

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Riverside
Address: 2724 Gateway Drive
Riverside, CA 92507

From:

Public Agency: City of Indio
Address: 100 Civic Center Mall
Indio, CA 92201
Contact: Kendra Reif, Principal Planner
Phone: 760-391-4086

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024041240

Project Title: Indio Gateway

Project Applicant: Majestic Realty Co.

Project Location (include county): Indio Blvd. and Jefferson Street, City of Indio, Riverside County

Project Description:

Approval of a Tentative Parcel Map application to subdivide ±19.09-acres into four numbered parcels and two lettered parcels and approval of a Design Review application and a Conditional Use Permit (CUP) application for a 7-Eleven convenience store/gas station/car wash, a Quinn Cat retail facility, and a 6-building multi-tenant light industrial park.

This is to advise that the City of Indio Planning Commission has approved the above (Lead Agency or Responsible Agency)

described project on July 10, 2024 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:

City of Indio, 100 Civic Center Mall, Indio CA 92201
Signature (Public Agency): [Signature] Title: Principal Planner
Date: July 15, 2024 Date Received for filing at OPR: