



CITY OF INDIO

# East Indio Employment Corridor Annexation Study

---

COMMUNITY OPEN HOUSE

APRIL 9, 2026

# Welcome!



# Project Overview

---



# Purpose and Need

## Key Statistics

### Low Industrial Land

Only 1.6% industrial zoned parcels citywide

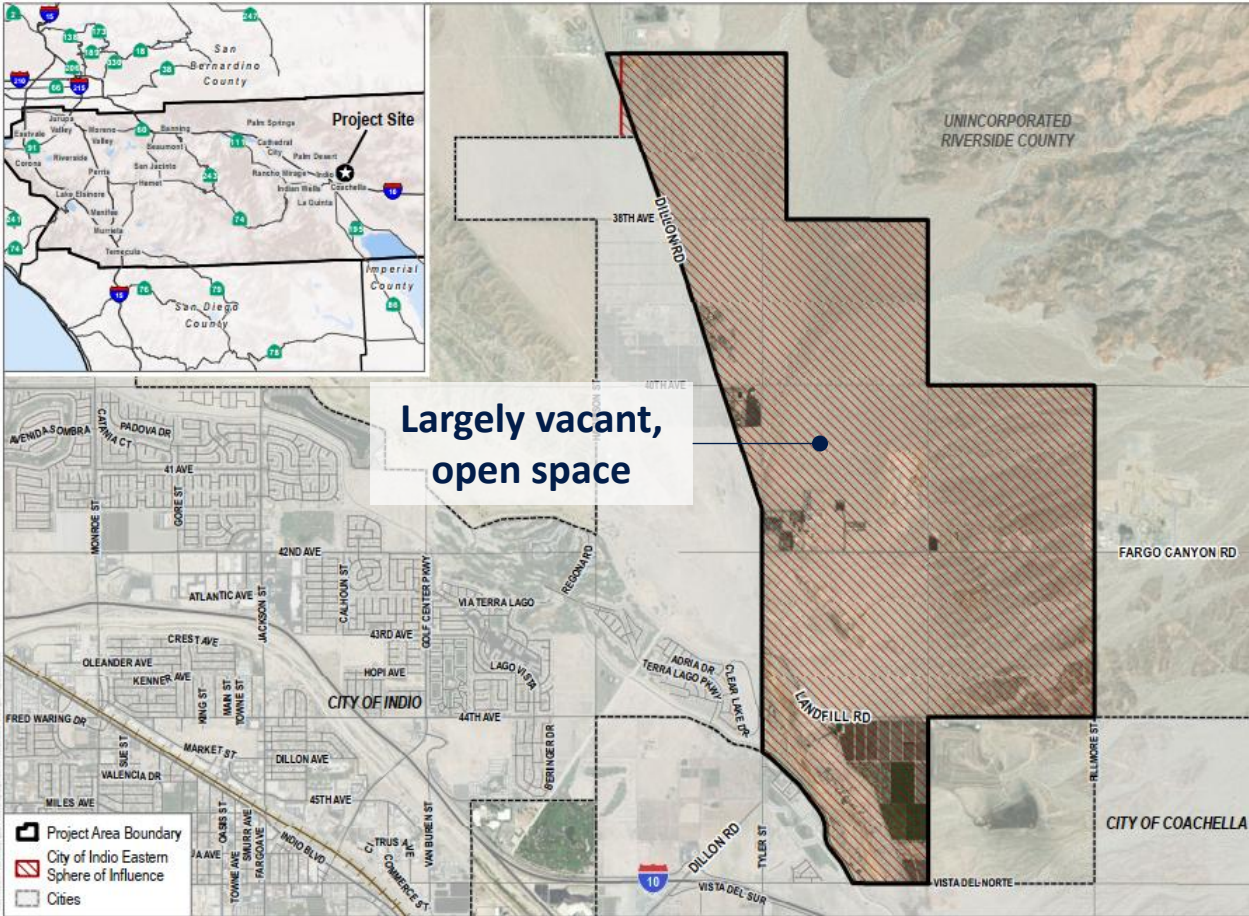
### Employee Outmigration

Almost 84% of Indio residents are employed outside of the city (2021)

