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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:	
Project Title: Indio Gateway	
Lead Agency: City of Indio	
Contact Name: Kendra Reif, Principal Planner	
Email: kreif@indio.org	Phone Number: 760-391-4086
Project Location: Indio	Riverside
City	County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potential impacts associated with light and glare would be mitigated through compliance with the Indio Unified Development Code standards for outdoor lighting, the use of low reflective glass and landscaping, and ALUC approval of solar panels. Potential fugitive dust impacts would be mitigated through compliance with SCAQMD Rule 403 and implementation of a Fugitive Dust Control Plan. Potential impacts to biological resources would be mitigated by payment of the Coachella Valley MSHCP Local Development Mitigation Fee and the conduct of a pre-construction nesting bird and burrowing owl surveys and associated actions if migratory bird nests or owls are present. Potential impacts to cultural and tribal cultural resources would be mitigated by archaeological and Native American monitoring of construction activities and preparation and implementation of a Cultural Resources Monitoring Plan. Potential impacts to paleontological resources would be mitigated by paleontological monitoring of construction activities and identification, preservation, treatment, and curation of discovered significant resources, if any. Potential impacts associated with greenhouse gas emissions would be mitigated through compliance with the City's Climate Action Plan. Potential impacts associated with hazardous soil conditions would be mitigated by soil testing and treatment should such soils be encountered during construction activities. Potential impacts associated with airport hazards would be mitigated by mandatory payment of school mitigation fees.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.
No areas of controversy are known to the Lead Agency.
Provide a list of the responsible or trustee agencies for the project.
Regional Water Quality Control Board (NPDES Permit)
Other agencies with approval authority:
Coachella Valley Water District (sewer line and connection point approvals) Indio Water Authority (water line and connection point approvals) Imperial Irrigation District (electrical service system and connection point approvals) South Coast Air Quality Management District (potential permits to construct and permits to operate) Riverside County Department of Environmental Health (for the gas station fuel storage tanks, a Hazardous Waste Generator Permit and an Underground Storage Tank Permit) State Department of Alcohol Beverage Control (liquor license for sale of alcoholic beverages at the 7-Eleven convenience store)