



# Notice of Determination

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

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

County Clerk  
County of Riverside  
2724 Gateway Drive  
Riverside, CA 92507

**Subject** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

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**Project Title:**

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

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**State Clearinghouse Number:**  
(If submitted to Clearinghouse)**Contact Person:****Area Code / Telephone / Extension:**

2021010037

Leila Namvar, Senior Planner

760-541-4258

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**Project Location** (include county)

North side of Avenue 50, between Jefferson Street and Madison Street (APN #: 602-070-004-1, 602-080-001-9 & 602-080-002-0) within the City of Indio, Riverside County.

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**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 dwelling units per acre. 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 into 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.

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This is to advise that the City of Indio has approved the above described project on July 21, 2021.

 Lead Agency Responsible Agency

and has made the following determinations regarding the above described projects.

1. The project (  will  will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project.
3. Mitigation measures ( were  were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ( was  was not) adopted
5. A statement of Overriding Considerations ( was  was not) adopted.
6. Findings ( were  were not) made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report with comments and responses and record of project approval is available to the General Public at Indio City Hall, 100 Civic Center Mall, Indio, CA 92201.

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Signature (Public Agency)

7/22/2021

Date

Senior Planner

Title