



SPECIAL PLANNING COMMISSION Meeting Agenda

Thursday, November 21, 2024

1:30 PM

City Hall Council Chamber

44950 Eldorado Drive, Indian Wells, CA 92210

Welcome to a meeting of the Indian Wells Planning Commission.

Public Comments: *Members of the Public who wish to speak should fill out a yellow slip and submit it to the Community Development Senior Administrative Assistant, comments are limited to 3 minutes. In accordance with State Law, remarks during public comment are to be limited to subjects within the City's jurisdiction.*

Notification: *If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act (ADA) please contact the City Clerk at 760-346-2489, 48 hours prior to the meeting.*

Please turn off all communication devices (phones) or put them on non-audible mode (vibrate) during Planning Commission proceedings. All documents for public review are available for public inspection at City Hall reception, 44-950 Eldorado Drive, Indian Wells during normal business hours.

A. CALL TO ORDER THE SPECIAL PLANNING COMMISSION, PLEDGE OF ALLEGIANCE AND ROLL CALL

CHAIR JOHN SCHLEIMER
VICE CHAIR BRUCE BAHNEMAN
COMMISSIONER KEN WELCH
COMMISSIONER GLENN SCHUBERT
COMMISSIONER NICHOLAS CONWAY

B. APPROVAL OF THE FINAL AGENDA

C. PUBLIC COMMENTS

ALLOWED FOR ONLY THE LISTED ITEMS ON THE SPECIAL AGENDA

Please note that members of the public may address the Planning Commission on items listed on the special meeting agenda only, but only after being recognized by the Chair at the appropriate time. Public comments are limited to three (3) minutes, please come forward after being recognized by the Chair at the appropriate time. Speakers will be alerted when their time is up and no further comments will be permitted.

D. PUBLIC HEARINGS

For each of the items listed under Public Hearing Items, the public will be provided an opportunity to speak. After a staff report is provided, the Chair will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case.

Members of the public will then be allowed three (3) minutes each to speak, unless there are a number of person's wishing to speak and then the Chair will allow only two (2) minutes, to accommodate for more persons.

The Planning Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The Chair will then close the public hearing portion of the hearing and deliberate the matter.

- D.1 Adopt Resolution No. PC 2024-09 Recommending Approval of Modification to Conditional Use Permit No. 2-90-05 to Construct and Operate up to Six New Pickleball Courts with Associated Golf Cart Parking, Lighting, Drainage and Landscaping Improvements**

5

Adjacent to the Existing Indian Wells Country Club Clubhouse located at 46000 Club Drive (APN: 623-160-050).

- E. MATTERS FROM STAFF**
- F. MATTERS FROM COMMISSIONERS**

Any matter under the jurisdiction of the Commission that a Commissioner wishes staff to investigate and report on at a future meeting.

- F.1 COMMISSIONER CONWAY**
- F.2 COMMISSIONER SCHUBERT**
- F.3 COMMISSIONER WELCH**
- F.4 VICE CHAIR BAHNEMAN**

Design Review Committee

- F.5 CHAIR SCHLEIMER**

Design Review Committee

G. ADJOURNMENT

To a specially scheduled meeting of the Planning Commission to be held at 1:30 on December 12, 2024 in the City Hall Council Chamber.

Affidavit of Posting

I, Maria Alvarez, certify that on November 14, 2024 I caused to be posted a notice of the Special Planning Commission Meeting to be held on November 21, 2024 at 1:30 p.m.in the City Hall Council Chamber.

Notices were posted at Indian Wells Civic Center and City's Website [www.cityofindianwells.org]

Maria Alvarez, Senior Administrative Assistant

INDIAN WELLS PLANNING COMMISSION

November 21, 2024



To: Planning Commission
From: Community Development Department
Prepared by: Luis Rubalcava, Senior Planner
Subject: **Adopt Resolution No. PC 2024-09 Recommending Approval of Modification to Conditional Use Permit No. 2-90-05 to Construct and Operate up to Six New Pickleball Courts with Associated Golf Cart Parking, Lighting, Drainage and Landscaping Improvements Adjacent to the Existing Indian Wells Country Club Clubhouse Located at 46000 Club Drive (APN: 623-160-050).**

RECOMMENDED ACTION:

Planning Commission **OPENS** the Public Hearing, takes any public testimony, **CLOSES** the Public Hearing; and

FINDS the project exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, New Construction or Conversion of Small Structures; and

ADOPTS Resolution No. PC 2024-09 recommending **APPROVAL** to the City Council to Modify Conditional Use Permit No. 2-90-05 to construct and operate up to six new pickleball courts with associated golf cart parking, lighting, drainage and landscaping improvements adjacent to the Indian Wells Country Club Clubhouse.

BACKGROUND:

Delawie, an architecture and design firm representing the Indian Wells Country Club, has submitted a Conditional Use Permit ("CUP") Modification application proposing to construct and operate up to six new pickleball courts within a portion of the existing driving range adjacent to the existing Indian wells Country Club Clubhouse that serves as the main facility for the accompanying golf course (Attachment 2). The new pickleball courts and associated improvements aim to provide additional amenities for the private club membership facility as part of ownership's efforts to enhance patron experience.

The Indian Wells Country Club Clubhouse was originally approved under CUP 2-90-5 by the City Council on January 17, 1991. The CUP authorized the construction of the 56,000

square-foot private membership clubhouse in compliance with the City's applicable zoning requirements at that time. Section 21.40.040 of the Indian Wells Municipal Code (IWMC) states that any new improvements to existing golf courses exceeding \$5,000 must be approved through a Master Development Plan, CUP, or Variance application. Furthermore, Section 20.06.040 of the IWMC requires that the Planning Commission review and make a recommendation to the City Council to approve, conditionally approve or disapprove major CUP modifications. This CUP Modification application meets the review and approval procedure required by the IWMC for modifications to existing golf courses in the City.

ANALYSIS:

The Indian Wells Country Club Clubhouse is located at 46000 Indian Wells Lane and is Zoned Residential Very Low Density ("RVLD") with a Golf Course Overlay. The site is surrounded by golf course uses on all sides, with the nearest residential uses located approximately 400-feet east. Section 21.40.030 of the IWMC states that facilities directly related to the operation and maintenance of the subject golf course are permitted within the City's Golf Course Overlay zone. The new pickleball court facilities and associated improvements, exclusively for the Indian Wells Country Club members, will serve as an additional amenity to the existing Country Club that currently offers 36-holes of golf, a driving range and practice area, bocce ball courts, a fitness center and dining options. The development, as conditioned, meets the required findings listed in IWMC 21.06.040(d) as described in the attached resolution (Attachment 1).

The CUP Modification requests the construction and operation of outdoor amenities associated with the clubhouse consisting of up to six new pickleball courts with approximately 11,521sf of surface area, eleven new golf cart parking spaces, eleven 20-foot-tall court lights, a 1,730sf waiting area with pavers, a 2-foot deep drainage basin, and 2,172sf of landscape modifications (Attachment 3). The new amenities and associated improvements will be developed on a portion of the existing driving range adjacent to the clubhouse driveway and parking lot. Drainage patterns will be slightly modified to route stormwater runoff from the additional impervious surface to a 2-foot deep retention basin. Clubhouse staff will collect all additional waste associated with the improvements and route it to the existing refuse enclosures at the main clubhouse loading area. Vehicular circulation and parking will remain as it exists, with no additional road or access changes. Further, IWMC Section 21.40.040 requires that modifications to the golf course be shown on a detailed site plan for approval by the City Council, as there are no explicit development standards for Golf Course Overlay Zoning district. The following will briefly describe the varying components of the development.

Parking

Vehicular access, circulation, and parking will remain as existing, without any proposed driveways or access points included as part of the improvements. The clubhouse was

originally conditioned to maintain not less than 190 parking spaces on site to support the clubhouse activities. A parking study was conducted by Urban Crossroads to determine the parking impact of new pickleball courts (Attachment 4). The study found that the overall parking requirements for the site with improvements range from 246 to 251 parking spaces. It concluded that the 198 existing vehicle stalls and 136 golf cart stalls, with the added 11 golf cart spaces, will bring the total onsite parking to 334 spaces overall. Considering the current members routinely access the facility using either golf carts or their private automobiles, the existing parking, with the addition of 11 golf cart spaces, will adequately serve the existing clubhouse uses and six new pickleball courts.

Noise

A noise study was conducted to determine the impacts of pickleball gameplay noise on nearby sensitive receptors such as the residential properties located 400-feet to the east (Attachment 5). The IWMC provides noise exterior standards that limit daytime noise at residential property lines to 55dBA with increased noise level allowances for short cumulative time periods, with a maximum of 75dBA not to be exceeded for very short periods. The study found that the pickleball activity noise levels between the proposed court location and the nearest residential properties to the east would be ~64dBA, with longer term noise levels dropping to near 51dBA averaged over 30 minutes of continuous play. These findings infer that the pickleball noise levels comply with the City's Municipal Code. However, the study acknowledges that the nature of pickleball noise may fluctuate with intensity of play, equipment type and patron vocal levels. Due to the possible fluctuations, the study recommends noise barrier treatments around the East and South sides of the courts, to include the use of a noise curtain system applied to a 12ft tall chain link fence. The project has been conditioned to include this noise barrier to ensure the associated noise fluctuations would not exceed ~50dBA at the nearest residential homes to the east, which is similar to the existing ambient noise levels experienced today.

Lighting

The proposed improvements include new court lighting at a maximum of 20-feet above the court surface. A lighting study (photometric) was prepared for the project to demonstrate the projected illumination levels onsite and at surrounding properties. According to the study, the new court lighting would result in no light trespass (0.0 footcandles) at the nearest residential property lines located approximately 400-feet east of the pickleball court location (Attachment 6). The hours of operation for the pickleball courts shall be consistent with those of the adjacent Indian Wells Country Club Clubhouse, which varies throughout the year but shall not operate past 8pm on any day of the week.

Landscape

The proposed improvements include modifications to 2,768sf of landscape area designed by a professional landscape architect (Attachment 7). Consistent with the City's landscape

standards, the proposed landscape improvements have been designed to complement the existing landscaping, including a minimum of five diverse plant species and thirteen new palm trees added to the site.

The City's Design Review Committee ("DRC") met on October 24, 2024 to review the project's overall site design to ensure the general appearance of the improvements are compatible with the existing built and landscape environment. The DRC unanimously approved the project's design, determining it was compatible with the character and standards of the existing clubhouse and surrounding community (Attachment 8).

FISCAL IMPACT:

No fiscal impact. The applicant has submitted and paid for all the required City applications under consideration, and the project will have no impact on the City's General Fund.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This project has been reviewed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. The City, acting as Lead Agency, has determined the project qualifies as being Categorically Exempt from CEQA pursuant to Section 15303, Construction or Conversion of Small Structures. The proposed project would result in only minor modification to existing facilities within the clubhouse area of the Indian Wells Country Club.

ATTACHMENTS:

1. Resolution No. PC 2024-09
2. Aerial Vicinity Map
3. Site plan and Color and Materials board
4. Parking Study
5. Noise Study
6. Photometric Study
7. Landscape Plans
8. DRC Approval Letter

RESOLUTION NO. PC 2024-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDIAN WELLS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE MODIFICATION TO CONDITIONAL USE PERMIT NO. 2-90-5 TO CONSTRUCT AND OPERATE UP TO SIX NEW PICKLEBALL COURTS WITH ASSOCIATED GOLF CART PARKING, LIGHTING, DRAINAGE, AND LANDSCAPING IMPROVEMENTS ADJACENT TO THE EXISTING INDIAN WELLS COUNTRY CLUB CLUBHOUSE LOCATED AT 46000 CLUB DRIVE (APN 623-160-050) AND FINDING THE PROJECT EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15303(c), NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

