

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: Maverik Fueling Station

Lead Agency: City of Indio

Contact Name: Jose Luis Jara, Assistant Planner

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Project Location: Indio Riverside
City *County*

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

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.

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

Aesthetics (Light & Glare). Mitigation includes preparation of a lighting plan to ensure outdoor lighting is designed, located, directed, shielded to prevent light trespass onto adjoining properties and the use of low-reflective glass.

Air Quality (Fugitive Dust): Mitigation includes submittal of a Fugitive Dust Control Plan approved by the SCAQMD.

Biological Resources(burrowing owls and birds covered by the MBTA): Mitigation requires pre-construction surveys for burrowing owl (BOUW) and MBTA-covered species and compliance with the CVMSHCP. Avoidance consistent with CDFW requirements is included if surveys confirm occupied BOUW habitat.

Cultural /Tribal Cultural Resources (Potential buried resources): Mitigation requires implementation of Cultural Resource Mitigation and Monitoring Plan, construction monitoring by qualified archaeological and Native American Monitors and preparation of a final monitoring report. If buried resources are found, work shall stop, and a qualified archaeologist shall investigate and make appropriate recommendations.

Paleontological Resources (Potential buried resources): Mitigation requires preparation of a paleontological mitigation plan and WEAP, construction monitoring and preparation of a Final Paleontological Monitoring Report.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known issues of controversy.

Provide a list of the responsible or trustee agencies for the project.

California State Water Resources Control Board
Caltrans, District 8
South Coast Air Quality Management District