliente.net; acbci-thpo@aguacaliente.net; byronfrontier@yahoo.com
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Luis Bejarano; Adriana Ceballos; Aimee Trujillo; Azucena Gallardo; Kayla Henderson; Nicole Atondo; Valerie Grijalva; Vanessa DeLaTeja
Subject: RE: CUP25-0020/V25-0003/V25-0004/IS25-0044 - Request for Comments

RECEIVED

JAN 29 2026

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

To whom it may concern,

Our Department has no comments for the above mentioned project.

Regards.

Carlos Yee | Permit Specialist
ICDPW - Engineering Division | 155 S. 11th Street. El Centro, CA 92243
Phone: (442)265-1818 x1838 | Fax: (442)265-1858 | Email: CarlosYee@co.imperial.ca.us

From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Thursday, January 15, 2026 11:20 AM
To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Kathleen Lang <KathleenLang@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Claudia Valadez <Claudia.Valadez@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; rlpna@iid.com; jlasbury@iid.com; iidenvironmental@iid.com; jibrooks@iid.com; JFLopez@iid.com; jmontano@iid.com; kimberly.dodson@dot.ca.gov; roger.sanchez-rangel@dot.ca.gov; marcuscuero@campo-nsn.gov; dtsosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com; acbci-thpo@aguacaliente.net; acbci-thpo@aguacaliente.net; byronfrontier@yahoo.com
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Bejarano <luisbejarano@co.imperial.ca.us>; Adriana Ceballos <adrianceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja

APPLICATION

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Maverik, Inc.	EMAIL ADDRESS kevin.deis@maverik.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 185 S State Street, Suite 800, Salt Lake City, UT	ZIP CODE 84111	PHONE NUMBER 801-634-3210
3. APPLICANT'S NAME Site Design Collaborative	EMAIL ADDRESS cotis@sdcollaborative.net	
4. MAILING ADDRESS (Street / P O Box, City, State) 245 E Third Street, Long Beach, CA	ZIP CODE 90802	PHONE NUMBER 714-287-6208
4. ENGINEER'S NAME	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. 054-080-023	SIZE OF PROPERTY (in acres or square foot) 10 acres	ZONING (existing) C3
7. PROPERTY (site) ADDRESS 407 E Ross Road		
8. GENERAL LOCATION (i.e. city, town, cross street) SEC Ross & Hawes		
9. LEGAL DESCRIPTION Northeast quarter of the northwest quarter of Section 11, Township 16 South, Range 14 East. San Bernardino Base and Meridian, In the County of Imperial, State of California		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Maverik Fueling Station & Convenience Store CUP required for deviation from sign standards.
11. DESCRIBE CURRENT USE OF PROPERTY	Vacant (Maverik construction start December 2025)
12. DESCRIBE PROPOSED SEWER SYSTEM	OWTS
13. DESCRIBE PROPOSED WATER SYSTEM	Non Transient Non-Community Public Water System
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	UG fire line, sprinkler/alarm, fueling system fire protection
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT

Kevin Deis 12/4/25
Print Name Date


Signature

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY:		DATE	12/5/25	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	<input type="checkbox"/> P W
APPLICATION REJECTED BY:	_____	DATE	_____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY:	_____	DATE	_____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	<input type="checkbox"/> O. E. S.
		DATE	_____	<input type="checkbox"/> _____

CUP #
25-0020

VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Maverik, Inc.	EMAIL ADDRESS kevin.deis@maverik.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 185 S State Street, Suite 800, Salt Lake City, UT	ZIP CODE 84111	PHONE NUMBER 801-634-3210
3. ENGINEERS NAME	CA. LICENSE NO.	EMAIL ADDRESS
4. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
5. ASSESSOR'S PARCEL NO. 054-080-023	ZONING (existing) C3 Heavy Commercial	
6. PROPERTY (site) ADDRESS 407 E Ross Road	SIZE OF PROPERTY (in acres or square foot) 10 acres	
7. GENERAL LOCATION (i.e. city, town, cross street) SEC Ross & Hawes		
8. LEGAL DESCRIPTION Northeast quarter of the northwest quarter of Section 11, Township 16 South, Range 14 East. San Bernardino Base and Meridian, In the County of Imperial, State of California		
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) Permit two monument signs at 20' tall and 220 SF per side. Sign code permits 6' tall sign with 48 SF per side		
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : See attached justification statement		
10. DESCRIBE THE ADJACENT PROPERTY East Agricultural (A-2) West Country Life Mobile Home & RV Park (C-2-U) North Agricultural (A-2) South Agricultural (A-2)		

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Kevin Deis 12/4/25
 Print Name Date
Kevin Deis
 Signature

 Print Name Date

 Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: [Signature] #315
 APPLICATION DEEMED COMPLETE BY: _____
 APPLICATION REJECTED BY: _____
 TENTATIVE HEARING BY: _____
 FINAL ACTION: APPROVED DENIED

DATE 12/5/25 REVIEW / APPROVAL BY OTHER DEPT'S required.
 P. W.
 E. H. S.
 A. P. C. D.
 O. E. S.