WHEREAS, Delawie (the "Applicant"), on behalf of the Indian Wells Country Club, has filed an application with the City of Indian Wells (the "City") for a modification to Conditional Use Permit ("CUP") No. 2-90-05 to construct and operate up to six new pickleball courts with associated golf cart parking, lighting, drainage and landscaping improvements located adjacent to the Indian Wells Country Club Clubhouse at 46000 Club Drive (the "Project"); and

WHEREAS, notice of a public hearing of the Planning Commission of the City to consider the Applicant's request was given in accordance with applicable law; and

WHEREAS, on November 21, 2024, a duly noticed public hearing on the Project was held by the Planning Commission; and

WHEREAS, after careful consideration of the staff report and all the information, evidence, and testimony presented at its public hearing, the Planning Commission finds as follows:

Conditional Use Permit:

1. The proposed location of the modified conditional use is in accord with the objectives of the Zoning Code and the purpose of the General Plan and zoning land use category in which the site is located.

FACT: The proposed Project site is located within the Open Space designation and zoned Residential Very Low Density with a Golf Course Overlay, which governs the use and development of established and future golf courses. The Golf Course Overlay Zone permits uses directly related to the operation and maintenance of the subject golf course. The new pickleball facilities and associated improvements will be developed within a portion of the existing driving range, and will serve as additional amenities to the existing Country Club, which currently offers 36-holes of golf, a driving range and practice area, bocce ball courts, a fitness center and dining options. The Project remains in accordance with the existing General Plan Open Space and Recreation Plan (Policies IIIA-1.1 and IIIA-2.4) by preserving the golf course open space resources and providing additional recreational opportunities for the members of the Indian Wells Country Club. The proposed expansion of recreational amenities within the clubhouse area of the Indian Wells Country Club is consistent with the intended use under the original approval.

2. The proposed conditional use will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

FACT: The proposed Project will not adversely affect public health, safety or welfare, nor will it materially injure surrounding properties or improvements. The Project will adhere to all applicable sections of the California Building Code, California Fire Code and Municipal Code, thereby preventing adverse impacts resulting from the facility's development and operation. The new facility has been designed to complement the surrounding uses and has been approved by the City's Design Review Committee ("DRC"), which determined the Project and associated improvements are compatible with the existing clubhouse and surrounding community.

3. The proposed conditional use will comply with each of the applicable provisions of the Zoning Code except for approved Variances.

FACT: As conditioned, the modification to CUP No. 2-90-05 complies with all applicable provisions of the City's Zoning Code. Modifications to established golf courses exceeding \$5,000 may be authorized pursuant to a CUP or CUP modification, if the proposed changes, as provided on a detailed site plan, are consistent with the operations and maintenance of the subject golf course. The proposed Project provides additional amenities to the members of the Indian Wells Country Club and conforms with the applicable provisions of the City's Zoning Code.

California Environmental Quality Act (CEQA):

1. Modification to CUP No. 2-90-05 has been reviewed in compliance with CEQA.

FACT: This Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA"), the State and local CEQA Guidelines, and the environmental regulations of the City. The City, acting as Lead Agency, has determined the modification to CUP No. 2-90-05 qualifies as being Categorically Exempt from CEQA pursuant to Section 15303, Construction or Conversion of Small Structures.

NOW, THEREFORE, the Planning Commission of the City of Indian Wells **RESOLVES** as follows:

SECTION 1. The Planning Commission **ADOPTS** Resolution No. PC 2024-09 recommending the City Council approve modification to CUP No. 2-90-05 subject to the Conditions of Approval listed on Exhibit "A" attached hereto and by this reference incorporated herein.

SECTION 2. The Community Development Director shall transmit this recommendation to the City Council, and the Planning Commission recommends that Resolution No. PC 2024-09 be reviewed and approved on the City Council consent agenda per Section 21.06.040 of the Indian Wells Municipal Code.

