



take center stage

April 29, 2024

**CITY OF INDIO
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
(IS/MND)
INDIO GATEWAY PROJECT**

To: Reviewing Agencies and Other Interested Parties
From: City of Indio Community Development Department
100 Civic Center Mall
Indio, CA 92201

Project Title: Indio Gateway Project
Project Applicant: Phillip Brown, Majestic Realty Co.
Public Review Period: April 29, 2024 to May 28, 2024
Contact Person: Kendra Reif, Principal 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 north of the intersection of Indio Boulevard and Jefferson Street and south of the Southern Pacific Railroad and Interstate-10. The property can be identified as Assessor’s Parcel Numbers (APN) 606-060-002, 606-080-005, and 691-190-035 within Section 16, Township 5 South, Range 7 East, San Bernardino Base and Meridian. The property is not on a hazardous waste site list pursuant to California Government Code Section 65962.5.

Project Description: The proposed Project entails a Tentative Parcel Map application to subdivide the ±19.09-acre Project site into four numbered parcels and two lettered parcels and a Design Review application for the proposed development of a General Plan-conforming and zone-conforming workplace complex. In addition, a Conditional Use Permit (CUP) is required for a proposed convenience market, gas station, and car wash. Specifically, the proposed Design Review calls for the development of a 7-Eleven convenience store/gas station/car wash, a Quinn Cat retail facility, and a 6-building multi-tenant light industrial park. Associated improvements to the Project site would include ornamental landscaping, drive aisles, utility infrastructure, passenger vehicle parking, bicycle parking, and two water retention basins, with one basin located on the northwest portion of the site and the other basin located on the southeast portion of the site.

Availability of IS/MND: The IS/MND and supporting materials are available for review at the City of Indio, Community Development Department, 100 Civic Center Mall, Indio, CA 92201, and online at: <https://www.indio.org/departments/community-development-department/notices-documents/-/folder-312>

Public Review Period: The above noted item is a **draft** and intended only for public review and comment. The public comment period begins on April 29, 2024, and ends on May 28, 2024. The comments shall be provided via email to Kendra Reif at kreif@indio.org no later than May 28, 2024, 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 July 10, 2024. 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.