V #
25-0003

VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Maverik, Inc.	EMAIL ADDRESS kevin.deis@maverik.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 185 S State Street, Suite 800, Salt Lake City, UT	ZIP CODE 84111	PHONE NUMBER 801-634-3210
3. ENGINEERS NAME _____ CA. LICENSE NO. _____	EMAIL ADDRESS _____	
4. MAILING ADDRESS (Street / P O Box, City, State) _____	ZIP CODE _____	PHONE NUMBER _____

5. ASSESSOR'S PARCEL NO. 054-080-023	ZONING (existing) C3 Heavy Commercial
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7. GENERAL LOCATION (i.e. city, town, cross street) SEC Ross & Hawes	
8. LEGAL DESCRIPTION Northeast quarter of the northwest quarter of Section 11, Township 16 South, Range 14 East. San Bernardino Base and Meridian, In the County of Imperial, State of California	

8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.)
Variance to allow for 50' tall pole sign with area of 243.4 SF per side.
Sign code permits 24' height and 200 SF of area per side.

9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY :
See attached justification statement

10. DESCRIBE THE ADJACENT PROPERTY

East	Agricultural (A-2)
West	Country Life Mobile Home & RV Park (C-2-U)
North	Agricultural (A-2)
South	Agricultural (A-2)

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Kevin Deis **12/4/25**
Print Name Date

Kevin Deis
Signature

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: _____	DATE 12/5/25	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

V #
25-0004



CIVIL ENGINEERING | ENTITLEMENT | PROJECT MANAGEMENT | DUE-DILIGENCE

Variance & CUP Justification Statement

Maverik is requesting a variance and conditional use permit to allow for the following:

- Pole sign to be 50' in height (24' permitted by sign code)
- Pole sign area to be 243.4 SF per side (200' per side permitted by sign code)
- Monument signs (2) to be 20' in height (6' permitted by sign code)
- Monument signs (2) to be 220 SF per side (48 SF per side permitted by sign code)

CEQA Exemption Request:

The Maverik project was previously analyzed under a duly adopted Mitigated Negative Declaration (MND) which evaluated the full development of the fueling station, convenience store, associated site improvements, on-site circulation and utilities (SCH#2024050699, GPA#22-0002, ZC#22-0002, PM#02499)

The current request for approval of a variance and conditional use permit for freestanding signage does not alter the project's footprint, intensity, circulation patterns, operational hours or any environmental factor previously evaluated in the MND.

CEQA Guidelines 15162 (No Subsequent Review Required):

Pursuant to CEQA Guideline 15162, no subsequent negative declaration or MND is required because:

1. No substantial changes are proposed that would require major revisions to the previous MND.
2. The signage proposal does not introduce new significant environmental effects.
3. The signage does not increase the severity of any impacts previously identified in the MND.
4. There is no new information of substantial importance indicating that the project would result in new or more severe impacts.

The proposed signage is limited to the installation of freestanding identification signs, one freeway-oriented pole sign and two monument signs, with no additional grading, traffic, habitat disturbance and no operation changes to the originally approved project.

Accordingly, 15162 applies and no further CEQA documentation should be required.

CEQA Guideline 15061 (b) (3) Common Sense Exception – Supplemental Finding

The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposal is limited to approval of signage height/area deviations, all installation will occur in a graded commercial site, and no environmental resource areas are affected. The signage does not increase project traffic, modify project operations or introduce new impact categories. Therefore, the project is also exempt under CEQA Guidelines 15061 (b) (3).

Conclusion:

Based on CEQA Guidelines 15162 & 15061 (b) (3), the proposed signage adjustments do not require further environmental review. We request that staff rely on the existing Mitigated Negative Declaration and the Common Sense Exception for CEQA compliance.

Variance & CUP Justification:

1. Are there special circumstances applicable to the property described in the variance application that do not apply generally to the property or class of use in the same zone or vicinity?

- The project is situated near a limited access state highway (SR 111) designed for high-speed regional traffic transitioning to and from the I-8 system. Travel speeds, wide right of way and limited access points create significantly longer sight-distance and decision distance requirements than standard arterial commercial corridors.
- This location functions as a highway service node for regional and interstate traffic approaching the border crossing and I-8. Fuel and food services must be visible at sufficient distance to allow trucks and RV's to safely change lanes, reduce speed and exit without last-second maneuvers.

2. The proposed use is consistent with the purpose of the zone:

The zone is intended for highway oriented commercial uses, including fuel and convenience retail. Each proposed freestanding sign serves a distinct customer type (freeway, truck, local) and therefore supports the intended function of the zone.

3. The proposed use will not be detrimental to the health, safety, and welfare of the public:

- Signs improve visibility and reduce unsafe maneuvers
- Signs are placed outside visibility triangles
- LED illumination is static, non-flashing and dimmed automatically

Pylon Sign: The height is necessary to provide adequate sight distance and decision time for drivers on SR-111, reducing unsafe last-minute braking and lane changes. The sign will not obstruct visibility, conflict with traffic control devices or create lighting/glare impacts. Improvement of advance decision distance, reduction of driver workload and the illumination safety controls will enhance public safety.

Monument Signs: Sign height increases public safety by allowing for better visibility to the fueling station.

4. Granting of variance will not constitute a grant of special privilege inconsistent with the limitations on other similar properties in the vicinity and zone:

Given the parcel size, deep building setback and location near a freeway, strict application of the height requirements would deprive this property of privileges enjoyed by similarly situated highway commercial properties.

The County has previously approved increased height and area signage for travel centers, fuel stations and freeway oriented commercial projects where additional height was necessary to ensure adequate visibility and driver safety. The request for increased height and area is not a special privilege but rather a comparable allowance enjoyed by similarly situated highway commercial properties.

