



CITY OF INDIO

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT DESERT RETREAT SPECIFIC PLAN PROJECT (State Clearinghouse No. 2022070300)

LEAD AGENCY: City of Indio
100 Civic Center Mall, Indio, CA 92201

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PROJECT TITLE: Desert Retreat Specific Plan Project

PROJECT LOCATION: North of Avenue 40, between Jefferson Street and Madison Street, City of Indio, Riverside County (APNs #: 691-110-002, 003, 004, 008, 011, 014, 015, 021; 691-100-023, 025).

In accordance with the California Environmental Quality Act (CEQA), the City of Indio (City), as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed Desert Retreat Specific Plan ("Desert Retreat Specific Plan" or "Project"). This notice provides the public, nearby residents, and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION: The proposed Desert Retreat Specific Plan Project would implement the City of Indio General Plan by regulating development of an age-restricted residential community for residents aged 55 and above containing up to 1,500 homes on an approximate 377-acre site. The objectives of the Specific Plan include ensuring quality development consistent with the goals, objectives, and policies of the City of Indio General Plan; designing a thoughtfully planned and integrated, master-planned active adult residential community; create connections to the existing surrounding community by providing for multiple points of access for different travel modes, including pedestrians, bicycles, golf carts and motor vehicles; and helping meet the City of Indio's need for additional housing.

FINDINGS/DETERMINATION: The potential impacts of the Project were determined to be less than significant for the following topics: agriculture and forestry resources, greenhouse gas emissions, hydrology and water quality, land use and planning, population and housing, public services, recreation, transportation, and utilities and service systems. The potential impacts of the Project were determined to be less than significant for the following topics with the mitigation measures identified in the Draft EIR: air quality, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources. No significant and unavoidable impacts are identified in the Draft EIR for the proposed Project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft Environmental Impact Report will commence at 8:00 AM on Tuesday, February 28th, 2023 and end on Friday, April 14th, 2023 at 5:00 PM. Copies of the Draft EIR are available for public review at the City's Planning Division, located at 100 Civic Center Mall, Indio, CA 92201. In addition, the Draft EIR is available at the City of Indio Public Library, located at 200 Civic Center Drive, Indio, CA 92201, as well as the City's website at <https://www.indio.org/departments/community-development-department/notices-documents>. Any written comments on the Draft Environmental Impact Report must be received at the above City address or emailed within the public review period.