

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
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: Brian Halvorson, Comm. Planning Director
Phone: 760.541.4255

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): 20241 10193

Project Title: Maverik Fueling Station

Project Applicant: Maverik, Inc. c/o Kevin Deis, 185 South State Street, Salt Lake City, UT 84411 (801) 634-3210

Project Location (include county): Northeast corner of Ave. 45 and Golf Center Parkway; APN: 611-330-025, Riverside County

Project Description:

Approval of a Tentative Parcel Map (Map No. 38916) to subdivide an 8.62-acre parcel into two lettered parcels, approval of a Design Review Application and a Conditional Use Permit (CUP) Application, for development of a gas station and convenience store. Approximately 3.37-acres of the 8.62-acre project site will be utilized for the proposed fueling station/convenience store while 5.26-acres will remain undeveloped. Additional improvements include underground fuel storage tanks, a truck scale, trash enclosure, 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.

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

described project on April 16, 2025 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 final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Indio, 100 Civic Center Mall, Indio, CA 92201

Signature (Public Agency): B. H. Title: Community Development Director

Date: 4-18-25 Date Received for filing at OPR: