

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

From: (Public Agency): City of Indio
100 Civic Center Mall
Indio CA 92201

(Address)

Project Title: Jackson Townhomes

Project Applicant: Anthony Psarras

Project Location - Specific:
South of Avenue 44 and East of Jackson Street

Project Location - City: Indio Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes to develop a 10-unit multi-family residential complex comprising three buildings on three lots to be located at the southeast corner of Avenue 44 and Jackson Street [Assessor's Parcel Number (APN) 611-241-002, 611-241-003, and 611-241-004] in the City of Indio, CA (the City). With a lot size of 16,145 square feet (0.37 acres), the project will also feature 26 parking spaces. No demolition will be required.

Name of Public Agency Approving Project: City of Indio

Name of Person or Agency Carrying Out Project: Anthony Psarras, Thyra Corp.

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332 - Class 32 Infill Development
- Statutory Exemptions. State code number: _____

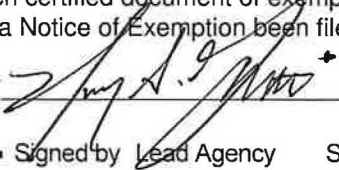
Reasons why project is exempt:

The project is consistent with the applicable General Plan designation and zoning regulations, occurs within the city limits on a site of less than five acres, and is surrounded by urban uses. The site has no value as habitat for endangered, rare, or threatened species. The project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. Therefore, the project qualifies for a Class 32 Infill Development exemption per CEQA Guidelines Section 15332.

Lead Agency
Contact Person: Nikolas Guitron Area Code/Telephone/Extension: (760) 391-4064

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature:  Date: 04/24/2025 Title: Assistant Planner

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____