

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: Indio Gateway

Lead Agency: City of Indio Contact Person: Kendra Reif

Mailing Address: 100 Civic Center Mall, Indio, CA 92201 Phone: 760-391-4066

City: Indio Zip: 92201 County: Riverside

Project Location: County: Riverside City/Nearest Community: Indio

Cross Streets: Indio Boulevard and Jefferson Street Zip Code: 92201

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 34 " N / 116 ° 15 ' 41 " W Total Acres: 19.09

Assessor's Parcel No.: 606-060-002, 606-060-005, 691-190-035 Section: 16 Twp.: 5S Range: 7E Base: SB

Within 2 Miles: State Hwy #: I-10 Waterways: Coachella Canal

Airports: Bermuda Dunes Railways: Southern Pacific Schools: Carrillo Ranch ES, Shadow Hills HS;

Schools (cont'd): Richard Oliphant ES; Herbert Hoover ES; Lyndon B. Johnson ES; John F. Kennedy ES; Indio MS; James Madison ES

Document Type: Schools (cont'd): Amelia Earhart ES; Desert Ridge Academy

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: _____

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: IFM

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. 46,698 Acres 7.8 Employees TBD

Industrial: Sq.ft. 73,804 Acres 8.4 Employees TBD

Educational: _____

Recreational: _____

Water Facilities: Type Detention Basins MGD n/a

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan: Workplace Employment District; Zoning: Light Industrial

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

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.

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".

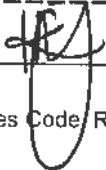
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California 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 # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 7 |
| <input checked="" 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 checked="" type="checkbox"/> Fish & Game Region # 6 | <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"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 29, 2024 Ending Date May 28, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning</u>	Applicant: <u>Majestic Realty Co.</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>13191 Crossroads Parkway North, 6th Floor</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>City of Industry, CA 91746</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>562-948-4350</u>
Phone: <u>714-505-6360</u>	

Signature of Lead Agency Representative:  Date: 4/29/24

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