SECTION 3. The Planning Department shall certify to the adoption of this Resolution and shall mail by first class, prepaid, United States mail, a certified copy of this Resolution to Applicant.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Indian Wells, California, at a regular meeting held on this 21st day of November 2024.

JOHN SCHLEIMER
CHAIR

CERTIFICATION FOR RESOLUTION NO. PC 2024-09

I, Jon Berg, Community Development Director of the Planning Department of the City of Indian Wells, California, **DO HEREBY CERTIFY** that the whole number of the members of the Planning Commission is five (5); that the above and foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the Planning Commission of the City of Indian Wells on the 21st day of November, 2024, by the following vote:

AYES:
NOES:

ATTEST:

APPROVED AS TO FORM:

JON BERG
COMMUNITY DEVELOPMENT DIRECTOR

BEST, BEST & KRIEGER, LLP
CITY ATTORNEY **FOR**

EXHIBIT "A"

Conditions of Approval Modification to CUP No. 2-90-05

November 21, 2024

GENERAL:

1. The Applicant shall defend, indemnify, and hold harmless the City of Indian Wells and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City of Indian Wells, its officers, employees, or agents to attack (including any judicial proceedings or an referendum), set aside, void, or annul any approval or condition of approval of the City of Indian Wells concerning this project, including but not limited to, any alleged act or failure to act related to the California Environmental Quality Act ("CEQA"), any approval or condition of approval by the Planning Commission or City Council. The City shall promptly notify the Applicant of any such claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. Applicant shall defend, with counsel mutually chosen by City and Applicant Applicant's own cost, expense and risk, any and all such aforesaid suits, actions or other proceedings of every kind that may be brought or instituted against City, its officials, officers, employees and agents. Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City, its officials, officers, employees or agents in any such suits, actions or other proceedings. Applicant shall also reimburse City for the cost of any settlement paid by City arising out of any such claims, demands, causes of action, costs, expenses, liabilities, loses, damages, injuries, suits, actions, or other proceedings. Such reimbursement shall include payment for City's attorney's fees and costs, including expert witness fees. Applicant shall reimburse City, its officials, officers, employees and agents for any and all legal expenses and costs, including expert witness fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Applicant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its officials, officers, employees or agents. In all cases, the City reserves the right, at its own option and cost, to choose its own attorney to represent the City, its officials, officers, employees, and agents in the defense of the matter.
2. In the event that any condition contained herein is determined to be invalid or legally unenforceable, then all remaining conditions shall remain in force.
3. This approval of modification to CUP No. 2-90-05 shall be used within one (1) year after final approval or it shall become null and void unless the time limit is extended by the City Council per Municipal Code Section 21.06.040(e). The phrase "be used" above shall mean the application by the Applicant for, and approval and issuance by the City of, applicable building permits to start construction of the phased project.
4. All relevant Conditions of Approval from CUP No. 2-90-05, including any subsequent modifications, shall remain in effect for this modified CUP.

