



take center stage

January 31, 2023

**CITY OF INDIO  
NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND)  
CALHOUN AND AVENUE 43 SPECIFIC PLAN PROJECT**

Reviewing Agencies and Other Interested Parties

**From:** City of Indio Community Development Department  
100 Civic Center Mall  
Indio, CA 92201

**Project Title:** Calhoun and Avenue 43 Specific Plan Project  
**Project Applicant:** Andrea Sepulveda, CRERMG Calhoun 29, LLC.  
**Public Review Period:** February 2, 2023, to February 23, 2023  
**Contact Person:** Kendra Reif, Principal Planner, City of Indio, 100 Civic Center Mall, Indio, CA 92201, 760-391-4086, [kreif@indio.org](mailto:kreif@indio.org)

**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 IS/MND prepared by the City.

**Project Location:** The proposed project is located south of Avenue 43 and west of Golf Center Parkway. The project proposes a residential development consisting of up to 1,200 dwelling units on 60 acres of vacant land. The project site is comprised of Assessor’s Parcel Numbers (APN) 692-060-023, 692-060-006, 692-060-007, 692-060-008 within the south half of Section 13, Township 5 South, Range 7 East, San Bernardino Baseline and Meridian.

**Project Description:** The project proposes a residential development consisting of up to 1,200 dwelling units on 60 acres of vacant land. The project site would be divided into two Planning Areas (PA) identified as PA-1 and PA-2. Primary access to the project site inclusive of both Planning Areas would be via Avenue 43. The project is proposed to be pedestrian friendly and includes amenities such as community pools, gyms, clubhouses, and open space common areas. The project also proposes internal access roads, hardscape areas, parking areas, and landscaped areas.

**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 February 2, 2023, and ends on February 23, 2023. The comments shall be provided via email to Kendra Reif at [kreif@indio.org](mailto:kreif@indio.org) no later than Thursday, February 23, 2023, no later than 5:00 p.m. Pacific Standard Time (PST). All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name.

**Public Hearing:** A separate notice of public hearing will be circulated pursuant to all applicable City of Indio public noticing requirements once a public hearing has been scheduled.