

GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA

City of Indian Wells
44-950 Eldorado Drive
Indian Wells, CA 92210

City of Indian Wells

General Plan 2040

Adopted February 2025

TABLE OF CONTENTS

INTRODUCTION

INTRODUCTION IN-1
PURPOSE OF THE GENERAL PLAN IN-2
GENERAL PLAN OBJECTIVES IN-2
SCOPE AND CONTENT OF THE GENERAL PLAN IN-4
PLANNING PROCESS IN-5
PUBLIC PARTICIPATION IN-5
VISION AND GUIDING PRINCIPLES IN-7
APPLYING THE GENERAL PLAN IN-8
ANNUAL REPORTING IN-10

COMMUNITY DEVELOPMENT ELEMENT

LAND USE BOUNDARIES CD-2
LAND USE DESIGNATIONS CD-2
BUILDOUT POTENTIAL CD-6
GOAL LU-1 ORDERLY LAND USE DEVELOPMENT CD-7
GOAL LU-2 COMMUNITY IMAGE AND DESIGN CD-9
GOAL LU-3 HEALTHY LIFESTYLES CD-11
GOAL LU-4 COMMUNITY ENGAGEMENT CD-13

MOBILITY ELEMENT

GOAL M-1 A SAFE AND EFFICIENT STREET SYSTEM M-3
GOAL M-2 MULTI-MODAL MOBILITY NETWORK M-7
GOAL M-3 PARKING M-8
GOAL M-4 FUNDING M-8

RESOURCE MANAGEMENT ELEMENT

GOAL RM-1 BIOLOGICAL RESOURCES RM-2
GOAL RM-2 NATURAL OPEN SPACE RESOURCES RM-4
GOAL RM-3 PARKS AND RECREATION RM-5
GOAL RM-4 HISTORIC, CULTURAL, AND PALEONTOLOGICAL RESOURCES RM-7
GOAL RM-5 INFRASTRUCTURE PLANNING RM-10
GOAL RM-6 WATER SUPPLY RM-12
GOAL RM-7 SOLID WASTE RM-14
GOAL RM-8 TELECOMMUNICATIONS RM-16
GOAL RM-9 AIR QUALITY AND GREENHOUSE GAS EMISSIONS RM-17
GOAL RM-10 ENERGY AND MINERAL RESOURCES RM-20

PUBLIC SAFETY ELEMENT

GOAL PS-1 EMERGENCY OPERATIONS PS-2
GOAL PS-2 FIRE SAFETY PS-4
GOAL PS-3 FLOODING PS-6
GOAL PS-4 SEISMIC AND GEOLOGIC HAZARDS PS-9
GOAL PS-5 HAZARDOUS WASTE AND MATERIALS PS-11
GOAL PS-6 NOISE PS-13
GOAL PS-7 CLIMATE CHANGE AND RESILIENCY PLANNING PS-16

ECONOMIC DEVELOPMENT ELEMENT

GOAL ED-1 A STABLE AND RESILIENT ECONOMY ED-3
GOAL ED-2 BUSINESS COMMUNITY SUPPORT ED-5
GOAL ED-3 DEVELOP A UNIQUE DESTINATION EXPERIENCE ED-6
GOAL ED-4 WORKFORCE ATTRACTION AND RETENTION ED-7
GOAL ED-5 FISCAL SUSTAINABILITY ED-9

LIST OF FIGURES

FIGURE CD-1 PLANNING AREA CD-14
FIGURE CD-2 LAND USE / ZONING MAP CD-15
FIGURE M-1 ARTERIAL ROADWAY NETWORK M-9
FIGURE M-2 TRUCK ROUTES M-10
FIGURE M-3 BIKE FACILITIES NETWORK M-11
FIGURE M-4 GOLF CART NETWORK M-12
FIGURE PS-1 EMERGENCY EVACUATION ROUTES PS-18

LIST OF TABLES

TABLE CD-1 GENERAL PLAN LAND USE 2040 POTENTIAL BUILDOUT SUMMARY CD-6

IN

INTRODUCTION

Indian Wells is an internationally-renowned desert resort city located in the Coachella Valley in Riverside County. Incorporated in 1967, Indian Wells experienced rapid transformation from its humble beginnings into a residential and vacation destination through a boom in development of golf courses, country clubs, and resort hotels. Today, Indian Wells is recognized as a city where residents live in a content, tranquil, and happy environment with an exceptional quality of life.

Indian Wells is best known for its world class resorts, catering to golf and tennis enthusiasts, and quality residential lifestyle. Residents of the City enjoy an ideal climate, with over 330 days of sunshine each year. The City's beautiful surroundings include views of the Santa Rosa and San Jacinto Mountains. Looking forward, the City will continue to reinforce and refine its established vision as it plans for a prosperous and sustainable future. New opportunities to expand the City's offerings and enhance existing development are envisioned alongside quality public services, facilities, and infrastructure. *Indian Wells – General Plan 2040* – the City of Indian Wells' updated General Plan – embodies the spirit of shared community opportunity. Through thoughtful planning, Indian Wells is prepared to make decisions that support the community's long-term goals.

Indian Wells – General Plan 2040 is a dynamic policy document that identifies the community's vision for the future and provides a framework to guide the City's long-term growth and development. The General Plan reflects the community's values and desires, and addresses important issues such as land use and urban design; economic development; mobility; resource conservation; public facilities and services; safety; public health; and sustainability. Although the General Plan may be updated periodically to reflect changing market conditions, new legislative requirements, and modern local opportunities, the intent of the General Plan is to lay the foundation for long-term decision-making that stands the test of time.

Purpose of the General Plan

In California, all cities and counties are required to adopt a general plan. The general plan is a comprehensive policy document that shapes the long-term physical development of a jurisdiction's planning area. The general plan must include eight State-mandated elements including land use, circulation, housing, conservation, open space, noise, safety, and environmental justice elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. Additional elements that relate to the physical development of the city may also be addressed in the general plan. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The Indian Wells General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

What is a General Plan?

The general plan serves as a "blueprint" for future development of a city or county. It establishes land use designations and policies to assist decision makers as they review proposals for new development or consider changes to city ordinances. The general plan addresses issues that impact the entire city, such as how land is used, where buildings are built, the locations of roads and parks, safety, noise, and more.

General Plan Objectives

The General Plan is more than just the legal basis for all local land use decisions; it is the vision for how the City will evolve, reflecting the community's objectives. The objectives of the Indian Wells General Plan include:

- Reflect the current goals and vision expressed by year-round and seasonal residents, businesses, decision-makers, and other stakeholders;
- Protect and enhance Indian Wells' unique history and character;
- Promote and strengthen the Indian Wells brand as a luxury resort community with exceptional public safety, services, and amenities;
- Attract and retain high-end retailers and service providers;
- Support the needs of year-round residents;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

A general plan is:

General

As the name implies, a general plan provides general guidance for future land use, transportation, infrastructure, environmental, and resource decisions.

Comprehensive

A general plan is comprehensive in nature, covering a wide range of topics such as land use, housing, economic development, infrastructure, public safety, recreation, and natural resources.

Long Range

A general plan provides guidance on achieving a long-range vision of the future for a city or county. To reach this envisioned future, the general plan includes goals, policies, and implementation programs that address both near-term and long-term needs. The City of Indian Wells' General Plan looks ahead approximately 20 years—to the year of 2040. At the same time, the General Plan will provide policy direction that allows for flexibility to respond to changes in the marketplace and in technology, positioning the City for long-term success.

Consistent

A general plan must be internally ("horizontally") consistent, meaning it cannot contradict itself. A general plan uses a consistent set of assumptions and projections to assess future demands for housing, employment, public services, and infrastructure and must fully integrate its separate parts and relate them to each other without conflict. Additionally, all adopted portions (elements) of a general plan have equal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element. Finally, all other plans, ordinances, and policies must be consistent with the general plan. This "vertical" consistency helps resolve conflicts between local specific plans, the City's Zoning Ordinance, and the General Plan.

Scope and Content of the General Plan

General Plan Policy Document

The General Plan policy document contains the goals and policies that will guide future decisions within the City and identifies action items (implementation measures) to ensure the vision and goals of the General Plan are carried out. Two important documents support the General Plan: the Existing Conditions Report and the General Plan Environmental Impact Report (EIR). Both are intended to be used in conjunction with this General Plan and to serve as companions to this policy document.

The General Plan also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the City. The General Plan addresses all of the elements required by State law, in addition to a range of optional topics and elements that the City has elected to include. The table below identified the elements included in the General Plan and the corresponding requirement in State law.

Relationship Between General Plan Elements and State Requirements

General Plan Elements		State Mandated*							
		Land Use	Circulation	Conservation	Open Space	Noise	Safety	Housing	Optional Topics
Indian Wells General Plan	Community Development	▲							
	Mobility		▲						
	Resource Management			▲	▲				▲
	Public Safety					▲	▲		
	Economic Development								▲
	Housing (Separate Cover)							▲	

** The Indian Wells General Plan applies a holistic approach to environmental justice in the General Plan Update effort. Specifically, all elements strive to promote equitable outcomes and advance community health and environmental justice goals (i.e., there is no stand-alone Environmental Justice Element).*

Organization of the General Plan Elements

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and implementation actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal.

Planning Process

The Indian Wells General Plan was last comprehensively updated in 1996. Since then, substantial changes to the planning context of the city have occurred, including accelerated growth in the region, as well as new ways of thinking about sustainability, public health, and placemaking. In light of these changes, the City undertook a comprehensive update of the General Plan as an opportunity to reassess and refine its long-term vision and identify the new challenges it will face, opportunities it will follow, and approaches it will use to make that vision a reality. The update process began in mid-2020 and included the following steps.

Public Participation

The Indian Wells General Plan was developed with community input and reflects the community's vision. A summary of the community outreach and public participation process is provided below.

Outreach Objectives

Objectives established for the comprehensive outreach program were to:

- Conduct an open and transparent process;
- Engage the full spectrum of Indian Wells community members, residents, business owners, landowners, and other stakeholders in the General Plan Update process;
- Enhance public awareness of the project and its importance;
- Gather meaningful community input, ideas, and feedback to shape the vision, alternatives, and policies to be included in the Indian Wells General Plan;
- Build a framework to develop community consensus throughout the process; and
- Strengthen and expand relationships and trust between the City and community members.

General Plan Outreach

For all public workshops and meetings, the City of Indian Wells conducted extensive outreach, using a wide variety of methods and tools, to inform and encourage the community to participate in the update process. The following is a list of methods and tools used to inform the public of meetings, workshops, and the status of the work efforts.

- **General Plan website**: The City maintains a website (www. indianwells.generalplan.org) devoted to informing the public about, and encouraging participation in, the update process. The website includes workshop materials, background information, and draft and final work products.
- **Stakeholder consultation**: The City engaged with community stakeholders in and around Indian Wells throughout preparation of the General Plan.
- **E-mail distribution list**: The project team complied a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables The list was developed and maintained over time, and included email contacts for agencies, organizations, stakeholders, and individuals.
- **Social media**: The City regularly posted meeting notices and project updates to its social media platforms, including Facebook, X (formerly Twitter), YouTube, and Nextdoor.

General Plan Workshops

The City hosted four workshops between 2020 and 2022, with each workshop addressing a different topic of focus. Each workshop included a brief overview of the General Plan, including why it's important and why the City is updating its Plan, some background information on the evening's topic, and a series of facilitated activities to solicit input on key topics or ideas.

Workshop 1: Vision and Values

The first General Plan Visioning Workshop was held virtually on November 18, 2020. The focus of workshop was to identify community values and develop ideas for a land use vision for Indian Wells, including key development areas/opportunity sites.

Workshop 2: Community Health and Wellness

The second workshop was held virtually on February 22, 2021. The focus of the second Workshop was to identify how to define and incorporate community health and wellness into the General Plan.

Workshop 3: Housing Element

The third workshop was held in-person on April 11, 2022. The focus of the third workshop was to provide residents with an avenue to learn about the Housing Element, provide input, and ask questions. The workshop included activities related to fair housing and the City's proposed housing sites.

Workshop 4: Circulation

The fourth and final workshop was held on May 11, 2022. The fourth workshop focused on circulation (mobility), including multi-modal transportation options.

Values and Guiding Principles

The following Values and Guiding Principles were developed to reflect the meaningful community input received from year-round and seasonal residents, key community members and stakeholders, and elected and appointed officials.

Quality of Life

Indian Wells is a prestigious community and international resort destination that values its unparalleled quality of life. The community is designed for the discerning individual accustomed to a caliber of lifestyle reflected by beautiful surroundings, serenity, security, cultural opportunities and experiences, dignity, and pride. The City is recognized worldwide for its unsurpassed pristine desert mountains viewed from idyllic homes, luxurious resorts, and abundant golf courses.

Heritage and Community Character

Indian Wells is a special place that values its unique heritage and community character. Residents and visitors alike are attracted to the City's aesthetically pleasing and expressive environment with expansive landscaped open spaces and flourishing date groves reflecting the City's heritage. Indian Wells is a community with diverse cultural offerings that celebrates the area's natural, cultural, and historical heritage.

Activities, Recreation, and Open Space

Indian Wells is a leisurely community that values its many attractions, recreation, and open spaces. Whether the goal is relaxation or adventure, Indian Wells provides opportunities to delight. Residents live healthy and active lifestyles with access to year-round recreational opportunities, including private and public golf courses; clay, grass, and, hard tennis courts; bike trails; and pedestrian pathways.

Exceptional Services and Amenities

Indian Wells is a safe community that values its exceptional services and amenities. The City offers a wide range of efficient and responsive services, including law enforcement, emergency services, and healthcare, so that residents and visitors feel safe and comfortable. The City features incomparable personalized levels of municipal services delivered through financially prudent and contemporary management practices.

Working Together

Indian Wells is a vibrant, inclusive, and friendly community that values its year-round and seasonal residents. Many people know their neighbors and interact at recreational facilities, at the grocery store, and about town. The community's natural setting and residential-resort neighborhoods lend a small town feel that fosters a sense of community. People are involved with local organizations and with City government. People enjoy their neighbors and feel that community leaders care about residents. A mutual commitment to working together has led to successful development of some of the community's most special places.

Applying the General Plan

The General Plan is intended for use by a broad range of persons, including City decision-makers, City staff, developers, and community members, to serve the following purposes:

- To identify land use patterns, growth, transportation, environmental, economic, and community goals and policies as they relate to land use, conservation, development, and provision of community services and facilities;
- To articulate a vision and strategy for the future development of Indian Wells and its residents;
- To enable the City Council and Planning Commission to establish long-range land use, transportation, services, conservation, and growth goals and policies;
- To provide a basis for judging whether specific private development proposals and public projects are in harmony with these goals and policies; and
- To inform citizens, developers, decision makers, and other jurisdictions of the policies that will guide development and conservation within Indian Wells.

The General Plan applies to lands in the incorporated area of the City, to the extent allowed by federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance (Zoning Code), individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

Key Terms

Goal: A description of the general desired condition that the community seeks to create.

Policy: A specific statement that guides decision-making as the City works to achieve the various goals. Once adopted, policies represent statements of City regulations.

Action: An action, procedure, implementation technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy.

Interpreting the General Plan

In reading the General Plan, one should infer that the goals, policies, and implementation measures are limited to the extent that it is financially feasible and appropriate for the City to carry them out and to the extent legally permitted by federal and State law. For example, policies and measures which indicate that the City will "provide," "support," "ensure," or otherwise require or carry them out do not indicate an irreversible commitment of City funds or staff resources to those activities, but rather, that the City will support them when the City deems that it is financially feasible and appropriate to do so. In some cases, the City will carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the City may include General Plan items in the Capital Improvement Program, annual budget, or other implementation mechanisms, as the City deems appropriate.

How to Read the Indian Wells General Plan

As the guide for future development and desired conditions, residents, property owners, and business owners should also familiarize themselves with how to read this document. Each element contains a brief introduction, several goals and related policies, and a description of related actions to help implement the City's vision.

Goals

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. Goals are overall statements of desired future conditions.

Policies and Implementation

The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves. Policies and implementation measures must be clear to be useful. However, policies may range in terms of commitment of resources, importance, and expected results. Therefore, it is important for readers to understand the distinctions between various levels of policy and implementation action. The following is a list of common terms used in policies and implementation measures, and how to interpret its usage in the General Plan. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

Shall: Absolute commitment to the policy or action, and indicate that the policy must be adhered to in all cases.

Should: Policy will be followed in most cases, but exceptions are acceptable for good reasons.

Ensure: Policy indicates that the City plays a role in making sure something happens, often times in partnership with other agencies or as part of other City programs and processes.

Encourage: Policy is highly recommended and/or desired, and should be pursued when feasible.

Allow: Policy will be supported within certain parameters and certain guidelines.

Coordinate: Policy will occur in conjunction with another entity, and the City will carry its share of the responsibility.

Explore: Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.

Consider: Policy may or may not be followed, depending upon the results of analysis that will be completed.

Limit: Effort will be taken to keep the subject within certain limits, or will at least make undesired change more difficult.

Restrict: Effort will be taken to keep the undesired action to a minimum.

Amending the General Plan

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the City. It is based on an on-going assessment and understanding of existing and projected community needs. The City's decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the City to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

City-initiated amendments, as well as amendments requested by other parties, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the City Council.

Timing

Under State law, mandatory elements of the General Plan may be amended up to four times in each calendar year. The City Council or any citizen may initiate consideration of a General Plan Amendment. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

Exemptions

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

- Amendments to optional elements.
- Amendments requested and necessary for affordable housing (Section 65358(c)).
- Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

Annual Reporting

Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the City to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the City Council.

The Implementation Element identifies each measure to be carried out by the General Plan, the timing of the measure, and the responsible City department for addressing implementation.

CD

COMMUNITY DEVELOPMENT

Introduction to Community Development

The Community Development Element provides for a development and resource conservation pattern that preserves and protects Indian Wells' unique character and celebrates the community's high quality of life. Ensuring that Indian Wells has sufficient capacity and flexibility to support a mix of land uses is essential to the community's ability to thrive and be economically sustainable. As residential and nonresidential development continues, this Community Development Element will guide where growth and development will occur in the City and how to accommodate land uses to respond to the community's changing needs. Background information regarding land use in Indian Wells is presented in the General Plan Update Existing Conditions Report (Land Use and Community Character Report).

Organization of Element

The Community Development Element is organized into the following sections:

- Land Use Boundaries
- Land Use Designations
- Buildout Potential
- Goals, Policies, and Actions
  - *Orderly Land Use and Development*
  - *Community Identity and Design*
  - *Healthy Living*
  - *Engaged Community*

Contents:

+ Land Use Boundaries
+ Land Use Designations
+ Buildout Potential
+ Goals, Policies, and Actions

Land Use Boundaries

The *Planning Area* is the geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within Indian Wells' incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure CD-1, includes the entire city limits (approximately 9,334 acres).

A city's *Sphere of Influence* (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services. Indian Wells' SOI is coterminous with its city limits, meaning it is the same as its city limits.

Land Use Designations

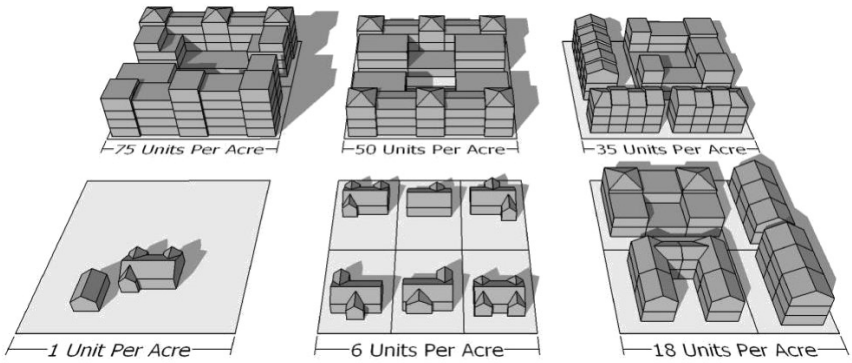
The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

Land Use Classification System

The Land Use Map (Figure CD-2) illustrates the various types and distribution of land uses planned for the community. There are four categories of land use designations in Indian Wells: 1) Residential, 2) Commercial, 3) Public/Quasi-Public, and 4) Open Space. The residential category includes four land use designations that allow for a range of housing types and densities. The three non-residential categories include a variety of job-generating designations as well as designations that serve the public good. Each land use designation is described in more detail below.

The terminology used to describe certain land use concepts in this Element are defined below.

Density. Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, commonly measured as dwelling units per acre (du/ac). Various building configurations representing different densities are shown below.



Floor Area Ratio. Floor area ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed-use projects. FAR refers to the ratio of the gross floor area of all structures on a lot, excluding parking structures and outdoor storage areas, to the total (gross) lot area.

Residential

Very Low Density Residential: 1.0-3.0 du/ac

The Very Low Density Residential land use designation is intended for the development of very low density single-family detached homes on minimum of 12,000 square feet lots at a density between 1 to 3 dwelling units per gross acre of land. This designation is generally most suitable in rural areas and areas where scenic and natural resources should be protected, or where natural hazards limit development potential (such as hillsides).

Low Density Residential: 3.1-4.5 du/ac

The Low Density Residential land use designation is intended for the development of low density single-family detached homes on minimum of 8,500 square feet lots at a density between 3.1 and 4.5 dwelling units per gross acre.

Medium Density Residential: 4.6-7.0 du/ac

The Medium Density Residential land use designation is intended for single-family detached homes, cluster developments, and attached units at a density between 4.6 and 7.0 dwelling units per gross acre.