5. The pickleball courts shall be used exclusively by members of the Indian Wells Country Club and their guests. Any changes in usage shall require approval from the City.
6. The Applicant shall implement all noise mitigation measures recommended in the approved Noise Study conducted by Salas O'Brien on file with the City. Specifically, the Applicant shall install a continuous 12-foot-high noise barrier along the east and south sides of the pickleball courts. The noise barrier shall be designed and constructed using materials and specifications detailed in the Noise Study to reduce noise levels to approximately 50dBA at the nearest residential property lines consistent with existing ambient noise levels.
7. The Applicant shall maintain the facilities, including but not limited to the noise barriers, waiting area, lighting, drainage area, parking and landscaping, in an acceptable and safe condition to the satisfaction of the City of Indian Wells, for the life of the Project.
8. As determined by the Community Development Director, if the City receives substantive noise complaints caused by the operation of the new pickleball courts, the Director or designee shall have the authority to require additional noise attenuating measures as recommended in the Noise Study, including but not limited to, adding additional noise barriers, the use of quieter paddles and balls, and limiting operational hours to ensure associated noise levels do not exceed the pre-existing ambient conditions at the nearest residential homes.
9. The pickleball courts shall only be allowed to operate between the hours of 8:00 a.m. and 8:00 p.m., seven days a week.
10. A minimum of 198 vehicle parking spaces and 147 golf cart parking spaces shall be maintained on-site in accordance with the approved Parking Study conducted by Urban Crossroads.
11. The project shall be developed in accordance with the approved plans, and failure to comply with any conditions of approval shall be deemed just cause for revocation of project approval by the City Council. However, the Community Development Director or designee shall have the authority to approve minor deviations in the conditions of approval, and all plans including the construction drawings, if deemed necessary by both the Applicant and the City to implement the Project as conditionally approved.
12. Upon submittal of construction drawings to the Building Department for plan check review, all departmental conditions of approval for the project shall be included on the sheet following the title sheet, or the first sheet of the plans. A site plan shall also be attached to all sets of construction drawings. This condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.
13. All plans shall be coordinated for consistency.

14. The Applicant shall pay development impact fees at the established rates. Such fees may include, but not be limited to, new construction fee, park or open space fees, school fees, drainage fees, sewer fees, TUMF fee, local CVMSHP development impact fee, building permit and plan check fees.
15. All signage must be in compliance with Indian Wells Municipal Code Title 17 and all other applicable Code sections. Proposed deviations from the Title 17 of the Indian Wells Municipal Code shall be submitted for consideration as an application in compliance with Indian Wells Municipal Code Section 21.06.050.
16. Approval of this modified conditional use permit shall not waive compliance with all applicable sections of the Indian Wells Municipal Code, all other applicable City ordinances, and applicable specific plans.
17. Construction shall occur between the hours of 7:00 am and 5:00 pm, Monday through Friday, 8:00 am and 5:00 pm, Saturday and no construction on Sunday or national holidays per Municipal Code Section 9.06.047. The Community Development Director may grant a temporary waiver from these hours in limited circumstances where a special need is demonstrated.
18. Within fifteen (15) days of final approval by the City Council, the Applicant shall submit in writing, a statement indicating that the Applicant has read and agrees to the conditions imposed herein. Approvals of land use and related applications hereunder shall become void, and any privilege, permit, or other authorization granted shall be deemed to have terminated if compliance with this condition has not been completed within the specified time limits.

LANDSCAPING:

19. Detailed landscaping and irrigation plans shall be submitted for approval by either the Community Development Director and/or the Coachella Valley Water District.
20. Above ground-mounted utility locations shall require approval by the Community Development Director. All detector check and backflow assemblies shall be located in planting areas.
21. Any exposed detector check/backflow devices shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device.
22. All ground-mounted utility appurtenances shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming and/or landscaping to the satisfaction of the Community Development Director.
23. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this project.

LIGHTING:

24. All lighting shall be designed and installed to minimize on-site and off-site glare onto adjacent property. Lighting shall comply with the approved Photometric Plan, and any modifications require prior approval from the Community Development Director.
25. The maximum height of all light fixtures shall not exceed 20-feet above the court surface. All lighting shall be shielded and directed downward to minimize glare and light spillover onto adjacent residential areas.
26. Lighting shall operate only between 8:00 a.m. and 8:00 p.m., consistent with the hours of operation for the courts.

