

Notice of Exemption

Appendix E

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

From: (Public Agency): City of Indio
100 Civic Center Mall
Indio, CA 92201

County Clerk
County of: Riverside
4080 Lemon Street
Riverside, CA 95201

(Address)

Project Title: L&G Desert Store Expansion

Project Applicant: City of Indio

Project Location - Specific:
Northeast corner of Jackson Street and Avenue 50, 612-280-006, 007, 008, & 009

Project Location - City: Indio Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:
The project involves the development of a 6,000 square foot convenience store with 8 pump fuel station, a 2,000 square foot flower shop, a 2,500 square foot drive-through establishment, and a 2,000 square foot retail space. The project will have 69 parking spaces (including 13 electric vehicle spaces and 4 handicapped spaces), an on-site retention basin, a dog park and on-site landscaping and lighting. Ingress and egress from the property will be located along Avenue 50 and Jackson Street.

Name of Public Agency Approving Project: City of Indio

Name of Person or Agency Carrying Out Project: City of Indio

- 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));
[X] Categorical Exemption. State type and section number: Class 32 - Infill Exemption
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
It can be seen with certainty that implementing the Project would not cause a significant adverse effect on the environment because the Project will be constructing a new convenience store, 8 pump fuel island, flower shop, drive-through establishment, and retail space on a heavily disturbed site that is not a viable habitat for wildlife, is less than five acres in size, is consistent with the City of Indio's General Plan and Zoning Code, and it can be adequately served by utilities and public services. Therefore, it is exempt. The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 - In-fill Development. Further, there is no substantial evidence indicating that any of the exceptions set forth in CEQA Guidelines Section 15300.2 - Exceptions apply to the Project.

Lead Agency
Contact Person: Nikolas Guitron Area Code/Telephone/Extension: 760-391-4064

- 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: [Signature] Date: 8/29/2024 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

