

# PROJECT REPORT

**TO: PLANNING COMMISSION**  
**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA DATE: December 11, 2024**  
**AGENDA TIME: 9:00AM / No. 6**

PROJECT TYPE: Grewal Holdings, LLC / Parcel Map #02512 SUPERVISOR DIST # 5

LOCATION: 1761 Maggio Road APN: 059-435-012-000

Calexico, CA 92231 PARCEL SIZE: 16.70-AC

GENERAL PLAN (existing) Gateway of the Americas Specific Plan GENERAL PLAN (proposed) N/A

ZONE (existing) GC (Gateway Commercial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: 12-11-2024

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: \_\_\_\_\_

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 10/10/2024

INITIAL STUDY: #24-0033

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☐

NONE

☒ ATTACHED

AG

☐

NONE

☒ ATTACHED

APCD

☐

NONE

☒ ATTACHED

E.H.S.

☒

NONE

☐ ATTACHED

FIRE / OES

☐

NONE

☒ ATTACHED

SHERIFF

☒

NONE

☐ ATTACHED

OTHER

Imperial Irrigation District & County Executive Office

## **REQUESTED ACTION:**

IT IS RECOMMENDED THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE PARCEL MAP #02512 BY TAKING THE FOLLOWING ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED BY THE ENVIRONMENTAL EVALUATION COMMITTEE ON OCTOBER 10, 2024; AND,
2. ADOPT THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING PARCEL MAP #02512, SUBJECT TO THE ATTACHED CONDITIONS.

**Planning & Development Services**

801 MAIN ST., EL CENTRO, CA, 92243 760-482-4236

GQ\XXIS\AI\Users\APN\059\435\012\PM02512 IS24-0033\PC\PM02512 PC PROJECT REPORT.docx

**STAFF REPORT**  
**Planning Commission Meeting**  
**December 11, 2024**

**Project Name:** Parcel Map (PM) #02512

**Applicant:** Grewal Holdings, LLC  
21550 Oxnard Street, Suite 655  
Woodland Hills, CA 91367

**Agent:** ProTerra Engineering & Surveying  
Jose Carlos Romero, P.L.S.  
444 South 8<sup>th</sup> Street, Suite B-4  
El Centro, CA 92243

**Project Location:**

The proposed project is located at 1761 Maggio Road within the Gateway of the Americas Specific Plan Area, Calexico, CA. It is bounded by Maggio Road on the North, Stefani Street on the West, and State Route 7 (CA-SR7) on the East. The subject property is further identified as this lot merger consists of the merging of Lots 4, 5, 6, 7, 8, 9, 10, 17 and 18 of the Maggio Commercial Park Subdivision, Tract No. 941, Unit 4, together with that segment of Stefani Street and the Public Utility Easement (PUE) adjacent to said segment of Stefani Street within said Maggio Commercial Park Subdivision, Tract No. 941, Unit 4; Township 17 South, Range 15 East of the San Bernardino Base and Meridian (S.B.B.M.), containing approximately 16.70 Acres. The property is also known as Assessor's Parcel Number (APN) 059-435-012-000.

**Project Summary:**

The Applicant seeks approval for a minor subdivision within the Gateway of the Americas Specific Plan Area, Calexico, CA, which consists of dividing an existing parcel into two distinct lots. One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. The existing parcel is approximately 16.70-AC.

Proposed Parcel 1 would be approximately 15.48-AC and would accommodate a proposed Truck Stop & Travel Center with legal and physical access via Stefani Street and Maggio Road.

Proposed Parcel 2 would be approximately 1.22-AC and would accommodate a proposed Starbucks Coffee or Drive-Thru Business with legal and physical access via Maggio Road.

Water and sewer to both newly created parcels would be provided via the existing Gateway of the Americas sewer collection, water distribution and treatment system infrastructure.

**Existing Parcel Size:**

Subject Parcel (059-435-012) ..... ≈+/- 16.70 AC

**New Proposed Parcel Sizes:**

Parcel 1 "A" (Truck Stop &amp; Travel Center) ..... ≈+/- 15.48 AC

Parcel 2 "B" (Starbucks Coffee or Drive-Thru Business) ..... ≈+/- 1.22 AC

**Land Use Analysis:**

Per Imperial County's General Plan, the land use designation for this project is "Gateway of the Americas Specific Plan" and zoned as "GC" (Gateway Commercial) per Zoning Map #18 of the Imperial County Title 9 Land Use Ordinance.

The proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Additionally, the proposed minor subdivision is consistent with the Gateway of the Americas Specific Plan, Section (IV)(D)(1)(d) - Minimum Lot Dimensions, as both newly proposed lots/parcels would have an area greater than 10,000 square feet (≈±0.23-AC).

**Surrounding Land Uses, Zoning and General Plan Designations:**

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Vacant Commercial Land	<b>GC</b> (Gateway Commercial)	Gateway of the Americas Specific Plan
<b>North</b>	Vacant Commercial Land & Industrial Warehousing	<b>GC</b> (Gateway Commercial) / <b>GI</b> (Gateway Industrial)	Gateway of the Americas Specific Plan
<b>South</b>	Industrial/Warehousing	<b>GI</b> (Gateway Industrial)	Gateway of the Americas Specific Plan
<b>East</b>	Commercial/Truck Stop	<b>GC</b> (Gateway Commercial)	Gateway of the Americas Specific Plan
<b>West</b>	Vacant Commercial Land	<b>GC</b> (Gateway Commercial)	Gateway of the Americas Specific Plan

**Environmental Determination:**

On October 10, 2024, the Environmental Evaluation Committee (EEC) determined that Parcel Map #02512, a minor subdivision which consists of dividing an existing parcel into two distinct lots for the development and accommodation of a Truck Stop & Travel Center and a Starbucks Coffee location or a Drive-Thru Business, would not have a significant effect on the environment and recommended a Negative Declaration (ND) to be prepared.

The EEC Committee consists of seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services.

On October 15, 2024, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for 25 days: a comment period from October 15, 2024, through November 11, 2024. All comments were received, reviewed and made part of this project.

**Staff Recommendation:**

It is recommended that the Planning Commission conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Parcel Map #02512 by taking the following actions:

- 1) Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on October 10, 2024; and,
- 2) Adopt the attached Resolution and supporting findings, approving Parcel Map #02512, subject to the attached conditions.

**PREPARED BY:**

Gerardo A. Quero, Planner II  
Planning & Development Services

**REVIEWED BY:**

Michael Abraham, AICP, Assistant Director of  
Planning & Development Services

**APPROVED BY:**

Jim Minnick, Director of  
Planning & Development Services

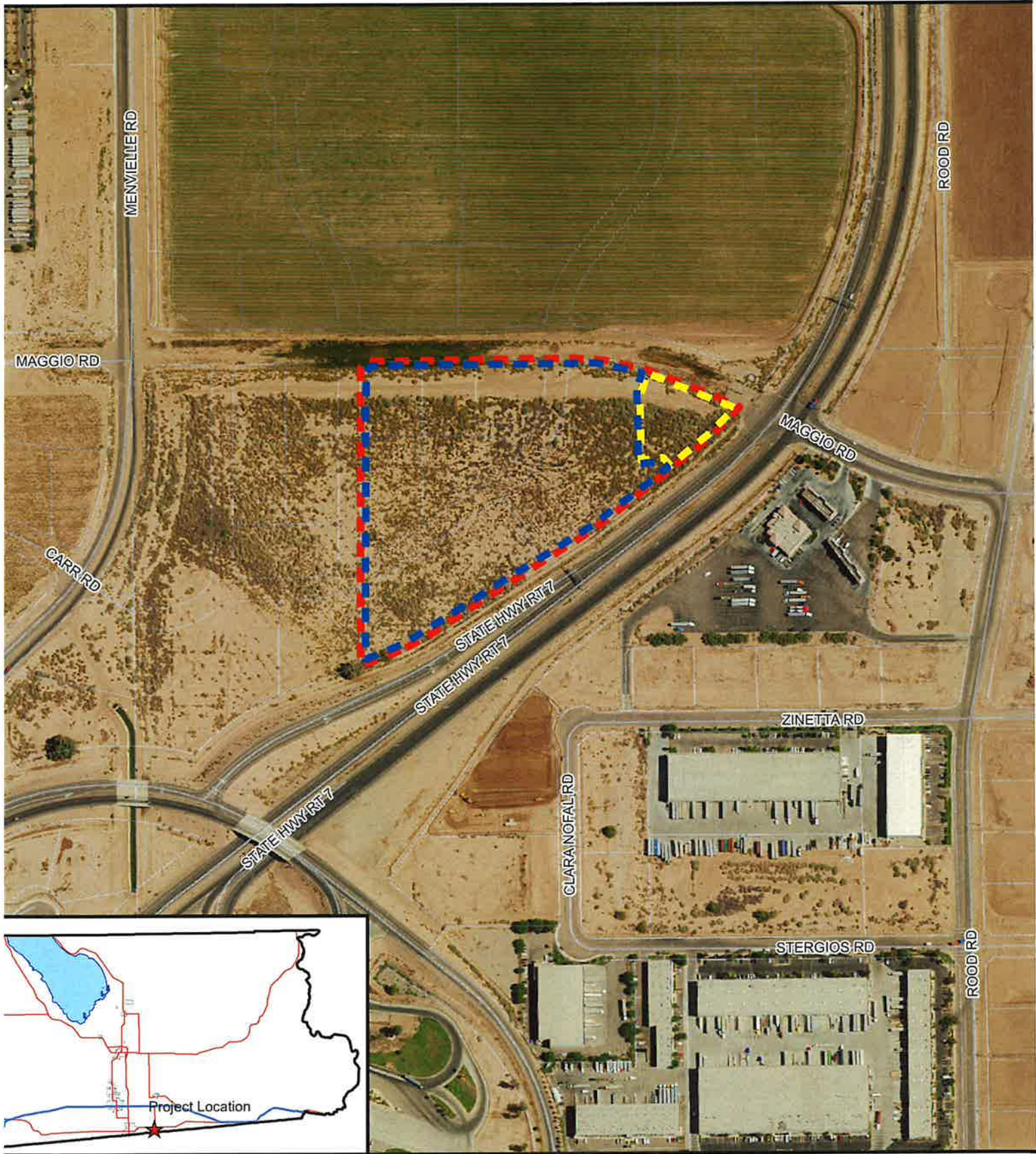
**ATTACHMENTS:**

- A. Vicinity Map
- B. Tentative Parcel Map
- C. CEQA Resolution
- D. Planning Commission Resolution
- E. PM #02512 – Conditions of Approval
- F. Environmental Evaluation Committee Package
- G. NOI Comment Letters

**ATTACHMENT “A”**  
**VICINITY MAP**



PROJECT LOCATION MAP



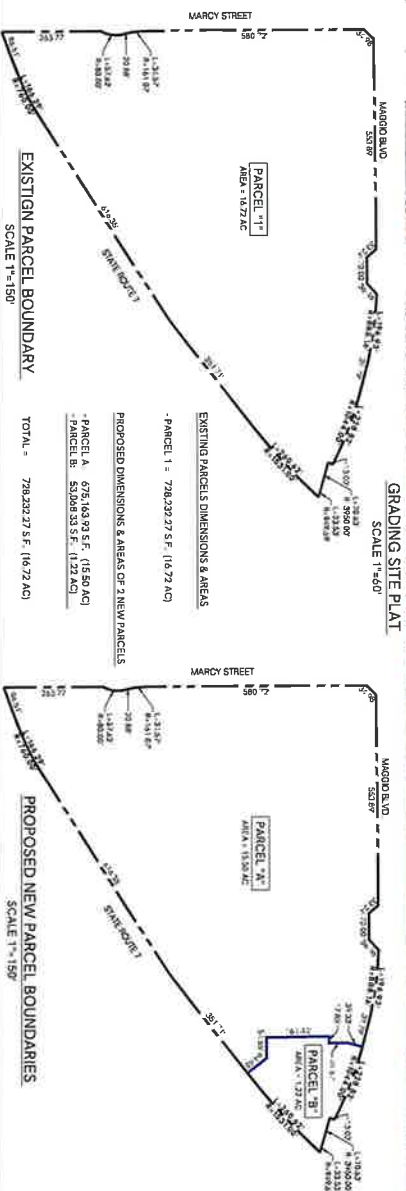
**GREWAL HOLDINGS, LLC**  
**PM #02512 / IS #24-0033**  
**APN 059-435-012-000**

- Project Location
- Proposed Parcel A
- Proposed Parcel B
- Centerline
- Parcels





**ATTACHMENT “B”**  
**TENTATIVE PARCEL MAP**

[illegible][illegible][illegible]

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO OBTAIN APPROVAL FROM THE MERCER COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND/OR THE MERCER COUNTY PLANNING COMMISSION TO CARRY OUT NEW REDEVELOPMENT PROJECTS ON A PORTION OF LAND LOCATED IN THE EASTING 1678 ACROSS THE INTERSECTION OF MILLBURN ROAD AND STATE ROUTE 138, WITHIN A CURRENTLY COMMERCIAL ZONE ACCORDING TO THE CURRENTLY SPECIFIED MAP AND ZONING MAP.

ONE OF THE NEW PARCELS TO BE CREATED IS 22 ACRES TO BE DEVELOPED FOR A NEW COMMERCIAL BUILDING WITH DRIVE THROUGH ACCESS. THE OTHER NEW PARCELS TO BE CREATED ARE 14 ACRES TO BE DEVELOPED AS A TRUCKSTOP & TRAVEL CENTER FOR WHICH A SITE PLAN APPROVED BY THE MERCER COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT.

[illegible]

STREET IMPROVEMENTS CONSISTING OF ASPHALT PAVEMENT, CONCRETE CURB & GUTTER, SIDEWALKS, STREET LIGHTS, UNDERGROUND ELECTRIC CABLES, AND TRAFFIC SIGNALS. THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF A NEW 10-FOOT-WIDE SIDEWALK ALONG THE EAST SIDE OF THE STREET AND ALL OF THE TRAFFIC SIGNALS. THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF A NEW 10-FOOT-WIDE SIDEWALK ALONG THE EAST SIDE OF THE STREET AND ALL OF THE TRAFFIC SIGNALS. THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF A NEW 10-FOOT-WIDE SIDEWALK ALONG THE EAST SIDE OF THE STREET AND ALL OF THE TRAFFIC SIGNALS.