### Workforce Diversification, Development

↓ % of industrial, commercial flex jobs (11.5) in 2023 versus the County (15%)

↑ % of service jobs (30) in 2023 versus the County (20%)



SOURCE: Riverside County 2024; Open Street Map; ESRI World Imagery

## Project Area

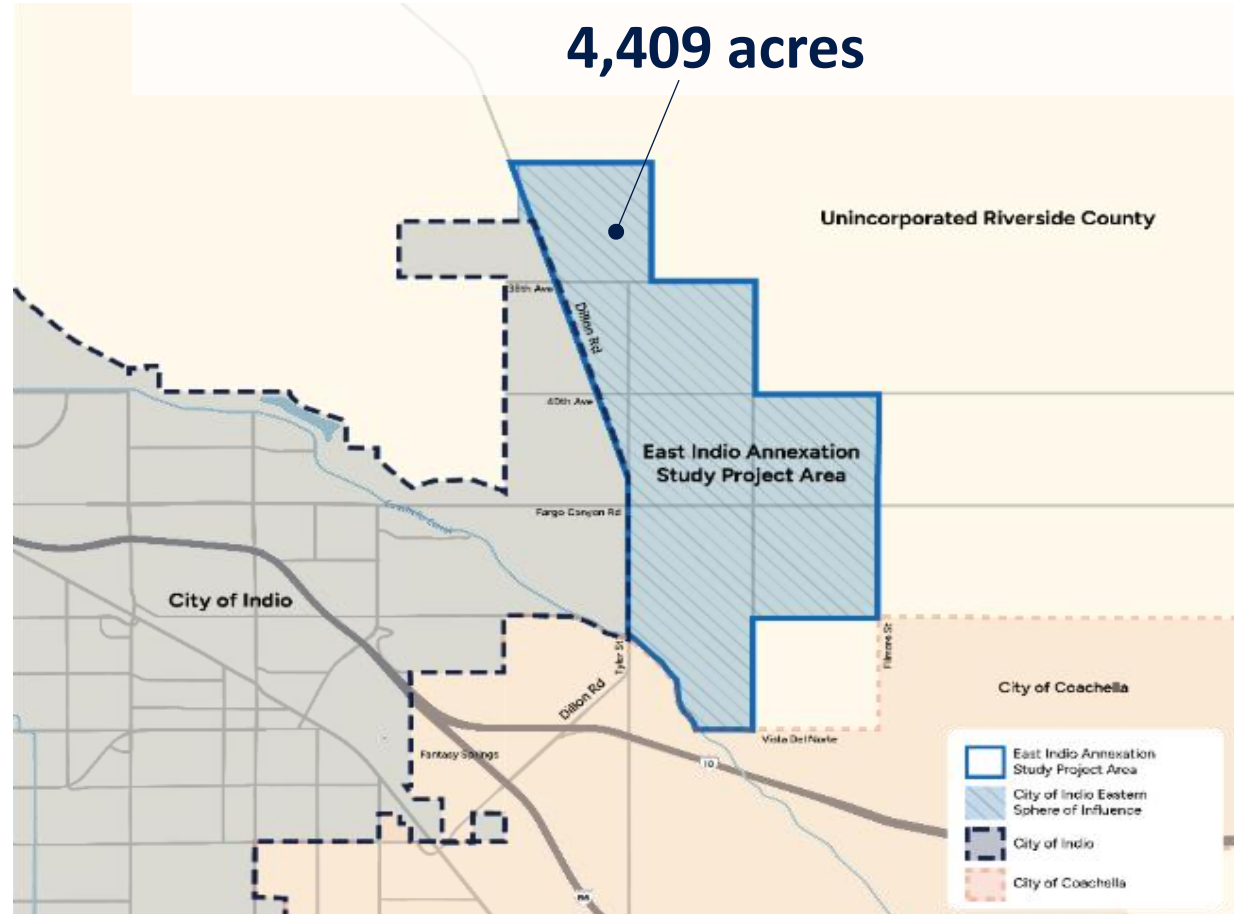


# Purpose and Need



## What is Annexation?

- **Sphere of Influence (SOI)** – A SOI is a legally defined area outside a City’s boundary that identifies where a city may provide services or potentially annex in the future.
- **Annexation** – Riverside LAFCO defines “annexation” as “the inclusion, attachment or addition of territory to a city or special district”.



Project Area

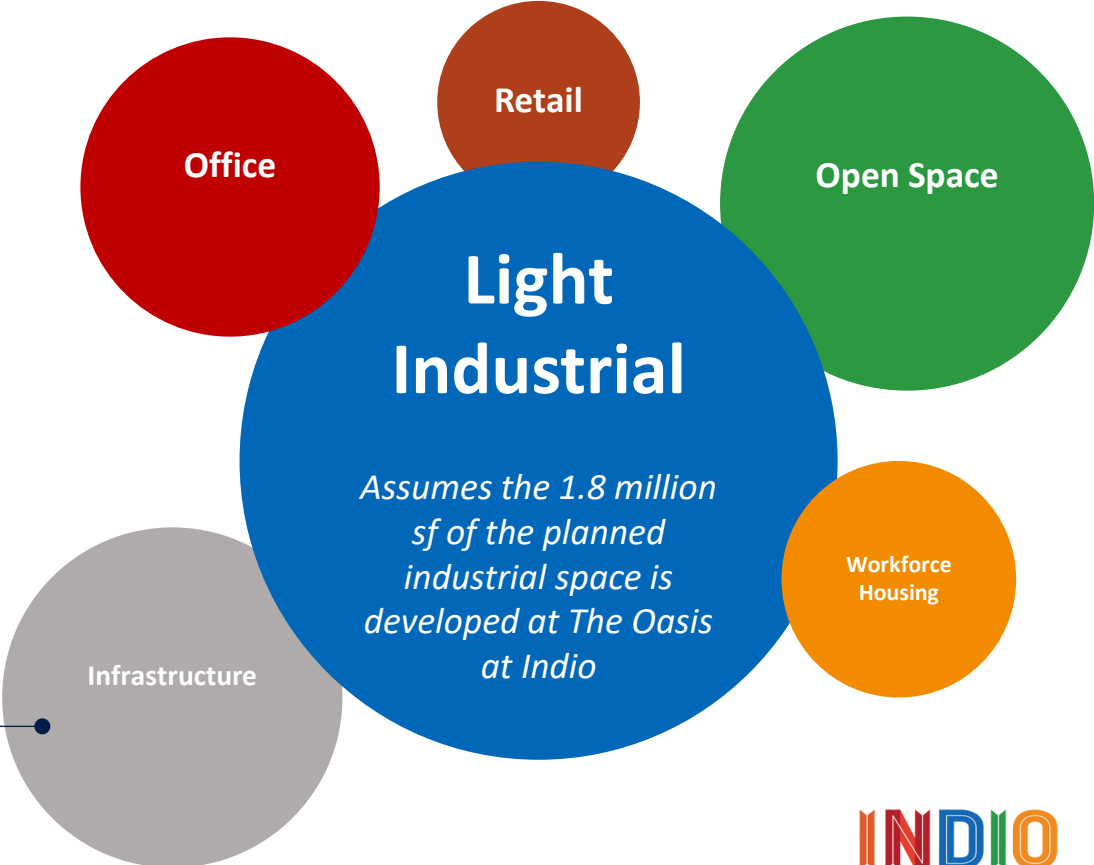
# Project Vision

## Project Vision

*Expand industrial development opportunities in Indio to support job creation and diversification, enhance services, and promote long-term investment within the city.*

*Retail is based on demand from future job growth; infrastructure is based on typical development standards; and Open Space is based on creating “campus” environment*

