

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: Maverik Fueling Station

Lead Agency: City of Indio Contact Person: Jose Luis Jara
 Mailing Address: 100 Civic Center Mall Phone: 760.391.4142
 City: Indio Zip: 92201 County: Riverside

Project Location: County: Riverside City/Nearest Community: Indio
 Cross Streets: Avenue 45 and Golf Center Parkway Zip Code: 92201
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 43 ' 22.59 " N / 116 ° 12 ' 13.97 " W Total Acres: 8.62
 Assessor's Parcel No.: 611 330-025 Section: 24 Twp.: 5 South Range: 7 East Base: SBBM
 Within 2 Miles: State Hwy #: Interstate 10 Waterways: Whitewater River
 Airports: None Railways: None Schools: Amistad Continuation High School

Document Type:

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: _____ FONSI

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: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 5,951 Acres 3.37 Employees 15
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Fueling Station and Convenience Store

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant and undeveloped/Heavy Industrial (IH)/Workplace and Employment District (WEP)

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

The project site is located on the northeast corner of Avenue 45 and Golf Center Parkway and occupies approx. 3.37-acres of a vacant and undeveloped 8.62-acre parcel in the City of Indio, California. The property can be identified as Assessor's Parcel Number (APN) 611 330-025 within Section 24, Township 5 South, Range 7 East, San Bernardino Base and Meridian. The project proposes to subdivide an 8.62-acre site into two lots. Approximately 3.37-acres of the 8.62-acre project site will be utilized for the proposed project while 5.26 acres will remain undeveloped lot. The project proposes the development of a gas station with 10 fuel pumps under a single canopy (totaling 7,214 square feet [SF]), a four lane diesel/ commercial vehicle fueling area, and a 5,951 SF convenience store building. Additional improvements include three underground fuel storage tanks, a truck scale, trash enclosure, generator, a tire pressure air station, parking, landscaping, drainage, utility connections, and access improvements. Vehicular access would be provided via two ingress/egress driveways; one along the north side of Avenue 45 aligned with Commerce Street, and one along the east side of Golf Center Parkway.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input 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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Other: <u>Imperial Irrigation District</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management Board</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>Willis Environmental Planning</u>	Applicant: <u>Kevin Deis, Maverik Inc.</u>
Address: <u>238 Sychar Road</u>	Address: <u>185 South State Street, Suite 800</u>
City/State/Zip: <u>San Diego/CA/92114</u>	City/State/Zip: <u>Salt Lake City/UT/84111</u>
Contact: <u>Christina J. Willis</u>	Phone: <u>(801) 634-3210</u>
Phone: <u>619.925.2836</u>	

Signature of Lead Agency Representative:  **Date:** 11/16/2024

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