(References include Variance #24-0006, Calexico Gateway Center & CUP08-0019, #V08-0002 Salton Seas Estate IV)

5. The proposed use is consistent with the goals and policies of the adopted County General Plan:

The project is consistent with General Plan goals promoting highway-oriented commercial uses, economic development for travelers and trucks and safe and efficient circulation. The increased sign height and area is necessary for effective identification of the project and for supporting orderly and safe access to services. With appropriate conditions of approval including illumination controls, maintenance and compliance with building and electrical codes, the proposal will not conflict with any General Plan policies related to aesthetics, community character, circulation, safety or land-use compatibility.

6. The proposed use complies with all applicable laws, ordinances and regulations of Imperial County:

The deviation requested is for sign height and area which can be granted with issuance of a variance and conditional use permit. The signs will be constructed and operated consistent with the building code, electrical and illumination standards, wind-load and maintenance requirements.

MAVERIK

New Store Sign Package by



Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Version

OPY-58104-R3
Date: 06.20.2025

Address

Maverik #TBD
Ross & Hwy 11
El Centro CA 92539

GENERAL NOTES:

All work should comply with
2022 California Building Code
2022 California Electrical Code
2022 California Energy Code, Title 24
2022 California Fire Code
2022 California Green Building Standards Code
2022 California Mechanical Code
2022 California Referenced Standards Code

**NOTE: CUSTOMER TO PROVIDE
TITLE 24 COMPLIANT SIGN
LIGHTING CONTROLS
(AUTOMATIC TIME SWITCH &
PHOTO CELL)**

**CUSTOMER TO PROVIDE PRIMARY
POWER TO SIGN LOCATION**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



PAGE INDEX	SIGN AREA
PG. 0.00 - COVER PAGE	---
PG. 0.1 - SITE PLAN	---
PG. 1.1 - HIGH-RISE POLE SIGN #1 - CONCEPTUAL VIEW (N TO S)	---
PG. 1.2 - HIGH-RISE POLE SIGN #1 - CONCEPTUAL VIEW (S TO N)	---
PG. 1.0 - HIGH-RISE POLE SIGN #1	500 ft ²
PG. 2.0 - MIDRISE POLE SIGN #2 A	173.25 ft ²
PG. 2.1 - MIDRISE POLE SIGN #2 B	173.25 ft ²
PG. 3.0 - CAT SCALE MID RISE	37.5 FT ²
PG. 4.0 - BUILDING SIGN #3 (EAST / FRONT ELEVATION)	48.9 ft ²
PG. 5.0 - BUILDING SIGN #4 (SOUTH / SIDE ELEVATION)	14.3 ft ²
PG. 6.0 - BUILDING SIGN #5 (WEST / REAR ELEVATION)	40.0 ft ²
PG. 7.0 - INTERIOR STORE SIGN #7 (BOONFIRE GRILL)	N/A
PG. 8.0 - FUEL CANOPY ELEVATIONS #6 A-F	88.1 ft ²
PG. 8.1 - FUEL CANOPY SIGNS #6 A-F	---
PG. 9.0 - HI FLO CANOPY ELEVATIONS	---
PG. 9.1 - HI FLO CANOPY SIGNS #9 A-C, H (VINYL), 9 F-S (PANELS)	71.4 ft ²
PG. 10.0 - DIRECTIONAL #6 A-B	12.0 ft ²
PG. 11.0 - EXIT SIGN	12.0 ft ²
PG. 12.0 - NO PARKING (QTY:30 AT 1.5ft ²)	45.0 ft ²
TOTAL SIGN AREA =	1,137.7 ft²



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This sign is installed in accordance with the requirements of Article 609 of the National Electrical Code and all other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
DR	02.15.2025
R1	06.10.2025 Design Updated JK
R2	06.13.2025 Design Updated JK
R3	06.20.2025 (MS)
R4	---
R5	---
R6	---
R7	---
R8	---
R9	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