[illegible]



**ATTACHMENT “C”**  
**CEQA RESOLUTION**

## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #24-0033) FOR PARCEL MAP #02512 (GREWAL HOLDINGS, LLC).**

**WHEREAS**, on September 27, 2024, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for October 10, 2024; and,

**WHEREAS**, a Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County’s “Rules and Regulations to Implement CEQA, as Amended”; and

**WHEREAS**, on October 10, 2024, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Parcel Map #02512; and

**WHEREAS**, the Negative Declaration was circulated for 25 days from October 15, 2024, to November 11, 2024; and,

**WHEREAS**, the Planning Commission of the County of Imperial has been designated with the responsibility of adoptions and certifications; and

**NOW, THEREFORE**, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02512. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Parcel Map #02512 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Parcel Map; and,
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.



**NOW, THEREFORE**, the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Parcel Map #02512.

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**Rudy Schaffner, Chairperson  
Imperial County Planning Commission**

I hereby certify that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **December 11, 2024.**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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**Jim Minnick, Director of Planning & Development Services  
Secretary to the Imperial County Planning Commission**

**ATTACHMENT “D”**  
**PLANNING COMMISSION**  
**RESOLUTION**



## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02512 AND CONDITIONS OF APPROVAL FOR GREWAL HOLDINGS, LLC.**

**WHEREAS**, Grewal Holdings, LLC, has submitted an application for Parcel Map #02512 seeking approval for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots. One lot would be designated for the development of a Truck Stop & Travel Center, while the other is intended for a Starbucks Coffee location or a Drive-Thru Business; and,

**WHEREAS**, a Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended"; and,

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications; and,

**WHEREAS**, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on December 11, 2024; and,

**WHEREAS**, on October 10, 2024, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration; and,

**NOW, THEREFORE**, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

**SECTION 1.** The Planning Commission has considered Parcel Map #02512 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Parcel Map and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Parcel Map #02512 have been made:

**Finding 1: That the subdivision is not a major subdivision.**

The subdivision is a minor subdivision, which consists of dividing an existing parcel into two distinct lots. One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. The proposed parcels, identified as Proposed Parcel 1 and

Proposed Parcel 2, would be approximately 15.48 acres and 1.22 acres respectively on the proposed Exhibit (See Attachment B). Proposed Parcel 1 would accommodate a proposed Truck Stop & Travel Center while Proposed Parcel 2 would accommodate a proposed Starbucks Coffee or Drive-Thru Business.

**Finding 2: That the Tentative Parcel Map meets the requirements of the County Subdivision Ordinance.**

The proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Additionally, the proposed minor subdivision is consistent with the Gateway of the Americas Specific Plan, Section (IV)(D)(1)(d) - Minimum Lot Dimensions, as both newly proposed lots/parcels would have an area greater than 10,000 square feet ( $\approx 0.23$ -AC); therefore, the Tentative Parcel Map meets the requirements of County Subdivision Ordinance for parcel maps pursuant to Section 90805.00 et. al.

**Finding 3: The proposed map is consistent with applicable General and Specific Plans.**

The proposed minor subdivision of land is consistent with the Imperial County General Plan; the project site is designated as "Gateway of the Americas Specific Plan." The existing uses are consistent with the Imperial County General Plan.

The proposed parcel map consists of dividing an existing parcel into two distinct lots. One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business; therefore, the proposed minor subdivision is considered consistent with the Imperial County General Plan.

**Finding 4: The design or improvement of the proposed land division consistent with applicable General and Specific Plans.**

The design of the proposed parcel map is consistent with the Imperial County General Plan; the project site is designated as Gateway of the Americas Specific Plan and zoned GC (Gateway Commercial).

**Finding 5: The site is physically suitable for the type of development.**

The proposed parcel map consists of dividing an existing parcel into two distinct lots. One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business; therefore, the proposed minor subdivision is considered consistent with the Imperial County General Plan.

**Finding 6: The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or to substantially and avoidable injure fish or wildlife or their habitat.**



The proposed project was environmentally assessed and it was determined that there will be no significant impacts to fish & wildlife habitats. A Negative Declaration was recommended to be adopted at the October 10, 2024, Environmental Evaluation Committee hearing.

**Finding 7: The design of the subdivision or the type of improvements is not likely to cause serious public health problems.**

The project proposes a minor subdivision consisting of dividing an existing parcel into two distinct lots. One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business.; therefore, is not likely to cause serious public health problems.

**Finding 8: That the design of the subdivision or the type of improvements will not conflict with easements of records or easements established by court judgement acquired by the public at large for access through or use of property within the proposed division of land.**

The design of the proposed land division will not conflict with easements for access through, or use of, property within the proposed site.

**Finding 9: There will be no adverse impacts upon wildlife or natural resources and no intrusion upon any known habitat, nor is it likely to have future impact.**

A Negative Declaration was recommended to be adopted on the October 10, 2024, Environmental Evaluation Committee hearing which determined a less than significant impact on wildlife or natural resources; no future impacts are anticipated.

**NOW, THEREFORE,** based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Parcel Map #02512, subject to the Conditions of Approval.

\_\_\_\_\_  
**Rudy Schaffner, Chairperson**  
**Imperial County Planning Commission**

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on **December 11, 2024.**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

\_\_\_\_\_  
**Jim Minnick, Director of Planning & Development Services**  
**Secretary to the Imperial County Planning Commission**

# **ATTACHMENT “E”**

**PM02512 – CONDITIONS OF  
APPROVAL**

# CONDITIONS OF APPROVAL

## PARCEL MAP #02512

(Grewal Holdings, LLC)  
[059-435-012-000]

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### **NOTICE TO APPLICANT!**

*The above-referenced Parcel Map, upon approval by the County shall be subject to all of the following conditions, which may include modification or rescission in whole or in part, by the PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT/SUBDIVIDER or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; Hereinafter the term "applicant" shall mean the current and future owners, and/or the subdivider. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.*

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### **GENERAL CONDITIONS:**

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all parcel maps as generic conditions; however, they are as important as the Site Specific Conditions. The Planning Director established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

**Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the parcel map.**

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Map.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Subdivision, subdivider agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the Subdivision or adoption of the environmental document which accompanies it. This indemnification obligation



shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the subdivider, arising out of or in connection with the approval of this Subdivision, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road before this Parcel Map is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered, or unauthorized existing driveway(s) to access the properties through surrounding roads.
9. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 ½" x11"). Letterhead is not acceptable.

#### **SITE SPECIFIC CONDITIONS:**

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1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.<sup>1</sup>
2. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.<sup>1</sup>

3. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Steet Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.<sup>1</sup>
4. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 – EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.<sup>1</sup>
5. All permanent structures shall be located outside of the ultimate County Right-of-Way.<sup>1</sup>
6. The Permittee will be required to repair any damages caused to County roads by construction traffic during construction and maintain them in safe conditions.<sup>1</sup>
7. Proposed driveway is found within the intersection's Functional Area. Per AASHTO – A Policy on Geometric Design of Highway and Streets, Chapter 9 Section 2.2 "Intersection Functional Area," the functional area of an intersection extends both upstream and downstream from the physical intersection area and includes any auxiliary lanes (e.g., turn lanes) and their associated channelization, and driveways should not be installed within this area. This driveway shall be removed or relocated to comply with all applicable design guidelines.<sup>1</sup>
8. Prior to the issuance of final certificate of occupancy, the Permittee shall be responsible for repairing any damage caused to County roads and bridges during construction as determined by the Imperial County Road Commissioner.<sup>1</sup>
9. Should any structures be developed in the future, street improvements will be required as per Imperial County Ordinance: 12.10.020 – Street Improvement Requirements.<sup>1</sup>
10. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN). NAD 83 coordinates shall be established for every monument shown on the Parcel Map.<sup>1</sup>
11. Each parcel created or affected by this map shall about a maintained road and/or have legal and physical access to a public road.<sup>1</sup>

1 - Imperial County Department of Public Works comment letter dated September 12, 2024.  
S:\ALLUSERS\APN\059\435\012\PM02512 IS24-0033\PC\CONDITIONS OF APPROVAL\PM02512 CONDITIONS OF APPROVAL.DOCX

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**ATTACHMENT “F”**  
**ENVIRONMENTAL EVALUATION**  
**COMMITTEE PACKAGE**

# PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION COMMITTEE**

**AGENDA DATE: October 10, 2024**

**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA TIME: 1:30PM / No. 3**

PROJECT TYPE: Grewal Holdings, LLC / Parcel Map #02512 SUPERVISOR DIST # 5

LOCATION: 1761 Maggio Road APN: 059-435-012-000

Calexico, CA PARCEL SIZE: 16.70-AC

GENERAL PLAN (existing) Gateway of the Americas Specific Plan GENERAL PLAN (proposed) N/A

ZONE (existing) GC (Gateway Commercial) 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

ENVIRONMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/10/2024

INITIAL STUDY: #24-0033

☐ 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	<u>Imperial Irrigation District &amp; County Executive Office</u>			

## REQUESTED ACTION:

(See Attached)



☒ **NEGATIVE DECLARATION**  
☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis  
For:*

**Parcel Map #02512  
Initial Study #24-0033  
Grewal Holdings, LLC**



*Prepared By:*

**COUNTY OF IMPERIAL**  
**Planning & Development Services Department**  
801 Main Street  
El Centro, CA 92243  
(442) 265-1736  
[www.icpds.com](http://www.icpds.com)

**October 2024**

**EEC ORIGINAL PKG**

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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 Parcel Map #02512 (Refer to Exhibit "A").

### 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 the 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

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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, 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



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preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in the 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

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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

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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.

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## **II. Environmental Checklist**

1. **Project Title:** Grewal Holdings, LLC
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Gerardo A. Quero, Planner II, (442)265-1736, ext. 1748
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** gerardoquero@co.imperial.ca.us
6. **Project location:** 1761 Maggio Road, Calexico, CA 92231.  
Assessor's Parcel Number (APN) 059-435-012-000.
7. **Project sponsor's name and address:** Grewal Holdings, LLC  
21550 Oxnard Street, Suite 655  
Woodland Hills, CA 91367
8. **General Plan designation:** Gateway of the Americas Specific Plan
9. **Zoning:** GC (Gateway Commercial)

10. **Description of project:** The applicant, Grewal Holdings, LLC, seeks approval for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots. One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. The existing parcel is approximately 16.70-AC.

Proposed Parcel 1 would be approximately 15.48-AC and would accommodate a proposed Truck Stop & Travel Center with legal and physical access via Stefani Street and Maggio Road. Proposed Parcel 2 would be approximately 1.22-AC and would accommodate a proposed Starbucks Coffee or Drive-Thru Business with legal and physical access via Maggio Road. Water and sewer to both newly created parcels would be provided via the existing Gateway of the Americas sewer collection, water distribution and treatment system infrastructure.

11. **Surrounding land uses and setting:** The project is bounded by Maggio Road on the North, Stefani Street on the West, and State Route 7 (CA-SR7) on the East. The subject property is described as This Lot Merger Consists of the Merging of Lots 4, 5, 6, 7, 8, 9, 10, 17 and 18 of the Maggio Commercial Park Subdivision Tract No. 941 Unit 4 Together with That Segment of Stefani Street and the Public Utility Easement (PUE) Adjacent to said Segment of Stefani Street within the Said Maggio Commercial Park Subdivision Tract No. 941 Unit 4; Township 17 South, Range 15 East of the San Bernardino Base and Meridian (S.B.B.M.), containing approximately 16.70 Acres. The property is also known as Assessor's Parcel Number (APN) 059-435-012-000.

The project is surrounded by parcels zoned as GI (Gateway Industrial) on the North and South and GC (Gateway Commercial) on the East and West.

The proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under the Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Additionally, the proposed minor subdivision is consistent with the Gateway of the Americas Specific Plan, Section (IV)(D)(1)(d) - Minimum Lot Dimensions, as both newly proposed lots/parcels would have an area greater than 10,000 square feet ( $\approx \pm 0.23$ -AC).

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.?**

Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes. No comments have been received to this date.

**Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and**



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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.

#### EEC VOTES

PUBLIC WORKS  
ENVIRONMENTAL HEALTH SVCS  
OFFICE EMERGENCY SERVICES  
APCD  
AG  
SHERIFF DEPARTMENT  
ICPDS

YES

☒  
☒  
☒  
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☒

NO

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ABSENT

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Jim Minnick, Director of Planning/EEC Chairman

Date:

10-10-2024

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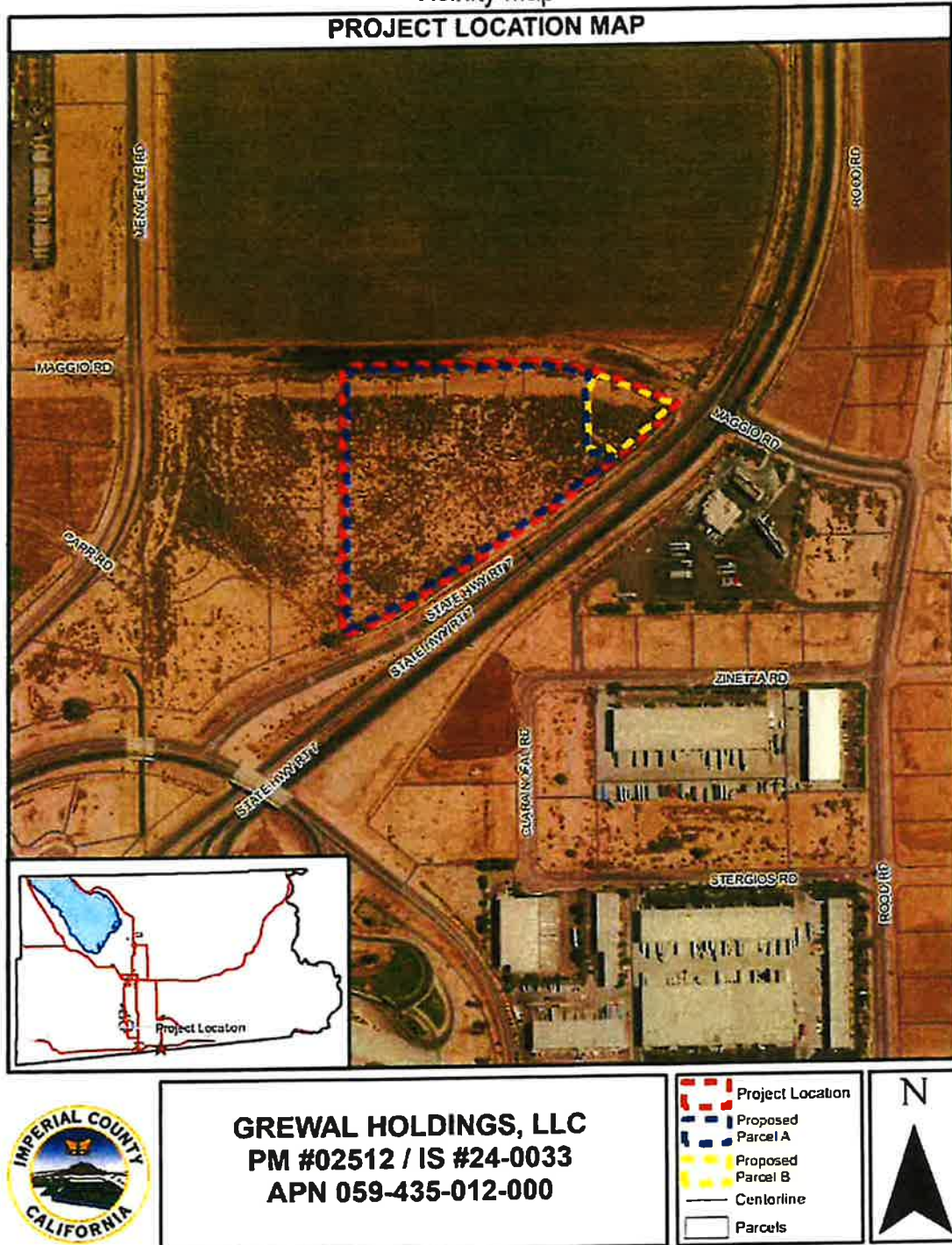
## PROJECT SUMMARY