## Demand Based on Long Term Job Projections and Historic Capture of Office and Industrial Space (2025 – 2045)





# Annexation Study



# Desktop Opportunities and Constraints

- **Desktop Constraints and Opportunities Reports**
  - Land Use and Community Profile
  - Hydrology Feasibility Study
  - Public Services and Utilities Report
  - Biological Resources Report
  - Paleontological Resources Report
  - Geotechnical Report
  - Transportation Report
  - Cultural Resources Report
- **Market, Fiscal, and Economic Development Strategy**
- **Conceptual Planning**
- **Infrastructure Plan**

# Outreach and Engagement

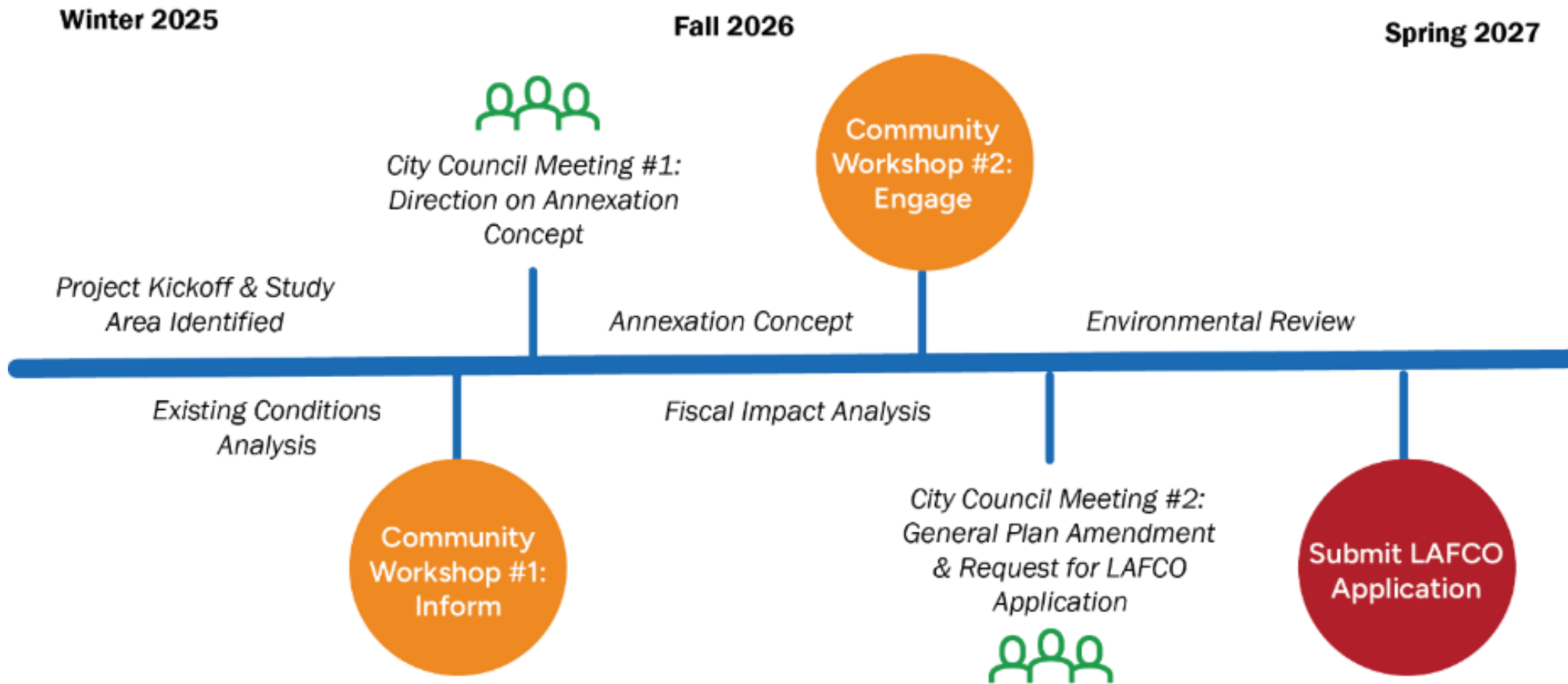


# Outreach and Engagement

## Robust interested party outreach

- Riverside LAFCO
- County of Riverside
- City of Coachella
- Property Owners
- Utility and Public Service Providers
- Coachella Valley Conservation Commission
- Coachella Valley Association of Governments
- Tribal governments
- Real estate/developer/ economic development community
- Bureau of Land Management
- Community Councils
- **General Public**