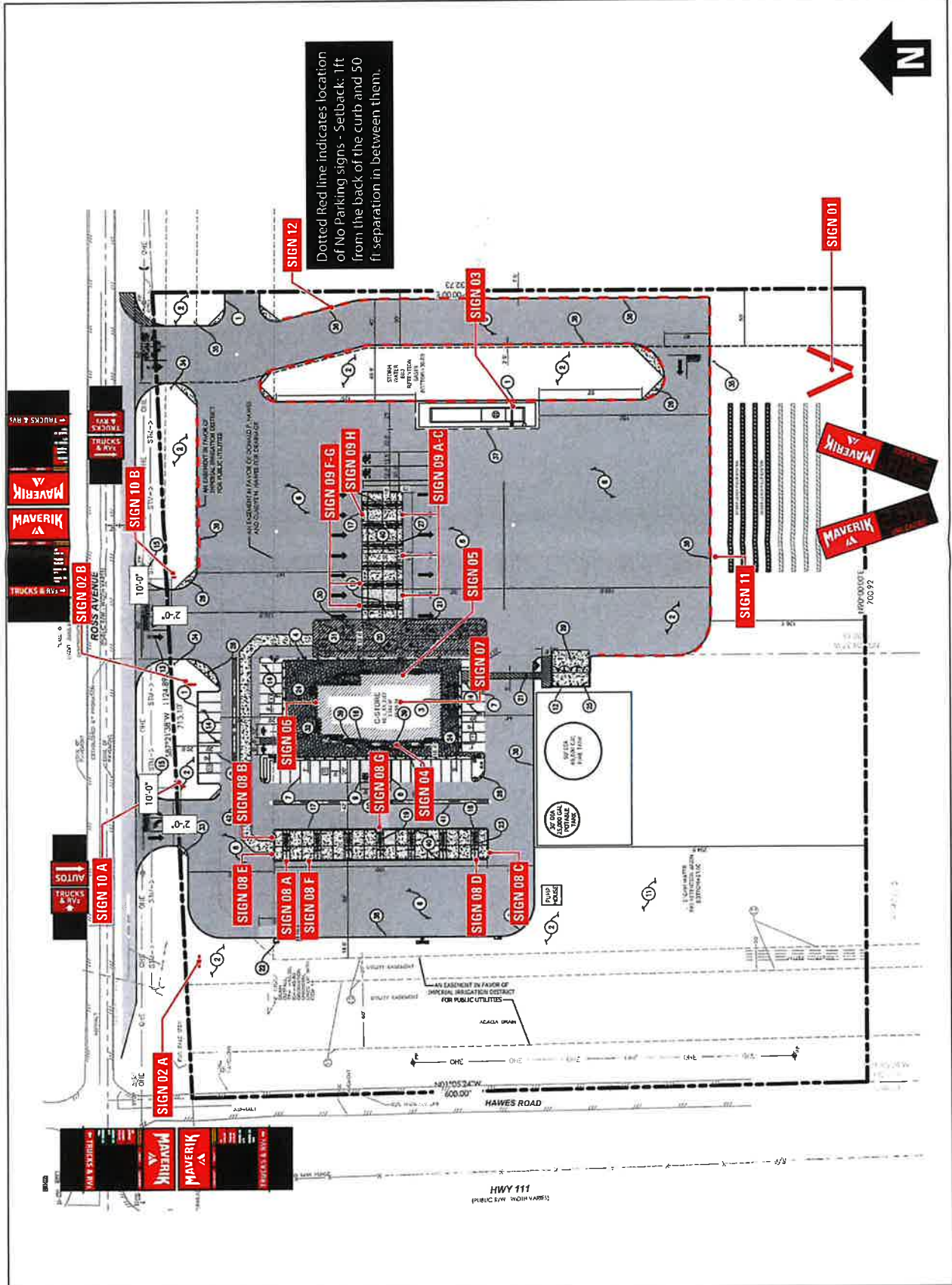
Maverik #TBD

Ross & Hwy 11
El Centro CA 92539

Acct. Exec: Matthew R. Wren
Designer: Mitchell E. Stapley

OPY-58104 R3

ART 0.1





DESIGN

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Salt Lake City, UT 84104
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This sign is installed in accordance with the
requirements of Article 600 of the National
Electrical Code and / or other applicable local
ordinances. It is subject to proper grounding and
bonding of the sign.



Revisions

No.	Date / Description
01	02.13.2025
02	05.10.2025 JK
03	05.13.2025 JK
04	05.20.2025 (MS)
05	----
06	----
07	----
08	----
09	----
10	----

