

Notice of Determination

To: Riverside County
38686 El Cerrito Road
Palm Desert, CA 92211

From: City of Indio
100 Civic Center Dr.
Indio, CA 92201

Contact: Kendra Reif
Phone: (760) 391-4086

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

Subject: *Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code*

State Clearinghouse Number: 2023100096

Project Title: The Greens Indio Project

Project Applicant: Can Do, LLC.

Project Location: The project site is generally located northeast of the intersection of Jackson Street at Avenue 42 in the City of Indio, Riverside County, California. The project site is comprised of Assessor Parcel Numbers (APN) 692-670-001, 692-670-014, 692-670-017, 692-040-020, and 692-040-007 within the south half of Section 12, Township 5 South, Range 7 East, San Bernardino Baseline and Meridian.

Project Description: The project would construct a 13,620-square-foot multi-tenant commercial retail center on 6.12 acres of vacant land. The project site is undeveloped with the exception of an existing surface parking lot which serves the Indio Municipal Golf Course and contains minimal, sparse shrubs and date palm trees. Specifically, the project includes three drive-thru fast-food restaurants and one sit-down restaurant. Additionally, the project would include surface parking, landscaping, and off-site right-of-way improvements. Electrical service would be provided by extending a new backbone circuit from the Imperial Irrigation District (IID) Shadow Hills substation to the project site. There is existing conduit that extends from the Shadow Hills substation to the western border of the single-family residential development on the north side of Avenue 42 across from Calhoun Street. Trenching for new electrical conduit would occur on the north side of Avenue 42 for approximately 1,250 feet to the east from the eastern terminus of the project site. In addition to the commercial retail development, the proposed Project would reconstruct the existing Indio Municipal Golf Course's parking lot east of the driveway along the project frontage on Avenue 42.

This is to advise that on December 20, 2023, the City of Indio (Lead Agency) took the following action.

Approve Ordinance No. 1802, adopting the Zoning Text Amendment to change the zoning designation of a portion of the project site from Open Space (OS) to Regional Commercial (RC).

This is to advise that on December 6, 2023, the City of Indio (Lead Agency) took the following actions.

Approved Resolution No. 10405, No. 10406, No. 10407, and No. 10409, conditionally approving the General Plan Amendment; Tentative Parcel Map No. 38632; Planning Review; adoption of the Final Initial Study with Mitigated Negative Declaration (IS/MND) and finding that the IS/MND is in compliance with Section 15074 of the California Environmental Quality Act (CEQA) Guidelines for the Indio Greens project; and

Introduced by title only and waived the full first reading of Ordinance No. 1802, adopting the Zoning Text Amendment to change the zoning designation of a portion of the project site from Open Space (OS) to Regional Commercial (RC).


This is to advise that the City of Indio, as Lead Agency, has made the following determinations regarding the above-described project.

1. The project will not have a significant effect on the environment.

2. A Mitigated Negative Declaration (SCH 2023100096) was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation monitoring and reporting plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for the project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that the Initial Study/Mitigated Negative Declaration, and the record of the project is available to the general public at the City of Indio, 100 Civic Center Drive, Indio, CA 92201.

Date: December 20, 2023

Signature: 

Title: Principal Planner
Telephone: (760) 391-4086

Date Received for Filing: