

Tuesday, October 11, 2022

CITY OF INDIO
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
(IS/MND)
INDIO SELF-STORAGE PROJECT

Reviewing Agencies and Other Interested Parties

From: City of Indio Community Development Department
100 Civic Center Mall
Indio, CA 92201

Project Title: Indio Self-Storage
Project Applicant: Frank Halcovich, Commercial Lighting Industries
Public Review Period: October 11, 2022, to November 11, 2022
Contact Person: Maribel Covarrubias, Assistant Planner

NOTICE IS HEREBY GIVEN that the City of Indio (City) proposes to adopt an Initial Study/ Mitigated Negative Declaration (IS/MND) for the aforementioned project. The IS/MND is based on the finding that, by implementing project-specific mitigation measures, the project's potentially significant environmental effects will be reduced to levels that are less than significant. The reasons to support such a finding are documented by an Initial Study prepared by the City.

Project Location: The proposed project is located at 81161 Indio Boulevard and occupies approximately 5.14 acres south of Indio Boulevard and 400 feet east of Madison Street. The project is characterized by developed industrial uses in the northwestern portion of the site and disturbed vacant land in the southeastern portion of the site. The property can be identified as Assessor's Parcel Numbers (APN) 610-030-001 within Section 15, Township 5 South, Range 7 East, San Bernardino Base and Meridian.

Project Description: The project proposes to subdivide a 5.14-acre site into two lots. Approximately 3.58 acres of the 5.14-acre project site will be utilized for the proposed project while 1.56 acres will remain as an existing lot continuing current construction activities. This existing lot is considered Lot 1 and is "not a part" of the proposed storage project on Lot 2. The project proposes the development of five storage buildings and an office building on the project site. Primary access to the project site will be located at Indio Boulevard. The proposed office building will be 1,000 square feet, and the proposed storage buildings will be 91,696 square feet in total, for a total of 92,696 square feet of proposed structures. The project also proposes access roads, hardscape, parking areas, and landscaped areas.

Availability of IS/MND: The IS/MND and supporting materials are available for review online at: <https://www.indio.org/departments/community-development-department/notices-documents>

Public Review Period: The above noted item is a **draft** and intended only for public review and comment. The public comment period begins on October 11, 2022, and ends on November 11, 2022. The comments shall be provided via email to Maribel Covarrubias at mcovarrubias@indio.org no later than Friday, November 11, 2022 before 5:00 p.m. All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name.

Public Hearing: The public hearing for this project has been **tentatively** scheduled for November 23, 2022. A separate notice of public hearing will be circulated pursuant to all applicable City of Indio public noticing requirements once a public hearing has been scheduled.