- A. **Project Location:** The proposed project would be located at 1761 Maggio Road, Calexico, CA 92231; Assessor's Parcel Number (APN) 059-435-012-000.
- B. **Project Summary:** The applicant, Grewal Holdings, LLC, proposes a minor subdivision of land to subdivide a parcel within the Gateway of the Americas Specific Plan Area by creating two (2) separate parcels to accommodate a proposed Truck Stop & Travel Center and a proposed Starbucks Coffee or Drive-Thru Business. The existing parcel is approximately 16.70-AC.
- C. **Environmental Setting:** The proposed project parcel is relatively flat, located approximately 5 miles east of the city limits of the City of Calexico, bounded by Maggio Road on the North, Stefani Street on the West, and State Route 7 (CA-SR7) on the East.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Gateway of the Americas Specific Plan." It is classified as GC (Gateway Commercial) per Zone Map #18 of the Imperial County Land Use Ordinance (Title 9). Initial Study #24-0033 will analyze any impacts related to the proposed project.

The proposed minor subdivision is projecting (2) two parcels: proposed Parcel 1 with approximately  $\pm 15.48$  Acres and proposed Parcel 2 with approximately  $\pm 1.22$  Acres, which complies with Section 90805.00 et. al. of the Imperial County Land Use Ordinance (Title 9) and Section (IV)(D)(1)(d) of the Gateway of the Americas Specific Plan. Both proposed parcels are to remain in commercial use. No change to the existing zoning is anticipated.

- E. **General Plan Consistency:** Per the Imperial County General Plan, the land use designation for this project is "Gateway of the Americas Specific Plan" and zoned as GC (Gateway Commercial) per Zone Map #18 of the Imperial County Land Use Ordinance (Title 9). The proposed project is consistent with the General Plan and County Land Use Ordinance, Section 90805.00 et. al.

Exhibit "A"  
Vicinity Map





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#### 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)
<b>I. AESTHETICS</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Four areas within the County have the potential as state-designated scenic highways; however, the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan Circulation and Scenic Highway Element <sup>1</sup> and California State Scenic Highway System Map <sup>2</sup> . No impacts are expected.				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) As previously stated on section I)(a), the proposed project is not located near a scenic vista or scenic highway and would not substantially damage any scenic resources. The nearest highway is State Route 7 (CA-SR 7) located immediately east of the Project site. This highway is not a designated scenic highway. The nearest eligible state scenic highway according to Caltrans California State Scenic Highway System Map is State Route 78 (CA-SR 78), located 41 miles northwest of the Project site. The project vicinity does not contain any rock outcroppings and has very few trees. Additionally, according to the California Historic Resources <sup>3</sup> in Imperial County, the nearest eligible historic building is the Calexico Carnegie Library which is located approximately 6.5 miles southwest of the project site. Therefore, no substantial damage to scenic resources, including, but not limited to trees, rock outcropping, and historic buildings within a state scenic highway is anticipated. No impacts are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; one lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. The proposed action would not substantially or physically degrade the existing visual character or quality of public views of the site and its surroundings since the existing zoning designation is proposed to remain. No impacts are expected.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed minor subdivision does not include any substantial source of nighttime light in the project's vicinity. No 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:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. According to the California Farmland Mapping & Monitoring Program: Imperial County Important Farmland 2022 Map <sup>4</sup> , the proposed project site is classified as Urban and Built-Up Land. Additionally, the proposed action would not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Additionally, on August 26, 2024, ICPDS received a comment letter from the Agricultural Commissioner <sup>20</sup> advising that should the project require movement of plant |                          |                          |                          |                                     |



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
material into Imperial County for landscaping purposes, the applicant must follow the requirements for movement of plants as set forth by the County and to contact the County's Pest Detection and Eradication Division. No impacts are expected.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The County of Imperial has no current active Williamson Act contracts. Additionally, according to the California Williamson Act Enrollment Finder <sup>5</sup> , Imperial County is withdrawn from the 2023 Williamson Act; therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impacts are expected.				
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The proposed project is located within the Gateway of the Americas Specific Plan Area and is consistent with the existing zoning and subdivision ordinances, and neither the project site area nor surrounding areas are used for timber production or are defined as forest lands. The proposed minor subdivision would not conflict with any zoning designations designed to preserve timber or agricultural resources; therefore, it is not expected to 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)). Additionally, on August 26, 2024, ICPDS received a comment letter from the Agricultural Commissioner <sup>20</sup> advising that should the project require movement of plant material into Imperial County for landscaping purposes, the applicant must follow the requirements for movement of plants as set forth by the County and to contact the County's Pest Detection and Eradication Division. No impacts are expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) As previously stated under item (II)(c) above, the proposed project is not located in a forest land with no existing forest lands either on-site or in the project vicinity; therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) As previously stated on sections (II)(a), II(c) and II(d), the proposed minor subdivision does not include changes in the existing environment which, due to their location or nature, would result in the conversion of neighboring farmland to non-agricultural use. Therefore, no impacts are expected.				

### 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:

- a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐
- a) The proposed project is for a minor subdivision, and it is not expected to conflict with or obstruct implementation of the applicable air quality plan. Additionally, per Imperial County Air Pollution Control District's comment letter<sup>21</sup> dated September 3, 2024, informing the applicant that the development of the Truck Stop & Travel Center will require an Air District permit and requesting the applicant to apply for engineering review of the project and cooperation with an Air District Permitting Engineer directly to determine the permitting requirements of the project. The Air District also reminds the applicant that the proposed project and all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. Adherence and compliance to APCD's rules and regulations will bring any impacts to less than significant.
- 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? ☐ ☐ ☒ ☐
- b) As previously stated under item (III)(a) above, all developments must comply with the rules and regulations of the Imperial County Air Pollution Control District, therefore, it is not expected that the proposed project would substantially contribute to

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant.

- c) Expose sensitive receptors to substantial pollutants concentrations? ☐ ☐ ☒ ☐
- c) As previously stated under items III(a) and III(b), the proposed minor subdivision must comply with the rules and regulations set forth by the Imperial County Air Pollution Control District; therefore, the proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations. Compliance with APCD's requirements, rules and regulations would bring any impacts to less than significant.
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? ☐ ☐ ☒ ☐
- d) As previously stated on item (III)(c) above, the proposed minor subdivision does not anticipate creating objectionable odors that would adversely affect a substantial number of people. Also, as previously stated on item (III)(b) above, compliance with APCD's requirements, rules, and regulations, would bring any impacts to less than significant.

#### 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) Although the Imperial County General Plan's Conservation and Open Space Element,<sup>6</sup> Figure 2 - "Sensitive Species Map,"<sup>6a</sup> identifies a distribution model for the Burrowing Owl within the proposed project area and its surroundings, the proposed minor subdivision does not expect to have any physical changes to the environment. However, any future development would be required to go through a ministerial building permit review. Less than significant impacts are expected.
- 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) According to the National Wetlands Inventory: Surface Waters and Wetlands Map<sup>7</sup>, the proposed project site is not located within a riparian habitat. Additionally, as previously stated on section (IV)(a), although the Imperial County General Plan's Conservation and Open Space Element identifies a distribution model for the Burrowing Owl within the proposed project area and its surroundings, the proposed project's action does not appear to have a substantial effect in local regional plans, policies, and regulations with respect to sensitive natural communities or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Any impacts are expected to be less than significant.
- 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) According to the National Wetlands Inventory: Surface Waters and Wetlands Map<sup>7</sup>, the closest body of water in the proximity is the Alamo River, containing approximately 10.54 acre of Freshwater Forested/Shrub Wetland; however, this area is located half a mile east of the proposed project area anticipating no impacts. Additionally, the proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. Any impacts are expected to be less than significant.
- 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) There are no federal, state, or local parks or designated wildlife corridors or conservation areas on or adjacent to the subject property. According to the U.S. Fish & Wildlife (USFWS) Critical Habitat for Threatened & Endangered Species Mapper<sup>8</sup> and the California Department of Fish and Wildlife (CDFW) Lands Viewer<sup>9</sup>, there are no U.S. Fish and Wildlife designated critical habitat or Habitat Conservation Plan and no California Department of Fish and Wildlife (CDFW) Natural Community Conservation Plan at or adjacent to the proposed project site. The proposed minor subdivision will not interfere substantially with the currently restricted movement of any native 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. Therefore, any



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<b>Impacts would be less than significant.</b>				
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business, and whose proposed action would not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies or ordinances. Any impacts are expected to be 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) According to the Imperial County General Plan's Conservation and Open Space Element <sup>6</sup> , the proposed project area 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. No impacts are expected.				

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) According to the Imperial County General Plan's Conservation and Open Space Element <sup>6</sup> , Figure 5 - "Areas of Heightened Historic Period Sensitivity Map <sup>sd</sup> ," the proposed project site may be located within the Anza and Garces Exploration and Trail Route (1770-1890). Additionally, in accordance to Figure 6 - "Known Areas of Native American Cultural Sensitivity," <sup>se</sup> the proposed project site is not located within the immediate vicinity of a known area of cultural sensitivity to Native Americans. Furthermore, on August 19, 2024, the County sent Assembly Bill 52 consultation letters to the Quechan and Campo Band of Mission Indian Tribes in reference to the proposed minor subdivision project with no comments received from both Tribes to this date. Any impacts are expected to be less than significant. |                          |                          |                                     |                          |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business and does not anticipate causing a substantial adverse change to any archeological resource. Additionally, as previously mentioned on item (V)(a), on August 19, 2024, the County sent Assembly Bill 52 consultation letters to the Quechan and Campo Band of Mission Indian Tribes in reference to the proposed project with no comments received from both Tribes to this date. Any impacts are expected to be less than significant.  |                          |                          |                                     |                          |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed project site is not located within or adjacent to the vicinity of any cemeteries; therefore, the proposed minor subdivision would not disturb any human remains, including those interred outside of dedicated cemeteries. Less than significant impacts are 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed minor subdivision does not include nor contemplate the wasteful, inefficient, or unnecessary consumption of energy resources. Additionally, per comment letter received from the Imperial Irrigation District <sup>22</sup> dated August 26, 2024, electrical capacity is limited in the project area and 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. Adherence to IID's standards, regulations, and recommendations would bring any impacts to less than |                          |                          |                                     |                          |



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
significant.				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Additionally, as previously mentioned on item (VI)(a), the applicant would adhere and comply with IID's standards, regulations, and recommendations. Any impacts are expected to be less than significant.				

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 project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. Although the latest Alquist-Priolo Earthquake Fault Zoning Map from the California Geological Survey Hazard Program<sup>10</sup>, California Department of Conservation Fault Activity Map<sup>11</sup>, United States Geological Survey's Quaternary Faults Map<sup>12</sup>, and Imperial County Seismic and Public Safety Element Figure 1 – "Seismic Activity in Imperial County Map,<sup>13a</sup>" identify the Imperial Fault at approximately 0.75 miles east of the proposed project site, any new future development would be subjected to compliance with the latest edition of the California Building Code<sup>14</sup> as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.
- 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) As previously stated under item (VII)(a) above, although the latest Alquist-Priolo Earthquake Fault Zoning Map from the California Geological Survey Hazard Program<sup>10</sup>, California Department of Conservation Fault Activity Map<sup>11</sup>, United States Geological Survey's Quaternary Faults Map<sup>12</sup>, and Imperial County Seismic and Public Safety Element Figure 1 – "Seismic Activity in Imperial County Map,<sup>13a</sup>" identify the Imperial Fault at approximately 0.75 miles east of the proposed project site, any new future development would be subjected to compliance with the latest edition of the California Building Code<sup>14</sup> as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.
- 2) Strong Seismic ground shaking?
- 2) The proposed minor subdivision site is located in the seismically active Imperial Valley of southern California with numerous mapped faults traversing the region including the San Andreas, San Jacinto, and Elsinore Fault Zones in southern California<sup>13</sup>. The northeast corner of the Gateway SPA is diagonally traversed by the Imperial Fault<sup>15</sup>. This area is within a State of California Special Studies Zone for Earthquake Faults (Alquist-Priolo Zone)<sup>15</sup>. The mapped fault trace is approximately 1 mile from the Port of Entry<sup>15</sup>. Ground surface rupture on the Imperial Fault occurred as a result of a 1940 earthquake of magnitude 6.9 to 7.1<sup>15</sup>. Surface rupture occurred on the same fault as a result of a 1979 earthquake of magnitude 6.5<sup>15</sup>. According to the latest version of the California Building Code<sup>14</sup>, Section 1613 et. seq., Imperial Valley is classified as Seismic Zone D, which requires any developments within this zone incorporate the most stringent earthquake resistant measures.
- As previously mentioned in sections (VII)(a) and (VII)(a)(1), any new development would be subjected to comply with the latest edition of the California Building Code<sup>14</sup> as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.
- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?
- 3) The proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business and is not located within a seiche/tsunami area per the California Tsunami Hazard Area Map<sup>16</sup>. Less than significant impacts are expected.

