

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.

Project Title:

RDP 5 CSP and Heritage Palms PMP Text Amendments

State Clearinghouse Number:
(If submitted to Clearinghouse)

Contact Person:

Area Code / Telephone / Extension:

Kevin Snyder, AICP, Director

760-541-4255

Project Location (include county)

Heritage Palms Conceptual Specific Plan encompasses lands north and south of Fred Waring Drive, east of Jefferson Street. The amendments to the PMP affect an existing shopping center at the southeast corner of Jefferson Street and Fred Waring Drive.

Project Description

The RDP 5 Conceptual Specific Plan (RDP 5 CSP) is a planning document that articulates the overall planning framework for the RDP 5 planning area, which comprises approximately 650 acres located at the westerly entrance to the City of Indio. The project will modify text within the RDP 5 CSP and HP PMP, most notably the allowable land uses in the Neighborhood Shopping Center designation in the PMP. Text amendments are proposed to the RDP 5 CSP and HP PMP to conditionally permit drive through restaurant and coffee shop uses in the Neighborhood Shopping Center zone, and to provide quality controls for those uses. Specifically, proposed amendments would conditionally allow drive through restaurant or coffee shop uses of up to 3,500 square feet to be located at the southeast corner of Jefferson Street and Fred Waring Drive with approval of a conditional use permit.

This is to advise that the City of Indio has approved the above described project on December 6, 2023.

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. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
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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 Initial Study 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.

Signature (Public Agency)

12/7/23
Date

Director
Title