

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 Drive

Indio CA 92201

(Address)

Project Title: Avenue 42 Apartments

Project Applicant: Lincoln Avenue Communities

Project Location - Specific:

South of Avenue 42 and West of Jefferson Street

Project Location - City: Indio

Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

Planning Review Case No. PLAN-PRM-26-0001 approves the development of a 240-Unit multifamily residential community consisting of 237 income-restricted affordable units and three manager units within either three story apartment buildings

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: _____
- ☒ Statutory Exemptions. State code number: Government Code § 65457; CEQA Guidelines § 15182(c)

Reasons why project is exempt:

The Project is exempt pursuant to Government Code Section 65457 and CEQA Guidelines Section 15182(c) because it is a residential development consistent with the Northgate Crossing Specific Plan, for which an EIR was previously certified. The City determined that no subsequent environmental review is required pursuant to CEQA Guidelines Section 15162

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: 09/10/2026 Title: Associate 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: _____