JO #

Approval

A/E Sign / Date

Client Sign / Date

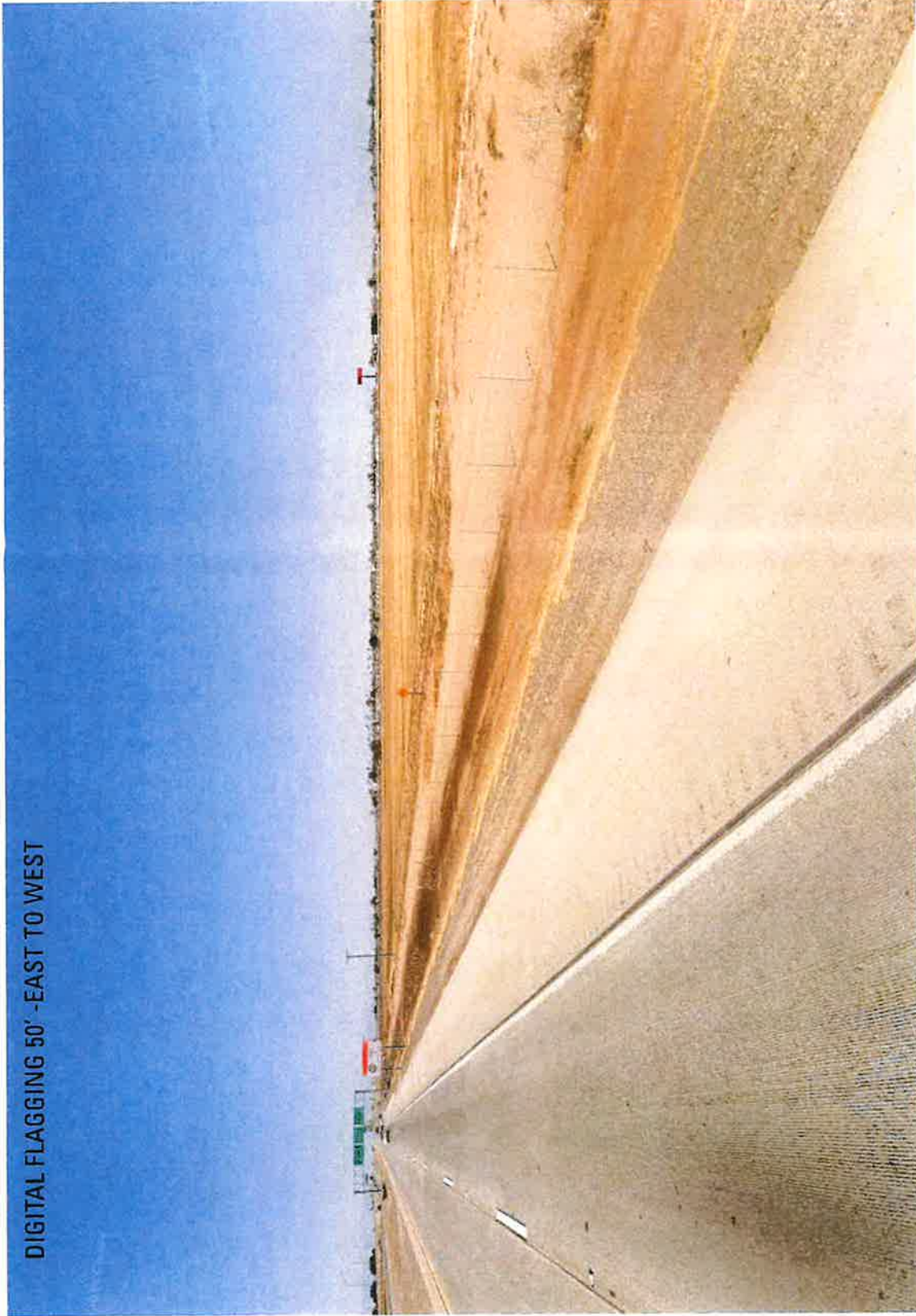
Maverik #TBD

Ross & Hwy 11
El Centro CA 92539
Acct. Exec: Matthew B Wren
Designer: Mitchell E Stapley

OPY-58104 R3

LOC 0.3

DIGITAL FLAGGING 50' - EAST TO WEST





DESIGN
 1605 South Gramercy Rd.
 Salt Lake City, UT 84104
 801.487.8481

www.yesco.com

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REVISIONS

No.	Date / Description
01	02.13.2025
R1	06.10.2025 JK
R2	06.13.2025 Added to packet JK
R3	06.20.2025 (MS)
R4	****
R5	****
R6	****
R7	****
R8	****
R9	****

J0 #

Approval

A/E Sign / Date

Client Sign / Date

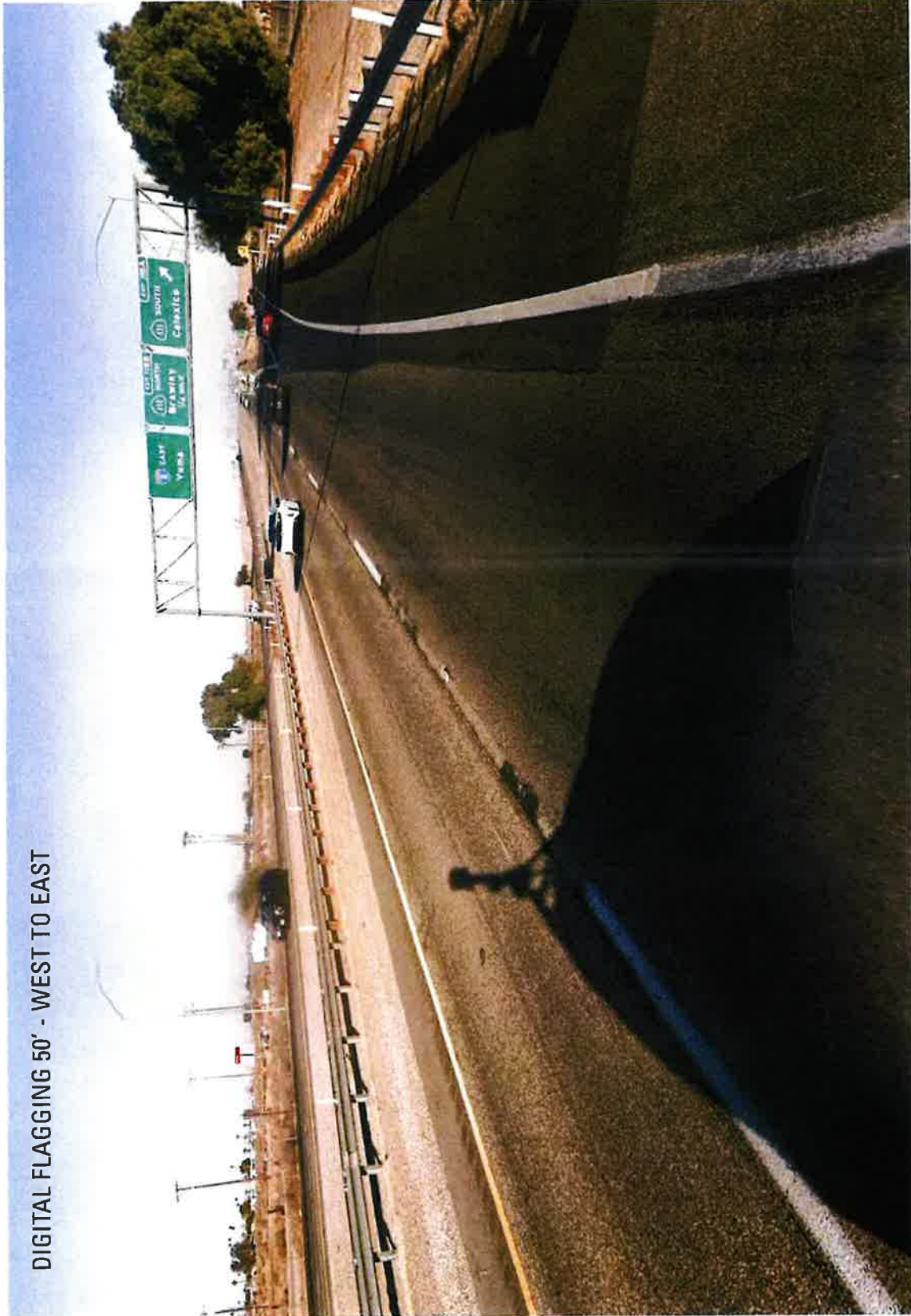
Maverik #TBD

Ross & Hwy 11
 El Centro CA 92539
 Acct. Exec: Matthew R. Wran
 Designer: Mitchell E. Stapley

OPY-58104 R3

LOC 0.4

DIGITAL FLAGGING 50' - WEST TO EAST



SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) V-SHAPED
HIGH RISE POLE SIGN.

