

Appendix A

NOP and Original EIR NOC



NOTICE OF PREPARATION

From: Daniel Arvizo, Senior Planner
City of Indio
100 Civic Center Mall
Indio, CA 92201

SUBJECT: Notice of Preparation of an Environmental Impact Report (EIR) for the Downtown Indio Specific Plan

The City of Indio (City) intends to prepare a program-level Environmental Impact Report (program EIR) for the proposed Downtown Indio Specific Plan. In accordance with §15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with information describing the proposed Downtown Specific Plan and to identify its potential environmental effects pursuant to State requirements. The Notice of Preparation and related documents can be reviewed on the City's website at: www.indio.org

Project Location: The Downtown Indio Specific Plan area is located in the central portion of the City of Indio. The plan area is identified in the City's adopted General Plan as the Downtown Planning Sub-area. The Specific Plan area is located adjacent to the Riverside County facilities, single-family units, commercial areas, and civic uses. Regional access to the Downtown area is provided by Interstate 10 to the north, Highway 111 to the south, and Indio Boulevard (Historic Route 99) to the east.

Planning Boundaries: The Specific Plan area covers approximately 117 acres. The area is generally bounded by the Indio Transportation Center to the northeast, Marshall Street to the southeast, State Route 111 to the south, Deglet Noor Street to the northwest, alleyway north of Highway 111 to Miles Avenue between Oasis Street and King Street to the west, and Indio Boulevard to the north. Please see attached project map.

Project Description: The proposed Downtown Indio Specific Plan will describe the goals and policies, development standards, design guidelines, infrastructure improvements, and implementation strategies for the project area. The City's adopted General Plan describes the City's vision to reestablish the project area as a special place within the City and the Coachella Valley, with enhanced commercial opportunities, public spaces, a pedestrian environment, and a multimodal transportation interchange.

The proposed Downtown Indio Specific Plan would replace the 1997 Old Town Indio Specific Plan with a flexible plan that emphasizes a walkable and mixed-use environment that complements the City's old town characteristics while embracing newer development. The goal of the Downtown Indio Specific Plan



is to encourage and promote economic development and revitalization to enhance the City's attractiveness to the local and regional marketplace. The Downtown Indio Specific Plan is anticipated to remove regulatory obstacles to the reuse of existing structure and promote infill development of currently vacant or underutilized properties. The plan would also facilitate and encourage residential mixed-use development, commercial/retail areas, and transit-oriented development in proximity to the Indio Transportation Center.

Project Approvals: Approval of the Downtown Indio Specific Plan will require amendments to the Indio General Plan, Zoning Code, and Zoning Map. The Downtown Indio Specific Plan, proposed amendments, and their implementation constitute the "Project" for purposes of the California Environmental Quality Act (CEQA).

Probable Environmental Effects: In accordance with the California Environmental Quality Act (CEQA) guidelines Section 15063(a), the City of Indio determined that an EIR would be required for this project. The following subject areas will be addressed in the EIR:

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use and Planning, and Transportation Traffic.

Pursuant to CEQA Guidelines Section 15060(d), "If the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process....in the absence of an initial study, the lead agency shall still focus the EIR on the significant effects of the project and indicate briefly its reasons for determining that other effects would not be significant or potentially significant." Additionally, as stated in CEQA Guidelines Section 15063, if a lead agency can determine that an EIR will clearly be required for the project, an Initial Study is not required. In accordance with the aforementioned CEQA Guidelines sections, the City has prepared this Notice of Preparation for the proposed project without an accompanying Initial Study. The City will instead substantiate the elimination of a number of topical areas in the EIR and analyze relevant topics in detail in their respective sections of the EIR.

Responses: The City of Indio requests interested parties provide written or verbal comments as to the scope and content of the environmental information to be included in the Draft EIR, in connection with the proposed Project. **The 30-day NOP review period starts on March 18, 2015 and ends on April 17, 2015.** Due to the time limits mandated by State law, please send your written response to the City of Indio at the address below at the earliest possible date but no later than **April 17, 2015 at 5:00pm.** An informational Notice of Preparation Scoping Session is scheduled on Thursday April 2, 2015 from 5:00 pm - 7:00pm at the following location:



City of Indio Council Chambers
100 Civic Center Mall
Indio, CA 92201

Please include your name and address for all written correspondence. Responses may also be submitted by fax to (760) 391-4027 or by email to darvizo@indio.org.

Daniel Arvizo, Senior Planner
City of Indio
100 Civic Center Mall
Indio, CA 92201

Date: 3 / 13 / JS-

Signature: - - - - -

Daniel Arvizo, Senior Planner

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Downtown Indio Specific PlanLead Agency: City of IndioContact Person: Daniel ArvizoMailing Address: 100 Civic Center MallPhone: (760) 391-4027City: IndioZip: CACounty: Riverside**Project Location:** County: Riverside City/Nearest Community: IndioCross Streets: See Attached MapZip Code: 92201Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 59 " N / 116 ° 18 ' 2 " W Total Acres: 17Assessor's Parcel No.: Multiple

Section: _____

Twp.: 5SRange: 7EBase: SBWithin 2 Miles: State Hwy #: 10, 111

Waterways: _____

Airports: _____

Railways: Union PacificSchools: TJ M.S. plus 2 others**Document Type:**CEQA: NOP Early Cons Neg Dec Mit Neg Dec

Draft EIR

 Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI EA Draft EIS FONSIOther: Joint Document Final Document Other: _____**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: _____**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

 Commercial: Sq.ft. _____ Acres _____ Employees _____

Mining: _____

Mineral _____

 Industrial: Sq.ft. _____ Acres _____ Employees _____

Power: _____

Type _____

MW _____

 Educational: _____

Waste Treatment: Type _____

MGD _____

 Recreational: _____

Hazardous Waste: Type _____

 Water Facilities: Type _____ MGD _____Other:

Specific Plan - design standards for future development

Project Issues Discussed in Document: Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: _____**Present Land Use/Zoning/General Plan Designation:**

Medium Density (RM), High Density (RH), Community Commercial (CC), Downtown Commerce (DC), Manufacturing (M), Public

Project Description: *(please use a separate page if necessary)*

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Implementation of the vision was deferred to the preparation and approval of a Specific Plan, and in 1997 the City adopted the Old Town Indio Specific Plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	- -	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
- X -	Caltrans District #8		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB #_7_
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board	- -	San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	- -	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # <u>6</u>		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other: _____
	Housing & Community Development		Other: _____
- X -	Native American Heritage Commission		


Local Public Review Period (to be filled in by lead agency)

Starting Date March 18, 2015

Ending Date April 17, 2015

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  _____ **Date:** 3/13/15

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.