Medium High Density Residential: 7.1-12.0 du/ac

The Medium High Density Residential land use designation is intended for attached dwelling units such as townhouses, condominiums, and congregate care for seniors at a density between 7.1 and 12.0 dwelling units per gross acre.

Commercial

Community Commercial: Maximum FAR 0.75

The Community Commercial land use designation provides the community with attractively designed retail, office, and shopping areas. Uses may include retail shops, offices, restaurants, personal service shops, grocery stores, movie theaters, hotels and resort complexes, and similar uses. The maximum intensity of development is a floor area ratio (FAR) of 0.75.

Professional Office: Maximum FAR 0.50

The Professional Office land use designation is intended for attractively designed professional offices that are compatible with surrounding neighborhoods and adjacent areas. Developments will be a maximum of two stories in height and will have extensive landscaping. Parking areas will be screened from public streets with landscaping, buffer areas, or decorative walls. Typical uses would include administrative and professional offices, medical and dental offices, and financial institutions. The maximum intensity of development is FAR of 0.50.

Resort Commercial: No FAR Restriction

The Resort Commercial land use designation is intended for attractively designed hotel and resort complexes. The developments will have quality architectural design and extensive landscaping. Parking areas will be screened from public streets with landscaping, buffer areas, or decorative walls. Uses include hotels as the primary use with ancillary tourist commercial uses that may include restaurants, related convention facilities, and supporting retail and personal services.

Sports Complex: Varies (defined by Master Development Plan)

The Sports Complex land use designation is intended for publicly and privately owned land and improvements to accommodate professional or amateur sporting events. This includes the Indian Wells Tennis Garden and related facilities. All development and uses in the sports complex (SPX) zone classification shall be in accordance with a Master Development Plan. A Master Development Plan shall establish the basic framework for land use and development standards.

Public/Quasi-Public

Public Benefit; Varies (defined by Public Benefit Zoning Designation)

Space for the provision of uses that are beneficial to the public, including affordable housing and supporting uses, such as public park, recreation, open space, and parking.

Public Facility; No FAR Restriction

The Public Facility land use designation is intended for facilities such as the Civic Center, police and fire stations, public utilities, schools, and other governmental or public facilities, such as auditoriums, museums, and libraries.

Public Parks/Recreation; No Development Potential

The Public Park land use designation is intended for publicly owned parkland which is dedicated or reserved for passive recreational use by the public.

Open Space

Golf and Recreation: No Development Potential

The Golf and Recreation land use designation is intended for public and private golf courses, tennis facilities, and other typical country club style amenities.

Natural Preserve: 1.0 du/40 gross ac

The Natural Preserve land use designation includes privately owned lands with limited residential development permitted subject to the restrictions of the Hillside Management Plan (HMP), consistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The maximum intensity of development is 1.0 du/40 gross acres.

Watercourse; No Development Potential

The Watercourse land use designation includes the Whitewater River and Deep Canyon flood control channels and other areas subject to flood hazard. Federal standards prohibit development in the floodway. Some Watercourse areas, however, are used for golfing.

Open Space: No Development Potential

The Open Space land use designation includes lands maintained in a natural state comprised predominantly of Federal, State, and City-owned lands in the Santa Rosa Mountains. Development in these areas is subject to the Hillside Management Ordinance.

Overlay Zones

An overlay zone, also known as an overlay district, is a regulatory tool used in land use planning to create a special planning layer on top of an existing base land use or zoning district. Overlay zones can share boundaries with the base designation, cross them, or stand alone. They can include regulations or incentives to protect resources or guide development in a specific area. Overlay zones can control many factors, including building and urban design, permitted land use, and density.

In addition to the land use designations established by the Community Development Element (and corresponding zoning districts established by the Municipal Code), the City of Indian Wells employs the use of six overlays zones to support its unique land use planning priorities.

Golf Course

This overlay zone shall apply to all public and private golf courses within the City to ensure that they are operated and maintained for their intended purpose, the playing of golf.

Within this zone, uses not directly related to the operation and maintenance of the subject golf course shall be prohibited. Areas so designated may be included within the gross acreage of a development for purposes of calculating the communities' density. However, this shall preclude the inclusion of lands having this designation as a part of an adjoining private property so that areas so designated shall not be included within the gross acreage of a single, separate ownership lot for purposes of calculating the size of that lot for zoning and/or building purposes.

Affordable Housing

This overlay zone shall apply to residential properties only and shall indicate the City Council's intent to utilize the developer incentives programs for the development of affordable housing projects as set forth in Government Code Section 65915.

Senior Housing

This overlay zone shall apply to residential properties only and shall indicate the City Council's intent to utilize the developer incentives programs, negotiated on an individual basis with prospective developers, to provide for senior citizen housing in the City.

Special Study Area

This overlay zone shall apply to properties that offer the City unique planning and/or economic opportunities. The overlay zone establishes the City Council's intent to review alternative land use proposals that differ from those permitted by the base zone.

Highway 111

The purpose of this Planning Area is to coordinate and provide regulations for properties located within Planning Area 12 to ensure that parkway, median landscaping designs and any other improvements provide a unique identity of the City of Indian Wells, and create an appropriate landscape buffer between Highway 111 and adjacent developments. This includes the following objectives:

- Maintain and enhance the existing physical structure of the Highway 111 corridor, characterized by formal commercial hotel development to the north of the Highway, and informal residential developments to the south;
- Avoid typical suburban strip commercial development along the Highway 111 corridor;
- Enhance circulation opportunities within the Highway 111 corridor, for example by means of pedestrian paths, golf cart paths, bicycle paths, bus stops, and intersection and signalization improvements; and
- Preserve views to the Santa Rosa and San Jacinto Mountains to the south and west.

Telecommunications

This overlay zone shall apply to new commercial antennas and wireless communication facilities that are proposed within the Sports Complex and the Resort Commercial Zones.

Buildout Potential

State General Plan law requires that the General Plan indicate the maximum densities and intensities permitted within the Land Use Plan. Table CD-1 lists each of the land use designations in Indian Wells and provides a corresponding indication of maximum density or intensity of development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. For various reasons, many parcels in the community have not been developed to maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels.

Table CD-1 General Plan Land Use 2040 Potential Buildout Summary

Land Use Designation	Acres (1)	Allowed Density and/or Intensity (2)	Units	Population	Non-Residential Square Feet	Jobs
RESIDENTIAL LAND USES						
Very Low Density Residential	2,306	1.0-3.0 du/ac	4,807	4,143	-	-
Low Density Residential	162	3.1-4.5 du/ac	547	471	-	-
Medium Density Residential	46	4.6-7.0 du/ac	303	261	-	-
Medium High Density Residential	18	7.1-12.0 du/ac	221	190	-	-
Residential Subtotal	*2,532*	-	*5,878*	*5,065*	-	-
COMMERCIAL LAND USES						
Community Commercial	74	0.75 FAR	-	-	2,295,482	3,061
Professional Office	7	0.50 FAR	-	-	162,341	216
Resort Commercial (3)	214	No FAR restriction	150	129	2,001,444	2,924
Sports Complex	63	-	-	-	685,831	75
Commercial Subtotal	*358*	-	*150*	*129*	*5,145,098*	*6,276*
PUBLIC/QUASI-PUBLIC LAND USES						
Public Benefit (PB-1)	34	Varies	238	205	-	-
Public Facility	29		-	-	14,570	34
Public Parks/Recreation	6	-	-	-	-	-
Public/Quasi-Public Subtotal	*69*	-	238	205	14,570	34
OPEN SPACE LAND USES						
Golf and Recreation	1,308	-	-	-	-	-
Natural Preserve	195	1.0 du/40 gross ac	5	4	-	-
Watercourse	550	-	-	-	-	-
Open Space	4,320	-	-	-	-	-
Open Space Subtotal	*6,373*	-	*5*	*4*	-	-
Totals	**9,332**	**-**	**6,271**	**5,403**	**5,159,668**	**6,310**

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.
3. Residential development potential is consistent with uses allowed within adopted Specific Plans.

GOAL CD-1 ORDERLY LAND USE DEVELOPMENT

Existing and future development maintains the well-established residential and resort character of Indian Wells.

A community's quality of life is most often perceived in terms of the physical development of the land and its relationship with the environmental surroundings. Land use patterns should help conserve natural resources, allow for a range of mobility options, alleviate traffic congestion, contribute to the character of the community, support industry, and adequately serve the needs of current and future residents. Land use decisions must consider the relationships of adjacent land uses and sensitively integrate proposed land uses with existing natural and physical environments.

Adequate planning provides a framework for orderly patterns of growth and development in Indian Wells. It helps to shape the City's form and character over the coming decades and ensures an appropriate mixture of land uses and supporting infrastructure and services. Focusing on "orderly growth" allows for more detailed guidance around areas of the City that are more likely to undergo significant change in the future and are of particular concern to the community.

CD-1 Policies

CD-1.1 **Land Use Pattern**. Promote an appropriate land use plan that fosters and enhances community livability and public health; sustains economic vitality; relates to the City's resort industry; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses consistent with the land use designations identified in this Element and Land Use Map.

CD-1.2 **Plan for New Development**. Ensure that new development corresponds to the provision of infrastructure, public services, and community facilities, and that new development funds and constructs its fair share of improvements in accordance with City requirements.

CD-1.3 **Housing for All Incomes**. Assist in the development of adequate housing to meet the needs of very low, low, and moderate income households through implementation of the Housing Program set forth in the Housing Element.

CD-1.4 **Senior Resident Land Use Needs**. Promote land uses and policies that support the needs of Indian Wells' senior community, including those with mobility, sensory and other limitations or who need assistance with activities of daily living.

CD-1.5 **Public Services for Quality of Life**. Maintain appropriate sites for institutional and public facility uses that can accommodate the infrastructure and facilities needed to serve the community.

CD-1.6 **Residential Clustering.** Encourage clustering of residential uses to minimize impacts from noise, flooding, slope instability, and other environmental hazards, or to achieve other desirable City objectives.

CD-1.7 **Transitions and Buffering.** Require the use of appropriate transitions and buffering to help ensure that non-residential uses do not affect the integrity and enjoyment of adjacent residential neighborhoods.

CD-1.8 **Prohibited Development Types.** Prohibit undesirable development types, including linear or strip commercial development, heavy polluting industry, and billboards.

CD-1.9 **Agricultural Uses.** Allow and support the continuation of agricultural operations on lands within the City limits that are designated for development uses, until such time as new development is proposed for the land.

CD-1 Actions

CD-1a Amend the City's Municipal Code to reflect zoning designations and standards consistent with land use designations included in the General Plan Element.

CD-1b At least biennially, review the City's Municipal Code, including the Zoning Code and Subdivision Code, and update as appropriate to reflect goals, policies, and actions included in the Community Development Element.

CD-1c Ensure all projects are reviewed and processed per California Environmental Quality Act (CEQA) Guidelines.

CD-1d Through the development review process, evaluate development proposals for land use and transportation network compatibility with existing surrounding or abutting development or neighborhoods.

CD-1e Analyze land use compatibility through the development review process to require adequate buffers and/or architectural enhancements that protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.

CD-1f As part of development review process, ensure that residential and non-residential developments fall within the minimum and maximum density requirements and/or allowed floor-area-ratios stipulated on the Land Use Map and included within the Land Use Descriptions. Projects shall also be reviewed for consistency with the development standards and density requirements established by any applicable Specific Plan governing the area in question.

CD-1g Conduct proactive outreach to property owners and developers to encourage the development of new projects that provide public benefits on vacant parcels. Specifically focus on developing vacant areas located at the intersection of Miles Avenue and Washington Street, adjacent to the Indian Wells Tennis Garden and the intersection of Miles Avenue and Highway 111.

CD-1h Assist in the consolidation of contiguous smaller parcels for development purposes.

GOAL CD-2 COMMUNITY IMAGE AND DESIGN

A visually attractive community that helps create a unique sense of place in the Coachella Valley and reinforces the image of Indian Wells as a prestigious community and international resort destination.

Indian Wells is characterized by world-renowned resorts, golf courses, and private communities in picturesque surroundings. Many of the region's premier cultural and sporting events, which attract and sustain the local tourism industry, are also found in Indian Wells. Preserving the quality of the City's visual and physical environments is an important part of maintaining the vitality of the tourism industry.

The City is charged with planning for future changes in a way that protects and preserves the established design and community character of Indian Wells. This does not mean that changes should be avoided, but that when change does occur, it should be within character and be welcomed as a new part of the community. To achieve appropriate, gradual transition, there must be community consensus on the elements essential to the City's character. Residents must have confidence that building, zoning, and design ordinances will preserve these essential elements through new construction and remodels.

CD-2 Policies

CD-2.1 **Design Features**. Enhance the City's identity with attractive high-quality gateways, city entry signs and design features, cohesive street signs, and other design features at public gathering spaces and other areas, that contribute to the quality of life and enhance the premiere residential-resort community character of Indian Wells.

CD-2.2 **Standards and Guidelines**. Develop and enforce development standards and objective design guidelines that provide clear direction for achieving quality community design in new development and redevelopment projects.

CD-2.3 **Scenic Preservation**. Encourage development which capitalizes on the area's natural environmental setting and preserves views of scenic viewsheds.

CD-2.4 **Site Planning**. Identify and preserve, as feasible, the significant features of a site, such as viewsheds, heritage trees, and rock outcroppings, during the design and development of new projects.

CD-2.5 **Green Building Design**. Encourage green building design to the maximum extent feasible.

CD-2.6 **Low Impact Development**. Encourage new development to use low impact development design features.

CD-2.7 **Streetscapes**. Promote drought tolerant landscaping, tree planting, and tree preservation along City streets as a means of improving aesthetics, making neighborhoods more pedestrian-friendly, and providing environmental and economic benefits.

CD-2.8 **Arts in Public Places**. Continue to implement the Arts in Public Places program to provide a diverse and culturally rich environment for Indian Wells residents and visitors.

CD-2 Actions

CD-2a Continue the Art in Public Places program, including the identification of funding sources and potential sites for public art display. The program may include, but is not limited to, City entry monumentation, streetscape treatments (including street signs), and other public area improvements."

CD-2b Prepare and adopt objective design standards for multifamily and mixed-use projects and require all development in the City to comply with approved design standards, including but not limited to, architecture, landscaping, site design, and other development related regulations intended to enhance and promote the image of Indian Wells.

CD-2c Continue to preserve the community characteristics of scale, good site design, and sensitivity to neighboring sites in single-family residential districts by requiring approval by the City's Design Review Committee for new homes, additions, and exterior remodeling.

CD-2d Provide public information on Sustainable Development Practices which will assist in acceptable levels of global resource depletion and environmental pollution.

CD-2e Continue to implement the Hillside Management Plan (HMP) consistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

GOAL CD-3 HEALTHY LIFESTYLES

A community environment that fosters opportunities for people of different ages, incomes, and abilities living and working in Indian Wells to enjoy healthy lifestyles and active living.

Access to health care and mental health services is an important determinant of health and disease prevention, and increased access is very likely to improve public health. While there are few health care providers within Indian Wells, there are a number within the vicinity. The City also participates in various programs in the region to facilitate community well-being, especially for seniors. Indian Wells residents aged 50 and older can participate in programing through the Joslyn Center, which is dedicated to helping seniors live healthy and fulfilling lives.

CD-3 Policies

CD-3.1 **Regional Collaboration**. Cooperate with neighboring jurisdictions and service providers to provide high-quality health care services to Coachella Valley residents.

CD-3.2 **Regular Physical Activity**. Support healthy lifestyles for people living and working in Indian Wells by increasing opportunities for a variety of regular physical activities for people of all ages and abilities.

CD-3.3 **Medical Facility Access**. Support and encourage the expansion of paratransit and public transit service to neighborhood and regional medical facilities.

CD-3.4 **Social Services**. Support and encourage Riverside County and non-profit organizations to provide and publicly promote the availability of essential social services.

CD-3.5 **Senior Services**. Provide facilities, programs, and services for seniors to participate in daily opportunities for physical activity, social interaction, and mental stimulation.

CD-3.6 **Work Force Wellness.** Work with the business community to encourage the prioritization of employee wellbeing through programs, events, and other strategies focused on mental and physical health.

CD-3.7 **Healthy Food Access**. Support sustainable and affordable local food systems including farmer's markets, federal food assistance programs, and healthy food retailers.

CD-3.8 **Public Education**. Educate the public about the health benefits of physical activity, nutrition, mental wellness, and other healthy lifestyle issues and healthy lifestyle opportunities and programs in Indian Wells.

CD-3.9 **Community Garden.** Continue to provide a community garden space at City Hall for use by residents.

CD-3 Actions

CD-3a Promote local healthy food sources and regional farmers markets.

CD-3b Assess the proximity of public transit to local health facilities and advocate for mobility and transportation improvement where necessary.

CD-3c Continue to collaborate with the Joslyn Center so that Indian Wells senior residents can participate in social gatherings, recreational activities, health and wellness centered fitness programs, educational classes, and nutritious home-delivered meals.

CD-3d Coordinate with the City of Rancho Mirage to maintain and enhance the Rancho Mirage Library and Observatory to provide services that meet the needs of all segments of the Indian Wells.

CD-3e Develop and provide access to cooling centers and/or public amenities within Indian Wells.

CD-3f Continue to partner with the Desert Recreation District (DRD) to promote and facilitate the use of DRD facilities and programs for recreational use and exercise.

GOAL CD-4 COMMUNITY ENGAGEMENT

An engaged community with a sense of neighborly pride and civic responsibility.

Civic or community engagement is an important goal across all local planning and decision-making processes. Effective civic participation not only provides the City with an opportunity to strengthen its relationship with the community but provides for sound investment in better decision-making by ensuring decisions are informed by community needs and aspirations.

CD-4 Policies

CD-4.1 **Cultural Institutions and Programs.** Continue to encourage outreach and partnerships with community organizations, art and cultural groups, and local businesses to attract cultural institutions and art programs and promote community-building.

CD-4.2 **Special Events**. Continue to encourage community and regional events and festivals that highlight the culture and heritage of Indian Wells and the Coachella Valley.

CD-4.3 **Equity.** Foster equity in City planning efforts and decision making by actively engaging communities that historically have had less familiarity or experience with participation in the development and implementation of City policies.

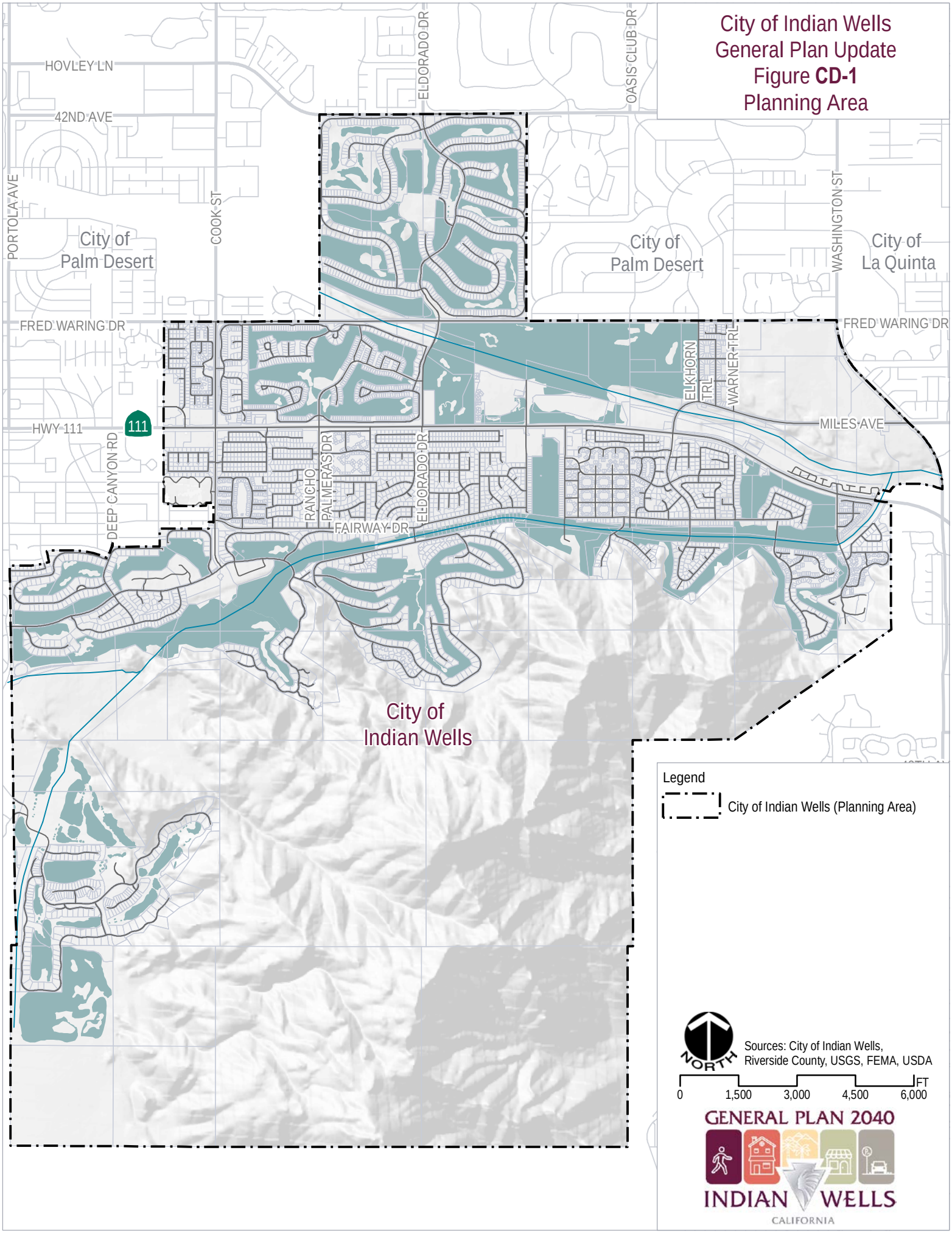
CD-4.4 **Volunteer Programs and Local Service Clubs**. Promote volunteer programs and local service clubs and use volunteer services as a community engagement and outreach tool.

CD-4.5 **City History.** Continue to support efforts to research, document, and celebrate the City's history.

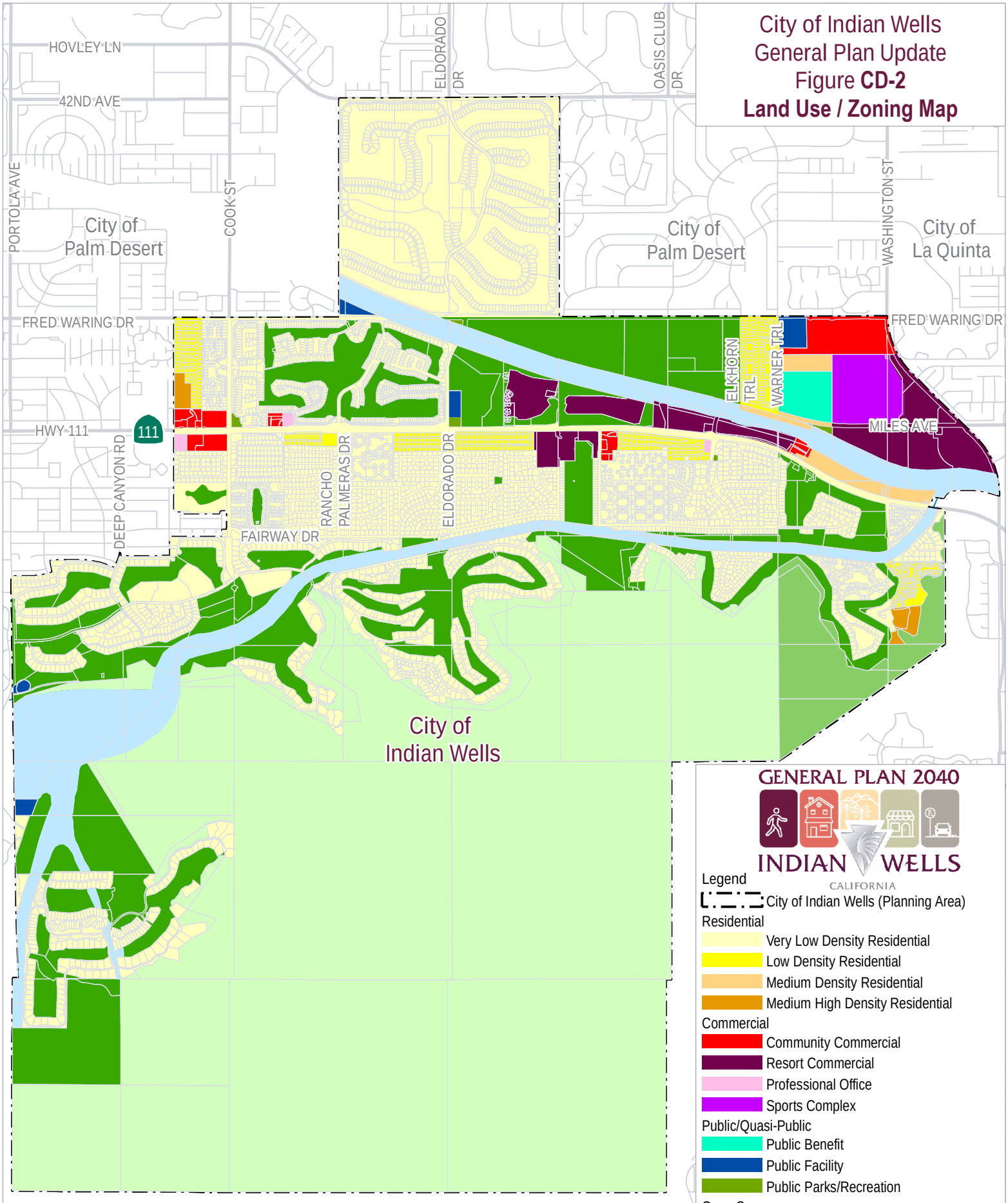
CD-4 Actions

CD-4a Cooperate with Riverside County and public and private service providers to identify programs and services for community members. Work with these organizations to develop programs and expand access to and participation in senior programs without duplicating efforts.

CD-4b Utilize the City's website, newsletter, and Channel 17 to promote community events at civic and cultural facilities.


City of Indian Wells
General Plan Update
Figure CD-1
Planning Area
HOVLEY LN
42ND AVE
PORTOLA AVE
COOK ST
ELDORADO DR
OASIS CLUB DR
WASHINGTON ST
City of Palm Desert
City of Palm Desert
City of La Quinta
FRED WARING DR
FRED WARING DR
HWY 111
111
DEEP CANYON RD
RANCHO PALMERAS DR
ELDORADO DR
FAIRWAY DR
ELKHORN TRL
WARNER TRL
MILES AVE
City of Indian Wells
Legend
City of Indian Wells (Planning Area)
NORTH
Sources: City of Indian Wells, Riverside County, USGS, FEMA, USDA
0
1,500
3,000
4,500
6,000
FT
GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA

City of Indian Wells General Plan Update Figure CD-2 Land Use / Zoning Map



GENERAL PLAN 2040

INDIAN WELLS CALIFORNIA

Legend

- City of Indian Wells (Planning Area)

Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential

Commercial
- Community Commercial
- Resort Commercial
- Professional Office
- Sports Complex

Public/Quasi-Public
- Public Benefit
- Public Facility
- Public Parks/Recreation

Open Space
- Golf and Recreation
- Natural Preserve
- Watercourse
- Open Space

Sources: City of Indian Wells, Riverside County, USGS, FEMA, USDA

NORTH

0 1,500 3,000 4,500 6,000 FT

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M

MOBILITY

Introduction to Mobility

The Mobility Element provides the framework for decisions concerning the city's multimodal transportation system, which includes roadway, transit, bicycle, and pedestrian modes of travel.

State law (California Government Code Section 65302(b)) mandates that the Mobility Element contain the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, military airports and ports, and other public utilities and facilities, to the extent these items exist in the planning area. The Mobility Element reflects the City's desire to provide for multi-modal streets and explore the application of new technologies and best practices for mobility planning in Indian Wells.

Organization of Element

The Mobility Element addresses each of the topics below as they relate to Indian Wells. The goals and policies of this element are organized around the following topics:

- *Safe and Efficient Street System*
- *Multi-Modal Mobility Network*
- *Parking*
- *Funding*

Contents:

+ Safe and Efficient Street System
+ Multi-Modal Mobility Network
+ Parking
+ Funding

Safe and Efficient Street System

The circulation system includes a hierarchy of roadways that serve mobility and local access needs for people who live in, work in, or visit the City. The circulation system allows people to travel safely and conveniently to and through the City by vehicles, transit, bicycles, walking, and other modes of travel. The City strives to provide a roadway network with sufficient traffic flow on arterial roadways and minimized adverse traffic effects on residential neighborhoods. The arterial roadway network and roadway functional classifications are shown in Figure M-1 and the citywide truck routes are shown on Figure M-2.

Roadway Functional classifications are defined by the vehicle volume and number of vehicular lanes provided, and may include other features such as raised medians, center turn lanes, on-street parking, and bike lanes; the City's roadway Functional Classifications are defined as follows:

- **Principal Arterials** are high-capacity inter-city thoroughfare that carries traffic traveling through the City, and provides regional travel. Its primary function is to move vehicles and carry high traffic volumes. They consist of four lanes with a landscaped a raised or painted median with limited direct access and great spacing between intersections.
- **Major Arterials** serve as high-capacity thoroughfares. Their primary function is to move vehicles at higher speeds with a mix of local and inter-city traffic. They consist of six travel lanes with a raised or painted median. As a major traffic carrier, curbside parking is prohibited.
- **Primary Arterials** serve primarily as traffic carriers while also accommodating bicycle lanes. They provide local and regional travel and consist of four travel lanes with a raised or painted median.
- **Collectors** and **Private Collectors** are intended to carry low to moderate local traffic between the street network and local streets. They consist of two to four travel lanes.
- **Local Streets** provide direct access and parking to adjacent land uses. Local Streets are intended to carry local traffic, not intended to serve inter-city traffic. They typically consist of two travel lanes and are undivided.

GOAL M-1 A SAFE AND EFFICIENT STREET SYSTEM

A safe and efficient street system that contributes to the community's quality of life, minimizes impacts on the environment, and links the City to the region for the movement of people and goods.

M-1 Policies

M-1.1 **Development-Related Traffic Impacts**. Require all new development and expansion of existing development to offset their adverse effects on the circulation system and mitigate Vehicle Miles Traveled (VMT) impacts.

M-1.2 **LOS Standards**. Strive to maintain a minimum Level of Service (LOS) "D" at intersections during the weekday peak hours.

M-1.3 **Traffic Distribution**. Maintain a street system that helps to facilitate the distribution of traffic throughout the City and minimizes congestion, including during special events.

M-1.4 **Efficient Circulation**. Support traffic control measures which reduce noise and air quality impacts and are consistent with traffic engineering guidelines; such measures could include continue to support traffic signal coordination programs like the Coachella Valley Sync program, adding left-turn lanes at intersections, incorporating right-turn only access at selected locations, and continue to maintain streets surfaces in good operating condition.

M-1.5 **Transportation Management System**. Make use of effective transportation system management techniques such as signal coordination. Any new development is required to join the City's existing Transportation Management System.

M-1.6 **Intersection Configurations.** Consider the use of non-traditional intersections such as roundabouts and traffic circles, where appropriate, safe, and feasible.

M-1.7 **Minimize Environmental Impacts**. Manage the circulation system to minimize congestion and improve flow and air quality.

M-1.8 **Local and Regional Collaboration**. Coordinate with other government entities in implementation of the City's Circulation Plan and Coachella Valley-wide circulation improvements. Entities include Caltrans, Coachella Valley Association of Governments (CVAG), LAFCO, Southern California Association of Governments (SCAG), Riverside County Transportation Commission (RCTC), Riverside County and adjacent communities.

M-1.9 **Safe Routes to School**. Work with schools and school districts within the city to encourage parents and children to walk or bike to school through programs such as Safe Routes to School.

M-1.10 **Residential Streets Traffic Calming**. Continue implementing traffic calming measures to discourage speeding and cut-through traffic on residential streets, where appropriate.

M-1.11 **ADA Accessibility**. Ensure the City's transportation network is safe, accessible, and consistent with the Americans with Disabilities Act (ADA), to allow mobility-impaired users, such as disabled persons and seniors, to safely travel within and beyond the city.

M-1.12 **Truck Routes**. Maintain a network of truck routes to facilitate goods movement to regional roads and to discourage the use of residential roads.

M-1 Actions

M-1a Require new development and expansion of existing development to provide necessary street improvements and address operational deficiencies for which its traffic causes off-site intersections to perform beyond acceptable LOS standards. Improvements shall include as conditions of approval, but not be limited to, the following:

- On-site transportation facilities: streets, curbs, traffic control devices;
- Access improvements: street extensions, widening, turn lanes, signals, etc.;
- Street widening for streets fronting the development property as shown on the Circulation Plan map;
- Right-of-way landscaping; and
- Off-site roadway and intersection improvements.

M-1b Require vehicle miles traveled (VMT) analysis for land use application projects and transportation projects for the purposes of environmental review under the California Environmental Quality Act (CEQA). Adopt City-specific VMT thresholds and consider publishing Transportation Study Guidelines to establish methodologies and standards to evaluate transportation impacts from land development and transportation projects. The City shall continue to maintain LOS standards for the purposes of planning and designing street improvements.

M-1c Coordinate with other government entities in implementation of the City's Circulation Plan and Coachella Valley-wide circulation improvements. Entities include Caltrans, Coachella Valley Association of Governments (CVAG), LAFCO, Southern California Association of Governments (SCAG), Riverside County Transportation Commission (RCTC), Riverside County and adjacent communities.

M-1d Evaluate opportunities to implement alternative roadway design elements, including but not limited to, roundabouts, traffic circles, and chicanes, as traffic control, considering safety, traffic calming, cost and maintenance.

M-1e Encourage new development to provide safe pedestrian facilities for internal circulation and access to adjacent uses as part of their design.

M-1f Consider streetscape improvements such as landscaping, sidewalks, paths, lighting, and other pedestrian-oriented features in the City.

M-1g Implement the arterial highway system in a manner consistent with Federal, State, and local environmental quality standards and regulations, and consistent with the City’s charm and unique appeal.

Multi-Modal Mobility Network

A network of supportive infrastructure can provide residents, workers, and visitors with multi-modal mobility options. The City has existing pedestrian and bicycle trails and paths that support active transportation. Connecting trail and path gaps and providing supportive infrastructure benefits users and promotes these travel modes. Multi-modal streets are streets that are designed to provide safe travel for everyone – people driving, riding transit, walking, biking, or using any other means of travel. Planning for and designing complete streets starts with policies that promote consideration for all users within all facility types. Figure M-3 shows the citywide bicycle facilities network and Figure M-4 shows the citywide golf cart network.

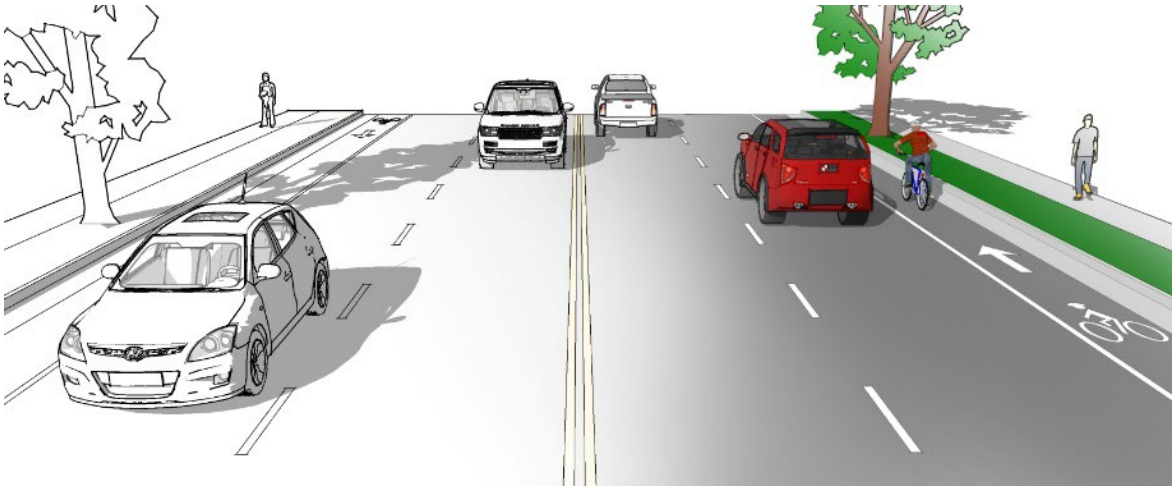
Bicycle Facilities

Bikeways are generally categorized into four types as identified below.

Class I Bikeway (Bike Path): Also known as a shared path or multi-use path, a bike path is a paved right-of-way for bicycle and pedestrian travel that is completely separate from any street or highway (e.g., along a creek or channel).



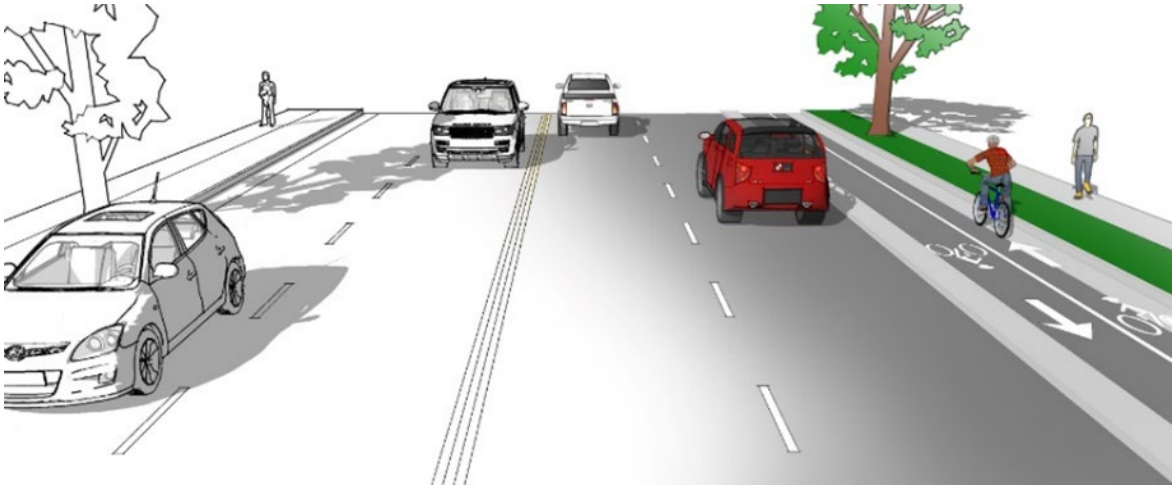
Class II Bikeway (Bike Lane): A striped and stenciled lane for one-way bicycle travel on a street or highway. This facility can include a buffered space between the bike lane and vehicle lane (referred to as a buffered bike lane). This type of bike clan can also be adjacent to on-street parking.



Class III Bikeway (Bike Route): A signed route along a street where the bicyclist shares the right-of-way with motor vehicles. This facility can also be augmented using shared-lane markings (also known as sharrows). An enhanced bike route, known as a Bicycle Boulevard (typically on lower volume arterials), can include traffic calming treatments to slow down vehicles.



Class IV Bikeway (Separated Bike Lane): Also known as a cycle track or a protected bike lane, this is a bikeway for the exclusive use of bicycles including a physical separation between the bikeway and vehicular traffic. The separation may include, but is not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking. A cycle track can be one-way or two-way.



GOAL M-2 MULTI-MODAL MOBILITY NETWORK

A variety of travel modes are provided to residents, workers and visitors.

M-2 Policies

M-2.1 **Multi-Modal Streets.** Apply context-sensitive complete streets principles to roadway improvement projects to serve all modes of travel and users of all ages and abilities, where appropriate.

M-2.2 **Alternative Modes**. Encourage the use of alternative modes of transportation including public transit, ride sharing, biking, low speed vehicles, and walking that serve the City's residents, workers and visitors to local and regional destinations.

M-2.3 **Connectivity**. Improve pedestrian, bicycle, and low speed vehicle connections from residential neighborhoods to retail centers, hotels, and schools.

M-2.4 **New Development**. Encourage new developments to develop internal shared use paths where desirable and feasible, with additional amenities such as secure bicycle parking, pedestrian-scale lighting, street furniture, landscaping. Developments must connect any internal walking or biking paths to the City-wide path system with frequent and safe access points and safe for people walking and biking to use.

M-2.5 **Citywide Bicycle Network.** Support an integrated citywide bicycle network through the construction of new bike lanes and enhancement of existing bike lanes.

M-2.6 **Bicyclist and Pedestrian Safety**. Develop safe and convenient bicycle and pedestrian facilities and crossings that reduce conflicts with other modes.

M-2.7 **CV Link Users**. Provide safe and efficient travel options through the City for CV Link users coming from neighboring cities.

M-2.8 **Bus Stops**. Work with SunLine and other providers to improve bus stop amenities.

M-2.9 **Rail and Air Travel**. Participate with regional agencies and cities to promote rail and air service capacities that meet the needs of residents, workers, and visitors.

M-2.10 **The Living Desert**. Coordinate with The Living Desert to ensure Indian Wells residents have access to the reserve's nature walks and hiking trails.

M-2 Actions

M-2a During project application review consider requiring new or enhanced transit, bicycle and pedestrian facilities along arterials and collectors where appropriate.

M-2b Consider establishing a low speed vehicle path system, consistent with the provisions of the California Vehicle Code and the California Highway Design Manual.

M-2c Create a promotional campaign to encourage walking, biking, carpooling, and alternative modes of transportation to the automobile to improve air quality.

Parking

Adequate off- and on-street parking is necessary to accommodate people who rely upon vehicles to travel to homes, businesses, recreation, and other uses. Effectively planning for and managing both public and private parking supply provides a balance between meeting demand and efficiently using space.

GOAL M-3 PARKING

Parking supply that adequately and efficiently meets demand.

M-3 Policies

M-3.1 **Adequate Parking Supply**. Require all development projects to provide sufficient off-street parking to adequately serve the projected vehicles generated by the land use.

M-3.2 **Efficient Use of Parking**. Encourage the effective use of shared parking between existing and proposed developments whenever possible.

M-3 Policies

M-3a Periodically review the City's parking code to adequately address new types and patterns of development and new mobility technologies which may have an impact on parking supply and/or demand in the City.

Funding

Funding and financing sources are available at the regional, state, and federal level to help realize the City's mobility plan. These funds can complement the City's resources to plan, design and implement circulation and access improvements and promote the General Plan's goals.

GOAL M-4 FUNDING

A fiscally sound transportation system that utilizes a variety of financing methods.

M-4 Policies

M-4.1 **Funding Sources**. Leverage existing available funding methods and sources to fund the transportation system in the City while also researching innovative funding sources at the federal, state, regional, and county levels.

M-4.2 **Development Fees**. Ensure that new development projects contribute their appropriate fair share to transportation network improvements.

M-4.3 **Monitor Funding**. Monitor funding of programmed transportation improvements.

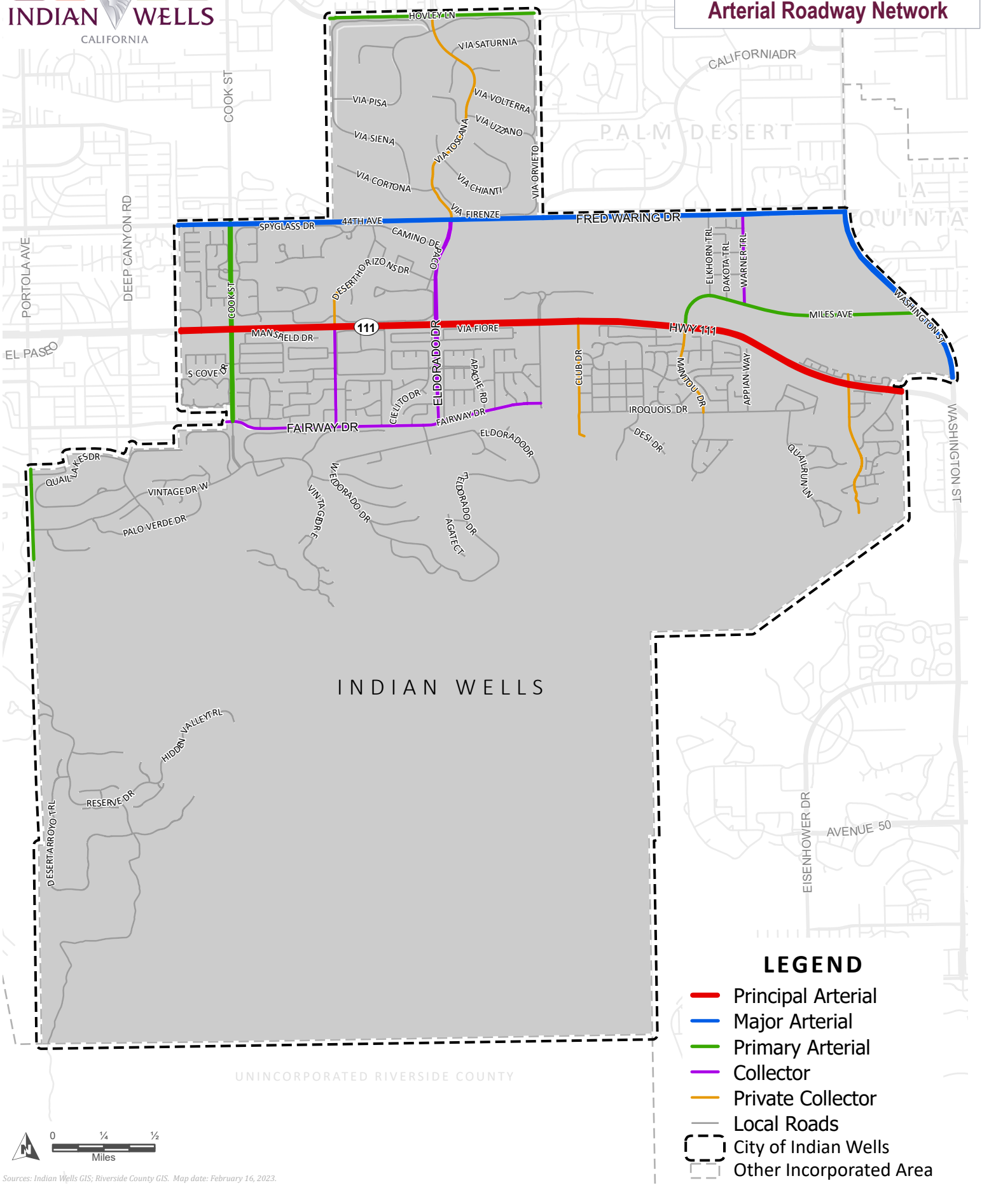
M-4.4 **Regional Funding**. Encourage regional agencies to continue to provide adequate transportation funding to local jurisdictions.

M-4 Policies

M-4a Develop and support a flexible financing program to fund the construction, maintenance, and improvement of the roadway system.

GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA

City of Indian Wells General Plan Update
Figure M-1
Arterial Roadway Network



LEGEND

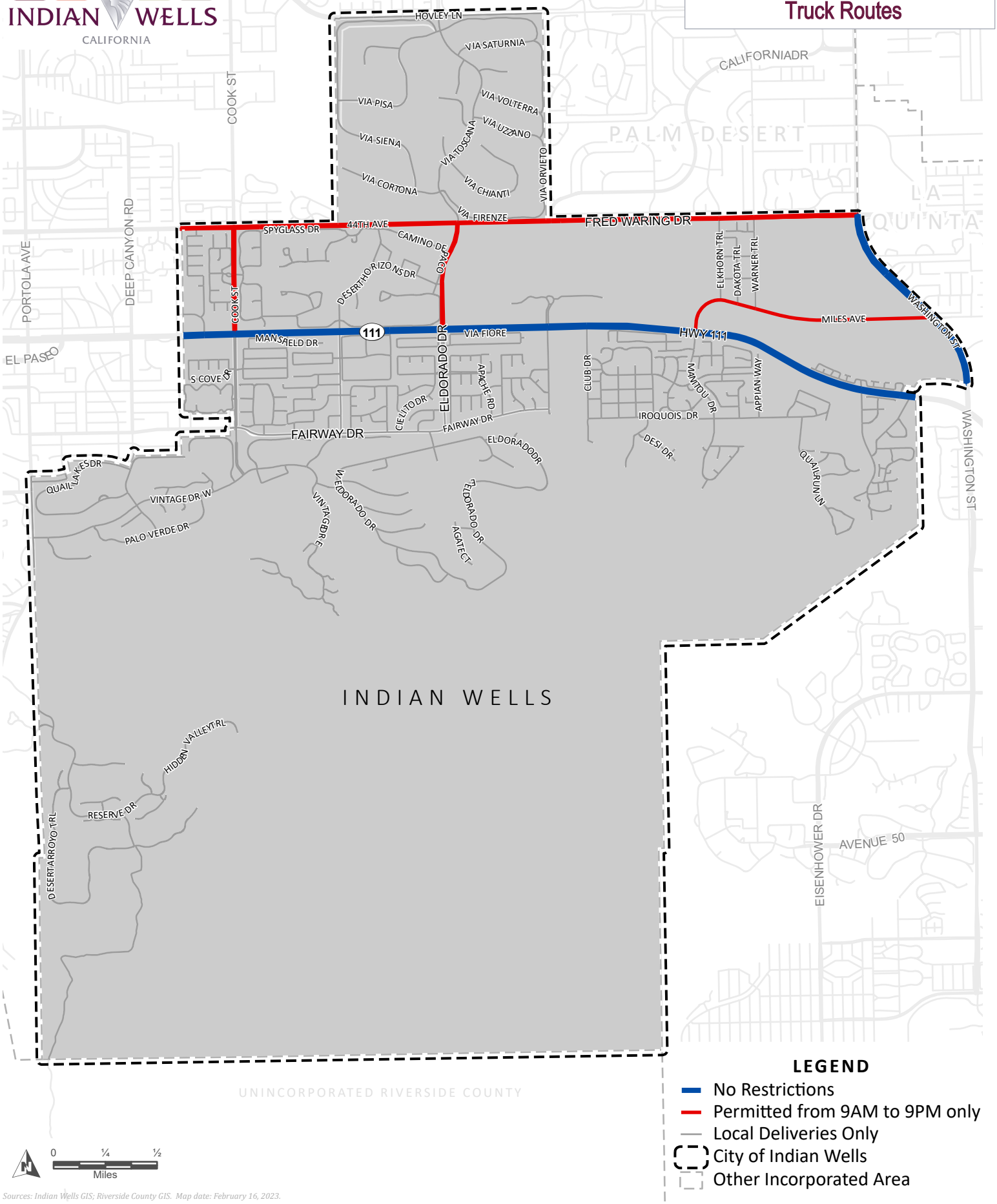
- Principal Arterial
- Major Arterial
- Primary Arterial
- Collector
- Private Collector
- Local Roads
- City of Indian Wells
- Other Incorporated Area

0 ¼ ½ Miles

Sources: Indian Wells GIS; Riverside County GIS. Map date: February 16, 2023.

GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA

City of Indian Wells
General Plan Update
Figure M-2
Truck Routes



LEGEND

- No Restrictions
- Permitted from 9AM to 9PM only
- Local Deliveries Only
- City of Indian Wells
- Other Incorporated Area

0 ¼ ½ Miles

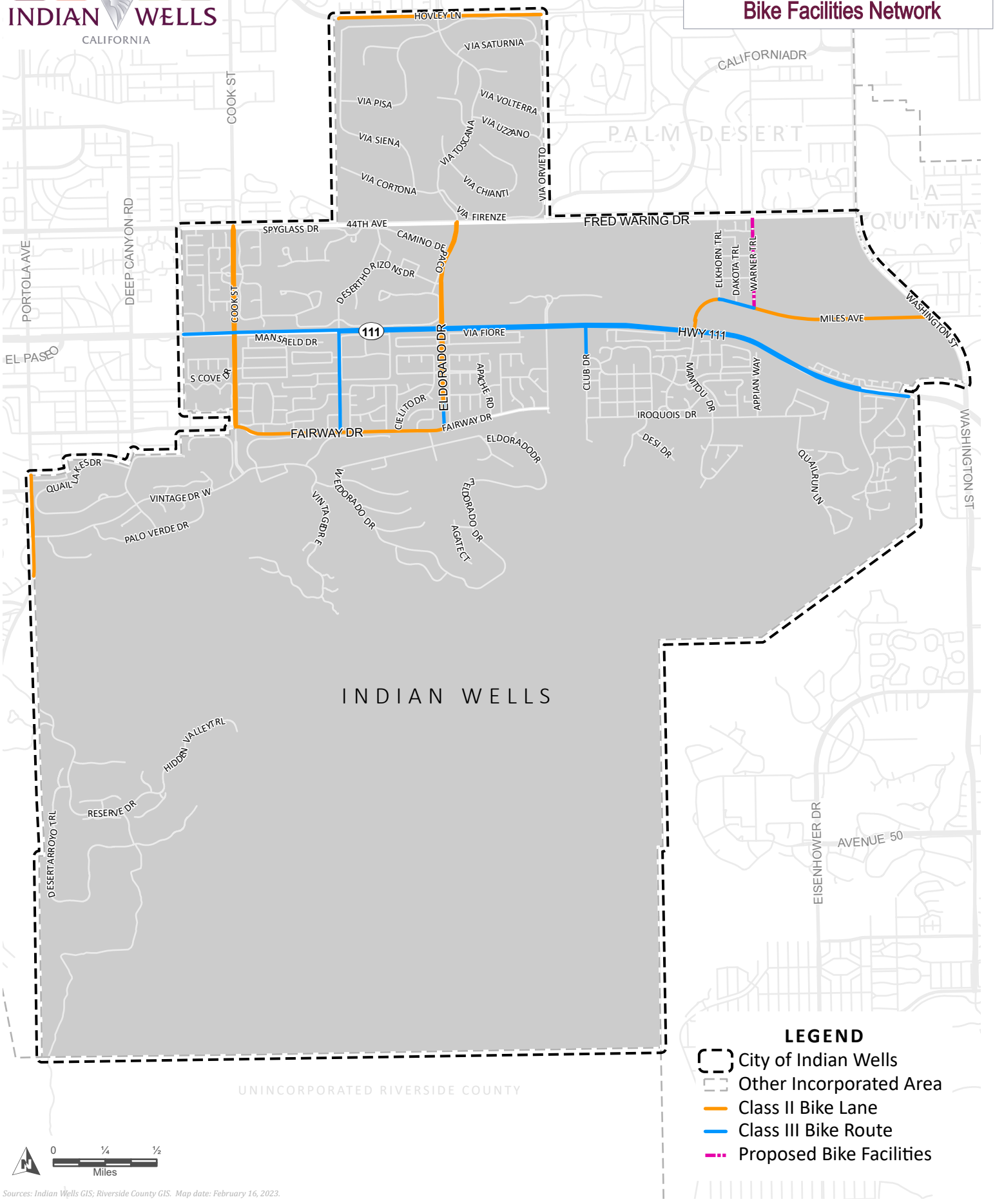
Sources: Indian Wells GIS; Riverside County GIS. Map date: February 16, 2023.

GENERAL PLAN 2040

INDIAN WELLS

CALIFORNIA

City of Indian Wells General Plan Update Figure M-3 Bike Facilities Network



LEGEND

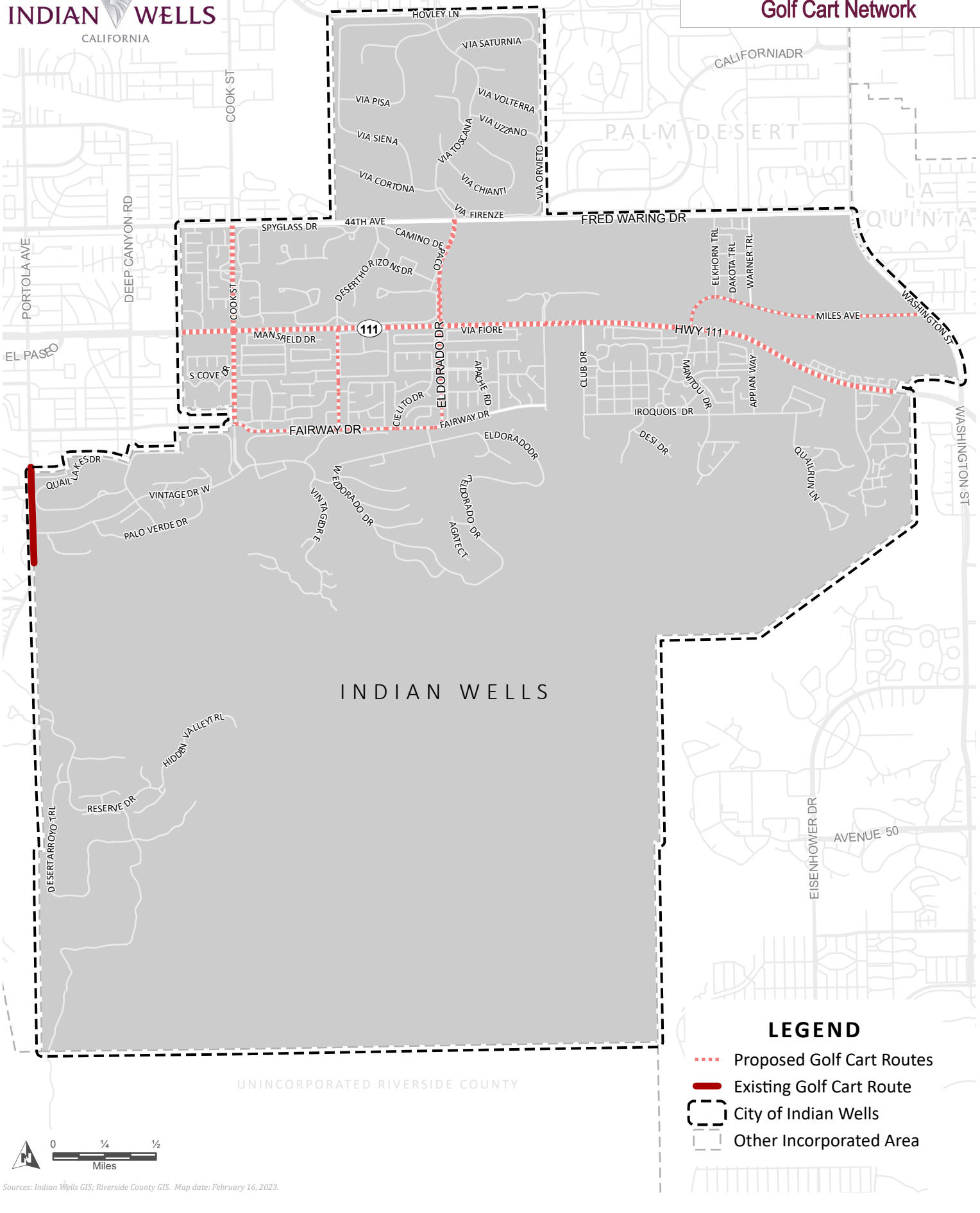
- City of Indian Wells
- Other Incorporated Area
- Class II Bike Lane
- Class III Bike Route
- Proposed Bike Facilities

0 ¼ ½ Miles

Sources: Indian Wells GIS; Riverside County GIS. Map date: February 16, 2023.

GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA

City of Indian Wells
General Plan Update
Figure M-4
Golf Cart Network



LEGEND

- Proposed Golf Cart Routes
- Existing Golf Cart Route
- City of Indian Wells
- Other Incorporated Area

0 ¼ ½ Miles

Sources: Indian Wells GIS; Riverside County GIS. Map date: February 16, 2023.

RM

RESOURCE MANAGEMENT

Introduction to Resource Management

Indian Wells is home to a number of special resources that require attention and management as the City continues to grow. These resources can be natural (such as biological resources) or man-made (such as energy infrastructure). Together, the City's resources form an important part of the City's unique character. The stewardship of these resources directly affects residents and their quality of life; ensuring resources are properly cared for allows Indian Wells residents to enjoy their community. Further, it is important to understand, document, and appreciate these resources so that these valuable pieces of the community can be preserved, protected, and enhanced for future generations.

Organization of Element

The Resource Management Element addresses each of the topics below as they relate to Indian Wells. The goals and policies of this element are organized around the following topics:

- *Natural Resources*
- *Parks and Recreation*
- *Historic, Cultural, and Paleontological Resources*
- *Infrastructure*
- *Air Quality and Greenhouse Gas Emissions*
- *Energy and Mineral Resources*

Contents:

+ Natural Resources
+ Parks and Recreation
+ Historic, Cultural, and Paleotonlogical Resources
+ Infrastructure
+ Air Quality and Greenhouse Gas Emissions
+ Energy and Mineral Resources

Natural Resources

Indian Wells recognizes the importance of protecting and enhancing its natural resources, including biological resources and open space areas, to meet the needs of the City's current and future residents. Rich with diverse plant and animal species, Indian Wells sits within California's South Coast bioregion and is framed by the Santa Rosa Mountains. Landscapes in this bioregion range from flatlands to mountains, and ecosystems range from desert to ocean. There is limited wildlife and wildlife movement within the Planning Area and that movement is primarily in areas of riparian vegetation and wildlife habitat along the Whitewater River and Deep Canyon storm channels.

Much of the visual character of Indian Wells is shaped by its open space resources including parks, trails, golf courses, and natural preserves. These resources enhance the quality of life for Indian Wells residents and provide for outdoor recreational opportunities. Indian Wells' location in the Coachella Valley along the foothills of the Santa Rosa Mountains provide it with scenic vistas throughout the city. There is one Scenic Highway in the vicinity of the City. State Route 74 (SR 74) descends into the Coachella Valley at neighboring Palm Desert from the Santa Rosa and San Jacinto Mountains. Meanwhile, a segment of Highway 111 just west of the Planning Area is eligible to become a Scenic Highway but is not officially designated as one.

GOAL RM-1 BIOLOGICAL RESOURCES

Important biological habitats are conserved, and significant natural resources are protected.

RM-1 Policies

RM-1.1 **Biodiversity.** Preserve biological communities that contribute to the region's biodiversity, with a special focus on sensitive, rare, or endangered plant and wildlife species in accordance with State and federal resource agency requirements.

RM-1.2 **On-Site Resources.** Encourage property owners to incorporate existing mature on-site vegetation and natural elements into the design of new development and use indigenous trees and vegetation as feasible.

RM-1.3 **Restoration.** Support the restoration of indigenous vegetation in areas that have been disturbed by development.

RM-1.4 **Tree Inventory.** Maintain the City's inventory of indigenous and low-water usage trees as an environmental, economic, and aesthetic resource and to minimize heat island effects.

RM-1.5 **Multi-Regional Efforts.** Continue to participate in multi-regional efforts to protect biological resources, such as the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), and coordinate the City's actions with efforts of surrounding cities, agencies, and Riverside County.

RM-1.6 **Sensitive Biological Habitat.** Direct development away from areas of sensitive biological habitat unless effective mitigation measures to reduce potential impacts can be implemented.

RM-1.7 **Pre-Development Review.** Require development proposals to identify significant biological resources and provide mitigation to reduce impacts, such as the use of adequate buffering, selective preservation, the provision of replacement habitats, the use of sensitive site planning techniques and other appropriate impact reduction measures.

RM-1.8 **Riparian Preservation**. Encourage the preservation of areas of riparian vegetation and wildlife habitat along the Whitewater River and Deep Canyon storm channels.

RM-1.9 **Community Involvement.** Promote community volunteerism and stewardship to help identify, protect, rehabilitate, and maintain the City's natural resources through the development review process.

RM-1 Actions

RM-1a Develop a Native Plant Preservation Ordinance to preserve and protect natural vegetation and wildlife areas, mature trees and landscaping, and to promote the restoration of indigenous vegetation. In addition, the City shall continue to strictly monitor new development and redevelopment through site inspections to ensure the maximum feasible protection of native plants.

RM-1b Establish a tree planting program to incentivize property owners to plant indigenous and low-water usage trees.

RM-1c Implement the Hillside Management Plan (HMP) consistent with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

RM-1d Cooperate with the County of Riverside to develop and manage preserve areas within the urban landscape. During the review of development proposals, use the Coachella Valley Multiple Species Habitat Conservation Plan to help assess potential project impacts and mitigation requirements. Development in the City shall be required to comply with the applicable terms of the MSHCP including, but not limited to, the payment of mitigation fees, narrow endemic surveys, riparian/riverine policy, and other applicable surveys.

RM-1e Where feasible, vegetation and tree removal should occur outside of the bird nesting season (February 1 to August 31). If not feasible, the project applicant shall retain a qualified biologist to conduct a nesting bird survey no more than three days prior to the commencement of construction activities. The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the project site or within the vicinity during the clearance survey with a brief letter report, submitted to the City of Indian Wells Planning Department prior to construction, indicating that no impacts to active bird nests would occur before construction can proceed. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside a 300-foot buffer around the active nest. For listed and raptor species, this buffer shall be 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure the nesting behavior is not adversely affected by construction activity, pursuant to the Migratory Bird Treaty Act (MBTA). Prior to the commencement of construction activities and the issuance of any permits, results of the pre-construction survey and any subsequent monitoring shall be provided to the City of Indian Wells Planning Department, California Department of Fish and Wildlife (CDFW), and other appropriate agencies.

RM-1f Review each development proposal as it is submitted to the City to assure that the potential impacts on the natural environment are minimized in accordance with the provisions of CEQA.

RM-1g Prior to the approval of any development proposed in areas of "high ecological sensitivity," require the applicant to prepare a biological study for the area.

RM-1h Notify the State Department of Fish and Wildlife of any proposed alteration to the floodway or riparian habitat.

GOAL RM-2 NATURAL OPEN SPACE RESOURCES

Natural open space areas are protected and balanced with recreation, scenic enjoyment, and protection of natural resources and features.

RM-2 Policies

RM-2.1 **Open Space Preservation.** Designate and preserve the City's open space and scenic resources, including hillside open space, mature trees, rock outcroppings, ridgelines, watercourse open space, golf courses, and public parks.

RM-2.2 **Scenic Vista Preservation.** Locate and site development to preserve public and private views of hillside areas, the Santa Rosa Mountains, and other scenic vistas of the San Jacinto and San Gorgonio Mountain ranges.

RM-2.3 **Open Space Character.** Establish and maintain greenbelts and open space amenities which enhance the open space character of the City and serve the needs of residents.

RM-2.4 **Tourism Support.** Support resort tourism by preserving, restoring, creating, and maintaining public open space, scenic views from public rights-of-way, and low impact recreational opportunities.

RM-2.5 **Operations and Management.** Provide dependable and efficient operations and maintenance for all public open space.

RM-2.6 **Additional Open Space.** Seek to provide additional open space opportunities through acquisition, incentives, dedication, or other strategies.

RM-2.7 **Lighting and Glare.** Protect scenic enjoyment by encouraging outdoor lighting that is directed appropriately and avoid the creation of regular excessive glare that makes seeing difficult due to the presence of reflected sunlight or artificial light.

RM-2 Actions

RM-2a Enforce the Hillside Management Ordinance to ensure the environmental integrity of the hillsides.

RM-2b Adopt a Dark Sky Ordinance to limit residents' exposure to artificial light during their outdoor nighttime activities while providing adequate light levels to ensure safety and security.

RM-2c Create and implement development design standards to reduce regular excessive glare that makes seeing difficult due to the presence of reflected sunlight or artificial light.

Parks and Recreation

Convenient access to parks and recreation facilities contributes to a high quality of life for Indian Wells residents. In collaboration with local Homeowners Associations (which provide many desirable recreational facilities, including golf courses), the City strives to provide well-planned, welcoming, and safe recreation opportunities for all members of the community. The Circulation Element includes recommendations for a proposed active transportation system, which provides additional recreation opportunities for residents.

GOAL RM-3 PARKS AND RECREATION

Parks and recreation facilities are dispersed throughout the community and provide a range of opportunities that meet the varying needs of residents.

RM-3 Policies

RM-3.1 **Provision of Opportunities.** Facilitate recreational opportunities for residents by providing and maintaining needed facilities throughout the City and in cooperation with adjoining jurisdictions.

RM-3.2 **Parks in Residential Areas.** Support the development of local-serving park and recreational facilities (public and private) in residential areas.

RM-3.3 **Service Area Radius**. Focus new park and recreation facilities in areas that are outside 1/4-mile walking radius from an existing or proposed park or trail and enhance options for residents to access these facilities through safe walking and cycling routes.

RM-3.4 **Golf Courses.** Promote the City's municipal and private golf courses as high-quality amenities that serve residents, draw visitors, and make Indian Wells an exceptional destination.

RM-3.5 **Facilities for Seniors.** Cater to the City's senior population by continuing to provide recreational facilities and activities specifically tailored to meet the needs of older residents.

RM-3.6 **HOA Collaboration.** Collaborate with Homeowners Associations to provide local-serving recreational facilities and activities that meet the needs and preferences of all segments of the community, including families, seniors, and persons with disabilities.

RM-3.7 **Safety and Compatibility.** Consider public safety and compatibility with adjacent uses in park design and development including the location of buildings, activity areas, lighting, and parking.

RM-3.8 **Parkland Dedication**. Require new development or major redevelopment to incorporate parkland, open space, or green space to expand recreational opportunities in the community in accordance with Section 20.36.040, *Park dedication requirements*, of the Indian Wells Municipal Code.

RM-3.9 **Maintenance**. Require that parks and recreational facilities be well-maintained by the responsible agency/organization.

RM-3.10 **Accessibility**. Require that new park facility construction and existing facility retrofits meet accessibility standards defined by the Americans with Disabilities Act (ADA) and playground safety requirements.

RM-3.11 **Parkland Funding**. Actively pursue financing for parkland acquisition and maintenance and allocate sufficient funding to park development to support the community's recreational needs.

RM-3.12 **Community Support**. Collaborate with residents to ensure the City's park and recreation facilities and programs reflect evolving community preferences.

RM-3 Actions

RM-3a Update the Zoning Code to list recreational facilities and support facilities as an allowable use in all residential zones.

RM-3b Require developers to dedicate land based upon the park acreage standard of up to five acres per one thousand population or, at the City Council's discretion, the payment of fees in-lieu of the dedication of land in accordance with the Municipal Code.

RM-3c Pursue available resources to fund recreation facilities and parkland acquisition, development, and maintenance, including but not limited to, State and federal grants, special districts, private donations, gifts, and endowments.

RM-3d Conduct regular maintenance assessments for all parks and recreation facilities.

RM-3e Conduct periodic assessments of community needs and preferences in recreation programming and services.

RM-3f Identify ways to preserve, restore, create, and maintain low impact recreational opportunities and open space experiences for resort visitors such as publishing a trails/bike path brochure for the resorts to distribute.

RM-3g Encourage schools and places of worship in the City to create and promote recreation programs and activities for residents.

Historic, Cultural, and Paleontological Resources

Indian Wells has a rich cultural history dating back to the area's first inhabitants more than 10,000 years ago. During the gold rush, Indian Wells became an important stop along the trail from Los Angeles to the desert gold mines. The area was eventually converted from a primarily agricultural community to that of a golf resort destination with the area's first golf courses opening in the 1950s. The City's paleontological, archeological, historical, cultural, and tribal resources help define the community and offer opportunities for educational and community enrichment. The City encourages the protection and enhancement of these resources for generations to come.

GOAL RM-4 HISTORIC, CULTURAL, AND PALEONTOLOGICAL RESOURCES

Significant historical, cultural, and paleontological resources are preserved and respected.

RM-4 Policies

RM-4.1 **Preservation**. Protect areas containing significant historic, archaeological, paleontological and tribal cultural resources, as defined by the California Public Resources Code.

RM-4.2 **Tribal Consultation.** Consult with Native American tribes whose tribal cultural resources may be impacted by proposed development, as necessary, and in accordance with state, local, and tribal intergovernmental consultation requirements, to mitigate or avoid significant effects to resource(s).

RM-4.3 **Historic Resources**. Identify, designate, and protect buildings, districts, eligible properties and sites of historic importance within Indian Wells.

RM-4.4 **Funding**. Identify funding programs to assist private property owners in the preservation of historic resources.

RM-4 Actions

RM-4a Continue to assess development proposals for potential impacts to sensitive historic, archaeological, and paleontological resources pursuant to the California Environmental Quality Act (CEQA).

RM-4b For structures that potentially have historic significance, the City shall require that a study be conducted by a professional archaeologist or historian to determine the actual significance of the structure and potential impacts of the proposed development in accordance with CEQA Guidelines Section 15064.5. The City may require modification of the project and/or mitigation measures to avoid any impact (including visual impacts) to a historic structure, when feasible.

RM-4c For all development proposals within areas with the potential to contain prehistoric/historic resources, the City shall require a study to be conducted by a professional archaeologist pursuant to CEQA. The objective of the study will be to determine if significant archaeological resources are potentially present and if the project will significantly impact these resources. If significant impacts are identified, the City may require the project to be modified to avoid the impacts, or require mitigation measures to mitigate the impacts. Mitigation may involve archaeological investigation and resources recovery.

RM-4d The City shall require an assessment of the potential for development proposals to significantly impact paleontological resources pursuant to the CEQA. If the project involves earthworks, the City may require a study conducted by a professional paleontologist to determine if paleontological assets are present, and if the project will significantly impact the resources. If significant impacts are identified, the City may require the project to be modified to avoid impacting the paleontological materials, require monitoring of rock units with high potential to contain significant nonrenewable paleontological resources, or require mitigation measures to mitigate the impacts, such as recovering the paleontological resources for preservation.

RM-4e The City shall make provisions for historic archeological resources accidentally discovered during construction for projects where the City has approval authority over the project. These provisions shall include an immediate evaluation of the find and contingency funding and time allotment sufficient to allow for the recovery of the historic archeological resource or implement measures to avoid disturbing the resource if the historic archeological resource is determined to be unique.

RM-4f In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the City shall halt excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the descendants from the deceased Native Americans have made a recommendation to the landowner or the persons responsible for the excavation work, regarding appropriate means of treating the ancestral remains, with appropriate dignity, including the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being granted access to the site.

RM-4g Prior to adopting any general plan, specific plan, or any amendment thereto, the City shall notify appropriate tribes of the opportunity for consultation for the purpose of preserving, or mitigating impacts to, cultural places located on land within the City's jurisdiction that may be affected by the proposed plan or amendment.

RM-4h Prior to the adoption or substantial amendment of a general plan or specific plan, the City shall refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the City's jurisdiction for a 45 day comment period.

RM-4i Prior to designating open space, the City shall consult with tribes if the affected land contains a cultural place and if the affected tribe has requested public notice under Government Code section 65092.

RM-4j Develop and implement programs and/or incentives to private property owners to help preserve, restore, or reuse historic structures while enhancing their historical significance and integrity.

RM-4k Conduct a historic properties inventory that takes into consideration buildings, neighborhoods, tribal cultural resources, eligible properties and other features of historic, architectural, or cultural significance and pursue official designation as warranted.

Infrastructure

Infrastructure provides the physical and organizational means of production and distribution for essential services required for Indian Wells to function. The City actively plans for the provision and financing of infrastructure and services to maintain quality of life. This includes water supply and wastewater, solid waste, and telecommunications infrastructure.

Water is provided to Indian Wells by the Coachella Valley Water District (CVWD). The City coordinates with CVWD to implement water conservation, water reuse, and groundwater recharge strategies to ensure water availability and system capacity to meet the growing needs of Indian Wells. Golf course and landscape irrigation make up a large portion of non-potable water demands within CVWD's service area. The City is serviced with non-potable water through the use of the Mid-Valley Pipeline (MVP).

The Coachella Valley Groundwater Basin is the primary groundwater source for the City and is divided into four subbasins. The City of Indian Wells is served by the Indio Subbasin, also known as the West Whitewater River Subbasin. The Colorado River Aqueduct and the Coachella Branch of the All-American Canal convey imported surface water into the Coachella Valley which overlies the subbasin. Water quality in Indian Wells is governed by the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB).

Wastewater services are provided to Indian Wells CVWD. Effluent collected within the City is transported to a Water Reclamation Plant (WRP) where it undergoes an extensive water treatment process in order to be recycled and reused. Indian Wells is served by the Palm Desert Regional WRP (or WRP-10). WRP-10 consists of an activated sludge treatment plant, and a tertiary wastewater treatment plant. WRP-10 is a groundwater replenishment site and generates recycled water for irrigation of golf courses and large landscaped areas.

Residential solid waste and recycling services in the City are provided by Burrtec Waste Industries, Inc. (Burrtec), which also serves restaurants, retailers, hotels and resorts. Solid waste and recycling collected from the City is taken to the Edom Hill Transfer Station. Residual waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley, including the Badlands Landfill and Lamb Canyon Sanitary Landfill. While the City of Indian Wells does not contain a landfill within City borders, multi-jurisdictional efforts have allowed surrounding communities to establish a regional system that benefits the majority of residents in the area.

Telecommunications infrastructure in the City, including cell phone and internet service, is provided by multiple carriers. This infrastructure is crucial to the livelihoods of many Indian Wells residents as unreliable services or faulty facilities can become a safety concern, especially during emergency situations.

GOAL RM-5 INFRASTRUCTURE PLANNING

Essential public services are adequately supported through well-planned and maintained infrastructure.

RM-5 Policies

RM-5.1 **Fair Share**. Ensure that all new development and major redevelopment provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.

RM-5.2 **Capital Improvements**. Maintain and finance the capital improvement program to ensure the timely implementation of the General Plan and the adequate and the timely provision of public facility and municipal improvements.

RM-5.3 **Regional Cooperation**. Collaborate with the various regional facility and service providers to deliver high levels of service to Indian Wells.

RM-5.4 **Public/Private Partnerships**. Consider public/private partnerships to realize capital infrastructure and public service needs within the City.

RM-5.5 **Sufficient Capacity.** Coordinate with CVWD to ensure wastewater facilities provide sufficient capacity for Indian Wells residents.

RM-4.5 **Monitoring and Maintenance.** Coordinate with CVWD to ensure wastewater infrastructure conditions are monitored and facilities are adequately maintained.

RM-5 Actions

RM-5a Maintain and implement public facility master plans, in collaboration with appropriate outside service providers and agencies, to ensure compliance with appropriate regional, State, and federal laws and to identify infrastructure needs, funding sources, and implement improvements for public facilities and services.

RM-5b Continue to contract with public and private entities for the provision of public services as long as these services are more economical, more accessible, and/or better serve the needs of residents than City-provided services.

RM-5c Periodically survey residents to assess the perceived adequacy of City services and facilities.

RM-5d Work with CVWD to upgrade older water mains in the City as needed to ensure adequate water pressure for firefighting.

RM-5e Cooperate with CVWD to update population projections, sewer generation formulas, needed improvements, and programs within the Integrated Regional Water Management Plan (IRWM) at least every five years.

RM-5f Work with CVWD to expedite the improvement and expansion of sewer facilities when necessary.

RM-5g Cooperate with CVWD to evaluate and implement stormwater improvements, including, but not limited to, the need for channel lining, rip-rap, and drop structures as necessary.

RM-5h Through the development review process, continue to cooperate with CVWD to ensure adequate wastewater facilities are provided and maintained in the community. Specifically, the City should:

- Require that sufficient wastewater infrastructure capacity is available to serve the development prior to approval of the project.
- Ensure the project applicant has paid the required fees prior to occupancy of any new development.
- Periodically review the fee schedules for sewer connections and revise fees as necessary to cover the cost of related services and facilities.

GOAL RM-6 WATER SUPPLY

A safe and adequate water supply that can sustainably meet the City's demand for water.

RM-6 Policies

RM-6.1 **Regional Cooperation**. Actively participate in regional activities to assure (a) the effective management of water resources, and (b) the development of water policies at the County, State and Federal level that are favorable to the Coachella Valley.

RM-6.2 **Groundwater Management**. Protect the underlaying water basin from overextraction by encouraging sustainable groundwater recharge and management.

RM-6.3 **Conservation**. Encourage the use of water conserving appliances and fixtures in all new developments, as required by State law.

RM-6.4 **Water-Saving Design.** Incorporate water-wise native landscaping or alternative water saving materials (i.e. artificial turf) whenever feasible within the City.

RM-6.5 **Non-Potable Waterlines**. Continue to support the extension of non-potable waterlines for irrigation use, especially to Highway 111, local businesses, and Homeowners Associations.

RM-6.6 **Reclaimed Water**. Encourage water-intensive land uses, such as golf courses, to utilize reclaimed water, where feasible for landscaping and irrigation needs.

RM-6.7 **Education.** Strengthen education programs related to water protection and conservation.

RM-6 Actions

RM-6a Periodically review and update, as needed, the City's Water Efficient Landscape Ordinance to optimize conservation and comply with State Assembly Bill 325.

RM-6b Recommend the establishment incentives/funding for projects or residences that implement water conservation measures.

RM-6c Work with CVWD to establish a historical record of Indian Wells water utilization for existing average home, City consumption, gated communities' common area and existing individual businesses.

RM-6d Incorporate water-wise native landscaping or alternative water saving materials or use of non-potable water in recently constructed medians.

RM-6e Require the installation of water conservation devices in new development pursuant to the Uniform Building, Mechanical, and Electrical Codes.

RM-6f Replace irrigation controllers with weather-based irrigation controllers in landscape areas maintained by the City. A water saving audit will be conducted after one year of the completing of the replacement units.

RM-6g Work with CVWD and private developers to encourage water conservation in the following ways:

- Implementing aquifer and groundwater recharge programs
- Participating in water conservation programs operated by the local and regional water districts
- Monitoring citywide water usage on an annual basis and make recommendations to modify or expand water conservation measures to ensure their effectiveness.
- Informing the public about water conservation techniques and available water conservation programs they can utilize via the city's newsletter, website, and Channel 17.
- Developing education materials and programs that encourage and facilitate water conservation throughout the community.
- Requiring the use of drought resistant plant species in landscaping for public and private areas, including parks and recreational facilities, in accordance with the Water Efficient Landscape Ordinance requirements.
- Whenever feasible, requiring the installation and use of reclaimed water systems for irrigation purposes in new developments.
- Requiring the incorporation of water conservation devices, including low flush toilets, flow restriction devices, and water conserving appliances in both new public and private development projects and rehabilitation projects.

RM-6h Whenever feasible, incorporate improved open space and preservation areas in areas used for groundwater recharge and/or drainage detention.

RM-6i Through the development review process, continue to cooperate with CVWD to ensure adequate water supply is provided and maintained in the community. Specifically, the City should:

- Require that sufficient water supply and water infrastructure capacity is available to serve the development prior to approval of the project, pursuant to Water Code Section 10910 and Government Code Section 66473.7.
- If requested by CVWD or the City Engineer, require proposed developments to include a water quality assessment as part of the application materials, and implement identified mitigation measures during construction and development.
- Ensure the project applicant has paid the required fees prior to occupancy of any new development.
- Periodically review the fee schedules for water connections and revise fees as necessary to cover the cost of related services and facilities.

RM-6j Cooperate with CVWD to update population projections, water use generation formulas, needed improvements, and programs within the Integrated Regional Water Management Plan (IRWM) at least every five years.

RM-6k Work with CVWD to expedite the improvement and expansion of water and reclaimed water facilities when necessary.

GOAL RM-7 SOLID WASTE

Integrated solid waste facilities are sufficiently supported and able to sustainably treat waste from Indian Wells.

RM-7 Policies

RM-7.1 **Compliance with State Legislation**. Comply with local, regional and State regulations regarding waste diversion, source reduction, recycling, and composting.

RM-7.2 **Solid Waste Collection**. Provide adequate waste disposal, recycling, and refuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.

RM-7.3 **Fees and Funding**. Work with Burrtec to periodically review collection, recycling, and disposal fees to achieve state and federal mandates, meet community expectations, and reflect cost efficiencies or increases for service delivery. Be prepared to fund expansions, operations, or maintenance for regional waste facilities when necessary, including but not limited to the Badlands Landfill and the Lamb Canyon Sanitary Landfill.

RM-7.4 **Recycled Product Use**. Encourage the salvage and reuse of building materials and recycled products in new construction and remodel projects.

RM-7.5 **Community-Wide Waste Reduction**. Continue to foster a sense of personal responsibility among residents for solid waste management particularly in accomplishing waste reduction and recycling goals.

RM-7.6 **Short-Lived Climate Pollutant Reduction.** Continue to implement solid waste plans and programs, such as organic waste recycling and surplus food recovery, that reduce short-lived climate pollutants (SLCP).

RM-7.7 **Recycling and Composting**. Encourage the recycling/composting of all City organic materials including landscape and food waste materials.

RM-7 Actions

RM-7a Regularly review the service levels of the Edom Hill Transfer Station. Coordinate with impacted agencies on potential plans for expansions, maintenance, and operations when service levels are determined to be inadequate.

RM-7b On an ongoing basis and in compliance with State law, ensure solid waste collection activities completed by franchise solid waste haulers, facility siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal and education programs are consistent with the Riverside County Solid Waste Management Plan.

RM-7c Include standard language in requests for services and in City agreements requiring contractors to use best management practices to maximize diversion of waste from the landfill in order to meet the City's specified diversion rates.

RM-7d Encourage the expansion of recycling and reuse programs, such as:

- Increased participation in residential curbside recycling programs;
- Increased participation in commercial and industrial recycling programs for paper, cardboard, and plastics;
- Reduce yard and landscaping waste through methods such as composting, grass recycling, and using resource efficient landscaping techniques; and
- Encourage local businesses to provide electronic waste (e-waste) and hazardous waste drop-off services and encourage residents and businesses to properly dispose of, or recycle, e-waste.

RM-7e Continue to enforce and monitor required diversion rates pursuant to the requirements contained in Chapter 16.75. of the Municipal Code.

RM-7f Continue the procurement of recycled products and materials utilized in City owned buildings, including building/decorative materials and furnishings, food and beverage service items and office materials.

RM-7g Maintain and improve the City of Indian Wells waste diversion rate as mandated by the State of California. Participate in source reduction and recycling techniques to reduce the amount of solid waste sent to landfills and ensure adequate landfill capacity in the region.

RM-7h Work with appropriate service providers to collect and compost greenwaste, including landscaping, Christmas trees, composting and mulch, and other sources of organic waste, to distribute for use in parks, medians, and other municipal areas.

RM-7i Provide recycling and composting information to residents, commercial businesses, and developers. These educational programs will inform citizens of the benefits of recycling and composting, and appropriate disposal options and locations.

GOAL RM-8 TELECOMMUNICATIONS

Telecommunication facilities and infrastructure within Indian Wells provide fast, secure, and reliable services.

RM-8 Policies

RM-8.1 **Infrastructure and Services**. Encourage service providers to make available the highest level of telecommunications infrastructure, along with a wide range of modern telecommunications services for Indian Wells residences, businesses, and institutions.

RM-8.2 **Improvements and Upgrades**. Promote technological improvements and upgrading of telecommunications services.

RM-8.3 **Utility Siting**. Coordinate with service providers in the siting and design of telecommunication facilities to minimize environmental, aesthetic, and safety impacts.

RM-8.4 **Undergrounding**. Require that all new telecommunication lines are installed underground where feasible and promote the undergrounding of existing overhead facilities.

RM-8 Actions

RM-8a As part of development review, ensure that telecommunications infrastructure is unobtrusive and screened from public view where possible.

RM-8b Actively seek to participate in pilot programs and other opportunities to expand high-speed broadband services within the City. Confer with telecommunications providers regarding major development plans and participate in the planning of the extension of utilities.

Air Quality and Greenhouse Gas Emissions

The Coachella Valley is located within the Salton Sea Air Basin (SSAB), which includes parts of the South Coast Air Quality Management District (SCAQMD) and the Imperial County Air Pollution Control District (ICAPCD). The SCAQMD portion of the SSAB is within Riverside County and the ICAPCD portion is within Imperial County. In addition to the presence of existing air pollution sources and ambient conditions, air quality in this area is determined by natural factors such as topography, meteorology, and climate. The geophysical composition and climatic conditions of the Coachella Valley have a tremendous impact on regional air quality and the limited ability to control it. Improved air quality within the City will enhance the quality of life of residents, workers, and visitors. Air quality is especially important due to the City's location in the SSAB, which has periodically not met all state and federal air quality standards. Regional cooperation among all agencies in the basin is necessary to achieve desired improvements to air quality. Indian Wells can participate and contribute its share by reducing local emissions through proper planning for land use and transportation.

GOAL RM-9 AIR QUALITY AND GREENHOUSE GAS EMISSIONS

Air quality is preserved and improved upon to protect the health and welfare of the community.

RM-9 Policies

RM-9.1 **Reduce Greenhouse Gas Emissions.** Consider and adopt new local policies and programs that provide energy efficient alternatives to fossil fuel use to reduce local greenhouse gas emissions and improve air quality.

RM-9.2 **Zero-Emission and Low-Emission Vehicle Use.** Encourage the use of zero-emission vehicles, low-emission vehicles, bicycles and other non-motorized vehicles, and car-sharing programs by providing sufficient and convenient infrastructure and parking facilities to accommodate these vehicles.

RM-9.3 **Sensitive Receptors.** Buffer and protect residential areas and other sensitive receptors, such as schools and care facilities, from areas of heightened air quality pollution.

RM-9.4 **Regional Air Quality.** Participate in air quality improvement efforts in the Riverside County area, including those organized through SCAQMD, ICAPCD, the Coachella Valley Association of Governments (CVAG), and the California Air Resource Board (CARB).

RM-9 Actions

RM-9a Consider giving preference to contractors and service providers who use reduced emission equipment for City construction projects and service contracts.

RM-9b Evaluate the purchase of low-emission vehicles for the City's fleet and the use of available clean fuel sources for trucks and heavy equipment for the provision of City services based on operating requirements and financial feasibility.

RM-9c As applicable, review development projects during the CEQA process for potential air quality impacts to residences and other sensitive receptors. Ensure that mitigation measures and best management practices (BMPs) are implemented to reduce significant emissions of criteria pollutants.

RM-9d Review development, infrastructure, and planning projects for consistency with SCAQMD and ICAPCD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address SCAQMD, ICAPCD, and General Plan requirements, as appropriate, which include analysis and identification of:

1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.
2. Potential exposure of sensitive receptors to toxic air contaminants.
3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.
4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.

RM-9e Future development projects will be required to demonstrate consistency with SCAQMD and ICAPCD construction emission thresholds. Where construction emissions from individual projects exceed SCAQMD and ICAPCD thresholds, the following actions should be incorporated as necessary to minimize impacts. These measures do not exclude the use of other, equally effective mitigation measures as determined by a project specific Air Quality Assessment.

- Require all off-road diesel equipment greater than 50 horsepower (hp) to meet USEPA Tier 4 final off-road emission standards or equivalent. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board Certified Level 3 Diesel Particulate Filter (DPF) or equivalent. The DPF reduces diesel particulate matter and NOx emissions during construction activities.
- Require a minimum of 50 percent of construction debris be diverted for recycling.
- Require building materials to contain a minimum 10 percent recycled content.
- Require materials such as paints, primers, sealants, coatings, and glues to have a low volatile organic compound concentration compared to conventional products. If low VOC materials are not available, architectural coating phasing should be extended sufficiently to reduce the daily emissions of VOCs.

RM-9f Future development projects will be required to demonstrate consistency with SCAQMD and ICAPCD operational emission thresholds. For projects where operational emissions exceed regulatory thresholds, the following measures may be used to reduce impacts. Note the following measures are not all inclusive and developers have the option to add or substitute measures that are equally or more appropriate for the scope of the project.

- Provide onsite solar/renewable energy in excess of regulatory requirements.
- Require that owners/tenants of non-residential or multi-family residential developments use architectural coatings that are 10 grams per liter or less when repainting/repairing properties.
- Require dripless irrigation and irrigation sensor units that prevent watering during rainstorms.

RM-9g Consider creating dust control measures and coordinating with the Salton Sea Air Basin in implementing strategies proposed in the Air Quality Management Plan to improve regional air quality.

RM-9i Require all new development and redevelopment projects, including construction operations, to conform with the City's PM10 Ordinance as a condition of issuance of grading permits. Evaluate the need for permanent control devices in particularly windy areas to be installed prior to project grading.

RM-9j Require construction sites, and trucks hauling dirt to and from the sites, to comply with the City's PM10 standards.

RM-9k Schedule regular maintenance for the City fleet vehicles to reduce fuel consumption resulting in less air pollution and decrease fuel purchases.

Energy and Mineral Resources

As future development occurs within the City, energy demands associated with the operation of businesses, homes, and transportation facilities will increase. The City of Indian Wells receives electrical service primarily from Southern California Edison Company (SCE). To ensure that there are adequate energy and mineral resources for future generations, safe and sustainable management and conservation methods need to be implemented.

GOAL RM-10 ENERGY AND MINERAL RESOURCES

Energy efficient design and renewable energy are incorporated in both the public and private sectors and mineral resources are appropriately managed.

RM-10 Policies

RM-10.1 **Green Building Standards Code.** Ensure that new construction and major redevelopment complies with the most current version of the California Green Building Standards Code.

RM-10.2 **Energy Conservation**. Promote energy conservation by residents and businesses in existing structures, in close coordination with other agencies and local energy providers, including Southern California Edison and Southern California Gas Company.

RM-10.3 **Energy Efficient Design**. Encourage energy efficient design including site planning techniques, building orientation, and building methods that reduce energy use, conserve non-renewable energy and materials, and promote water efficient landscaping to support energy conservation.

RM-10.4 **Conditions of Approval**. Require all new development projects obtaining discretionary action by the City to comply with energy related conditions of approval.

RM-10.5 **Retrofitting**. Encourage energy-efficient retrofitting of existing buildings, including homes, throughout the City.

RM-10.6 **Public Education.** Improve public dissemination of information for possible energy conservation solutions.

RM-10.7 **Renewable Energy.** Encourage the use of renewable energy and non-traditional energy sources such as wind, hydrologic, and solar to reduce dependence on traditional energy sources.

RM-10.8 **Solar Design.** Encourage the use of active or passive solar design whenever feasible.

RM-10.9 **Solar Access.** Continue to protect solar access in accordance with the Solar Rights Act.

RM-10.10 **Multi-Jurisdictional Efforts**. Explore cooperative efforts with other jurisdictions and entities related to renewable energy and distributed generation systems.

RM-10.11 **Municipal Buildings and Vehicles**. Continue efforts to reduce dependency on fossil fuels in all municipal buildings and vehicles.

RM-10.12 **Mineral Resource Zones.** Protect any identified mineral resource zones in the City.

RM-5 Actions

RM-10a Establish an education program, in partnership with relevant agencies and community organizations, to improve public dissemination of information for possible energy conservation solutions to residents, businesses, and the building industry.

RM-10b Provide the public with current information on energy grants, incentives and energy conservation programs.

RM-10c Encourage the Home Energy Assistance Link (HEAL) program, a monetary incentive program, that assists Indian Wells residents purchase energy and water efficient appliances.

RM-10d Develop a green building resource guide that will encourage the following:

- Reduction or elimination of toxic and harmful substances within buildings and their surrounding environments.
- Selection of materials and products based on their life-cycle environmental impacts and use of materials and products with recycled content.

RM-10e Audit existing City facilities and operations to identify energy efficiency improvements and seek grant funding to implement these improvements.

RM-10f Investigate incorporating sustainable materials and construction elements into the Capital Improvement Program.

RM-10g Continue the City's program for recycling green waste from City maintained landscape areas and the Golf Resort into mulch for use as ground cover.

RM-10h Utilize LED light fixtures and motion detectors at City Hall to reduce the demand on electrical power.

RM-10i Pursue Leadership in Energy and Environmental Design (LEED) certification for future construction of affordable housing at City Housing Authority properties.

RM-10j Incorporate into City codes, when feasible, planning and building standards which minimize consumption of non-renewable resources, such as natural gas and fossil fuels.

RM-10k Permit the use of solar panels to maximize energy efficiency provided the panels are in accordance with the City's/State's design guidelines contained in the Zoning Code and establish a program to waive permit fees for solar installation.

RM-10l Explore cooperative efforts with other jurisdictions and entities related to renewable energy and distributed generation systems.

RM-10m Coordinate with Coachella Valley Association of Governments (CVAG) to hold workshops on the use of renewable energy and the local development associated industries in the Coachella Valley.

RM-10n During the development review process, ensure proper geotechnical and soil management techniques are implemented. To enforce this, the City Engineer or Director may request the completion of a survey of soil and geologic conditions by a State licensed Engineering Geologist and Civil Engineer, where appropriate. When potential geologic impacts are identified, require project applicants to mitigate the impacts per the recommendations contained within the survey.

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PS

PUBLIC SAFETY

Introduction to Public Safety

The goal of the Public Safety Element is to reduce the risk of death, injury, property damage, economic loss, and harm created by natural or manmade hazards. An effective response to hazards requires planning, education, coordination and training by multiple government agencies and the public. It is essential for a community to have the ability to maintain critical functions during hazardous events as well as adapt to future hazard risks. The Public Safety Element supports the City's participation in regional and subregional planning efforts including the City's Local Hazard Mitigation Plan and Riverside County's Multi-Jurisdictional Local Hazard Mitigation Plan.

The goals, policies, and actions in this element are designed to protect and enhance the public health and safety of Indian Wells residents, property, and environment. This element also protects the community from the harmful impacts of excessive noise. This element discusses public services as they relate to disasters, the logistics and operations of public services, public services function in maintaining public safety. Additional supporting information for each of the topical areas can be found in the Existing Conditions Report (ECR).

The Local Hazard Mitigation Plan (LHMP) for the City of Indian Wells planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's 2011 Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short-term and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The Local Hazard Mitigation Plan can be found at this location: Emergency Preparedness | Indian Wells, CA (cityofindianwells.org).

Organization of Element

The Public Safety Element addresses each of the topics below as they relate to Indian Wells. The goals and policies of this element are organized around the following topics:

- *Emergency Operations*
- *Fire Safety*
- *Flooding*
- *Seismic and Geologic Hazards*
- *Hazardous Waste and Materials*
- *Noise*
- *Climate Change and Resiliency Planning*

Contents:

+ Emergency Operations
+ Fire Safety
+ Flooding
+ Seismic and Geologic Hazards
+ Hazardous Waste and Materials
+ Noise
+ Climate Change and Resiliency Planning

Emergecy Operations

Advanced emergency planning and preparedness is essential in responding to natural and human-caused disasters with a coordinated system of emergency service providers and facilities. Hazards such as drought and fire pose a nearly continuous threat to desert communities like Indian Wells. The City supports a high level of multi-jurisdictional cooperation and communication for emergency planning and response management. Fire and emergency medical services for the City of Indian Wells are provided through a cooperative agreement with the State of California (CAL FIRE) and the Riverside County Fire Department (RCFD). The City contracts with the Riverside County Sheriff's Department (RCSD) for police services.

In the event of a major emergency, the City would establish an Emergency Operations Center (EOC), which is a centralized location for decision making regarding the City's emergency response. The EOC would be used to coordinate resources, assist in mitigating the emergency, and properly allocate emergency resources and relief aid. Major arterials serve as the primary routes for evacuation; however, evacuation routes will depend upon the emergency event and area affected. The EOC, in addition to law enforcement, would identify the appropriate routes and assist residents leaving the City in the event an evacuation of all or part of the City is required. The City will coordinate with CAL FIRE/RCFD, RCSD, the California Governor's Office of Emergency Services (Cal OES), and the Federal Emergency Management Agency (FEMA) to provide ongoing education to residents about how to safely evacuate in the event of an emergency.

GOAL PS-1 EMERGENCY OPERATIONS

Emergency response service agencies are prepared to effectively respond to natural and man-made disasters.

PS-1 Policies

PS-1.1 **Service Agreements**. Maintain contracted essential service agreements through established State and county agencies, including CAL FIRE, RCFD, and RCSD.

PS-1.2 **Emergency Plan.** Enforce, and periodically update, local emergency plans, such as the City EOP and LHMP, to ensure the most current information is reflected.

PS-1.3 **Emergency Response Service.** Provide sufficient levels of all emergency response services to protect the health, safety, and welfare of all persons and to protect property in the City.

PS-1.4 **Critical Facilities Resiliency.** Coordinate with service providers to ensure the resilience of critical facilities, lifeline services, and infrastructure, and plan for the use of critical facilities during post-disaster response and recovery. Periodically coordinate with emergency shelter providers to ensure that necessary equipment supplies are available in situations of emergency.

PS-1.5 **Community-Wide Emergency Response.** Coordinate with local key stakeholders (officials, event centers, businesses, and organizations) within the community to make them aware of their role in the emergency plan and the necessary requirements in case of emergency, including City Staff, who are regularly trained and certified in life-saving strategies.

PS-1.6 **School Emergency Planning**. Coordinate with the Desert Sands Unified School District to ensure the highest levels of safety and emergency preparedness are instilled in their programs and practices.

PS-1.7 **Regional Support System.** Continue to participate in automatic and mutual aid agreements with adjacent service providers and regional agencies, such as Coachella Valley Association of Governments (CVAG) and the Cove Commission, to ensure efficient and adequate resources, facilities, and support services before, during, and after emergencies; further cooperate with regional agencies and the general public to inform citizens of available protective services.

PS-1.8 **Community Coordination**. Encourage emergency preparedness to be the combined responsibility of the City, in conjunction with the County, Coachella Valley Association of Governments (CVAG), and the State as well as City residents and the business community.

PS-1 Actions

PS-1a Regularly conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures; coordinate with the County and State where multi-jurisdictional efforts are needed.

PS-1b Coordinate with the County of Riverside to keep the Multi-Jurisdictional Local Hazard Mitigation Plan up to date.

PS-1c Maintain an Emergency Operations Plan (EOP) that defines the actions and roles necessary to provide a coordinated response within the City before, during, and following extraordinary emergencies associated with natural, manmade, and technological disasters. An EOP typically has built-in flexibility to allow use in all emergencies and facilitates response and short-term recovery activities. Annually review and update the City's EOP under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical, and law enforcement) and minimize human suffering and property damage during disasters.

PS-1d Continue to conduct routine Staff training to prepare for disasters and continue to provide Staff will the necessary resources to assist during times of emergency.

PS-1e Provide community education and self-help programs. In cooperation with CVAG and other communities in the Valley, distribute periodic safety publications, that discuss available protective services, to the public. Coordinate with local agencies and organizations to develop and distribute informational brochures and give presentations to civic groups and local schools to educate residents and businesses about appropriate actions to take during an emergency.

PS-1f Maintain at least two east-west and two north-south primary (or major) arterials to ensure adequate emergency evacuation routes in the Planning Area (see Figure PS-1).

PS-1g Work with RCFD to maintain, update, and regularly exercise emergency access, protocols, and evacuation routes to assess their effectiveness under a range of emergency scenarios.

Fire Safety

There is a single fire station centrally located within the City at 44900 El Dorado Drive. Since the City has a regional cooperative agreement with CAL FIRE/Riverside County Fire District (RCFD), the City also benefits from resources responding from other nearby stations, ensuring that peak loads and major incidents are handled promptly. This reduces loss of life and property while helping to keep cost down.

CAL FIRE conducts fire hazard severity mapping, including mapping areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), define the application of various mitigation strategies and influence how buildings are constructed and how property is protected within State Responsibility Areas (SRA) to reduce risk associated with wildland fires. In addition, CAL FIRE must recommend Very High Fire Hazard Severity Zones (VHFHSZ) identified within any Local Responsibility Areas. The ECR says, "According to the California Fire Hazard Severity Zone Viewer, there are no FHSZ zones located within the Planning Area and no threat of wildland fire. Likewise, there are no VHFHSZ zones within the Planning Area." Federal Responsibility Areas (FRA) are lands administered or controlled by the Federal Government for which federal agencies have administrative and protection responsibility. As discussed in the General Plan Existing Conditions Report, there are five FRAs within the mountainous areas that serve as the backdrop for Indian Wells.

Due to the character of the urbanized areas of the City, fires would primarily be associated with structures, trash/debris, and vehicle fires. Structure fires, including homes, commercial buildings, and other facilities are of the greatest concern due to the potential for loss of life as well as property. Generally, the risk of injury and damage is greater for higher occupancy structures such as condominiums, apartment buildings, and hotels. In addition, higher density areas are of increased concern due to the larger number of people residing within a concentrated area and the potential for fires to spread from one structure to another. However, Indian Wells is a lower density community with generally good emergency access.

GOAL PS-2 FIRE SAFETY

A City that is safe and adequately prepared for fire emergencies.

PS-2 Policies

PS-2.1 **Building Fire Codes**. Require that all buildings and facilities comply with local, state, and federal regulatory standards such as the California Building and Fire Codes as well as other applicable fire safety standards.

PS-2.2 **Urban Fire Risks**. Work with CAL FIRE/RCFD to maintain an ongoing fire inspection program to reduce fire hazards associated with multifamily development, critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings.

PS-2.3 **Fire Hazard Identification**. Coordinate with CAL FIRE/RCFD to identify any changes in regional fire hazard severity zones to further reduce fire hazards in the community the community.

PS-2.4 **Fire-Prone Building Materials.** Restrict, after appropriate public hearings, the use of fire-prone building materials in areas defined by the Fire Department as presenting high-conflagration risk.

PS-2.5 **Public Education**. Work with RCFD to disseminate educational programs for residents on fire hazard risks and fire safety measures, including evacuation routes, with a special focus on at-risk populations such as seniors.

PS-2.6 **Fire Protection Plans.** Uphold locally and regionally adopted fire protection plans, including the City of Indian Wells Local Hazard Mitigation Plan, and regularly renew such plans as new information becomes available.

PS-2 Actions

PS-2a Mitigate, as feasible, existing non-conforming development to contemporary fire safe standards where feasible, including road standards and vegetative hazards.

PS-2b Review and revise the City LHMP at least every 5 years to reflect current community needs, and to ensure the City continues to receive federal FEMA mitigation assistance.

PS-2c Require that all new habitable structures be designed in accordance with the most recent California Building and Fire Code with local amendments adopted by the City, including the use of fire sprinklers.

PS-2d Work with Riverside County to develop a comprehensive fire plan which forecasts future personnel and equipment needs and require new development to pay its pro-rata share of costs for fire services.

PS-2e Upgrade older water mains in the City as needed to ensure adequate water pressure for firefighting.

Flooding

The City of Indian Wells is in the Whitewater River watershed. This 1,500 square mile watershed drains into the Whitewater River/Coachella Valley Stormwater Channel. The City of Indian Wells is a member agency of the Riverside County Flood Control and Water Conservation District's (RCFCD) National Pollutant Discharge Elimination System (NPDES)/Municipal Stormwater Management Program. The City coordinates with RCFCD to ensure flood control channels are maintained and necessary facilities are in good repair.

The desert region around Indian Wells is subject to intense storms which result in substantial runoff and flash flooding. Risks of flooding are also possible due to the prevalence of natural drainage corridors and the presence of human-made water reservoirs within the region. Two major flood control channels exist in the City which confine and direct stormwater runoff. Residential and other productive areas of Indian Wells lie within FEMA 500-year floodplain zones. The only developments within the 100-year floodplain zones are golf courses, game preserves, and educational facilities. The City is not located within a dam inundation area, and therefore no risks exist from dam failure.

GOAL PS-3 FLOODING

Life and property are safe from flooding hazards and damage is prevented to the greatest extent possible.

PS-3 Policies

PS-3.1 **Maintain Stormwater Infrastructure**. Preserve the quality and function of the Whitewater River/Coachella Valley Stormwater Channel, and subsequent flood control facilities, by proactively planning for improvements, regularly performing maintenance, and limiting development within the flood plain and flood way.

PS-3.2 **Comply with National & State Flood Programs.** Maintain and periodically update floodplain management ordinances, response plans, building and safety codes, and multi-jurisdictional efforts, to reflect, and comply with, applicable Federal and State law, and National Flood Insurance Program requirement. Coordinate with FEMA to ensure that Federal Insurance Rate Maps correctly depict flood hazards in the City.

PS-3.3 **NPDES.** Adhere to requirements of the Riverside County Flood Control and Water Conservation District's NPDES/Municipal Stormwater Management Program.

PS-3.4 **Regional Coordination.** Maintain communication with RCFCD regarding regional flood facilities and the potential future need to expand the capacity of flood control facilities based on changing flood conditions associated with climate change and extreme weather.

PS-3.5 **Municipal Code**. Implement the standards and requirements defined in the Municipal Code to reduce flood hazards and address flood-prone areas within Indian Wells.

PS-3.6 **Development within Watercourse Designations**. Limit development within watercourse designations to improvements proven to not substantially impede the flow of water or result in any increase in flood levels during the occurrence of the one hundred (100) year flood discharge; improvements must be approved by CVWD.

PS-3.7 **Building Codes.** Adhere to the latest building, site, and design codes in the California Building Code and FEMA flood control guidelines to avoid or minimize the risk of flooding hazards in the community.

PS-3.8 **Natural Drainage and Habitat Preservation**. Minimize the alteration of natural drainage patterns and conserve riparian habitat when implementing flood control maintenance activities to hinder contamination and enhance the overall health of the Whitewater River/Coachella Valley Stormwater Channel.

PS-3.9 **Reduce Stormwater Runoff**. Limit the amount of impervious surfaces in new developments and redevelopments as feasible; developments that add impervious surfaces should integrate low impact development best management practices to reduce stormwater runoff.

PS-3.10 **Mitigation**. Require that all new development and redevelopment in areas susceptible to flooding incorporate mitigation measures designed to reduce flood hazards.

PS-3 Actions

PS-3a Communicate with FEMA periodically regarding updates to Flood Insurance Rate Maps and Letter of Map Revisions. Monitor changes in federal and State laws and regulations related to local flood protection, including the National Flood Insurance Program and incorporate necessary changes into the Municipal Code, the City's EOP (once adopted), and building codes as required and ensure that the City's regulations require that new development within flood hazard zones is consistent with this Public Safety Element and is required to meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.

PS-3b Continue to implement the Floodplain Management Ordinance, which establishes rules and regulations for flood plain management. Continue to apply the rules and regulations to development in areas of special flood hazards as determined by FEMA and as illustrated on the most recent Flood Insurance Rate Map (FIRM).

PS-3c Review and update the Municipal Code to allow for the installation of telecommunication facilities in watercourse designations when the design and structures are proven to not impede flow or increase flood levels and are approved by the flood control district.

PS-3d Periodically review county, State, and federal flood control best practices and incorporate appropriate standards into the Municipal Code.

PS-3e Review projects for project-related flood control and stormwater management impacts to ensure that all proposed development comply with the City's MS4 permit.

PS-3f Disseminate information on flooding, flood control on private property, floodplains, and flood preparedness to the public.

PS-3g Cooperate with the Coachella Valley Water District to maintain adequate flood flow capacity in the Whitewater and Deep Canyon flood control channels.

PS-3h To reduce soil erosion and pollutants in urban runoff, require new development and redevelopment projects to control stormwater runoff through implementation of BMPs to prevent any deterioration of water quality that would impair subsequent or competing uses of the water; existing development retrofitting shall do the same. As specific development projects are implemented, project proponents will be required to consult with relevant agencies such as the U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW). Also, ensure that projects of one acre or more complete a Storm Water Pollution Prevention Plan (SWPPP).

PS-3i Work with the RCFCD and regulatory federal, State and local agencies and department to apply for grants that provide funding for local drainage controls. FEMA's Hazard Mitigation Grant, Flood Mitigation Assistance Programs, and Pre-disaster Mitigation Program, California Environmental Protection Agency, and the California State Water Resources Control Board offer grants to municipalities throughout California.

PS-3j During the annual budget and CIP process, identify the resources needed to designate, preserve, and acquire land for necessary flood control and drainage facilities.

Seismic and Geologic Hazards

Southern California is a region of high seismic activity. Like most cities in the region, Indian Wells is subject to risks associated with potentially destructive earthquakes. The topography of the area is a result of regional landforms, fault movements, climate, and erosion. There are no designated Alquist-Priolo fault zones located within City limits or Sphere of Influence (SOI) limits; however, Indian Wells is within seismic response zones based on distance from active faults, particularly the San Andreas Fault. Due to its geographic location in a seismically active region and the location of flood plains and hillsides surrounding City limits, Indian Wells is subject to several types of natural hazards, including seismic activity, liquefaction, and erosion.

The federal government and State of California have established a variety of regulations and requirements related to seismic safety and structural integrity, including the California Building Standards Code, the Alquist-Priolo Earthquake Fault Zoning Act, and the Seismic Hazards Mapping Act. Risk of exposure to seismic and geologic hazards can be reduced by adhering to these regulations, through careful land use planning, building construction practices, and implementation of the following policies and actions.

GOAL PS-4 SEISMIC AND GEOLOGIC HAZARDS

Life and property are guarded from seismic and seismic-induced hazards to the greatest extent possible.

PS-4 Policies

PS-4.1 **Geologic Hazard Reduction.** Reduce the risk of impacts from geologic and seismic hazards by applying proper and up to date land use planning, development engineering, building construction, and retrofitting requirements.

PS-4.2 **Sensitive Site Location**. Discourage the development of new sensitive uses and the construction of critical facilities, high-occupancy buildings, and essential services buildings, in areas with high seismic or geologic hazards. Rather, encourage landscaped open space uses for areas within these areas.

PS-4.3 **Map Maintenance.** Maintain the City's geologic and seismic hazards map in concert with updates from the California Geologic Survey and local surveys and update as appropriate.

PS-4.4 **Building Codes.** Maintain high standards for seismic performance of buildings through prompt adoption and careful enforcement of the most current seismic standards of the Uniform Building Code.

PS-4 Actions

PS-4a Require assessment and mitigation of hazards related to geologic hazards for new development projects or City improvement projects that are identified by the City as susceptible to potential seismic hazards, or are located in or adjacent to hillsides. Require development adjacent to hillside areas to minimize the potential hazard of falling rocks through project design.

PS-4b Require professional inspection of geotechnical aspects, such as excavation earthwork, during site development construction on sites that have been specified in geotechnical studies as being prone to moderate or greater levels of seismic or geologic hazard.

PS-4c Review development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as earthquakes and wind. Before approval, review development proposals to ensure compliance with the current federal, State, and local building standards. During review of discretionary development and redevelopment proposals, require surveys of soil and geologic conditions by State licensed Engineering Geologists and Civil Engineers where appropriate. When potential geologic impacts are identified, require project applicants to mitigate the impacts per the recommendations contained within the geologic survey.

PS-4d Update building, zoning, and grading codes as needed to ensure adopted standards mitigate potential seismic hazards and comply with the Alquist-Priolo Act.

PS-4e Develop a structural hazards reduction program (per Section 8875 of the Government Code) for the upgrading of seismically hazardous buildings.

Hazardous Waste and Materials

Hazardous materials are mainly present because of industries involving chemical byproducts from manufacturing, petrochemicals, and hazardous building materials. Hazardous waste is the subset of hazardous materials that have been abandoned, discarded, or recycled and is not properly contained, including contaminated soil or groundwater with concentrations of chemicals, infectious agents, or toxic elements sufficiently high to increase human mortality or to destroy the ecological environment.

No active hazardous waste sites or hazardous materials release sites are found within the City of Indian Wells or its Sphere of Influence (SOI), according to the California Department of Toxic Substances Control and the Hazardous Waste and Substances Sites (Cortese) List. However, certain types of development and uses within the City utilize hazardous materials. These uses make Indian Wells susceptible to hazards from spills of toxic materials and vulnerable to the byproducts of waste generated in manufacturing and commercial activities. Accidents can occur in the production, use, storage, transport, and disposal of hazardous materials.

Locally, Indian Wells utilizes Burrtec Waste & Recycling Services for free at-home collection of household hazardous waste. On a larger scale, the County of Riverside regulates regional hazardous waste operations. The Riverside County Department of Environmental Health enforces the provisions of the Hazardous Waste Control Law of the State of California as set forth in the California Health and Safety Code and the California Code of Regulations. The County maintains an emergency response team that would respond in the event of a hazardous materials spill or other environmental health emergencies.

GOAL PS-5 HAZARDOUS WASTE AND MATERIALS

Hazardous materials are properly maintained to reduce potential public threats to the greatest extent possible.

PS-5 Policies

PS-5.1 **Hazardous Ordinances**. Enforce existing Federal, State, and local ordinances regulating the use, manufacture, sale, transport, treatment, storage, and disposal of hazardous substances.

PS-5.2 **Regional Consistency.** Utilize the Riverside Countywide Integrated Waste Management Plan to ensure that local regulation and practices are consistent with the policy direction and action programs that the County recommends.

PS-5.3 **Multi-Jurisdictional Coordination.** Work with RCFD and other responding agencies to ensure that emergency personnel respond safely and effectively to a hazardous materials incident in the City.

PS-5.4 **Public-Private Coordination.** Require that developers coordinate with the Riverside County Department of Environmental Health to confirm that hazardous waste cleanup sites located within the City are remediated by the property owner in a manner that keeps the public safe.

PS-5.5 **Hazardous Waste**. Promote the proper disposal of hazardous waste, including paint, tires, medications, medical sharps, infectious waste, asbestos waste, construction waste, and electronic waste, through education, monitoring, and enforcement of proper use, storage, handling, and disposal.

PS-5.6 **Household Hazardous Waste Disposal.** Support the sitting waste and recycling service provider to continue the free Household Hazardous Waste (HHW) pick-up program for residents. Coordinate with the City's waste service provider and the County of Riverside to increase public awareness about proper disposal related to household hazardous waste; inform the Indian Wells community regarding relevant services and programs to address issues related to hazardous waste and materials; and discourage household storage of hazardous materials.

PS-5 Actions

PS-5a As part of the development review process, determine the potential for the production, use, storage, transport, and/or disposal of hazardous materials and provide for reasonable controls and mitigation measures on such hazardous materials as to protect both the residents and the environment, and to mitigate the risks to an acceptable level.

PS-5b Review development proposals to ensure the proximity between users and transporters of substantial hazardous materials and sensitive uses, such as schools and residential neighborhoods, remains at or above safe and acceptable levels, regardless of growth and new development.

PS-5c Require the submittal of information regarding hazardous materials manufacturing, storage, use, transport, and/or disposal by existing and proposed businesses and developments to RCFD.

PS-5d Advertise the Household Hazardous Waste Collection Program, established by the City's waste service provider. Provide informational materials at public locations and links on the City's website about the City's Household Hazardous Waste Collection Program, the County's Antifreeze, Batteries, Oil, and Paint (ABOP) program, collection facilities, drop-off centers, and the 24-hour Household Hazardous Waste hotline.

PS-5e Prior to issuance of any grading or building permit (whichever occurs first) for a project on a site identified on any list of hazardous materials compiled pursuant to Government Code Section 65962.5, a formal Phase I Environmental Site Assessment (ESA) shall be prepared in accordance with ASTM Standard Practice E 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI) and submitted to the City's Community Development Department. The Phase I ESA shall identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified Hazardous Materials Specialist with Phase II/site characterization experience prior to demolition, and/or construction. The Hazardous Materials Specialist shall identify proper remedial activities appropriate to the hazardous material(s) found (e.g., removal and disposal; bio-remediation; pump and treat; soil vapor extraction, and in situ oxidation), as necessary.

Noise

Noise levels within a community can affect the quality of life experienced by people living and working in the area as high noise levels can create stress and irritation. Noise is closely related to the Community Development, Housing, and Mobility Elements. The existing and predicted noise environment influences the general distribution, location, and intensity of future land use. When proper planning occurs, noise generating uses, such as major streets and highways, can be located to minimize noise impact upon residential and other sensitive land uses. The following policies and actions provide guidelines to achieve harmonious land use design and regulate noise from vehicles and other noise-generating sources.

GOAL PS-6 NOISE

The impact of noise-generating activities on residential and other sensitive land uses is minimized.

PS-6 Policies

PS-6.1 **Noise Exposure.** Consider the noise compatibility of existing and future development when making land use planning decisions. Require development and infrastructure projects to be consistent with the noise standards in this element and the Indian Wells Municipal Code to facilitate acceptable noise exposure levels for existing and future development.

PS-6.2 **Noise Mitigation.** Require new developments or the expansion of existing developments to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials, to reduce noise levels at sensitive uses, including residential uses, to 65 dB CNEL or less in outdoor activity areas and 45 dB CNEL or less in interior living spaces.

PS-6.3 **Acoustical Studies.** Require acoustical studies for new discretionary developments and transportation improvements that have the potential to affect existing noise-sensitive uses such as schools, hospitals, libraries, care facilities, and residential areas; and for projects that would introduce new noise-sensitive uses into an area where existing noise levels may exceed the thresholds identified in this element. For projects that are required to prepare an acoustical study, the study shall include mitigation measures to attain the noise standards in this element and the City's Noise Ordinance.

PS-6.4 **Roadway Noise.** Encourage the development of alternative travel options including bus transit, and bicycle, golf cart, and pedestrian paths to minimize single-occupancy vehicle trips and the implementation of noise sensitivity measures in the public realm, including traffic-calming road design, lateral separation, natural buffers, and setback to decrease excessive motor vehicle noise.

PS-6.5 **Commercial Noise**. Require the use of noise attenuation measures, including screening and buffering techniques, for all new or expansion of existing commercial developments expected to produce excess noise; in existing cases where the City's noise standards are exceeded, work with Code Enforcement to require compliance.

PS-6.6 **Short-Term Noise.** Require construction activities and other short-term noise events (i.e., concerts, sporting events) to reduce noise impacts on adjacent uses and comply with the City's Noise Ordinance.

PS-6.7 **Vibration Studies**. Require vibration impact studies for new discretionary development and transportation improvements whose construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings.

PS-6.8 **California Building Code**. Adhere to the latest standards related to noise in the most current edition of the California Building Code to avoid or minimize noise pollution in the community.

PS-6.9 **Interjurisdictional and Multiagency Coordination**. Coordinate with neighboring jurisdictions and transportation providers such as Caltrans, Coachella Valley Association of Governments (CVAG), and Riverside County Transportation Commission (RCTC) to minimize noise conflicts between land uses along the City's boundaries.

PS-6 Actions

PS-6a Review new development and transportation projects for compliance with the noise requirements established in this General Plan, including the standards established in the Indian Wells Municipal Code. Where necessary, require new development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials such as rubberized asphalt.

PS-6b Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element and the City's Noise Ordinance.

PS-6c Actively enforce the standards identified in the City's Noise Ordinance in order to reduce impacts to the extent feasible. Update and amend the Noise Ordinance as appropriate.

PS-6d Coordinate with CVAG to reduce the speed limit on Highway 111, in concert with synchronized intersections, to reduce noise levels along the corridor.

PS-6e Implement provisions of the Highway 111 Specific Plan which establishes special noise attenuation standards to maintain the corridor's quiet residential character. A minimum 50-foot landscaped parkway in residential areas shall be required along both sides of the corridor, which will be augmented by walls, berms, and other structures which will attenuate ambient noise levels.

PS-6f Prohibit residential development in areas of greater than 65 Community Noise Equivalent Level (CNEL) unless effective mitigation measures can be incorporated into the project design to reduce noise levels to 65 CNEL in outdoor activity areas and 45 CNEL in indoor areas.

PS-6g Truck traffic shall be limited to specific routes and designated hours of travel, as defined by the City Planning and Engineering Departments.

PS-6h Use cul-de-sacs in new residential developments to discourage through traffic in residential neighborhoods.

PS-6i Review the locations of proposed projects with the potential to generate stationary noise in relation to sensitive receptors through the discretionary project review process. Require that automobile and truck access to commercial properties be located adjacent to residential parcels be located at the maximum practical distance from the residential parcel.

PS-6j Require vibration impact studies for all new discretionary projects, including those related to development and transportation, whose construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings. The studies shall include a detailed mitigation plan to avoid any potential significant impacts to existing structures due to groundborne vibrations, based on the California Department of Transportation's Construction Vibration Guidance Manual.

PS-6k Monitor changes in the California Building Code and other federal and State laws and regulations related to noise and incorporate necessary changes into the Municipal Code and building codes as required.

Climate Change and Resiliency Planning

As a result of climate change, Indian Wells, like other cities in California, may experience more frequent and intense heat waves, drought, wildfires, flooding, and more severe storms and extreme weather events. The impacts of climate change pose an increasing and growing challenge to the safety and well-being of the City's residents. SB 379 is a state law requiring the City to update the Public Safety Element to address climate change adaptation and resiliency strategies applicable to Indian Wells.

The City of Indian Wells adopted a Climate Action Plan (CAP) in 2013. The CAP is a long-range plan that advances state goals and streamlines City efforts to deploy specific initiatives and programs that target the reduction of GHG emissions, while integrating these efforts with the other priorities such as economic development, regional mobility and connectivity, and improving the local air and water quality.

The ECR identifies risks that climate change poses to the City. For the City of Indian Wells, possible local climate conditions as a result of climate may include: increased urban flooding (from overwhelmed stormwater infrastructure), higher temperatures, more frequent heat waves (leading to extreme heat events), increased risk of wildfire, water quality and water supply impacts, impacts to regional air quality, and an increased risk and spread of diseases. Relevant policies and actions informed by the CAP and ECR have been added below. Many of these topics are already covered in other Elements. Policies and actions related to wildfire are included in Goal 2 of this Element, those related to water quality and supply and air quality are included in the Resource Management Element.

GOAL PS-7 CLIMATE CHANGE AND RESILIENCY PLANNING

A resilient and sustainable community where risks to life, property, the economy, and the environment resulting from climate hazards, including extreme weather events, are prevented or minimized.

PS-7 Policies

PS-7.1 **Community Preparedness.** Promote a well-prepared City that can effectively overcome natural disasters and scarcity of resources due to climate change.

PS-7.2 **Collaboration.** Collaborate with local, regional, state and/or federal jurisdictions and agencies to maintain and implement the Climate Action Plan.

PS-7.3 **Monitoring.** Monitor climate change-related effects with local, regional, state, and/or federal partners to provide information on effectiveness of existing infrastructure and programs.

PS-7.4 **Urban Flooding.** Protect the community from urban flood risks associated with climate change.

PS-7.5 **Special Assistance.** Address the needs of individuals with limited mobility or limited access to transportation for access to safe and comfortable shelter during extreme heat events or other severe weather events.

PS-7.6 **Urban Heat Island Effects.** Require that new developments, major remodels, and redevelopments address urban heat island issues and reduce urban heat island effects for the proposed project site and adjacent properties.

PS-7.7 **Energy Supply.** Promote plans and programs that increase sustainable energy sources.

PS-7.8 **Drought Preparation.** Expand drought preparation and response, especially for the most vulnerable community members.

PS-7.9 **Vector Control.** Protect the City from bacterial and viral diseases transmitted by mosquitoes, and other vectors.

PS-7 Actions

PS-7a Provide information and resources to the public and businesses regarding steps the City is taking to address the issue of climate change.

PS-7b Minimize damage associated with heat island effects through proper landscaping planting and management techniques.

PS-7c Promote plans and programs that increase sustainable energy sources.

PS-7d Expand the use of energy-efficient lighting, such as LEDs, for City-owned light facilities.

PS-7e Explore using renewable energy and clean generation technologies such as solar, wind, biogas, or fuel cells to power City facilities where appropriate.

PS-7f Evaluate the feasibility for government-constructed and/or -operated new development to exceed the CalGreen Tier 1, or successor program, standards.

PS-7g Promote the use of sustainable and carbon-neutral energy sources in new development.