DESIGN

1605 South Grameray Rd.
Salt Lake City, UT 84104
801.487.8481

WWW.YESCO.COM

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requirements of Article 506 of the National
Electrical Code. The sign shall be installed
in accordance with the applicable code
and this includes proper grounding and
bonding of the sign.



REVISIONS

No.	Date / Description
01	02.10.2025
R1	06.10.2025 Design Updated JK
R2	06.12.2025 Changed to V Shape JK
R3	08.20.2025 (MS)
R4	***
R5	***
R6	***
R7	***
R8	***
R9	***

JO #

Approval

AME Sign / Date

Client Sign / Date

Maverik #TBD

Ross & Hwy 11
El Centro CA 92539
Acct. Exec: Matthew Wise
Designer: Mitchell Stapley

OPY-58104 R3

ART 1.0

PERMITTING INFO

AREA: 4813 FT² (rounded to the nearest 100)
METHOD: BOUNDING BOX

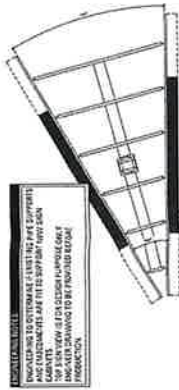
COLOR KEY

P1 SW Side Black
V1 303 3030 32 "Red"

Note: Unless otherwise noted, the colors depicted
on this rendering may not match actual colors on
finished display. Please refer to color-calious and
their appropriate vendor specified samples for
approved color specifications.

ELECTRICAL

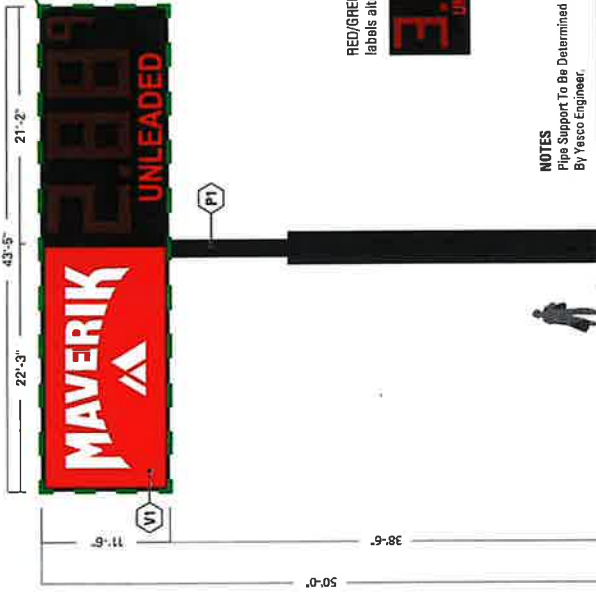
POWER AT DISPLAY LOCATION TO BE
PROVIDED BY CLIENT. YESCO TO CONNECT
POWER TO SIGN.



3 SIGN 01 - PLAN VIEW (TO SHOW DISPLAY V-SHAPE ANGLE ONLY)
NTS

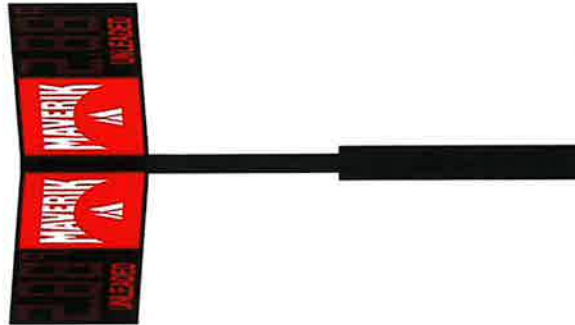
ATTENTION:
UNLEADED PRICE CHANGER DIGITS
TO BE ON STREET SIDE.

Sunshine Provided Price Changer Cabinet
Price Changer Digit Size: 69"



NOTES
Pipe Support To Be Determined
By Yesco Engineer.

1 SIGN 01 - HIGH RISE V SHAPE LAYOUT (FRONT VIEW)
SCALE: 1/16" = 1'-0" (1:192)



2 SIGN 01 - HIGH RISE V SHAPE LAYOUT (SIDE VIEW)
SCALE: 1/16" = 1'-0" (1:192)



SCOPE OF WORK
 RECEIVE & INSTALL **ONE (1)** SUNSHINE
 PROVIDED DOUBLE FACE INTERNALLY
 ILLUMINATED MONOLITH SIGN.

DESIGN

1605 South Gramercy Rd.
 Salt Lake City, UT 84104
 801.487.8481

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This sign is installed in accordance with the
 requirements of Article 600 of the National
 Electrical Code and / or other applicable local
 codes. This includes proper grounding and
 bonding of the sign.



