



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

VENTANA SPECIFIC PLAN AND ASSOCIATED APPLICATIONS

LEAD AGENCY: City of Indio
100 Civic Center Mall
Indio, CA 92201

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PROJECT TITLE: Ventana Specific Plan Project
Case Nos.:
General Plan Amendment 20-05-120
Specific Plan 20-05-39
Tentative Tract Map 37884
Design Review 20-05-473
Environmental Assessment 20-05-547

PROJECT LOCATION: North side of Avenue 50, between Jefferson Street and Madison Street (APN #: 602-070-004-1, 602-080-001-9 & 602-080-002-0).

PROJECT DESCRIPTION: The project site consists of 45.17 acres of land. A General Plan Amendment (GPA) is proposed concurrent with the VENTANA Specific Plan that would create a new residential land use designation that allows a residential density of up to 3 DU/AC. The GPA proposes amendments to both the General Plan text and the land use map.

The VENTANA Specific Plan establishes building and development standards for the entire 45.17-acre Project area, including building height, building setbacks, development density, landscaping and parking. The VENTANA Specific Plan proposes a low-density residential development consisting of 103 residential units, a dog park, pedestrian trails, and open space common areas.

The proposed Tentative Tract Map (TTM 37884) will subdivide the site for the 103 lots, as well as lettered lots for streets, common areas and similar ancillary uses. The TTM also provides for the widening of Avenue 50 to its ultimate General Plan half-section width, including a second travel lane, bike lane, curb, sidewalk and landscaped parkway area along the entire frontage of the Project.

The Design Review application includes detailed plans for all of the home designs within the project, as well as landscaping plans for the front yards, common areas and project parkways.

PROBABLE ENVIRONMENTAL EFFECTS: The City has reviewed and considered the proposed Project and has determined that potentially significant impacts could result from the proposed project. The potential environmental effects from the proposed project implementation may include impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems which will be discussed in the EIR.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Notice of Preparation will commence on January 7, 2021, and end on February 8, 2021. Written comments on the Notice of Preparation must be received at the City within the public review period. In addition, you may email comments to the following address: Lnamvar@indio.org. Copies of the Notice of Preparation are available for review at the City of Indio, 100 Civic Center Mall, Indio, CA 92201, and on the City's website, www.indio.org.