

CITY OF INDIO
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
(IS/MND)
MAVERIK FUELING STATION PROJECT

To: Reviewing Agencies and Other Interested Parties
From: City of Indio Community Development Department
100 Civic Center Mall
Indio, CA 92201
Project Title: Maverik Fueling Station
Project Applicant: Kevin Deis, Maverik, Inc.
Public Review Period: November 6, 2024, to December 5, 2024
Contact Person: Jose Luis Jara, Assistant Planner

NOTICE IS HEREBY GIVEN that the City of Indio (City) proposes to adopt an Initial Study/ Mitigated Negative Declaration (IS/MND) for the aforementioned project. The IS/MND is based on the finding that, by implementing project-specific mitigation measures, the project's potentially significant environmental effects will be reduced to levels that are less than significant. The reasons to support such a finding are documented by an Initial Study prepared by the City.

Project Location: The proposed project is located on the northeast corner of Avenue 45 and Golf Center Parkway and occupies approximately 3.37-acres of an 8.62-acre parcel in the City of Indio California. The project site is characterized as disturbed vacant land. 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.

Project Description: 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 fueling station and convenience store, while 5.26 acres will remain as an undeveloped lot. The project proposes the development of a fueling station with 10 fuel pumps (20 fueling positions) under a single canopy (totaling 7,214 square feet [SF]), a four lane diesel/ commercial vehicle fueling area with four fueling stations, 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 and one along the east side of Golf Center Parkway.

The project site is not located on any of the lists enumerated under Section 65962.5 of the Government Code.

Availability of IS/MND: The IS/MND and supporting materials are available for review online at: <https://www.indio.org/departments/community-development-department/notices-documents>.

Public Review Period: The above noted item is a **draft** and intended only for public review and comment. The public comment period begins on November 6, 2024, and ends on December 5, 2024. The comments shall be provided via email to Jose Luis Jara, Assistant Planner at jljara@indio.org no later than Friday, December 5, 2024, before 5:00 p.m. All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name.

Public Hearing: A public hearing for this project has not been **tentatively** scheduled. A separate notice of public hearing will be circulated pursuant to all applicable City of Indio public noticing requirements.