Revisions

No.	Date / Description
01	02.13.2025
R1	08.10.2025 Design Update JK
R2	06.13.2025 Design Update JK
R3	06.20.2025 (MS)
R4	---
R5	---
R6	---
R7	---
R8	---
R9	---

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

Ross & Hwy 11
 El Centro CA 92539
 Asst. Exec: Matthew P. Wren
 Designer: Mitchell E. Stanley

OPY-58104

R3

ART 2.1

PERMITTING INFO

AREA: 173.25 FT² (Rounded to the nearest 1/4")
 METHOD: BOUNDING BOX

COLOR KEY

P1	SW 7020 "Black/Fox"
V1	3M 9530-33 "Red"
V2	3M 3530-26 "Green"
V3	3M 3530-22 "Black"
V4	3M 3530-25 "Sunflower"

Note: Unless otherwise noted, the colors depicted
 on this rendering may not match actual colors on
 finished display. Please refer to color-callouts and
 their appropriate vendor specified samples for
 approved color specifications.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE
 PROVIDED BY CLIENT. YESCO TO CONNECT
 POWER TO SIGN.

ATTENTION:
 UNLEASER PRICE CHANGER DIGITS
 TO BE ON STREET SIDE.

NOTES
 All Details to be Determined by
 Pipe Size and LED. Price Cabinet.

Sunshine Provided Price Changer Cabinet
 Price Changer Digit Size: 18"



Yesco Provided Aluminum Base

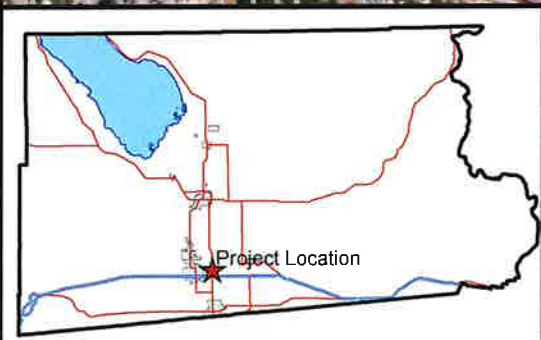
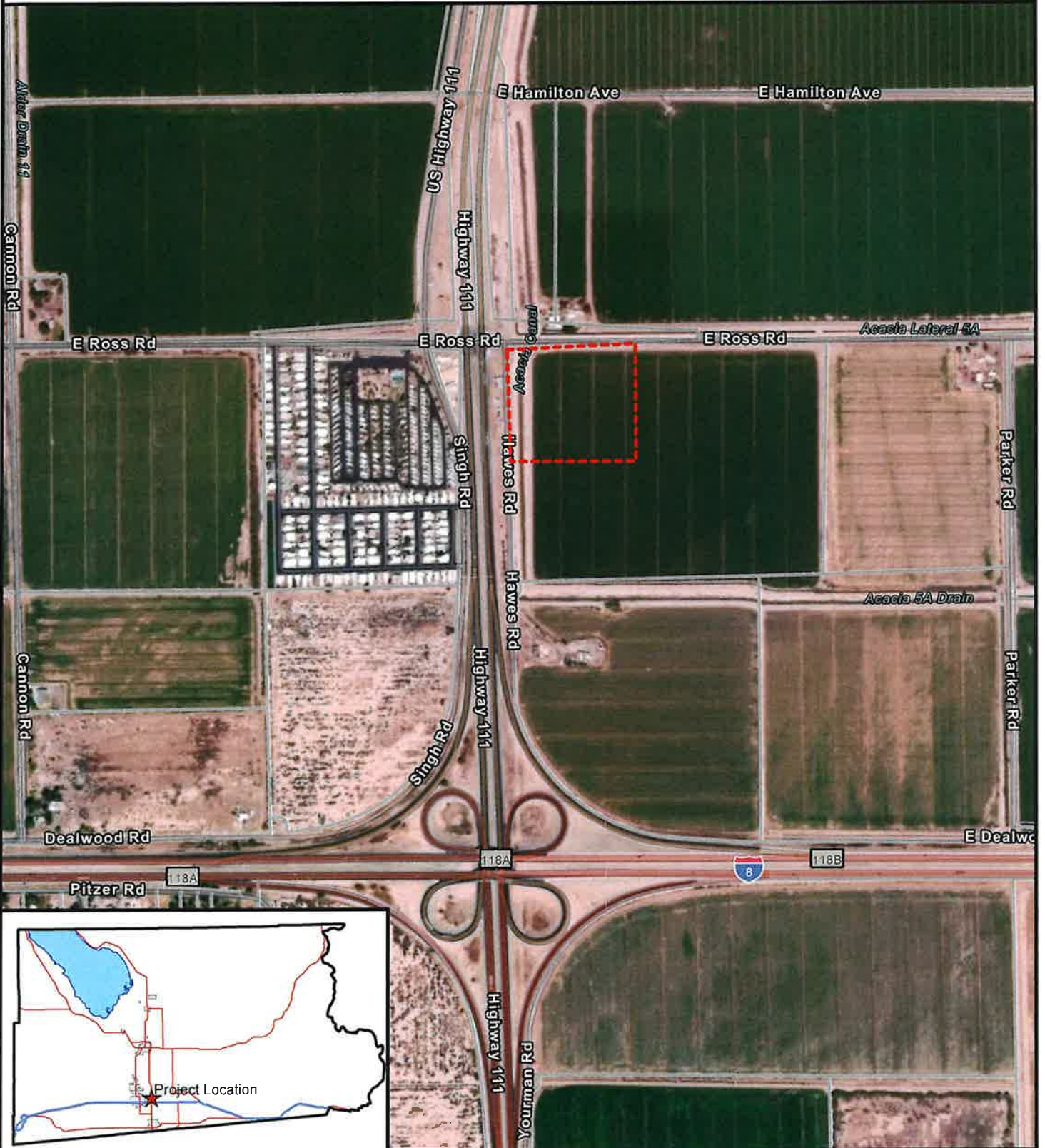


FRONT VIEW



1 SIGN 02B - DOUBLE FACE INTERNALLY ILLUMINATED MONOLITH SIGN
 SCALE: 3/8" = 1'-0" (1:32)

2 SIGN 02B - DOUBLE FACE INTERNALLY ILLUMINATED MONOLITH SIGN
 SCALE: 3/8" = 1'-0" (1:32)

PROJECT LOCATION MAP



MAVERICK, INC.
CUP #25-0020 / V #25-0004
V #25-0003 / IS #25-0044
APN 054-080-047-000

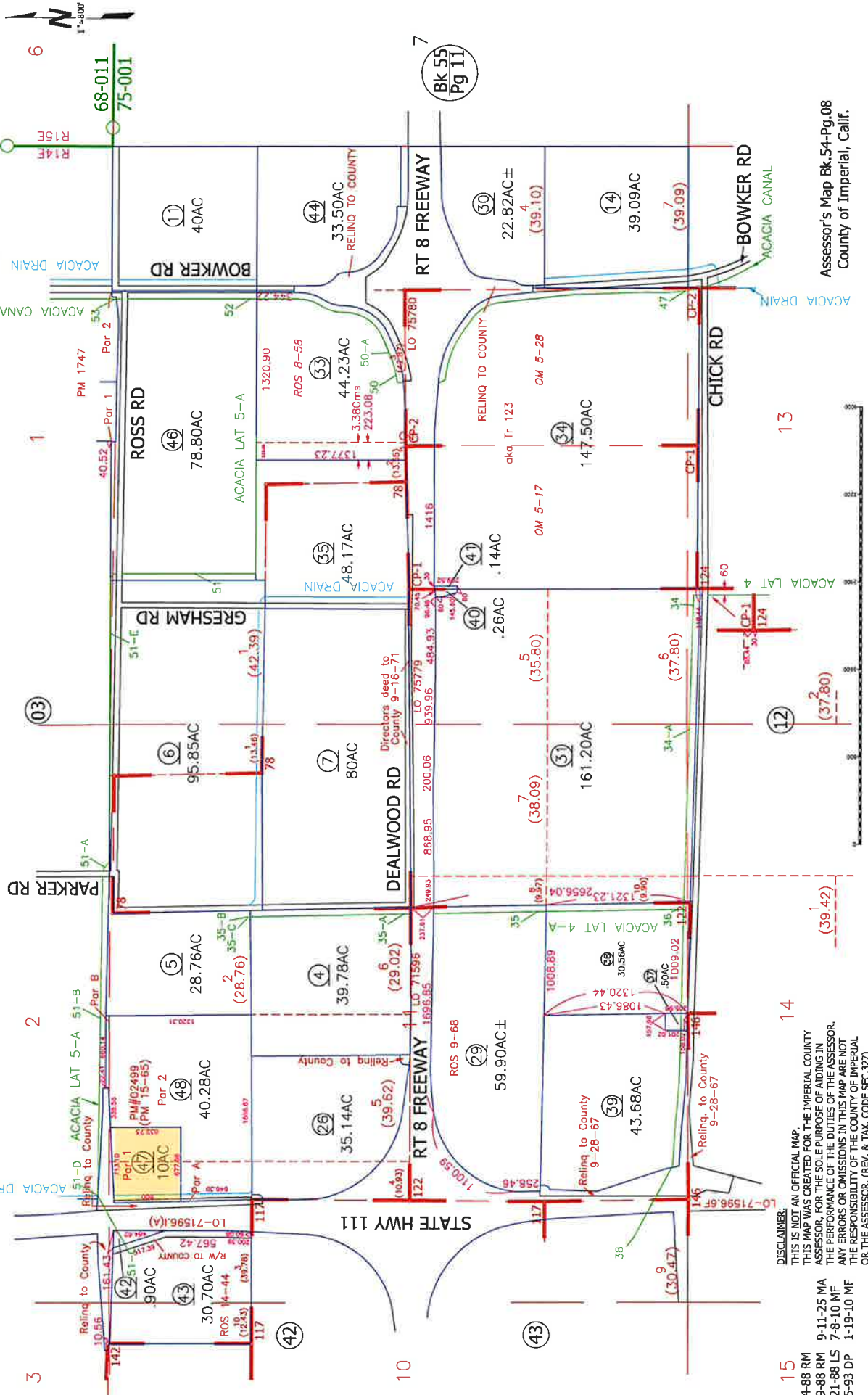
-  Project Location
-  Parcels
-  Centerline



CALIFORNIA PRODUCER'S TRACT 1,2 & TRACT 78,122, SEC. 11, 12 &
 POR. SEC. 10, 11, 12, T.16S., R.14E.

Tax Area Code
 75-001

54-08



DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
 ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
 THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
 ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
 THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
 OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

15
 6-14-88 RM
 2-19-88 RM
 11-21-88 LS
 3-25-93 DP

14

13

12

11

10

Assessor's Map Bk. 54-Pg. 08
 County of Imperial, Calif.

BK 55
 Pg 11