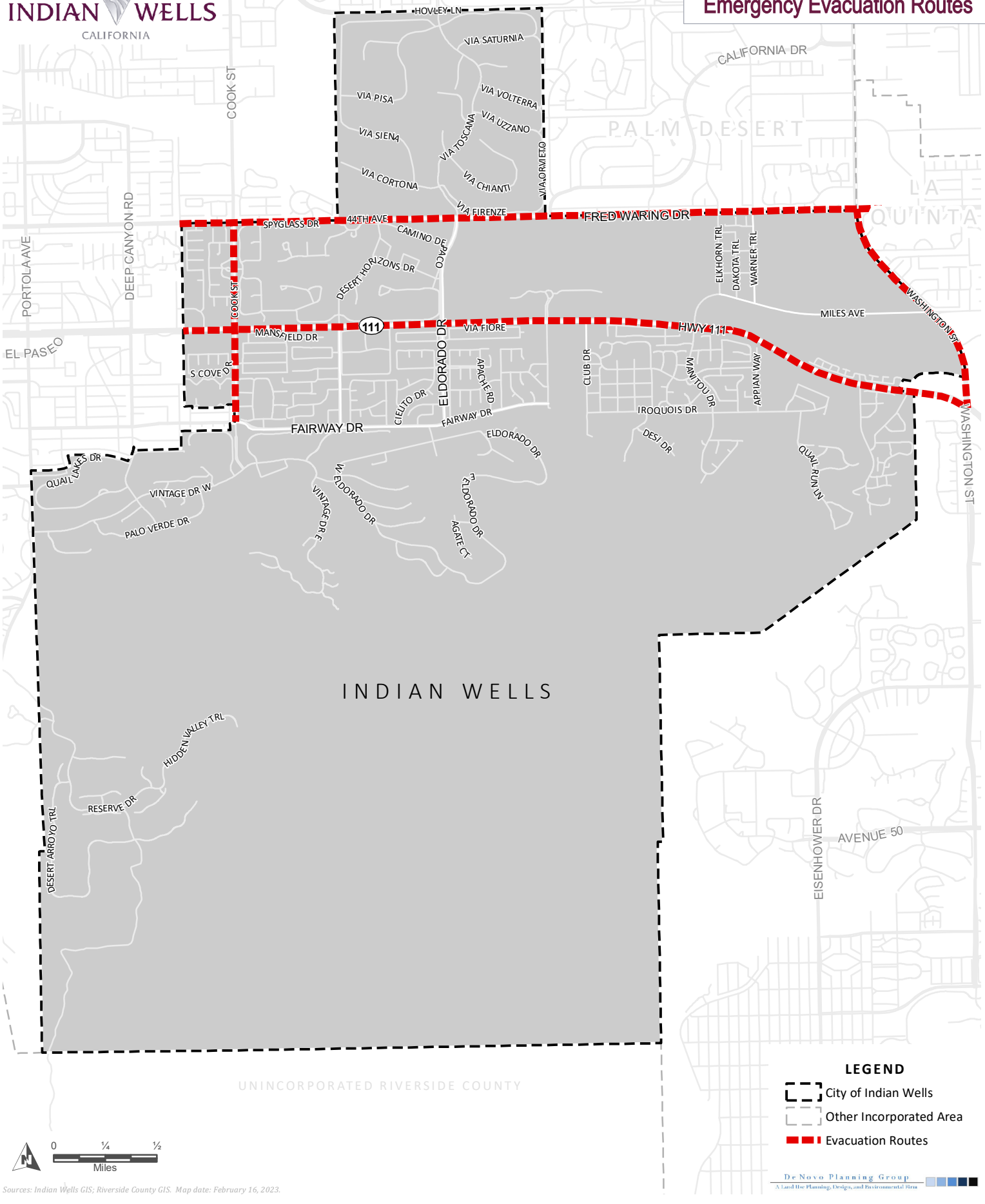
PS-7h Designate public buildings, specific private buildings, or institutions with air conditioning as public cooling shelters; extend hours at air-conditioned sites during periods of extreme heat or power outage (if the site is supported by a backup generator).

PS-7i Provide access to flood protection resources and services (signage, sandbags, etc.) as feasible at designated public facilities during and after extreme weather events.

PS-7j Explore the development of local vector control programs to address issues related to vector control and integrated pest management.

GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA

City of Indian Wells
General Plan Update
Figure PS-1
Emergency Evacuation Routes



LEGEND

- City of Indian Wells
- Other Incorporated Area
- Evacuation Routes

0 ¼ ½ Miles

Sources: Indian Wells GIS; Riverside County GIS. Map date: February 16, 2023.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

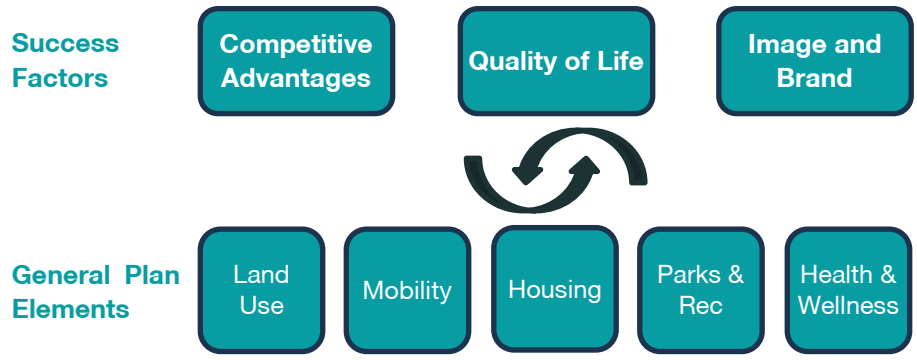
ED

ECONOMIC DEVELOPMENT

Introduction to Economic Development

The Economic Development Element is intended to guide the City's future policy decisions in service of supporting and strengthening the local economy. The Economic Development Element is not a required element for a General Plan, but the City has decided to include it in recognition that promoting economic vibrancy and resiliency is a central aspect of planning for Indian Wells' future. While presented as a separate chapter, the policies contained within the Economic Development Element are intertwined with those found in the other Elements of the General Plan. Decisions made around the topics of these other elements, such as land use, housing, mobility, open space, and health and wellness, necessarily impact economic development, and vice-versa.

Economic Development Paradigm



Contents:

+ A Stable and Resilient Economy
+ Business Community Support
+ Develop a Unique Destination Experience
+ Workforce Attraction and Retention
+ Fiscal Sustainability

Key Opportunities and Challenges

The Economic Development Element has been informed by local and regional stakeholder input, suggestions from the City's General Plan Community Meetings, and research and analysis contained in the "City of Indian Wells General Plan Update: Demographic, Economic, and Real Estate Profile" report, completed in 2020 as part of the General Plan process. Given Indian Wells' regional position as well as market conditions and trends, the Profile report identified several key opportunities and challenges impacting economic growth and development in the City. These include the following:

- The City has established a strong brand as a luxury retirement community and visitor destination. Tourism and recreation serve as the main drivers of the City's economy, with the City's nine largest employers representing either resorts or country clubs.
- Residents of Indian Wells are significantly older, more affluent, and more highly-educated than the region as a whole, suggesting opportunities for the City to attract high-end retailers and service providers that are currently located elsewhere in the Coachella Valley. However, the City's residential population is largely "seasonal", and without a stable year-round residential population the City lacks the population base to anchor significant commercial or retail development.
- Despite the City's highly-educated residential population, there are few local employment opportunities requiring college or graduate degrees, resulting in a "crisscross" commute pattern of employed City residents commuting out to jobs elsewhere (or working from home), while local workers commute in. The majority of jobs in the City are in the lower-paying industries of hospitality and food service and arts, entertainment, and recreation, reflecting the dominance of the tourism economy. Additionally, given that the majority of the City's existing residents are retired, they are not currently attracted to the City based on job opportunities.

Overall, future economic growth opportunities will likely be linked to the City's comparative advantage in hospitality, recreation, and lifestyle-related sectors, and the potential to leverage these sectors to support a greater diversity of industries, including those matched with residents' education and skills.

Organization of Element

Given market conditions and trends in Indian Wells and its location in the region, there are a number of key areas in which the City has the greatest opportunity to promote economic stability and development. The goals and policies identified in the Economic Development Element are focused on these areas of opportunity and underscore the City's commitment to being a place where workers, residents, visitors, and businesses can thrive, today and into the future. The policies are followed by suggested actions that can support implementation. These actions are not intended as programmatic as the most appropriate implementation measure may evolve based on state law, economic conditions, and other factors. The Element is organized into five goals, as follows:

- *A Stable and Resilient Economy*
- *Business Community Support*
- *Develop a Unique Destination Experience*
- *Workforce Attraction and Retention*
- *Fiscal Sustainability*

GOAL ED-1 A STABLE AND RESILIENT ECONOMY

A City with a strong economic base that promotes economic stability and resiliency.

A robust economic base drives the economy of the local community and has a ripple effect across the region. It establishes an environment conducive to business success, attracting investment, supporting entrepreneurship, and contributing to the quality of life for city residents. Stability in the local economy ensures the city is a reliable and predictable business environment, enabling existing and new businesses to make informed investment decisions and navigate economic downturns. Economic resilience will allow businesses and the community to withstand external shocks and recover quickly, ensuring long-term sustainability. The Indian Wells' economy relies on a strong ecosystem of leisure, entertainment, and recreation sectors, providing the backbone of employment, businesses, and fiscal revenues for the City. Continued support of these industries is pivotal to the City's economic success. The City can foster its economic resiliency by building around and within its leisure, recreation, and hospitality-oriented assets. Additionally, the City can pursue policies supportive of remote work to diversify its local workforce and economy in the long-term.

ED-1 Policies

ED-1.1 **Land Uses.** Target the City's existing resort commercial zones and identify opportunity sites for resort and commercial development that aligns with regional market demand.

ED-1.2 **Local-Serving Businesses.** Encourage the expansion of services and amenities in existing resort and commercial areas that meet the needs of year-round and seasonal City residents and the City's visitors.

ED-1.3 **Local and Regional Events.** Work with local and regional business associations and other regional organizations to create, sponsor, and market events to support local businesses.

ED-1.4 **Targeted Business Attraction.** Identify and target outreach to expand amenities in the luxury retail, dining, and entertainment sectors.

ED-1.5 **Tourism Industry Support.** Continue to foster robust and collaborative relationships with the City's tourism industry, the Indian Wells Chamber, the Greater Coachella Valley Chamber of Commerce, and Visit Greater Palm Springs to promote local and regional tourism.

ED-1.6 **Remote and Virtual Work.** Promote policies that enable and attract remote and virtual work opportunities.

ED-1.7 **Leverage New Housing.** Leverage demand generated by new housing units to stimulate new commercial and mixed-use development.

ED-1 Actions

ED-1a Create a five-year economic development strategic plan to design, manage, and implement short- and medium-term economic development priorities for the City.

ED-1b Prepare a retail attraction and retention analysis to inform strategies in attracting tenants and new investment.

ED-1c Periodically conduct a survey of vacant, underdeveloped, and underutilized sites, and engage with property owners regarding redevelopment opportunities.

ED-1d Engage key stakeholders including local businesses, regional business associations, and residents to address the opportunities and concerns related to new and ongoing development through public hearings, workshops, surveys, and other methods that promote open dialogue and communication.

ED-1e Implement zoning changes that enable a flexible mix of uses of the City's existing resort and commercial parcels and undeveloped land.

ED-1f Partner with local hospitality employers to strategically attract businesses that will complement existing amenities and serve a range of visitors and residents.

ED-1g Coordinate with neighboring cities and regional partners to host and support regional events that broaden the City's visibility, promote local businesses, and leverage the City's tourist oriented economic base.

ED-1h Collaborate with local businesses to increase marketing efforts related to local events such as seasonal events and the Farmer's Market, through digital marketing, community engagement, and incorporate feedback loops to improve future events.

ED-1i Maintain strong relationships with the City's hospitality serving industry and regional partners like Visit Greater Palm Springs and Desert Recreation District through regular communication while pursuing business community support actions described herein.

ED-1j Attract remote work opportunities by enhancing the City's digital infrastructure and marketing the City as an optimal destination for remote work with its business-friendly environment and quality of life.

ED-1k Assist local business expansion through supportive policies and programs, including regulatory assistance, financial support, and mentorship programs.

ED-1l Explore public-private partnerships and/or catalytic development projects to anchor and spur growth that builds on the City's assets.

ED-1m Improve marketability of opportunity sites through infrastructure improvements, regulatory flexibility, financial incentives, and promotion of Indian Wells' market advantages.

ED-1n Consider the formation of Community Facility Districts[1] (CFD) and Enhanced Infrastructure Financing Districts (EIFD)[2] to help fund infrastructure projects and eligible services that will enhance the economic appeal of the doing business in the City.

ED-1o Continue collaborating with the Coachella Valley Economic Partisanship (CVEP) to encourage business development, growth, and regional partnerships to develop a diversified economic base within the City and greater Coachella Valley region.

[1] A Mello-Roos Community Facilities District (CFD) is a type of special tax assessment district formed by property owners within a geographic area that agree to impose a tax for the purpose of financing infrastructure improvements or services. CFDs must be approved by two-thirds of registered voters (or property owners when district includes no more than 12 registered voters).
[2] Enhanced Infrastructure Financing Districts (EIFDs) provide financing through tax increment generated from the growth of assessed value within a designated geographic area. EIFD revenues can used on a pay-as-you-go basis or to secure tax-exempt bonds to help fund a variety of needs including infrastructure maintenance, housing development, economic development, transportation infrastructure, and climate adaptation projects among other uses.

GOAL ED-2 BUSINESS COMMUNITY SUPPORT

A community that supports and promotes local businesses.

One of the City's most vital assets is its existing economic base. Supporting existing local businesses so that they can thrive, grow, and adapt to changing economic conditions will not only help those businesses and their employees, but also demonstrate to other businesses that the City is a desirable place to locate. This support extends to residents and workers who may be looking to establish or grow a business in the City.

ED-2 Policies

ED-2.1 **Partnerships.** Continue to develop and strengthen partnerships with the local and regional business community, including the Indian Wells Chamber of Commerce, the Greater Coachella Valley Chamber of Commerce, and other regional business associations.

ED-2.2 **Entrepreneurship.** Educate and support local and regional entrepreneurs in establishing and expanding small and local businesses.

ED-2.3 **Marketing.** Actively market the City's renowned hospitality sector and sporting events to attract new businesses and industries.

ED-2.4 **Resources.** Provide the business community with easily accessible information on available resources for growth and development, including those aimed at entrepreneurs and small businesses.

ED-2 Actions

ED-2a Meet regularly with representatives of the City's business community to solicit feedback on how to improve the business environment, cement effective relationships, and help businesses overcome challenges.

ED-2b Develop collaborative partnerships with the City's business community and support interactions between the local and regional business communities by facilitating roundtable events and networking opportunities.

ED-2c Identify and implement ways to simplify and streamline permitting for new and expanding businesses as feasible.

ED-2d Review and maintain a Development Code that supports investment and innovation in the City through periodic code reviews, engaging with local businesses and developers, and regularly evaluating their effectiveness.

ED-2e Promote the City's hospitality sector and brand identity through targeted advertising, industry conference participation, and building relationships with regional and national hospitality, leisure, and recreation industry organizations.

ED-2f Maintain and regularly update the City's public-facing sources of information on economic development resources, including webpages, social media, and other platforms to offer accessible and up-to-date information for the business community.

GOAL ED-3 DEVELOP A UNIQUE DESTINATION EXPERIENCE

A community that fosters a unique sense of place through regional-serving amenities and attractions.

Creating a unique sense of place through resort, commercial, and retail development, as well as improvements to the public realm, provides significant fiscal and economic benefits. The City can cultivate a sense of place by defining and developing the distinctive assets that characterize Indian Wells. By enhancing the City's primary commercial areas through intentional and strategic development, Indian Wells can promote economic activity that serves the needs of residents, workers, and visitors. Enabling development in these areas combined with investment in the City's businesses, marketing, and infrastructure can generate employment and activity that can support a wide range of businesses with an established customer base. These opportunities in turn will enhance the City's overall economic base and prospects.

ED-3 Policies

ED-3.1 **Visitor-Serving.** Promote a visitor-friendly environment in commercial areas that includes high-quality hospitality options.

ED-3.2 **Local Experiences.** Partner with the resident, worker, and business community to develop strategies, identify spaces, and market events that can expand the reach and breadth of the City's cultural and entertainment offerings.

ED-3.3 **Public Spaces.** Promote the inclusion of public spaces and family-friendly areas in new and existing development to create opportunities for community events and gatherings.

ED-3.4 **Branding Strategy.** Maintain the City's existing brand identity and strategy so it reflects current and future goals.

ED-3 Actions

ED-3a Develop strategic visions for designated commercial areas, such as Miles Crossing and the historic district in partnership with the business community, that builds on the City's economic strengths.

ED-3b Work with property owners within the Indian Wells Town Center Specific Plan to move planned development forward and update visions for the area periodically.

ED-3c Implement strategies and actions throughout the General Plan, consistent with the other General Plan Elements, that improve multimodal transportation networks and land use policies that build off resort and commercial areas to enhance accessibility and economic activity.

ED-3d Intertwine circulation, walkability, and heat reduction strategies with new development to enhance the identity and cultivate a sense of place through zoning and design standards, such as landscaping, urban greening, wayfinding, and enhancing sidewalk space.

ED-3e Study if the City's current brand is consistent with and reinforces the City's long-term goals identified in the General Plan and update as appropriate.

GOAL ED-4 WORKFORCE ATTRACTION AND RETENTION

A community that provides opportunities to both live and work in Indian Wells.

A workforce aligned with the needs of the local economy, particularly growth sectors, is a major component in business retention and expansion. As is often the case for higher cost, tourism-oriented communities, the profile of Indian Wells residents does not match the needs of the local job market. Further, the labor force of the City is also much smaller. Of the roughly 4,800 residents, about 35 percent are in the workforce and typically commute out while workers in local jobs commute in. The overwhelming majority of jobs in Indian Wells are in tourist-oriented industries, which are typically lower-paying. As such, most local workers cannot afford to live in the City. The City can work with employers and regional associations to help retain a greater share of workers from the City's seasonal economy. Indian Wells can also support long-term efforts to accommodate new residents with more workforce and affordable housing (consistent with the Housing Element) as well as avenues for homeownership through natural turn-over of existing housing over time. This is an opportunity to in part expand Indian Wells demographic and create an environment that's supportive of remote work opportunities that could have a critical impact on diversifying the City's economy while supporting more full-time residency.

ED-4 Policies

ED-4.1 **Work Environment.** Create a local work environment that supports year-round, working residents, who could start small business, satellite offices, or work-from home.

ED-4.2 **Promote affordable Housing Options.** Promote more affordable housing options, consistent with the Housing Element, that would enable employees in the tourism sector to live locally.

ED-4.3 **Retain Workers.** Work to retain a greater share of the workforce from year-to-year in the City's seasonal economy and retain high-paying wage jobs for residents.

ED-4.4 **Coordination.** Develop collaborative partnerships between private and public entities to maintain and facilitate a comprehensive coordinated economic development process.

ED-4 Actions

ED-4a Partner with local and regional economic development partners to host regular meetings that grant small businesses, entrepreneurs, and potential investors opportunities to connect, network and collaborate.

ED-4b Work to enhance the digital infrastructure of residents and employers, including broadband expansion, digital inclusion programs, and smart city infrastructure where appropriate.

ED-4c Partner with the City's major employers to explore public-private partnerships to create workforce housing programs.

ED-4d Create programs that enable and provide incentives for local homeowners to create affordable housing units, like accessory dwelling units (ADUs).

ED-4e Explore opportunities to work with existing and future resort owners to develop housing in support of their workforce.

ED-4f Recognize and celebrate businesses that prioritize employee retention and well-being.

ED-4g Develop relationships with local and regional education institutions to ensure workers have the skills and training to succeed in a variety of industries, promote job retention, and can continue to grow.

ED-4h Convene, at least annually, major employers to solicit guidance on how the City can support partnerships and develop policies to create a strong workforce pipeline and identify specific workforce needs.

GOAL ED-5 FISCAL SUSTAINABILITY

A City with fiscal diversity, security, and sustainability.

The fiscal health of Indian Wells is dependent on long-term sustainability of the City's finances and operations, measured by the City's revenues, spending per capita, and its ability to provide services. Each of these in turn affects the ability of the City to plan, manage, and pay for public services and investments, including many of the economic development initiatives described herein. A diverse set of revenue sources helps protect a city's budget during downturns in revenue-generating activities. Indian Wells currently relies heavily on transient occupancy (hotel) and admissions taxes to fund day-to-day municipal operations. Enabling new development and attracting a range of land use and business types can decrease the City's dependence on the hospitality sector. Simultaneously, new development and associated population increases will require additional costs related to city services and infrastructure, and the City will need to plan for these needs through strong financial management and fiscal policies.

ED-5 Policies

ED-5.1 **Revenue Sources.** Consider opportunities to expand municipal revenue sources that improve and diversify the City's tax base, particularly those that can support infrastructure needs related to future growth.

ED-5.2 **Impacts of New Development**. Ensure that revenues generated by development are sufficient to cover the costs incurred by the City to provide infrastructure and public services to such development.

ED-5.3 **Resort and Commercial Support.** Support appropriate expansion of existing resort and commercial centers to increase sales tax revenues and enhance amenities available to local and regional residents, employers, and visitors.

ED-5.4 **Additional Funding.** Pursue a range of public, private, and non-profit funding sources to fund community revitalization and economic development activities.

ED-5.5 **Cost Control**. Carefully manage City costs through judicious expansion of municipal services and infrastructure.

ED-5 Actions

ED-5a Identify the estimated costs and potential funding sources for each proposed Capital Improvement Plan project.

ED-5b Explore alternative financing mechanisms such as Community Facility Districts (CFDs) and Enhanced Infrastructure Financing Districts (EIFDs) to finance and help deliver public services, facilities, and a broad range of infrastructure and development projects for designated areas.

ED-5c Require analysis of fiscal implications of new development and request fiscal mitigations as needed to ensure adequate public service levels can be provided over the long term.

ED-5d Support tax-generating businesses seeking to relocate or expand in Indian Wells by assisting with land assembly and/or development permitting.

ED-5e Continue to deliver services in the most efficient and cost-effective manner while meeting the needs of the Indian Wells community by measuring and evaluating service performance and identifying ways to streamline processes and reduce inefficiencies in service delivery.

ED-5f Create a strategy to build up City financial reserves to access during economic downturns.

ED-5g Continue to investigate and pursue new revenue sources, such as state and federal funding programs, which will not add to the tax burden of residents or local businesses.