

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2021010037

Project Title: VENTANA Specific Plan
Lead Agency: City of Indio **Contact Person:** Leila Namvar, Senior Planner
Mailing Address: 100 Civic Center Mall **Phone:** 760-541-4252
City: Indio **Zip:** 92201 **County:** Riverside

Project Location: County: Riverside City/Nearest Community: Indio
Cross Streets: North side of Aveue 50 between Jefferson Street and Madison Street Zip Code: 92201
Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ' 18 " N / 116 ° 15 ' 28 " W Total Acres: 45.17
Assessor's Parcel No.: 602-070-004-1, 602-080-001-9 & 602-080-001-10 Section: 33 Twp.: 5 Range: 7 Base: _____
Within 2 Miles: State Hwy #: 111 Waterways: LaQuinta Evacuation Channel, CV Stormwater Channel
Airports: >2mi. Bermuda Dunes Airport Railways: >2 mi. Union Pacific Schools: Coachella Valley Unified

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 103 Acres 45.17
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

GP: Desert Estates (up to 1 DU/AC); Zoning: Country Estates Indio Ranchos Zone(s) (CEIR-1 & CEIR-2)

Project Description: (please use a separate page if necessary)

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 SP establishes design, building and development standards for the entire site. 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 dwelling units per acre (DU/AC). The proposed Project will result in an overall average density of 2.3 (DU/AC). TTM 37884 will subdivide the site for the 103 lots.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

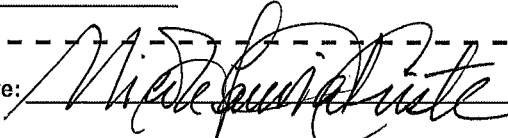
- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 24, 2021 Ending Date May 7, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research, Inc.</u>	Applicant: <u>AVE. 50 INDIO, LLC</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>108 N. Riverview Drive, Suite 100</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Anaheim, CA 92808-1225</u>
Contact: <u>Nicole Sauviat Criste, Principal</u>	Phone: <u>714-528-9864</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  **Date:** 3/23/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.