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4) Landslides? 4) According to Imperial County General Plan's Seismic and Public Safety Element <sup>13</sup> , "Landslide Activity Map" <sup>13b</sup> , Figure 2 and the California Geological Survey Landslide Map <sup>17</sup> , the proposed project site is not located within the immediate vicinity of a landslide activity area. The hazard of land sliding is unlikely due to the regional planar topography; however, any new future development would be subject to compliance with the latest edition of the California Building Code <sup>14</sup> as well as to go through a ministerial building permit review. Therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? b) The proposed project is for a minor subdivision which does not include changes to the existing topography. Additionally, according to Imperial County General Plan's Seismic and Public Safety Element, <sup>13</sup> "Erosion Activity Map" <sup>13c</sup> , Figure 3, the proposed project is not located within the immediate vicinity of a substantial soil erosion area. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? c) As previously discussed in sections (VII)(3) and (VII)(4), the proposed minor subdivision's risk for on- or off-site landslide, lateral spreading, subsidence, or collapse are expected to be less than significant. Additionally, any new future developments would be subjected to compliance with the latest edition of the California Building Code <sup>14</sup> as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? d) Although according to the U.S. Department of Agriculture Soils Map <sup>18</sup> and the University of California Agriculture and Natural Resources SoilWeb Map, <sup>19</sup> the proposed minor subdivision site is located near sandy Indio surface soils which are considered moderately expansive (Distribution and Extent), the proposed minor subdivision would not substantially create a direct or indirect risk to life or property. Additionally, as previously discussed in item (VII)(4)(c), any new future developments would be subjected to compliance with the latest edition of the California Building Code <sup>14</sup> as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? e) No septic system and leach field are proposed as part of the project. During development, sewer to the newly created parcels would be obtained via the existing Gateway sewer collection and treatment system infrastructure. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) The proposed project site is surrounded by already disturbed lands impacted by the development of the Gateway Specific Plan Area and does not appear to directly or indirectly destroy a unique paleontological resource or site of unique geologic feature on site as there are no known unique resources or features on site or records of. Additionally, in the event of any paleontological findings on site during construction, if excavation or drilling activities greater than 10 feet in depth below ground surface, all work shall be stopped, and the Imperial Valley Desert Museum shall be contacted to have a qualified specialist inspect and monitor the site. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?  
a) The action being proposed under the minor subdivision application does not anticipate nor expect the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Additionally,



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per comment letter received from the Air District <sup>21</sup> , all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. Less than significant impacts are expected.				
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The proposed project would not conflict with any regulations under AB 32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. Less than significant impacts are expected.				

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The proposed minor subdivision does not expect to create a significant hazard to the public or the environment as it does not involve the handling of any hazardous materials. No impacts are expected.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The proposed project does not expect to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated as part of the project. No impacts are expected.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The proposed minor subdivision does not anticipate the emitting of hazardous emissions, or the handling of hazardous or acutely hazardous materials, substance, or waste as previously stated on items (IX)(a) and (IX)(b) above. Additionally, the project site is not located within a ¼ mile of any schools. The nearest school in the vicinity is the Enrique Camarena Junior High School in the City of Calexico, located approximately 5.5 miles southwest of the proposed project site; therefore, it would not represent a risk to educational facilities. No impacts are expected.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor <sup>23</sup> and Figure 5 - "Hazardous Material Sites Map" <sup>13e</sup> from the Imperial County General Plan: Seismic and Public Safety Element <sup>13</sup> ; therefore, no impacts are expected.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed minor subdivision is not located within an airport land use plan per Imperial County Airport Land Use Compatibility Maps <sup>24</sup> . The nearest airport in the area is the Calexico International Airport located approximately 8 miles southwest of the project site; therefore, it would not result or create a significant hazard or excessive noise for people residing or working in the project area. No impacts are expected.				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) The proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. According to comment letter issued by the Imperial County Fire Department <sup>39</sup> dated September 16, 2024, the Applicant shall ensure that access between the two propped new parcels is in accordance with the California Fire Code Chapter 5 and Appendix D. Additionally, the Applicant would meet any further requirements imposed by the Imperial County Fire/OES				

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Department. Adherence to ICFD standards and recommendations should bring any impacts to less than significant.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☒ ☐
- g) According to CalFire's "Fire Hazard Severity Zones in Local Responsibility Areas – Imperia County Map<sup>25</sup>" effective April 1, 2024, the proposed project site is designated as Local Responsibility Area (LRA) Unzoned; therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildfires. Additionally, as previously discussed in section (IX)(f), the applicant would meet any requirements as set forth by the Imperial County Fire/OES Department. Compliance with Imperial County Fire Department (ICFD) standards, requirements, and recommendations would bring any impacts to less than significant.

**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 minor subdivision would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Additionally, according to the minor subdivision application, water and sewer to both newly created parcels would be provided via the existing Gateway of the Americas sewer collection, water distribution and treatment system infrastructure. Any impacts are expected to be less than significant.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ☐ ☐ ☒ ☐
- b) As previously stated on item (X)(a) above, the proposed minor subdivision does not expect to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Less than significant impacts are expected.

- 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 project is not located near a body of water and does not anticipate a physical alteration to the site that would 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. Also, per comment letter received from the Imperial Irrigation District<sup>22</sup> dated August 26, 2024, any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any above ground or underground utilities; will require an encroachment permit, or encroachment agreement. Additionally, per comment letter received from the Imperial County Department of Public Works<sup>23</sup> dated September 12, 2024, the Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Adherence to IID and Public Works requirements and recommendations would bring any impacts to less than significant.

- (i) result in substantial erosion or siltation on- or off-site; ☐ ☐ ☒ ☐

(i) According to Imperial County General Plan's Seismic and Public Safety Element<sup>13</sup>, "Erosion Activity Map<sup>13c</sup>"-Figure 3, the proposed project site is located within a low erosion activity area. Additionally, as previously stated on section (X)(c) above, the Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Therefore, adherence to ICDPW's standards and requirements would bring any impacts to less than significant.

- (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; ☐ ☐ ☒ ☐

(ii) The proposed minor subdivision is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite as the existing drainage patterns would not be substantially altered. Also, as previously stated on section (X)(c) above, the Applicant shall furnish a Drainage and Grading Plan to provide for property



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Compliance with the Imperial County Department of Public Works requirements would bring any impacts to 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"/>
(iii) As previously stated on items (X)(c) and (X)(c)(ii) above, any proposed grading or planned stormwater drainage systems will require drainage application, review, and approval from the Imperial County Public Works Department. Compliance with Imperial County Public Works Department standards and requirements would ensure that any runoff water impacts would be reduced to less than significant levels.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center, <sup>26</sup> Flood Insurance Rate Map, flood map 06025C2100C, effective September 26, 2008, the proposed project site is located within "Zone X," area of minimal flood hazard determined to be outside the 500-year flood and protected by levee from the 100-year flood. Additionally, as per Figure 4 – "Flood Areas Map <sup>13d</sup> from the Imperial County General Plan's Seismic and Public Safety Element <sup>13</sup> ; a result, the proposed project would not impede or redirect flood flows. Additionally, as per comment letter received from the Imperial County Department of Public Works <sup>23</sup> dated September 12, 2024, shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Therefore, compliance with ICPWD's standards would bring any impacts to be 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) In recognition of the proposed project site's inland location, the threat of tsunamis or seiche originating from the Salton Sea is considered negligible. The topography within the vicinity of the proposed project site is generally level and, therefore, the hazard of mudflows adversely affecting the proposed project site is very low. Also, according to California Tsunami Data Map, <sup>16</sup> the proposed project site is not located within a tsunami zone. Additionally, as previously discussed in item (X)(c)(iv), the proposed project site is located within "Zone X" of flood map 06025C2100C, area determined to be outside the 500-year flood and protected by levee from 100-year flood according to the Federal Emergency Management Agency (FEMA) Flood Map Service Center <sup>26</sup> , Flood Insurance Rate Map. Less than significant impacts are expected.				
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) As previously stated on item (X)(c)(ii) above, the proposed project would require a grading letter approved by the Imperial County Department of Public Works prior to the recordation of the parcel map; therefore, it is not expected that the minor subdivision would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are expected to be less than significant.				

# XI. LAND USE AND PLANNING Would the project:

- a) Physically divide an established community? ☐ ☐ ☐ ☒
- a) The proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. The proposed action is consistent with the Imperial County Land Use Ordinance (Title 9) and considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under the Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Additionally, the proposed minor subdivision is consistent with the Gateway of the Americas Specific Plan<sup>15</sup>, Section (IV)(D)(1)(d) - Minimum Lot Dimensions, as both newly proposed lots/parcels would have an area greater than 10,000 square feet (≈±0.23-AC) and would not physically divide an established community; therefore, it does not anticipate changing the existing land use designation and zoning established. No land use nor planning impacts are expected.
- 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? ☐ ☐ ☐ ☒



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) As previously stated on item (XI)(a) above, the proposed project is consistent with the Imperial County General Plan and Land Use Ordinance (Title 9), Division 8 (Subdivision Ordinance), Section 90805.00 et. al. and would not 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. No impacts are expected.				

**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 does not anticipate the removal of mineral resources, and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element<sup>6</sup>, Figure 8 - "Existing Mineral Resources Map."<sup>6a</sup> No impacts are expected.
- 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) The proposed minor subdivision will not result in the loss of availability of locally-important mineral resources recovery site delineated on a local general plan, specific plan or other land use plan. Additionally, as previously stated on section (XII)(a), the proposed project is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element<sup>6</sup>, Figure 8 - "Existing Mineral Resources Map."<sup>6a</sup> No impacts are expected.

**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) The proposed action would not result in the generation of temporary or permanent noise beyond that which already occurs on the surrounding areas. However, any new development would be subjected to the Imperial County General Plan's Noise Element<sup>27</sup> which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday, and from 9 a.m. to 5 p.m. on Saturday. Additionally, construction noise from a single piece of equipment or combination, shall not exceed 75 dB Leq when averaged over an eight (8) hour period. Compliance with Imperial County General Plan's Noise Element would bring any impacts to less than significant.
- b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐
- b) The proposed minor subdivision does not anticipate nor include generation of noise which would be excessive groundborne vibration or groundborne noise levels. Additionally, as previously discussed in item (XIII)(a), any new development would be subjected to the Imperial County General Plan's Noise Element.<sup>27</sup> Any impacts are expected to be less than significant.
- 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) As previously stated on section (IX)(e), the proposed minor subdivision is not located within the vicinity of a private airstrip or an airport land use plan per Imperial County Airport Land Use Compatibility Maps<sup>24</sup>. The nearest airport in the area is the Calexico International Airport located approximately 8 miles southwest of the project site; therefore, the proposed action would not expose people residing or working in the project area to exceed noise levels. Additionally, as previously stated on section (XIII)(b), any new development would be subjected to the Imperial County General Plan's Noise Element.<sup>27</sup> Less than significant impacts are expected.

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

- a) Induce substantial unplanned population growth in an area, ☐ ☐ ☒ ☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?				
a) The proposed minor subdivision would not induce a substantial unplanned population growth in an area, either directly or indirectly, as no changes to the existing uses are proposed. Therefore, any impacts are expected to be less than significant.				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The proposed action will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as the existing commercial designation on the newly created parcels are proposed to remain. Any impacts are expected to be less than significant.				

## 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:
- |   | Potentially<br>Significant<br>Impact<br>(PSI) | Less Than<br>Significant with<br>Mitigation<br>Incorporated<br>(LTSMI) | Less Than<br>Significant<br>Impact<br>(LTSI) | No Impact<br>(NI)                   |
|---|---|--|--|-------------------------------------|
| a) The proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. Additionally, the proposed action does not anticipate that the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios. Any impacts would be less than significant.  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>          | <input type="checkbox"/>            |
| 1) Fire Protection?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>          | <input type="checkbox"/>            |
| 1) The proposed minor subdivision is not expected to result in substantial impacts on fire protection. According to comments letter received from the Imperial County Fire Department <sup>30</sup> dated September 16, 2024, the Applicant shall ensure that an approved water supply capable of supplying the required fire flow determined by Appendix B of the California Fire Code shall be installed and maintained between the two (2) proposed new parcels (Minimum fire flow of 1,500 GPM for 2 hours). Private fire service mains and appurtenance shall be installed in accordance with the NFPA 20, 22, and 24. Any new future development or construction may be subject to fire sprinklers and to have either a private or public source of water for fire suppression purposes such as pressurized hydrants. Compliance with ICFD standards and requirements would bring any impacts to less than significant. |   |  |  |                                     |
| 2) Police Protection?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>          | <input type="checkbox"/>            |
| 2) The proposed project is not expected to result in substantial impacts on police protection. Should any police protection be required, both the California Highway Patrol and Sheriff's Office South County Patrol <sup>28</sup> have active policing and patrol operations in the area. Any impacts are expected to be less than significant.  |   |  |  |                                     |
| 3) Schools?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |
| 3) The proposed subdivision is not expected to have a substantial impact on schools as the project would generate (2) two non-residential parcels. Additionally, as previously stated in section (IX)(c), the closest school within the vicinity is the Enrique Camarena Junior High School within the City of Calexico, which is approximately 5.5 miles southwest of the proposed project site. No impacts are expected.  |   |  |  |                                     |
| 4) Parks?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> |
| 4) The proposed project is not expected to create a substantial impact on parks. No impacts are expected.   |   |  |  |                                     |
| 5) Other Public Facilities?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input checked="" type="checkbox"/>          | <input type="checkbox"/>            |
| 5) The proposed minor subdivision is not expected to have a substantial impact on other public facilities. Per comment letter dated August 26, 2024, received from the Imperial Irrigation District, <sup>22</sup> the Applicant shall provide a surveyed legal description, and an 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. Also, the Applicant will be required to provide and bear all costs associated any relocation and/or realignment of IID infrastructure deemed necessary to accommodate the project. Any   |   |  |  |                                     |



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
street or road improvements imposed by the local governing authority shall also be at the project proponent cost. Furthermore, any construction or operation on IID property or within its existing and proposed right of way or easements including, but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit or encroachment agreement. Lastly, any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the Project. Subsequently, as per comment letter received from the Department of Public Works <sup>23</sup> dated September 12, 2024, all permanent structures shall be located outside of the ultimate County Right-of-Way; the Permittee will be required to repair any damages caused to County roads by construction traffic during construction and maintain them in safe conditions. Should any structures be developed in the future, street improvements will be required as per Imperial County ordinance 12.10.020. Adherence to IID and Public Works requirements and recommendations would bring any impacts to less than significant.				