# Process & Key Outreach Milestones



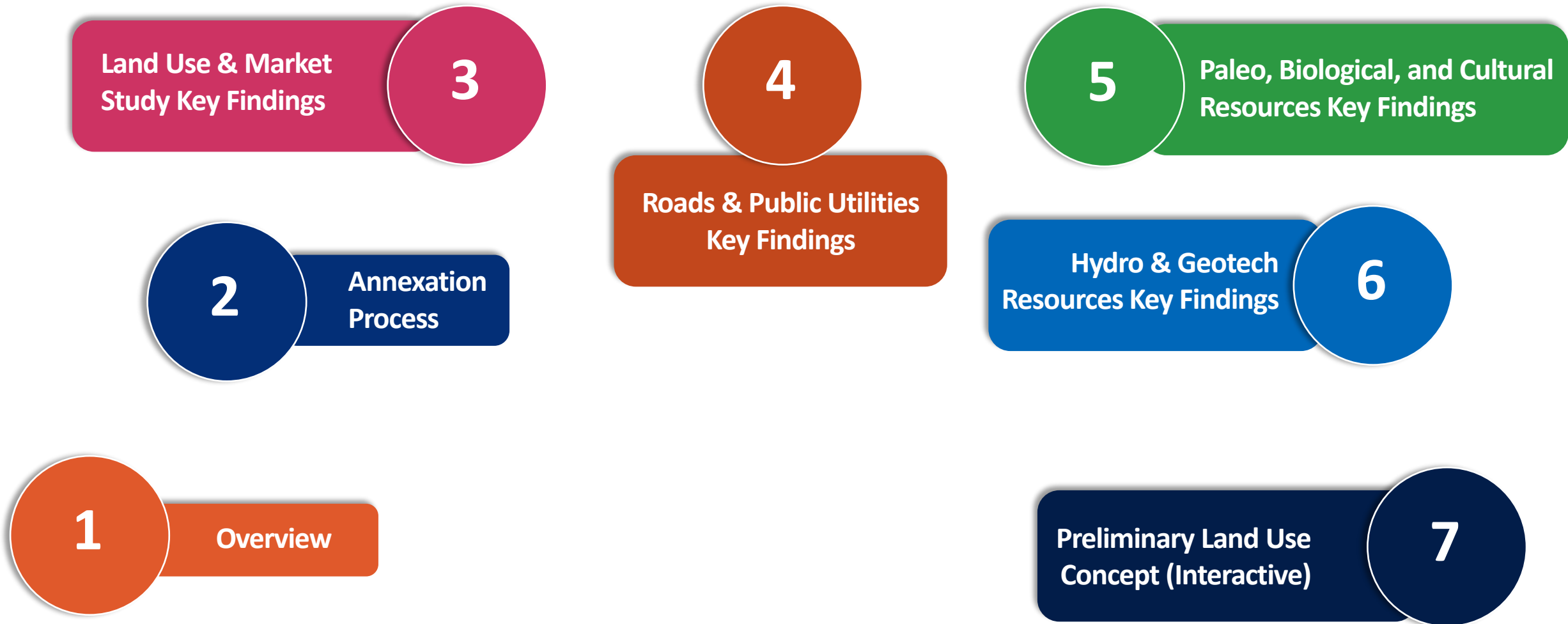
★ We are here

# Open House Overview

---



# Open House Layout



# Thank You!

---

