

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Maverik Signage Project (CUP #25-0020 / V #25-0004 / V #25-0003 / IS #25-0044)

Lead Agency: Imperial County Planning & Development Services Department Contact Person: Luis Bejarano, Planner II
 Mailing Address: 801 Main Street Phone: (442) 265-1736
 City: El Centro Zip: 92243 County: Imperial

Project Location: County: Imperial City/Nearest Community: El Centro
 Cross Streets: Hawes Road Zip Code: 92243

Longitude/Latitude (degrees, minutes and seconds): 115 ° 30 ' 1.18" N / 32 ° 46 ' 51.37" W Total Acres: 10 Acres

Assessor's Parcel No.: 054-080-047-000 Section: 11 Twp.: 16 S Range: 14 E Base: SBBM

Within 2 Miles: State Hwy #: SR 111, I-8 Waterways: Acacia Lateral 5A Canal
 Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Initial Study / Building / Variance

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Non-conforming signage
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Land Use and Planning

Present Land Use/Zoning/General Plan Designation:

Urban

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

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

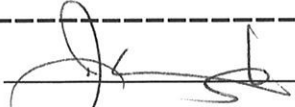
- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 04/29/2026 Ending Date 05/29/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  _____ **Date:** 04/28/2026

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