#### 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 is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop & Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business. Additionally, there are no existing neighborhood or regional parks within the proposed project area; therefore, the proposed minor subdivision 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 project does not anticipate nor expect any conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The subdivision is not expected to create a substantial impact to surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element<sup>1</sup>. Any impacts would be less than significant.
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☒ ☐
- b) The proposed minor subdivision would not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to have a significant transportation impact within transit priority areas with no proposed change on the existing land use. In accordance with the Gateway of the Americas Specific Plan<sup>15</sup> Circulation Plan, Maggio Road is classified as a 4-Lane Major Arterial (Median) roadway. Although the proposed project site is located within ½ mile of either an existing major transit stop or a stop along an existing high quality transit corridor, California State Route 7 (CA SR-7), generally, according to CEQA Guidelines section 15064.3, subdivision (b), the proposed project should be presumed to cause a less than significant transportation impact. Additionally, the applicant should comply with any requirements and conditions set forth by the Imperial County Department of Public Works and Caltrans. Less than significant impacts are expected.
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or ☐ ☐ ☒ ☐

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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incompatible uses (e.g., farm equipment)?

c) The proposed commercial uses, a proposed truck stop & travel center and a proposed coffeeshop or drive-thru business on the proposed subdivision's site, are compatible with the Gateway of the Americas Specific Plan, Gateway Commercial (GC) land use designation. Additionally, the proposed minor subdivision's action is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 (Subdivision Ordinance), Section 90805.00 et. al. and Section (IV)(D)(1)(d) - Minimum Lot Dimensions, of the Gateway of the Americas Specific Plan<sup>15</sup>, as both newly proposed lots/parcels would have an area greater than 10,000 square feet ( $\approx 0.23$ -AC). The site's design would not substantially increase hazards due to a geometric design feature or compatible uses; therefore, any impacts are expected to be less than significant.

- d) Result in inadequate emergency access? ☐ ☐ ☒ ☐
- d) The proposed project would not result in inadequate emergency access. Additionally, no change on existing land use nor zoning are proposed. Both proposed newly created parcels would have legal and physical access via Stefani Street and Maggio Road. The proposed accesses appear to be suitable for emergency response vehicles. Additionally, as previously stated on section (IX)(f) above, the Applicant shall ensure that access between the two proposed new parcels is in accordance with the California Fire Code Chapter 5 and Appendix D. Should any improvements be required or necessary, such would comply with Imperial County Fire Department's standards. Less than significant impacts are expected.

#### 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) According to the Imperial County General Plan's Conservation and Open Space Element<sup>6</sup>, Figure 6<sup>6</sup>, the proposed project site is not located within any known Native American cultural sensitivity area. Additionally, the Quechan and Campo Band of Mission Indian Tribes have requested to be consulted under Assembly Bill 52. Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes on August 19, 2024. No comments have been received from the Quechan and Campo Band of Mission Indians Tribe for this project to this date. Therefore, less than significant impacts are expected.
- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
- (i) According to the California Historic Resources<sup>3</sup> in Imperial County, the proposed project site is not listed or seem to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant.
- (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 minor subdivision. Additionally, as previously discussed in item (XVIII)(a) above, AB 52 Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes on August 19, 2024. No comments have been received from the Quechan and Campo Band of Mission Indians Tribe for this project to this date. Less than significant impacts are expected.

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



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>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?</p> <p>a) The proposed project is for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots; One lot would be designated for the development of a Truck Stop &amp; Travel Center, while the other would be intended for a Starbucks Coffee location or a Drive-Thru Business and does not include nor anticipate any other changes. Additionally, it does not expect or result in the relocation or construction of a new expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects. Furthermore, as previously stated in section (XV)(5) above, according to comment letter submitted by the Imperial Irrigation District<sup>22</sup> dated August 26, 2024, the Applicant shall provide a surveyed legal description, and an 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. Also, the Applicant will be required to provide and bear all costs associated any relocation and/or realignment of IID infrastructure 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. Furthermore, any construction or operation on IID property or within its existing and proposed right of way or easements including, but not limited to surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit or encroachment agreement. Lastly, any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the Project.</p> <p>Additionally, as per comment letter received from the Department of Public Works,<sup>29</sup> the Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Adherence to IID and Public Works requirements and recommendations would bring any impacts to less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?</p> <p>b) Accordant to the project's application, water and sewer to both newly created parcels would be provided via the existing Gateway of the Americas sewer collection, water distribution and treatment system infrastructure; therefore, sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Any impacts are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>c) The proposed project does not anticipate any impacts to wastewater. As previously stated on section (XIX)(b) above, at the time of development, sewer to both newly created parcels would be provided via the existing Gateway of the Americas sewer collection, water distribution and treatment system infrastructure. therefore, any impacts are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>d) The proposed minor subdivision does not anticipate any generation or an excess generation of solid waste. At the time of development, waste removal would require a contracted service from a local waste provider. Less than significant impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p> <p>e) As previously stated on item (XIX)(d) above, the proposed minor subdivision does not anticipate the generation of any solid waste, however, at the time of development, the proposed businesses shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>XX. WILDFIRE</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) As previously stated on item (IX)(f) above, the proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant would meet and adhere to any requirements requested by the Imperial County Fire/OES Department. Any impacts are expected to be less than significant. Compliance with Imperial County Fire Department (ICFD) standards and regulations would bring any impacts to less than significant.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) As previously stated on section (IX)(g) above, the proposed project site is designated as Local Responsibility Area (LRA) Unzoned and not located within a Very High Fire Hazard Severity Zone (VHFHZ). Additionally, as previously stated on section (IX)(f), the applicant would meet and adhere to ICFD's standards, requirements, and recommendations; therefore, impacts 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 are expected to be less than significant.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The proposed minor subdivision does not anticipate any changes in the current use other than creating two parcels. Additionally, as previously stated on item (XX)(a) and (XIX)(a) above, the Applicant would meet and adhere to Imperial County Fire/OES Department and IID's standards, requirements, and recommendations. Less than significant impacts are expected.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) As previously stated on item (VII)(a)(4) above, per Imperial County General Plan's Seismic and Public Safety Element <sup>13</sup> , "Landslide Activity Map" <sup>13b</sup> -Figure 2, the proposed project is not located within a landslide activity area. The topography within the proposed project site is generally flat. However, any new future development would be subject to compliance with the latest edition of the California Building Code <sup>14</sup> as well as to go through a ministerial building permit review. Additionally, as previously stated on section (IX)(f) above, the applicant would meet and adhere to any requirement as set forth by the Imperial County Fire Department. Subsequently, as previously stated in section (X)(c) above, the Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Therefore, less than significant impacts are expected.				

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; Leonoli 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

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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### SECTION 3

#### III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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.)  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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
- Gerardo A. Quero, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Agricultural Commissioner
- Environmental Health Services
- Sheriff's Office

##### **B. OTHER AGENCIES/ORGANIZATIONS**

- Imperial Irrigation District
- County Executive Office

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

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  - 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
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**VI. 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:** Parcel Map #02512

**Project Applicant:** Grewal Holdings, LLC

**Project Location:** 1761 Maggio Road, Calexico, CA 92231

**Description of Project:** The applicant, Grewal Holdings, LLC, proposes a minor subdivision of land to subdivide a parcel within the Gateway of the Americas Specific Plan Area by creating two (2) separate parcels to accommodate a proposed Truck Stop & Travel Center and a proposed Starbucks Coffee or Drive-Thru Business.

Proposed Parcel 1 would be approximately 15.48-AC and would accommodate a proposed Truck Stop & Travel Center with legal and physical access via Stefani Street and Maggio Road. Proposed Parcel 2 would be approximately 1.22-AC and would accommodate a proposed Starbucks Coffee or Drive-Thru Business with legal and physical access via Maggio Road. Water and sewer to both newly created parcels would be provided via the existing Gateway of the Americas sewer collection, water distribution and treatment system infrastructure.

## VII. 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.

10-10-2024 Jim Minnick  
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.*

JCR  
Applicant Signature

10/10/24  
Date



## **SECTION 4**

### **VIII. RESPONSE TO COMMENTS**

(ATTACH DOCUMENTS, IF ANY, HERE)

**IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)**

(ATTACH DOCUMENTS, IF ANY, HERE)

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**ATTACHMENT #1**  
**COMMENT LETTERS**

**EEC ORIGINAL PKG**





Office of the Agricultural Commissioner  
Sealer of Weights and Measures  
852 Broadway, El Centro CA 92243

Jolene Dessert  
Commissioner / Sealer

Rachel Garewal  
Asst. Commissioner / Sealer

August 26, 2024

Gerardo Quero, Planner II  
Imperial County  
Planning & Development Services  
801 Main Street  
El Centro, CA 92243

Re: Parcel Map #02512

Mr. Quero:

Our office has reviewed the documents pertaining to Parcel Map #02512 for applicant Grewal Holdings LLC, a company proposing a minor subdivision of land to subdivide a 16.7-acre parcel within the Gateway of the Americas Specific Plan to accommodate a proposed truck stop & travel center, as well as a proposed Starbucks Coffee or Drive-Thru business, to be located at 1761 Maggio Rd. Calexico, CA.92231 (APN 059-435-012).

Should the project require movement of plant material into Imperial County for landscaping purposes, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines of movement of plant material, as there are several quarantines that must be observed.

Please refer to the handouts attached. The handouts will explain the need for the applicant to register their point-of-sale systems and scales (if applicable) with our office, determining what type of scale(s) if any required by their operations, and the regulations involving labeling/signage for the retail motor fueling station. Please be advised that any commercial weighing and measuring devices such as retail motor fuel dispensers and/or vehicle scales are required to be type approved for commercial use and must be registered, inspected and sealed by our office on an annual basis.

If you or the applicant have any questions, please feel free to contact our office at (442) 265-1500.

Regards,

A handwritten signature in black ink, appearing to read "Jolene Dessert".

Jolene Dessert



Office of the Agricultural Commissioner  
Sealer of Weights and Measures  
852 Broadway, El Centro CA 92243

Jolene Dessert  
Commissioner / Sealer

Rachel Garewal  
Asst. Commissioner / Sealer

Excerpts from Petroleum Products Labeling Regulations

\*Extracted from Business & Professions Codes ("BPC") CHAPTER 14. Fuels and Lubricants [§ 13400 - 13620] and CHAPTER 14.5. Service Stations [§13650 - 13660] as well as California Code of Regulations ("CCR") CHAPTER 7. Advertising of Gasoline and Other Motor Vehicle Fuels [§4200 - 4207])\*

**ARTICLE 8 & 9 – PRICE INDICATIONS & LABELING**

**Deceptive, False, or Misleading Statements: Unfair Trade Practices (BPC § 13413)**

- (a) It is unlawful for any person or other legal entity to make any deceptive, false, or misleading statement by any means whatever regarding quality, quantity, performance, price, discount, or saving used in the sale or selling of any commodity regulated pursuant to this chapter.
- (b) The following misleading, unfair, or deceptive acts or practices committed or permitted by any person offering for sale any product that is regulated by this chapter are also a violation of this section:
- (1) Misrepresenting the brand, grade, quality, or price of a motor vehicle fuel or lubricant.
  - (2) Using false or deceptive representations or designations in connection with the sale of motor vehicle fuels or lubricants.
  - (3) Advertising motor vehicle fuels or lubricants or services and not selling them as advertised.
  - (4) Advertising motor vehicle fuels or lubricants of a designated brand, grade, trademark, or trade name not actually sold or available for sale.
  - (5) Making false, deceptive, or misleading statements concerning conditions of sale or price reductions.
  - (6) Representing that the consumer will receive a rebate, discount, or other economic benefit and then failing to give that rebate, discount, or other economic benefit.
  - (7) Except as otherwise permitted, selling a grade of motor vehicle fuel at more than one price and advertising only the lower price without advertising each of the higher prices in equal size numerals on the same advertising medium.
  - (8) Placing letters, words, figures, or numerals on any advertising medium offering for sale any goods or merchandise, other than motor vehicle fuel, if the advertising medium may be construed by any reasonable person as advertising a price of motor vehicle fuel.
  - (9) Forging or falsifying any records or documents required by this chapter or knowingly keeping, using, or displaying the false or forged records or documents.

**Display Of Price Sign On Dispensing Apparatus: Contents Of Sign (BPC § 13470)**

- (a) A person shall not sell at retail to the general public, any motor vehicle fuel from any place of business in this state unless there is displayed on the dispensing apparatus in a conspicuous place at least one sign or price indicator showing the total price per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5 of all motor vehicle fuel sold therefrom. The total price per gallon, liter, or other unit of measurement shall include applicable fuel taxes and all sales taxes.
- (b) (1) A person shall not sell at retail to the general public, any compressed natural gas for use as a motor vehicle fuel from any place of business in this state unless there is displayed and labeled on the dispensing apparatus in a conspicuous place "Gasoline gallon equivalent."
- (2) A person shall not sell at retail to the general public, any liquefied natural gas for use as a motor vehicle fuel from any place of business in this state unless there is displayed and labeled on

the dispensing apparatus in a conspicuous place "Diesel gallon equivalent."

(c) When a discount is offered from a dispenser computing only at a higher price, at least one sign or label shall be conspicuously displayed on the dispenser indicating that the dispenser is computing at the higher price and indicating the amount of the discount per unit of measurement in letters and numerals not less than one-half inch high.

(d) If motor vehicle fuel is sold by unit of measurement other than gallon, that unit shall be conspicuously displayed on the side of the dispensing apparatus from which service can be made.

Placement of Signs (BPC § 13471)

Each sign required by this article shall be placed in a conspicuous place on the dispensing apparatus and if service of motor vehicle fuel may be made from more than one side of such dispensing apparatus the sign shall be so placed as to be visible from at least two sides of the dispensing apparatus.

Size of Letters and Figures (BPC § 13473)

Unless otherwise provided, all letters, figures, or numerals on each sign required by this article, however affixed, marked, imprinted, placed, or embossed, shall be at least three-fourths of an inch in height and all lines or marks used in the making or forming of all the letters, figures, or numerals which are a part of the sign shall be at least one-eighth of an inch in width.

Legibility of Signs (BPC § 13474)

All letters, figures or numerals which are part of any sign or price indicator required by this article shall be plainly legible. The color or tint shall contrast with the background and other parts of the sign.

Sale, Etc., of Motor Vehicle Fuels or Lubricants from Unlabeled Containers, Etc., Unlawful: Viscosity Rating: Containers with Net Content of Gallon or Less (BPC § 13480)

(a) It is unlawful for any person to sell any motor vehicle fuel or lubricant referred to in this chapter at any place where motor vehicle fuels or lubricants are kept or stored for sale, unless there is affixed to each container, receptacle, pump, dispenser, and inlet end of the fill pipe of each underground storage tank, from which or into which that product is drawn or poured out for sale or delivery, a sign or label plainly visible consisting of the name of the product, the brand, trademark, or trade name of the product, and, in the case of motor vehicle fuel and kerosene, the grade or brand name designation.

