



CITY OF INDIAN WELLS
PUBLIC NOTICE OF AVAILABILITY
INDIAN WELLS GENERAL PLAN UPDATE
PROGRAMMATIC DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2024071208

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

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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.

In accordance with the California Environmental Quality Act (CEQA), the City of Indian Wells (City), as Lead Agency, has prepared a Programmatic Draft Environmental Impact Report (PDEIR) for the proposed Indian Wells General Plan Update ("Project") (SCH# 2024071208). This notice briefly describes the Project and its location, lists the Project's significant effects on the environment, which are addressed in detail in the PDEIR, states where the PDEIR and all documents that are referenced in the PDEIR are available for public review, and provides the timeframe for submitting comments on the PDEIR. Please note that comments must be submitted in writing according to the directions provided below.

Project Location: The City of Indian Wells (City) occupies an area of roughly 15 square miles. Indian Wells is located in the Coachella Valley area of Riverside County, approximately 14 miles southeast of Palm Springs. As indicated above, Indian Wells is bounded by the City of Palm Desert to the north and west, by the City of La Quinta to the east, and by unincorporated areas of Riverside County to the south.

Project Description: Indian Wells is preparing a comprehensive update to the General Plan, which was adopted and updated at various times between 1988 and 2024. 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 (GPU) 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, sustainability, economic development, and public facilities. The General Plan Planning Area comprehensively covers the entire City boundary and provide additional guidance for potential future development. The City's GPU 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 2040.

Significant Effects Discussed in the Draft EIR: The potential impacts of the project were determined to include: aesthetics, air quality, biological resources, cultural and tribal cultural resources, energy resources, 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. However, these potential impacts are reduced to less than significant with the implementation of the proposed General Plan Update policies and actions. The potential impacts of the project were determined to be significant and unavoidable for the following topics: agricultural and forestry resources and transportation (vehicle miles traveled).

PUBLIC REVIEW PERIOD: The PDEIR is available for a 45-day public review period commencing on **November 7, 2024**, and end at **5:00 p.m. on December 23, 2024**, for interested individuals and public agencies to submit written comments on the document. Any written comments on 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 EIR, 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 EIR 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 PDEIR are available for review at City Hall at the above address and on the City's General Plan website <https://indianwells.generalplan.org/> or city 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/2024071208>.


Jon Berg
Community Development Director