Print Form

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: 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: Sandpiper Tentative Tract Map

Project Applicant: Abrahim Yaghi

Project Location - Specific:

Near Intersection of Bluejay Street and Sandpiper Avenue

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

Description of Nature, Purpose and Beneficiaries of Project:

To subdivide an approximately 5.62 acre site into 34 residential lots

Name of Public Agency Approving Project: City of Indio

Name of Person or Agency Carrying Out Project: Nikolas Guitron

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 15183 (Finding of Consistency)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The review determined that the project is consistent with the land use designation and development density analyzed in the certified City of Indio General Plan 2040 Program Environmental Impact Report (SCH No. 2015081021). Based on this determination, the City found that the project would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects. Pursuant to CEQA Guidelines Section 15183, the certified General Plan EIR remains sufficient for environmental review of this project, and no further environmental documentation is required.

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: Nikolas Guitron Date: 10/6/2025 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: _____