(c) When the product is automotive spark-ignition engine fuel the secretary shall make rules and regulations as are reasonably necessary to define and enforce the octane number, antiknock index labeling requirements, or other labeling requirements of the product sold.

Labeling and Price Sign Advertising Requirements for Biodiesel and Biodiesel Blends. (CCR § 4202)

(a) The labeling on biodiesel and biodiesel blend dispensers shall meet the requirements of the Federal Trade Commission (FTC) 16 CFR Part 306 "Automotive Fuel Ratings, Certification and Posting" Rule, as published in the Federal Register Volume 75, Number 50, dated March 16, 2010, which are hereby incorporated.

(b) The name of the product and grade designation shall be on all dispensers, advertising signs, and storage tank labels as required in Section 13480 and 13532 of the Business and Professions Code.

(c) Every biodiesel dispenser dispensing blends greater than 5. volume percent shall display on each customer side, as required by Section 13484 of the Business and Professions Code, a sign clearly visible



which reads as follows:

**“THIS FUEL CONTAINS BIODIESEL. CHECK THE OWNER’S MANUAL OR WITH YOUR ENGINE MANUFACTURER BEFORE USING.”**

#### **ARTICLE 9 – STORAGE TANKS**

*Sale, Etc., of Motor Vehicle Fuels or Lubricants from Unlabeled Containers, Etc., Unlawful: Viscosity Rating: Containers with Net Content of Gallon or Less (BPC § 13480)*

(a) It is unlawful for any person to sell any motor vehicle fuel or lubricant referred to in this chapter at any place where motor vehicle fuels or lubricants are kept or stored for sale, unless there is affixed to each container, receptacle, pump, dispenser, and inlet end of the fill pipe of each underground storage tank, from which or into which that product is drawn or poured out for sale or delivery, a sign or label plainly visible consisting of the name of the product, the brand, trademark, or trade name of the product, and, in the case of motor vehicle fuel and kerosene, the grade or brand name designation.

*Application of Rules Respecting Lettering to Signs, Etc., at Inlet End of Storage Tanks (BC § 13843)*

The provisions of this article as to size of letters shall not apply to signs or labels at the inlet end of any underground storage tank, which letters may be of any convenient size but such letters shall be plainly visible while such underground storage tank is being filled.

#### **ARTICLE 12 – PRICE SIGN ADVERTISING**

*Deceptive, False, or Misleading Statements: Unfair Trade Practices (BPC § 13413)*

(a) It is unlawful for any person or other legal entity to make any deceptive, false, or misleading statement by any means whatever regarding quality, quantity, performance, price, discount, or saving used in the sale or selling of any commodity regulated pursuant to this chapter.

(b) The following misleading, unfair, or deceptive acts or practices committed or permitted by any person offering for sale any product that is regulated by this chapter are also a violation of this section:

- (1) Misrepresenting the brand, grade, quality, or price of a motor vehicle fuel or lubricant.
- (2) Using false or deceptive representations or designations in connection with the sale of motor vehicle fuels or lubricants.
- (3) Advertising motor vehicle fuels or lubricants or services and not selling them as advertised.
- (4) Advertising motor vehicle fuels or lubricants of a designated brand, grade, trademark, or trade name not actually sold or available for sale.
- (5) Making false, deceptive, or misleading statements concerning conditions of sale or price reductions.
- (6) Representing that the consumer will receive a rebate, discount, or other economic benefit and then failing to give that rebate, discount, or other economic benefit.
- (7) Except as otherwise permitted, selling a grade of motor vehicle fuel at more than one price and advertising only the lower price without advertising each of the higher prices in equal size numerals on the same advertising medium.
- (8) Placing letters, words, figures, or numerals on any advertising medium offering for sale any goods or merchandise, other than motor vehicle fuel, if the advertising medium may be construed by any reasonable person as advertising a price of motor vehicle fuel.

(9) Forging or falsifying any records or documents required by this chapter or knowingly keeping, using, or displaying the false or forged records or documents.

**Application of Article: Display of Price per Gallon, Liter, or Other Unit of Measurement (BPC § 13530)**

(a) Nothing in this article applies to price indicators and signs referred to in Article 8 (commencing with Section 13470). However, any numerals designating the total price per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5 for a particular brand and grade of motor vehicle fuel permitted or required under Article 8 (commencing with Section 13470) shall, unless otherwise stated, be identical in numerical value with the price per gallon, liter, or other unit of measurement for the same brand and grade of motor vehicle fuel permitted or required under this article.

**Display Requirements: Exemption of Specified Geographic Areas: Violations: Enforcement (BPC § 13531)**

(a) (1) Every person offering for sale or selling any motor vehicle fuel to the public from any place of business shall display on the premises an advertising medium that complies with the requirements of this article and that advertises the total prices of the three major grades of motor vehicle fuel offered for sale.

(2) The advertising medium shall be clearly visible from the street or highway adjacent to the premises. When the place of business is situated at an intersection, the advertising medium shall be clearly visible from each street of the intersection.

(3) For purposes of this subdivision, motor vehicle fuel does not include propane or dimethyl ether-propane fuel blend.

(4) For purposes of this subdivision, electricity and natural gas sold as a motor vehicle fuel shall meet only the requirements adopted pursuant to Sections 13404 and 13404.5.

**Motor Vehicle Fuel: Contents of Display (BPC § 13532)**

(a) It is unlawful for any person to display any advertising medium that indicates the price of motor vehicle fuel unless the advertising medium displays all of the following:

(1) The total price per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5, including all taxes, in numerals, and fractions when applicable, not less than six inches in height and of uniform size and color. For purposes of this article, fractions are considered one numeral. For purposes of this section, electricity sold as a motor vehicle fuel shall meet only the requirements adopted pursuant to Section 13404.5.

(2) The trademark or brand of the motor vehicle fuel in letters, figures, or numerals not less than one third the size of the numerals designating the price.

(3) The word "gasoline" or the name of other motor vehicle fuel in letters not less than one-third the size of the numerals designating the price, but these words need not be more than four inches in height.

(4) The grade designation of the motor vehicle fuel in letters or numerals not less than one-sixth the size of the numerals designating the price, but this designation need not be more than four inches in height.

(5) If motor vehicle fuel prices are advertised by the unit of measurement other than gallon, the unit shall be displayed on the advertising medium in letters not less than one-third the size of the numerals designating the price.

(b) (1) It is unlawful for any person to display an advertising medium that advertises a discount or price reduction for motor vehicle fuel, unless the advertising medium contains all the following:

(A) The total price per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5 from which the discount or price reduction is to be taken.

(B) The amount of the discount or price reduction in cents per gallon, liter, or other unit of measurement using numerals that do not exceed the height of the numerals in the advertised price.

(C) The conditions of the discount or price reduction using words whose letters are not less than one-third the size of the price numerals.

(2) Any limitations under which the discount or price reduction is offered shall be explained in words whose letters are not less than one-third the size of the numerals indicating the prices.

(3) There shall be available for each customer's reference, a chart showing the amount of discount for each type of unit being sold or fraction thereof in one cent (\$0.01) increments, or the retail dispensers used to dispense motor vehicle fuel at the discount price shall be set to compute the total sale at the discounted price per gallon or liter and shall be clearly labeled "Includes Cash Discount" in letters not less than one inch in height.

(4) For purposes of this subdivision, the motor vehicle fuel shall be sold in the same unit of measure in which the discount and the price from which the discount is taken are advertised.

(c) In the event that the same grade of motor vehicle fuel is sold at different prices from any single place of business, it is unlawful for any person to display any advertising medium that advertises a price of a grade of motor vehicle fuel unless the advertising medium advertises in numerals of equal size each of the higher prices, including all taxes for which the grade is sold or offered for sale, and unless the advertising medium explains the conditions, and any limitations, under which that grade is sold or offered for sale at different prices. The words of explanation shall be clearly shown in letters at least one-third the size of the numerals indicating the prices. The different prices at which the same grade of motor vehicle fuel is sold or offered for sale shall be advertised in the same unit of measure as permitted or required by law.

(d) Nothing in this section prohibits any person who has posted or displayed a sign or advertising medium in compliance with this chapter from displaying additional signs or advertising media that state either (1) the amount of discount in cents per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5, or (2) the total price of one or more brands or grades of motor vehicle fuel sold or offered for sale, provided the conditions and any limitations of the discount or price of the brand or grade of motor vehicle fuel are included in the additional advertising media in letters not less than one-third the size of the numerals indicating the discount or price.

**Additional Advertising Matter (BPC § 13534)**

(a) Except as provided by subdivision (b), and subdivisions (b), (c), and (d) of Section 13532, it is unlawful for any person to place any additional advertising matter on any advertising medium referred to in this article except:

(1) A description of the products offered for sale in letters or numerals not larger than the price numerals.

(2) Methods of sale, such as self-serve or full-serve, in letters not less than one-third the size of the price numerals.

(3) Words describing the type of services offered at the place of business, such as food market, car wash, tune-up, and the registered trademark or trade name of the service, but not the price of the

service.

(b) Subdivision (a) does not apply to electronic changeable message centers when the advertising content includes both the product offered for sale and its price in a single advertising message, or when the product and price components of the advertising message clearly relate to one another and the price neither starts nor ends the message.

**Legibility (BPC § 13536)**

All letters, words, figures, or numerals which are part of the advertising media referred to in this article shall have a heavy type face or stroke, shall be clearly visible, and of a color or tint that will contrast the letters, words, figures, or numerals with the background of the advertising media. The height of the letters, figures, and numerals, except the letter "1" and numeral one, shall not be more than twice the width.

**Illumination (CCR § 4205)**

In addition to the requirements of Section 13536, Business and Professions Code, when any advertising message is illuminated, the entire message shall be uniformly illuminated.

**CHAPTER 14.5 – SERVICE STATIONS**

**Provision of Air, Water and Pressure Gauge (BPC § 13651)**

(a) (1) On and after January 1, 2000, every service station in this state shall provide, during operating hours, and make available at no cost to customers who purchase motor vehicle fuel, water, compressed air, and a gauge for measuring air pressure, to the public for use in servicing any passenger vehicle, as defined in Section 465 of the Vehicle Code, or any commercial vehicle, as defined in Section 260 of the Vehicle Code, with an unladen weight of 6,000 pounds or less.

(2) Every service station in this state shall display, at a conspicuous place on, at, or near the dispensing apparatus, at least one clearly visible sign which shall read as follows:

**"CALIFORNIA LAW REQUIRES THIS STATION TO PROVIDE FREE AIR AND WATER FOR AUTOMOTIVE PURPOSES TO ITS CUSTOMERS WHO PURCHASE MOTOR VEHICLE FUEL. IF YOU HAVE A COMPLAINT NOTIFY THE STATION ATTENDANT AND/OR CALL THIS TOLL-FREE TELEPHONE NUMBER:  
1 (800) \_\_\_\_\_."**

This sign shall meet the requirements of Sections 13473 and 13474 with regard to letter size and contrast. As used in this paragraph, automotive purposes does not include the washing of vehicles.

**Refueling Services to Disabled Drivers (BPC § 13660)**

(c) (1) Every person, firm, partnership, association, trustee, or corporation required to provide refueling service for persons with disabilities pursuant to this section shall post the following notice, or a notice with substantially similar language, in a manner and single location that is conspicuous to a driver seeking refueling service:



**"Service to Disabled Persons**

**Disabled individuals properly displaying a disabled person's plate or placard, or a disabled veteran's plate, issued by the Department of Motor Vehicles, are entitled to request and receive refueling service at this service station for which they may not be charged more than the self-service price."**

(2) If refueling service is limited to certain hours pursuant to an exemption set forth in subdivision (b), the notice required by paragraph (1) shall also specify the hours during which refueling service for persons with disabilities is available.

(3) Every person, firm, partnership, association, trustee, or corporation that, consistent with subdivision (b), does not provide refueling service for persons with disabilities during any hours of operation shall post the following notice in a manner and single location that is conspicuous to a driver seeking refueling service:

**"No Service for Disabled Persons**

**This service station does not provide refueling service for disabled individuals."**

(4) The signs required by paragraphs (1) and (3) shall also include a statement indicating that drivers seeking information about enforcement of laws related to refueling services for persons with disabilities may call one or more toll free telephone numbers specified and maintained by the Department of Rehabilitation. By January 31, 1999, the Director of the Department of Rehabilitation shall notify the State Board of Equalization of the toll free telephone number or numbers to be included on the signs required by this subdivision. At least one of these toll free telephone numbers shall be accessible to persons using telephone devices for the deaf. The State Board of Equalization shall publish information regarding the toll free telephone numbers as part of its annual notification required by subdivision (i). In the event that the toll-free telephone number or numbers change, the Director of the Department of Rehabilitation shall notify the State Board of Equalization of the new toll-free telephone number or numbers to be used.



Office of the Agricultural Commissioner  
Sealer of Weights and Measures  
852 Broadway, El Centro CA 92243

Jolene Dessert  
Commissioner / Sealer

Rachel Garewal  
Asst. Commissioner / Sealer

June 21, 2023

Landscaper/Nursery

This letter is to remind you of the requirements you must follow for movement of plant material into Imperial County. There are many quarantines which must be observed. The most complex is for the glassy-winged sharpshooter and detailed directions for compliance follow. However, there are a few other quarantines that you should be aware of and they are listed at the end of this letter.

There is a State Interior Quarantine in place to prevent artificial movement of the glassy-winged sharpshooter (GWSS). The GWSS is a hardy insect which feeds on many common landscape plants and crops. It carries and spreads *Xylella fastidiosa*, a bacterium which is deadly to many plants. Imperial County is the only Southern California County that is not infested with the glassy-winged sharpshooter, and is designated as an enforcing county.

A summary of the quarantine requirements for entry of GWSS-host nursery stock from infested counties:

- Nursery stock must be purchased from a nursery that is under Compliance Agreement with the Agricultural Commissioner's office in that County. The plants should enter Imperial County with paperwork that includes the GWSS Compliance Agreement Number stamp, the required blue tag (see below), and Certificate of Quarantine Compliance (CQC) if applicable.
- Every shipment of nursery stock from an infested county must be accompanied by a Warning Hold for Inspection Certificate also known as a blue tag. As stated on the blue tag, this requires the receiver to hold the shipment off sale upon arrival and call our office for an inspection. It is very important that we be notified immediately upon arrival of the plant shipment. You must not commingle the new shipment with previously-released nursery stock until released by our office. Our office hours are Monday through Friday, 8:00 AM to 5:00 PM. Please call as early as possible. If you intend to bring in plants on a Saturday or Holiday, you must notify our office in advance.
- Landscapers that have their own growing ground or holding yard where they store nursery stock are required to be licensed as a nursery. Landscapers that do not hold or store that stock prior to its delivery to the planting site do not need a license.
- All landscapers must comply with the requirements listed above for every shipment brought into the County. You also must hold the stock at its destination (preferably away from other plants) and call our office for an inspection - you may not plant any of the nursery stock until the plants have been inspected and released by our office. If you are buying and transporting nursery stock into Imperial County, it is your responsibility to obtain the required documents from the origin nursery and call for the inspection upon arrival.
- For every shipment, you must have a proof of ownership document for the nursery stock.

