

# 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 # 2024071208**

**Project Title:** Indian Wells General Plan Update

Lead Agency: City of Indian Wells Contact Person: Jon Berg, Community Development Director  
 Mailing Address: 44950 Eldorado Drive Phone: 760-776-0229  
 City: Indian Wells Zip: 92210 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Indian Wells  
 Cross Streets: Washington Street / Highway 111, Cook Street / Fred Waring Drive Zip Code: 92210

Longitude/Latitude (degrees, minutes and seconds): 33 ° 43 ' 18 " N / 116 ° 20 ' 17 " W Total Acres: 9,333

Assessor's Parcel No.: Multiple Section: Multiple Twp.: 5S Range: 7E Base: SBBM

Within 2 Miles: State Hwy #: 74 Waterways: Whitewater River Channel

Airports: N/A Railways: N/A Schools: Desert Sands USD

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 6,271 Acres 2532  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 5,159,667 Acres 6310 Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: Open Space 6414 acres  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Civic, Commercial, Low Density Residential, Medium Density Residential, Medium High Density Residential, Very Low Density Residential, Open Space

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

The City of Indian Wells is proposing a comprehensive General Plan Update (GPU). New policies are proposed that emphasize maintaining its tranquil and luxurious resort environment, promoting fiscal resiliency, and creating a sustainable and resident future for current and future residents. The GPU addresses land use, mobility, open space, conservation, safety, noise, and economic development. The GPU includes an update to the City's Land Use Map. It proposes to change the current land use designation of two locations. The GPU proposes changes to the Whitewater River Channel consistent with ongoing efforts to improve the Channel. Specifically, approximately 6.82 acres of the Whitewater River Channel will be removed from designation as part of the storm channel and added to the designation of developable acreage for resort commercial uses utilizing approved channel re-design. The improvements will include engineered fill material and new slope protection on the southern slope of the Channel in the vicinity of Miles Avenue. Buildout of the proposed GPU would result in 5,455 single family units and 816 multifamily units, for a total of 6,271 residential units (consistent with the current General Plan); 5,159,667 square feet of nonresidential space (27,563 more square feet than the current General Plan); and 6,310 jobs (93 more jobs than the current General 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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans District # _____	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>7</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mtns. Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>6</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of		
<input type="checkbox"/>	Health Services, Department of	<input checked="" type="checkbox"/>	Other: <u>US Fish and Wildlife Service</u>
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Native American Heritage Commission		

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

Starting Date November 7, 2024 Ending Date December 23, 2024

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>MSA Consulting, Inc.</u>	Applicant: <u>City of Indian Wells, C/O Jon Berg</u>
Address: <u>34200 Bob Hope Dr.</u>	Address: <u>44950 Eldorado Drive</u>
City/State/Zip: <u>Rancho Mirage, CA 92270</u>	City/State/Zip: <u>Indian Wells, CA 92210</u>
Contact: <u>Asia Lee</u>	Phone: <u>760 776-0229</u>
Phone: <u>760-320-9811</u>	

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Signature of Lead Agency Representative: Jon Berg Digitally signed by Jon Berg  
Date: 2024.11.04 07:50:39 -0800 Date: 11/04/2024

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