

Notice of Exemption**Appendix E**

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

County Clerk

County of: RIVERSIDE

2724 GATEWAY DRIVE

RIVERSIDE, CA 92507

From: (Public Agency): CITY OF INDIO
100 CIVIC CENTER MALL
INDIO, CA 92201

(Address)

Project Title: MADISON POINTE PHASE 1

Project Applicant: JIM FITZPATRICK

Project Location - Specific:

SOUTH OF HIGHWAY 111 AND WEST OF MADISON STREET

Project Location - City: INDIO

Project Location - County: RIVERSIDE

Description of Nature, Purpose and Beneficiaries of Project:

Development of three (3) buildings on 3.71-acres consisting of a Starbucks with drive-through, a commercial marketplace with an L3 Energy Ultra-Fast Charging Station with commercial battery storage and, a multi-tenant retail building, including circulation, parking, landscape, and sign program, and a Conditional Use Permit for the approval of one limited land use to allow a drive-through restaurant and a Tentative Tract Map to subdivide 20.20-acres consisting of four (4) existing parcels into eight (8) lots for mixed-use development.

Name of Public Agency Approving Project: CITY OF INDIO

Name of Person or Agency Carrying Out Project: GUSTAVO GOMEZ

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));
- ☒ Categorical Exemption. State type and section number: 15183 (Project Consistent with a Community Plan or Zoning)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality. The site can be adequately served by all required utilities and public services. The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-fill Development) and Section 15183 (Projects consistent with a community plan or zoning).

Lead Agency

Contact Person: Gustavo Gomez

Area Code/Telephone/Extension: (760) 391 4086

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: GUSTAVO GOMEZ Date: 7/20/2026 Title: PRINCIPAL PLANNER

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____