Penalties for failure to comply with the quarantine requirements listed above:

- Any violation of quarantine requirements is an infraction punishable by a fine of \$1,000 for the first offense. For a second or subsequent offense within three years, the violation is punishable as a misdemeanor (Food and Ag Code, Section 5309).
- In lieu of any civil action, the Agricultural Commissioner may levy a civil penalty for up to \$2,500 for each violation (Food and Ag Code, Section 5311).
- In addition to any other action taken, any violation of these requirements may be liable civilly in an amount not to exceed \$10,000 for each violation (Food and Ag Code, Section 5310).
- Anyone that negligently or intentionally violates any quarantine regulation and imports a GWSS-infested plant that results in an infestation, or the spread of an infestation, may be civilly liable in an amount up to \$25,000 for each violation (Food and Ag Code, Section 5028(c)).

Other restricted plant materials (if you intend to bring in any of the following commodities from outside Imperial County please contact us before the shipment date):

- Citrus species – All Citrus species are restricted from most locations within California.
- Phoenix palms – All palms of the Phoenix genus (this includes *Phoenix roebelinii*, a common landscape plant) originating in California are prohibited, unless it is from certain portions of Riverside County.
- Florida nursery stock- Must comply with California State Interior Quarantine CCR. 3271 Burrowing and Reniform Nematodes, RIFA federal Quarantine and other quarantines may apply.
- Arizona nursery stock- Must comply with California State Interior Quarantine CCR. 3261 Ozonium Root Rot.
- Also, if you intend to remove any plants from the soil and ship them out of Imperial County you must be certified free from Ozonium Root Rot. To do so you must be part of our program and you should contact our office.

If you have any questions please contact our office at (442) 265-1500.

Sincerely,



Nelson Perez  
Deputy Agricultural Commissioner  
Pest Detection and Eradication

EEC ORIGINAL PKG



Office of the Agricultural Commissioner  
Sealer of Weights and Measures  
852 Broadway, El Centro CA 92243

Jolene Dessert  
Commissioner / Sealer

Rachel Garewal  
Asst. Commissioner / Sealer

## POINT-OF-SALE SCANNERS & ELECTRONIC PRICING DEVICES

The Imperial County Weighing and Measuring Devices and Point-of-Sale Systems ordinance (Chapter 5.68) requires businesses to register with the Imperial County Sealer of Weights and Measures Department and pay an annual registration fee. Registration certificate fees are based on the number of point of sale stations at each retail location. This registration certificate is required in addition to any other certificate, license or permit which may be required by the county, cities, or any public entity. Any registration certificate for which fees have not been paid within forty-five (45) days from the date that such payment is due, will be subject to a twenty percent (20%) penalty. See the attached fee schedule for reference.

All retail locations that utilize a point of sale system are subject to the county ordinance. Such systems include Universal Product Code (UPC) scanners, price look-up codes, or any other system that relies on the retrieval of electronically stored information to complete a transaction. Per the ordinance, all systems shall be available for testing and inspection by the county sealer of weights and measures.

The Imperial County Weights and Measures Office enforces the California Business and Professions Code as well as the California Code of Regulations as it pertains to point-of-sale systems. Below is a summary of applicable code sections:

In accordance to the California Business and Professions Code § 12024.2 and § 12024.6, it is unlawful for any person, at the time of sale of a commodity, to do any of the following:

- Charge an amount greater than the price, or to compute an amount greater than a true extension of a price per unit, that is then advertised, posted, marked, displayed, or quoted for that commodity.
- Charge an amount greater than the lowest price posted on the commodity itself or on a shelf tag that corresponds to the commodity, notwithstanding any limitation of the time period for which the posted price is in effect.



- No person, firm, corporation, or association shall advertise, solicit, or represent by any means, a product for sale or purchase if it is intended to entice a customer into a transaction different from that originally represented.

In accordance to the California Business and Professions Code sections § 13300-13303 and § 12024.6:

- Any business that uses a point-of-sale system must have a display of the prices charged visible to the customer from a reasonable and typical position
- When a price reduction or discount regarding an item is advertised, the checkout system customer indicator shall display either the discounted price for that item, or alternatively, the regular price and a credit or reduction of the advertised savings
- Any surcharges and the total value to be charged for the overall transaction also shall be displayed for the consumer at least once before the consumer is required to pay for the goods or services
- "Point-Of-Sale System" means any computer or electronic price look-up system that retrieves the price of the item being purchased

The Imperial County Sealer of Weights and Measures is authorized to levy a civil penalty against a person violating any provision of this law or regulation adopted pursuant to this law, of not more than one thousand dollars (\$1,000) for each violation.

Please remember that it is the responsibility of the owner/operator of a business to obtain a current registration from the Sealer's Office before using an electronic point-of-sale checkout system. Our office is open to the public from 8:00AM to 5:00PM, Monday through Friday. If you have any questions or need assistance, please contact us at (442) 265-1500. We will be happy to assist you.

Sincerely,



Margo Sanchez  
Deputy Sealer of Weights & Measures  
Special Projects Division

EEC ORIGINAL PKG



Office of the Agricultural Commissioner  
Sealer of Weights and Measures  
852 Broadway, El Centro CA 92243

Jolene Dessert  
Commissioner / Sealer

Rachel Garewal  
Asst. Commissioner / Sealer

**ANNUAL REGISTRATION/RENEWAL APPLICATION (expires December 31, 2023 )**

**Registration No.:**

*Please update any outdated or missing information.*

**Company Headquarters:**

Name: \_\_\_\_\_ Contact: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Physical Location:**

Business Name: \_\_\_\_\_ Primary Contact: \_\_\_\_\_  
Physical Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

Device Type	Location Fee	Quantity	Fee per Device	Device Fee Subtotal	DMS Fee per Device	DMS Fee Subtotal	Device Total
TOTAL FEES DUE:							

**For Department Use Only**

DMS Receipt #: \_\_\_\_\_ DMS Date: \_\_\_\_\_  
Deposit #: \_\_\_\_\_ Deposit Date: \_\_\_\_\_

**Make check or money order payable to:**  
IMPERIAL COUNTY WEIGHTS & MEASURES  
852 Broadway  
El Centro, CA 92243

**I CERTIFY THAT THE INFORMATION SUBMITTED IN THIS APPLICATION IS TRUE AND CORRECT.**

**Print Name of Authorized Representative**

**Signature**

**Date**

We gladly accept checks.

If your check is returned unpaid, your account will be debited electronically for the original amount and electronically or via paper for the state's maximum allowable service fee. Payment by check constitutes authorization of these transactions. You may revoke this authorization by calling (800) 666-5222, ext. 2, to arrange payment for any outstanding checks and service fees due. [www.fiserv.com](http://www.fiserv.com)



Office of the Agricultural Commissioner  
Sealer of Weights and Measures  
852 Broadway, El Centro CA 92243

Jolene Dessert  
Commissioner / Sealer

Rachel Garewal  
Asst. Commissioner / Sealer

## 2025 Imperial County Weights and Measures Registration Fees

Fees are based on a statewide fee structure approved by the State Legislature and Governor. Fees partially offset the cost of administering the commercial weighing and measuring program and are based on the number and type(s) of devices and/or point-of-sale systems in use per location. These fees have been adopted in the Imperial County Ordinance Chapter 5.68 and are authorized by the California Business and Professions Code: Device Fees- Section 12240(f)-(t); Location Fees- Section 12240(u); State Administrative Fees- Section 12241, and California Code of Regulations Title 4, Division 9, Chapter 3, Article 3, Section 4075.

**All fees are due and payable January 1st.** Any registration certificate for which the fees have not been paid within forty-five (45) days from January 1st will be subject to a penalty of one-half the annual Registration Fee. Thereafter, continued failure to pay Registration Fees after ninety days (90) days may result in collection agency reporting and action.

**Device Location Fee: Each location (scanner/point-of-sale excluded) is charged a location fee of \$120.** A location is considered a business with one or more types of devices that require specialized testing equipment that will necessitate more than one trip. Additionally, if a commercial device is installed on a vehicle, each vehicle is considered a single location.

**Registration Fees = Location Fee per Location + County Device Fee per Device + DMS Admin Fee per Device**

Weights & Measures Fee Schedule				
Device Type	County Device Reg Fee	DMS Admin Fee	BPC 12240 Fee Cap	BPC 12240 Section
Animal Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Class II Scale	\$80.00	\$2.20		(o)
CNG Compressed Natural Gas Meter	\$185.00	\$2.20		(l)
Computing Scale <100 lb	\$25.00	\$2.20	\$1,200.00	(n)
Computing Scale 100 lb<2,000 lb	\$50.00	\$2.20		(p)
Counter Scale <100 lb - interfaced with a cash register or any point-of-sale system	\$25.00	\$2.20	\$1,200.00	(n)
Counter Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Counter Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Dormant/Platform Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Dormant/Platform Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Dormant/Platform Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Dormant/Platform Scale ≥10,000 lb	\$250.00	\$24.00		(h)
Electric Submeters	\$3.00	\$0.50		(g)
EVSE Electric Vehicle Charging Station	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Fabric/ Wire/Cordage Meter	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Hanging Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Hanging Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Hanging Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
High-Flow Motor Fuel Meter	\$26.00	\$2.20	\$1,200.00	Not listed (t)

Device Type	Couty Device Reg Fee	DMS Admin Fee	BPC 12240 Fee Cap	BPC 12240 Section
Hopper/Tank Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Hopper/Tank Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Hopper/Tank Scale ≥10,000 lb	\$250.00	\$24.00		(h)
LPG Liquified Petroleum Gas Meter	\$185.00	\$16.00		(l)
Livestock Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Livestock Scale 2,000>10,000 lb	\$100.00	\$16.00		(k)
Livestock Scales ≥ 10,000 lb	\$150.00	\$16.00		(k)
Monorail/Meatbeam Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Monorail/Meatbeam Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Other Measuring Devices	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Other Weighing Devices	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Prescription/Jewelry Scales	\$80.00	\$2.20		(o)
Railway Scales ≥10,000 lb	\$250.00	\$24.00		(h)
Retail Meters (such as DEF)	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Retail Motor Fuel Meters	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Retail Water Meters	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Vehicle Meters	\$75.00	\$2.20		(m)
Vehicle Scales ≥10,000 lb	\$250.00	\$24.00		(h)
Wholesale Meters	\$75.00	\$2.20		(m)
Other Weights and Measures Fees				
Fee Name	Amount	Unit	Authority	
Business Location Registration Fee	\$120.00	per location	BPC 12240(f)	
Commercial Devices by Request - when inspection or testing could be performed by a registered service agency	Schedule of Uniform Fees prescribed by Secretary		BPC 12210.5	
Non-Commercial Device Inspections and Hourly Rates				
Scales (> or = 2,000 lb)	\$170.00	per hour	BPC 12210(b)	
All other instruments/devices	\$85.00	per hour	BPC 12210(b)	
Standby Time	\$85.00	per hour	BPC 12210(b)	
Vehicle Mileage	Federal rate	per mile	BPC 12210(b)	
Price Verification Initial and Reinspection Fees				
Scanners (1-3)	\$160.00	per location	BPC 13350	
Scanners (4-9)	\$205.00	per location	BPC 13350	
Scanners (10 or more)	\$270.00	per location	BPC 13350	

Effective: 8/3/2024

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# IID

*A century of service.*

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August 26, 2024

**RECEIVED**

By Imperial County Planning & Development Services at 10:03 am, Aug 28, 2024

Mr. Gerardo Quero  
Planner II  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

SUBJECT: Grewal Holdings, LLC Minor Subdivision; PM02512

Dear Mr. Quero:

On August 21, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map No. 2512. The applicant, Grewal Holdings LLC; proposes to subdivide a 16.70-acre parcel located at 1761 Maggio Road, Calexico, California (APN 059-435-012-000), within the Gateway of the Americas Specific Plan Area, to create two (2) parcels to accommodate a truck stop & travel center and a Starbucks coffee or drive-thru business.

The IID has reviewed the application and has the following comments:

1. For electrical service for the future development of the resulting parcels, the applicant should be advised to contact Joel Lopez IID project development planner, at 760-482-3444 or e-mail Mr. Lopez at [JFLopez@IID.com](mailto:JFLopez@IID.com) to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the 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.
2. 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.


3. Applicant shall provide a surveyed legal description and an 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.
4. The applicant will be required to provide and bear all costs associated any relocation and/or realignment of IID infrastructure 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.
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available for download at the IID website <https://www.iid.com/about-iid/departments-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
6. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
7. When a project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, and determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

EEC ORIGINAL PKG

Gerardo Quero  
August 26, 2024  
Page 3

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Energy Dept.  
Paul Rodríguez – Deputy Mgr. Energy Dept.  
Geoffrey Holbrook – General Counsel  
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance  
Laura Cervantes. – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

EEC ORIGINAL PKG


COUNTY EXECUTIVE OFFICE

**Miguel Figueroa**  
County Executive Officer  
[miguelfigueroa@co.imperial.ca.us](mailto:miguelfigueroa@co.imperial.ca.us)  
[www.co.imperial.ca.us](http://www.co.imperial.ca.us)



County Administration Center  
940 Main Street, Suite 208  
El Centro, CA 92243  
Tel: 442-265-1001  
Fax: 442-265-1010

August 27, 2024

TO: Gerardo Quero, Planning and Development Services Department  
FROM: Rosa Lopez, Executive Office   
SUBJECT: Request for Comments – Grewal Holdings, LLC Project / APN 059-435-012-000

The County of Imperial Executive Office is responding to a request for comments: Grewal Holdings, LLC Project / APN 059-435-012-000. The Executive Office would like to inform the developer of the conditions and responsibilities of the applicant seeking a Conditional Use Permit (CUP). The conditions commence prior to the approval of an initial grading permit and subsequently continue throughout the permitting process. This includes, but not limited to:

- **Sales Tax Guarantee.** The permittee is required to have a Construction Site Permit reflecting the project site address, allowing all eligible sales tax payments are allocated to the County of Imperial, Jurisdictional Code 13998. The permittee will provide the County of Imperial a copy of the CDTFA account number and sub-permit for its contractor and subcontractors (if any) related to the jobsite. Permittee shall provide in written verification to the County Executive Office that the necessary sales and use tax permits have been obtained, prior to the issuance of any grading permits.
- **Construction/Material Budget:** The permittee will provide the County Executive Office a construction materials budget: an official construction materials budget or detailed budget outlining the construction and materials cost for the processing facility on permittee letterhead.
- **At developers cost,** the County Executive Office shall hire a third-party consultant to produce a Fiscal and Economic Impact Analysis & Job and Employment Analysis (FEIA & JEIA) prior to the project being placed on Planning Commission meeting.
- **Loss of farmland,** project will be subject to an Agriculture Benefit Fee.

