

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: _____

2724 Gateway Drive

Riverside, CA 92507

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

(Address)

Project Title: Sonora Homes Housing Project

Project Applicant: Nicole Vann, MSA Consulting, Inc.

Project Location - Specific:

Southeast corner of Fred Waring Drive and Hoover Avenue

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

Description of Nature, Purpose and Beneficiaries of Project:

The project involves development of a 203-unit affordable multi-family housing community with 12 residential buildings, a community center, and early childhood education facility on an 8.87-acre site. The project is 100% affordable and supports implementation of the City's Housing Element. The project will be constructed in three phases and includes associated site improvements such as parking, landscaping, pedestrian paths, and infrastructure.

Name of Public Agency Approving Project: City of Indio

Name of Person or Agency Carrying Out Project: Nicole Vann, MSA Consulting, Inc.

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: _____
- Statutory Exemptions. State code number: Section 15183 (Projects Consistent General Plan)

Reasons why project is exempt:

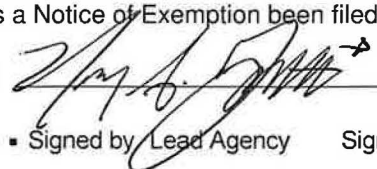
The project is consistent with the land use and density analyzed in the City of Indio's certified General Plan Update Program EIR (SCH# 2015081021). No peculiar environmental effects have been identified, and the project does not require additional mitigation beyond that provided in the Program EIR. A Section 15183 Consistency Checklist was completed, No exceptions under CEQA Guidelines Section 15300.2 apply.

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: _____