

NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Indio, will hold a public hearing on **Wednesday, September 16, 2026, beginning at 5:00 p.m.** The public hearing will be held in person at 100 Civic Center Drive, Indio, CA 92201, to consider the following:

Public Hearing: Review of Planning Commission recommendations of denial to the City Council regarding the Oasis at Indio project.

Project Location: 183 acres located north of the Interstate 10 freeway, south of Avenue 42, east of the Thousand Palms Stormwater Channel and west of Monroe Street as shown below (Assessor Parcel Numbers: 610-020-001, 610-020-010, 610-020-012, 610-020-013, 610-020-021, 610-020-034 & 610-020-036).



Environmental Assessment:

Certification of a Final Environmental Impact Report (SCH# 2024050578, ER-23-0001) including a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations. The final Environmental Impact Report can be accessed at the City of Indio website at:

https://www.indio.org/departments/community-development-department/notices-documents/-folder-304#docfold_14_349_585_304

General Plan Amendments:

General Plan Land Use and Urban Design Element Amendment (GP-23-0001) from 81.23 acres of Mixed-Use Neighborhood (MUN) and 98.98 acres of Regional Commercial (RC) to 183 acres of Specific Plan (SP) and a General Plan Mobility Element Amendment (GP-26-0005) to remove a portion (south of Avenue 42, north of Interstate 10 freeway) of Clinton Street (Collector Street).

Zone Change Amendments:

Zoning Map Amendment (ZMA-23-0001) from 83.84 acres of Mixed-Use Specific Plan (MUSP), 76.42 acres of Regional Commercial (RC), and 19.96 acres of Mixed-Use Neighborhood (MUN) to 183 acres of Mixed-Use Specific Plan (MUSP).

Rescind Existing Specific Plans:

Rescind the Gateway Specific Plan and the Clinton Street Business Park Project Master Plan from the western 83.84 acre portion of the project site.

Specific Plan:

The Oasis at Indio Specific Plan (SP-23-0001) establishes a conceptual development plan, development regulations, objective design standards, and implementation requirements that includes two potential future land use development scenarios: 1) Maximum Buildout Scenario for a mixed-use development of up to 3,240 multi-family residential units, 20,000 square feet of commercial uses and 1,806,290 square feet of light Industrial uses or 2) A mixed-use development of up to 1,237 multi-family residential units, 71,600 square feet of commercial uses including a 128-key hotel and 1,806,290 square feet of Industrial uses. Minor revisions to the specific plan to be considered include expanded permitted uses within Planning Area 4, reduced building height for industrial buildings, increased building setbacks and landscaping along Interstate 10, and an allowance for a director's variance approval up to five percent from building height standards.

The draft final specific plan and proposed revisions can be accessed on the City of Indio website at:

https://www.indio.org/departments/community-development-department/notices-documents/-folder-304#docfold_14_349_585_304

Financial Parcel Map:

Financial Parcel Map (Tract 38799, TPM-23-0001) to facilitate property financing and the transfer of portions of land in the form of 4 parcels (66.6 acre residential parcel, two commercial parcels, 4.6 acres and 10.1 acres), and a 99.7 acre industrial parcel) without creating legal building sites.

Development Agreement:

A Development Agreement (DA-23-0001) between the City of Indio and BH Indio Land, LLC for consideration of the rights and procedures for the development of 183 acres as part of the Oasis at Indio project.

City Council meetings may be viewed via Livestream, Facebook Live, or YouTube.

Written Comments: Written comments may be emailed to the City Clerk at cityclerk@indio.org. Comments will be distributed to the Planning Commission and posted on the agenda portal. Written comments will not be read during public comment.

Oral Comments: Oral testimony can be provided in person by submitting a comment card to the City Clerk.

Accessibility Accommodation: If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act, please contact the City Clerk at cityclerk@indio.org 24 hours in advance of the hearing for assistance.

Additional Information:

For additional information regarding the proposed project, please contact Planning Services at planning@indio.org or (760) 391-4120.

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Community Development Director