



CITY OF INDIAN WELLS
PUBLIC NOTICE OF PREPARATION
INDIAN WELLS GENERAL PLAN UPDATE
PROGRAMMATIC DRAFT ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY: City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Contact Person: Jon Berg, Community Development Director
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Project Location: South and east of the City of Palm Desert; West of the City of La Quinta; North of the Santa Rosa and San Jacinto National Monument, Riverside, California.

PROJECT DESCRIPTION: Notice is hereby given that the City of Indian Wells (City) will prepare an EIR for the Indian Wells General Plan Update (proposed project). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of statewide, regional, or areawide significance. The City, acting as the lead agency, determined that the proposed project could result in potentially significant environmental impacts and that an Environmental Impact Report (EIR) is required. The City will prepare an EIR to address the potential environmental impacts associated with the proposed project at a programmatic level consistent with CEQA Guidelines Section 15168. The program-level EIR will evaluate the proposed project for potential impacts on the environment and analyze the proposed policies to determine the potential environmental consequences of future change. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR.

Indian Wells is preparing a comprehensive update to the General Plan, which was adopted and updated at various times between 1988 and 2010. General plans are required by State law to guide land use and development, typically within a 20-year horizon. General plans must be periodically updated to respond to new State laws, changing conditions, and emerging issues and opportunities. The General Plan Update will address all State-required topics (land use, circulation, housing, open space, noise, safety, and conservation) and other topics of local importance, including community design, historic resources, sustainability, economic development, and public facilities. The General Plan will comprehensively cover the entire City boundary (see Figure 1) and provide additional guidance for potential future development. The



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City's updated General Plan will include goals, policies, and actions that set the long-term plan (blueprint) for potential future development in the City. The proposed project will build off the current General Plan and provide a framework for land use decisions, and direct future growth within Indian Wells through the year 2045.

Environmental Review and Environmental Factors Potentially Affected. The Draft EIR (DEIR) will determine whether implementation of the proposed project may result in environmental impacts. The DEIR will address the proposed project's potential impacts in the following environmental topics: aesthetics, agricultural and forestry resources, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, and utilities and service systems.

PUBLIC REVIEW PERIOD: The City has prepared an Initial Study and is formally circulating a Notice of Preparation (NOP) to request comments and guidance on the scope and content of the DEIR from interested public agencies, organizations, and individuals. A 30-day public review period for the NOP will commence on **July 31, 2024**, and end at **5:00 p.m. on August 29, 2024**, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study must be received at the above address within the public review period. In addition, you may email comments to the following address jberg@indianwells.com. Please include "General Plan Update Project EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency. If you submit comments on the scope of the DEIR, you will automatically be added to the City's distribution list for future notices and information about the environmental review process for the proposed project. If you do not wish to submit comments on the scope of the DEIR but would like to be added to the City's mailing list, you can submit your contact information, including email address with a request to be added to the mailing list.

Copies of the Initial Study are available for review at City Hall at the above address and on the City's website at <https://www.cityofindianwells.org/city-hall/notices-bids> and on the Governor's Office of Planning and Research CEQAnet Web Portal at <https://ceqanet.opr.ca.gov/>.



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