

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Nikolas Guitron Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Attention: Mike Craitenberger
11839 8TH STREET,
RANCHO CUCAMONGA, CA 91730
Email: mike@wems.biz

Date: August 18, 2023

Regarding: CEQA Class 32 Exemption for proposed warehouse project located on Commerce Street, south and east of the intersection of Commerce Street and Enterprise Way, in the city of Indio (APN 612-120-045, 046, 047 & 048).

Dear Mr. Craitenberger,

The proposed West End Materials Supply consists of a proposed 4,000 square foot 2-story office/retail building, an enclosed 9,030 square foot lumber storage building, a 3-sided 16,740 square foot lumber storage building, and associated loading docks, roll up doors and paved parking areas located on a vacant, but previously disturbed 2.11 acre site located on Commerce Street, south and east of the intersection of Commerce Street and Enterprise Way, within the City of Indio City Limits.

The project qualifies for a Class 32 categorical exemption from CEQA pursuant to Section 15332 of the California Public Resources Code. In order to be exempt from CEQA, the project must meet the following 5 criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- (c) The project site has no value, as habitat for endangered, rare or threatened species.*
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- (e) The site can be adequately served by all required utilities and public services.*

A summary of why the proposed development meets each of the required conditions for the Class 32 exemption follows:

- A. The project is consistent with the applicable General Plan designation of “Workplace and Employment District – WEP”, as the proposed project will provide an area for a wide variety of employment-generating activity, including office, industrial and light manufacturing, research and development, and supportive commercial. The project is compatible with the current Zoning designation of “IH – Heavy Industrial” which is intended to permit more intensive types of industrial operation and facilities as outlined in Section 2.04.01 of the City of Indio zoning ordinance. The storage warehouse building would support many of the permitted and

conditionally permitted uses under Section 2.04.02 of the zoning ordinance including “Offices, Professional/Administrative & Service; Research and Development facilities; freight/trucking facility for distribution including parcel service delivery depot; Indoor Warehousing, Storage, Wholesaling & Distribution; Retail, secondary and appurtenant to a wholesale or manufacturing outlet; and Manufacturing/Processing uses” to name a few.

- B. The project is located within the city limits of the City of Indio, and consists of a total of 2.11 gross acres, which is less than the five-acre maximum. The surrounding areas consist of urban uses including an existing double track mainline railroad on the southwest side of the property, a recycling facility to the northwest, undeveloped commercial pads to the northeast, and a vehicle towing and salvage yard to the southeast.
- C. The project site consists of vacant previously disturbed land, is located in an urbanized area, is surrounded on all sides by development, and has no value as habitat for endangered, rare or threatened species. The site has been previously mass graded and is clear of any vegetation.
- D. The project site would not result in any significant effects relating to traffic, noise, air quality or water quality not already analyzed and anticipated by the City’s General Plan designation of “Workplace and Employment District” and the permitted uses outlined in Section 2.04.02 of the City of Indio zoning regulations.
- E. The site has domestic water availability on Commerce Street frontage. The site has sanitary sewer available on Commerce Street frontage. The site has access to Electrical power from the Imperial Irrigation District from the existing underground power distribution lines along the Commerce Street frontage. The site plan has been designed to store all storm water run-off within the site, so there is no need for access to public storm drainage. The site has access to communication facilities. The site can be adequately served by Police and Fire Services. The site can therefore be adequately served by all required utilities and public services.

Based on the findings above, the proposed development qualifies for a Class 32 CEQA exemption.

Respectfully Submitted



Benjamin Daniel Egan, PE, PLS
Principal



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:

STATE CLEARINGHOUSE NUMBER *(if applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF INDIO	LEAD AGENCY EMAIL NGUITRON@INDIO.ORG	DATE 01/16/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER SS-TEMP-1119231	
PROJECT TITLE WEST END MATERIALS SUPPLY		

PROJECT APPLICANT NAME MIKE CRAITENBERGER	PROJECT APPLICANT EMAIL MIKE@WEMS.BIZ	PHONE NUMBER (909) 481-6399
PROJECT APPLICANT ADDRESS 11839 8TH STREET,	CITY RANCHO CUCAMONGA CA	STATE CA
		ZIP CODE 91730

PROJECT APPLICANT *(Check appropriate box)*

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
 TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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