Should there be any concerns and/or questions, do not hesitate to contact me.

*"Establishing Direction. Creating Opportunity."*  
AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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AIR POLLUTION CONTROL DISTRICT



September 3, 2024

**RECEIVED**

By Imperial County Planning & Development Services at 10:30 am, Sep 05, 2024

Jim Minnick, Director  
Imperial County Planning & Development Services  
801 Main Street  
El Centro, CA 92243

SUBJECT: Parcel Map 02512 – Grewal Holdings LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) would like to thank you for the opportunity to review and comment on Parcel Map (PM) 02512 (Project). The project proposes a minor subdivision of an existing 16.70-acre parcel within the Gateway of the Americas Specific Plan Area to create two separate parcels identified as Parcel A and Parcel B. Parcel A is proposed to be approximately 15.48-acres and would accommodate a proposed Truck Stop & Travel Center. Parcel B is proposed to be approximately 1.22-acres for a proposed Starbucks or Drive-Thru Business. The project is located at 1761 Maggio Rd., Calexico also identified as Assessor's Parcel Number 059-435-012

The Air District informs the applicant that the development of the Truck Stop & Travel Center will require an Air District permit and the Air District requests the applicant submit an application for engineering review of the project and cooperate with an Air District Permitting Engineer directly to determine the permitting requirements of the project.

The Air District also reminds the applicant that the project and all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20 % visual opacity.

Finally, the Air District requests a copy of the finalized map for its records.

For convenience, all Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations> and construction documents can be found at <https://apcd.imperialcounty.org/engineering/>. Should you have any questions or concerns please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,



Ismael Garcia  
Environmental Coordinator



Reviewed by  
Morica Soucier  
APC Division Manager



COUNTY OF  
IMPERIAL

DEPARTMENT OF  
PUBLIC WORKS

1553 11th Street  
El Centro, CA  
92243

Tel: (442) 265-1818  
Fax: (442) 265-1858

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*Public Works works for the Public*



September 12, 2024

Mr. Jim Minnick, Director  
Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

Attention: Gerardo Quero, Planner II

**SUBJECT: PM 2512 Grewal Holdings, LLC.**  
Located at 1761 Maggio Rd, Calexico, CA 92231  
APN 059-435-012

Dear Mr. Minnick:

This letter is in response to your submittal received on August 21, 2024, for the above-mentioned project. The applicant proposes a minor subdivision of land to subdivide a 16.70-acre parcel within the Gateway of the Americas Specific Plan Area to create two (2) new parcels: Proposed Parcel A approximately 15.48-acres would accommodate a proposed Truck Stop & Travel Center; proposed Parcel B, approximately 1.22-acres, would accommodate a proposed Starbucks Coffee or Drive-Thru business.

Department staff has reviewed the package information and the following comments:

1. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
2. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.
3. All permanent structures shall be located outside of the ultimate County Right-of-Way.
4. The Permittee will be required to repair any damages caused to County roads by construction traffic during construction and maintain them in safe conditions.
5. Prior to issuance of final certificate of occupancy, the Permittee shall be responsible for repairing any damage caused to County roads and bridges during construction as determined by the Imperial County Road Commissioner.

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6. Should any structures be developed in the future, street improvements will be required as per Imperial County ordinance: 12.10.020 - Street improvement requirements.
7. Proposed driveway is found within the intersection's Functional Area. Per AASHTO – A Policy on Geometric Design of Highway and Streets, Chapter 9 Section 2.2 "Intersection Functional Area", the functional area of an intersection extends both upstream and downstream from the physical intersection area and includes any auxiliary lanes (e.g., turn lanes) and their associated channelization, and driveways should not be installed within this area. This driveway shall be removed or relocated to comply with all applicable design guidelines.
8. Provide a Parcel Map prepared by a California Licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
9. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
10. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN). NAD 83 coordinates shall be established for every monument shown on the Parcel map.
11. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road.

Respectfully,

John A. Gay, PE  
Director of Public Works

By:



Veronica Atondo, PE, PLS  
Deputy Director of Public Works - Engineering

EEC ORIGINAL PKG



**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

Phone: (442) 265-6000  
Fax: (760) 482-2427

**Training**

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**

Phone: (442) 265-3000  
Fax: (760) 355-1482

**Prevention**

Phone: (442) 265-3020

September 16, 2024

RE: Parcel Map #02512

1761 Maggio Road, Calexico CA 92231, APN: 059-435-012

Grewal Holdings LLC.

Imperial County Fire Department would like to thank you for the opportunity to review and comment on Parcel Map #02512 located at 1761 Maggio Road, Calexico CA 92231, APN: 059-435-012.

Imperial County Fire Department has the following comments:

- Ensure an approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code Shall be installed and maintained between parcel "A" and parcel "B". (Minimum fire flow of 1500 GPM for 2 hours) Private fire service mains and appurtenance shall be installed in accordance with NFPA 20, 22, 24.
- Ensure access between parcel "A" and parcel "B" is in accordance with the California Fire Code Chapter 5 and appendix D.

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely

Andrew Loper

Lieutenant/Fire Prevention Specialist

Imperial County Fire Department

Fire Prevention Bureau

CC

David Lantzer

Fire Chief

Imperial County Fire Department

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

## Aimee Trujillo

**From:** Frank Reece <historicpreservation@quechantribe.com>  
**Sent:** Thursday, October 3, 2024 11:40 AM  
**To:** Aimee Trujillo  
**Subject:** RE: [EXTERNAL]:PM02512 Request for Comments

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

Good morning,  
This email is to inform you that we do not wish to comment on this project.

Jill

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



**RECEIVED**  
OCT 03 2024  
IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

**From:** Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>  
**Sent:** Wednesday, August 21, 2024 10:47 AM  
**To:** Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon@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>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; safflores@co.imperial.ca.us; robertmalek@co.imperial.ca.us; David Lantzer <davidlantzer@co.imperial.ca.us>; Rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; rbenavidez@icso.org; dvargas@iid.com; kimberly.dodson@dot.ca.gov; Charlie.Lecourtois@dot.ca.gov; roger.sanchez-rangel@dot.ca.gov; marcuscuero@campo-nrn.gov; jmesa@campo-nrn.gov; Frank Reece <historicpreservation@quechantribe.com>; Tribal Secretary <tribalsecretary@quechantribe.com>  
**Cc:** Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Gerardo Quero <gerardoquero@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Marsha Torres

**EEC ORIGINAL PKG**

**ATTACHMENT #2**  
**PARCEL MAP #02512**  
**APPLICATION PACKAGE**

**EEC ORIGINAL PKG**

# MINOR SUBDIVISION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1. PROPERTY OWNER'S NAME Grewal Holdings LLC, a California Limited Liability Company	EMAIL ADDRESS ravigrewal192@gmail.com	
2. MAILING ADDRESS 21550 Oxnard Street, Suite 655, Woodland Hills, CA	ZIP CODE 91367	PHONE NUMBER 310-748-1348
3. ENGINEER'S NAME Jose Carlos Romero, Land Surveyor	CAL. LICENSE NO. PLS 7,671	EMAIL ADDRESS jcrproterraus@gmail.com
4. MAILING ADDRESS 444 South 8th Street, Suite B-4, El Centro CA	ZIP CODE 92243	PHONE NUMBER 760-235-5185
5. PROPERTY (site) ADDRESS Address To Be Determined (TBD)	LOCATION SE Quadrant Maggio & SR-7 / Gateway of the Americas	
6. ASSESSOR'S PARCEL NO APN 059-435-012	SIZE OF PROPERTY (in acres or square foot) 16.70 Acres	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) LOT MERGER of Lots 4,5,6,7,8,9,10, 17 and 18 of the Maggio Commercial Park Subdivision Tract No 941-Unit 4 per FM 28-25		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To create 2 new parcels: (1) Parcel 15.48 Acres for a Truck Stop & Travel Center and (1) Parcel 1.22 Acres for a Starbucks Coffee or Drive-Through Business		

9. Proposed DIVISION of the above specified land is as follows:				
PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	15.48 AC	Empty Lot	Truck Stop & Travel Center	Commercial
2 or B	1.22 AC	Empty Lot	Starbucks Coffee or Drive-Through Business	Commercial
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Existing Sewer Collection & Treatment System Gateway of the Americas
11. DESCRIBE PROPOSED WATER SYSTEM	Existing Water Distribution & Treatment System Gateway of the Americas
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Through New Entrance Driveway at Stefani & Maggio Blvd.
13. IS THIS PARCEL PLANNED TO BE ANNEXED?	IF YES, TO WHAT CITY or DISTRICT?
<input type="checkbox"/> Yes <input type="checkbox"/> No	

I HEREBY APPLY FOR PERMISSION TO DIVIDE THE ABOVE SPECIFIED PROPERTY THAT I ☐ OWN ☐ CONTROL AS PER ATTACHED INFORMATION, AND PER THE MAP ACT AND PER THE SUBDIVISION ORDINANCE.

I, CERTIFY THAT THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Ravinder Grewal, Grewal Holdings LLC 07/03/24  
Print Name (owner) Date

Signature (owner)

Jose Carlos Romero, Principal

Print Name (Agent)

07/08/24  
Signature (Agent) Date

## REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP See Attached  
B. PRELIMINARY TITLE REPORT (6 months or newer) Attached  
C. FEE \$5,700 Check Attached  
D. OTHER LOT MERGER COC #2024007430 (05-10-24)

Special Note:  
An notarized owners affidavit is required if application is signed by Agent.

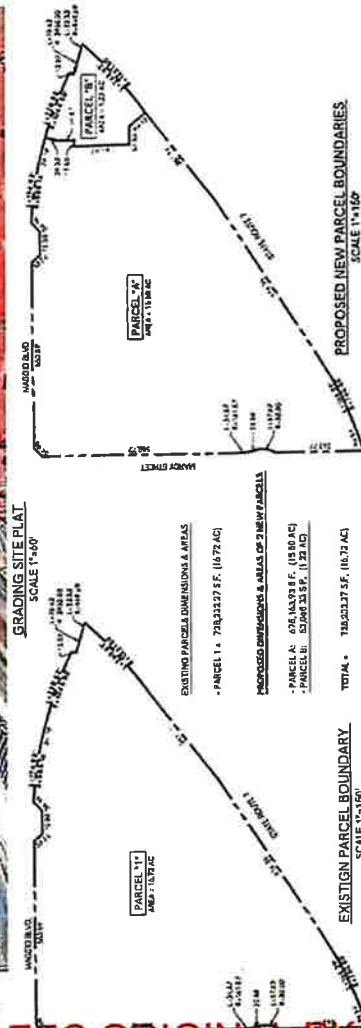
APPLICATION RECEIVED BY:	<u>LV.</u>	DATE	<u>7/22/24</u>	REVIEW / APPROVAL BY OTHER DEPT'S required. <input type="checkbox"/> P. W. <input type="checkbox"/> E. H. S. <input type="checkbox"/> A. P. C. D. <input type="checkbox"/> O. E. S. <input type="checkbox"/> _____ <input type="checkbox"/> _____
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	
APPLICATION REJECTED BY:	_____	DATE	_____	
TENTATIVE HEARING BY:	_____	DATE	_____	
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	

PM#

02512

EEC ORIGINAL PKG



[illegible]

**ATTACHMENT “G”**  
**NOI COMMENT LETTERS**



# IID

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October 15, 2024

**RECEIVED**

*By Imperial County Planning & Development Services at 4:35 pm, Oct 15, 2024*

Mr. Gerardo Quero  
Planner II  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

SUBJECT: NOI for the Preparation of an ND for the Grewal Holdings, LLC Minor Subdivision PM02512

Dear Mr. Quero:

On this date, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, the Notice of Intent for the preparation of a Negative Declaration for Parcel Map No. 2512. The applicant, Grewal Holdings LLC; proposes to subdivide a 16.70-acre parcel located at 1761 Maggio Road, Calexico, California (APN 059-435-012-000), within the Gateway of the Americas Specific Plan Area, to create two (2) parcels to accommodate a truck stop & travel center and a Starbucks coffee or drive-thru business.

The IID has reviewed the ND and found that the comments provided in the August 26, 2024 district letter (see attached) continue to apply.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas  
Compliance Administrator II

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Power Dept.  
Paul Rodriguez – Deputy Mgr. Power Dept.  
Geoffrey Holbrook – General Counsel  
Michael P. Kemp – Superintendent General, Fleet & Compliance Services.  
Laura Cervantes. – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.





# IID

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www.iid.com

*Since 1911*

August 26, 2024

Mr. Gerardo Quero  
Planner II  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

SUBJECT: Grewal Holdings, LLC Minor Subdivision; PM02512

Dear Mr. Quero:

On August 21, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map No. 2512. The applicant, Grewal Holdings LLC; proposes to subdivide a 16.70-acre parcel located at 1761 Maggio Road, Calexico, California (APN 059-435-012-000), within the Gateway of the Americas Specific Plan Area, to create two (2) parcels to accommodate a truck stop & travel center and a Starbucks coffee or drive-thru business.

The IID has reviewed the application and has the following comments:

1. For electrical service for the future development of the resulting parcels, the applicant should be advised to contact Joel Lopez IID project development planner, at 760-482-3444 or e-mail Mr. Lopez at [JFLopez@IID.com](mailto:JFLopez@IID.com) to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the 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.
2. 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.



3. Applicant shall provide a surveyed legal description and an 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.
4. The applicant will be required to provide and bear all costs associated any relocation and/or realignment of IID infrastructure 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.
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available for download at the IID website <https://www.iid.com/about-iid/departments-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
6. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
7. When a project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, and determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

Gerardo Quero  
August 26, 2024  
Page 3

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Energy Dept.  
Paul Rodriguez – Deputy Mgr. Energy Dept.  
Geoffrey Holbrook – General Counsel  
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance  
Laura Cervantes. – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.