BUILDING AND SAFETY

27. A pre-construction meeting, scheduled with the Building Division, shall be held with all applicable City staff members, Applicant, contractor, superintendent, and all subcontractors prior to start of construction.
28. Prior to the issuance of a building permit for construction, the Applicant shall first obtain and present to the Building Department permits and/or clearances from the following agencies/individuals as applicable:
 - a. City Fire Marshal
 - b. City Public Works Director
 - c. Community Development Director
 - d. Coachella Valley Water District (CVWD)
29. Seismic design consideration shall be in accordance with the provisions of the current California Building Code and the seismic design parameters of the Structural Engineers Association of California.
30. Building construction will be designed in accordance with the energy conservation requirements imposed by the California Energy Commission and Title 24 of the California Administrative Code.
31. The Project shall comply with all applicable provisions of the Americans with Disabilities Act (ADA).
32. The Project is to be built according to Building and Safety Standards and comply with any applicable City of Indian Wells Municipal Code Regulation.
33. The Project site shall be clean and free of trash and construction debris, and all construction equipment shall be removed from the site prior to issuance of a certificate of occupancy.

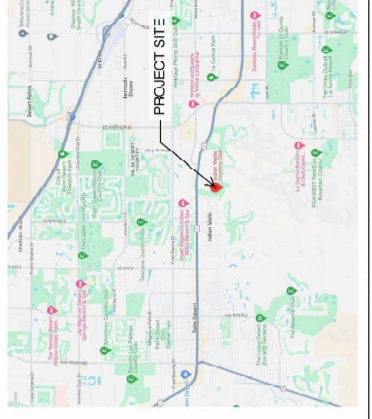
34. The developer or contractor is responsible for construction parking. To the extent feasible, all construction, visitor, and worker vehicles shall be parked on-site. Any construction, visitor, or worker vehicles not parked on-site, must be parked legally on the street within a 150-foot radius of the construction site.

PUBLIC WORKS/ENGINEERING:

35. A Preliminary Geotechnical Investigation and Report shall be prepared by a competent Geotechnical Engineer, and submitted to and reviewed by the City, prior to commencement of any precise grading activities. Said Report(s) shall be referenced on the Precise Grading Plans. Said Report shall comply with the City of Indian Wells Geotechnical Policy Guidelines, including requirements for Subsidence. All grading shall conform to the recommendations contained in the Preliminary Geotechnical Investigation and Report and shall be observed by the Geotechnical Engineer of Record.
36. All projects disturbing less than one acre are not required to prepare a SWPPP or file an NOI, but shall manage storm water drainage during construction by complying with one or more of the measures described in the Green Building Standards Code (CGBC). Implementation of Best Management Practices (BMP's) in accordance with IWMC 16.52.020 shall satisfy CGBC requirements.
37. All projects disturbing 5,000 square feet or more shall be required to prepare and submit to the City for approval a Fugitive Dust Mitigation Application and Plan. Dust and vehicular track-out shall be controlled in accordance with an approved Plan, including but not limited to daily cleaning of dirt and debris from of all adjacent streets. Dirt and debris shall not be permitted to enter any storm drain system. During periods of high winds or wind gusts exceed 25 mph, all grading shall cease and the site shall be continuously watered to prevent fugitive dust.
38. Complete Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region prior to Grading Permit submittal.
39. Prior to issuance of a Building Permit, a Precise Grading Permit shall be obtained by the Applicant. Said permit may be issued after submittal, review, and approval of a Precise Grading Plan. The Precise Grading Plan shall comply with Chapter 18 of the Indian Wells Municipal Code and the Indian Wells Public Works Engineering Handbook.
40. Prior to issuance of a Precise Grading Permit, the Applicant shall submit and obtain approval of all of the following:
 - a. Precise Grading Plan that shall be prepared by a qualified Engineer and shall conform to the recommendations contained in a Preliminary Geotechnical Report(s).
 - b. Fugitive Dust Control Application and Plan.
 - c. Refundable dust deposit in the amount of \$2,000 per acre.

41. Construction in the 500 year, .2% Annual Chance Flood Hazard (X) shall be per Indian Wells Municipal Code 16.36 Flood Plain Management.
42. All compaction reports, grade certifications and as-built of the precise grading plan shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.

END OF CONDITIONS



VICINITY MAP

CUP MODIFICATION
06/27/2024
Sheet Title
SITE AERIAL

Sheet No.
AS101

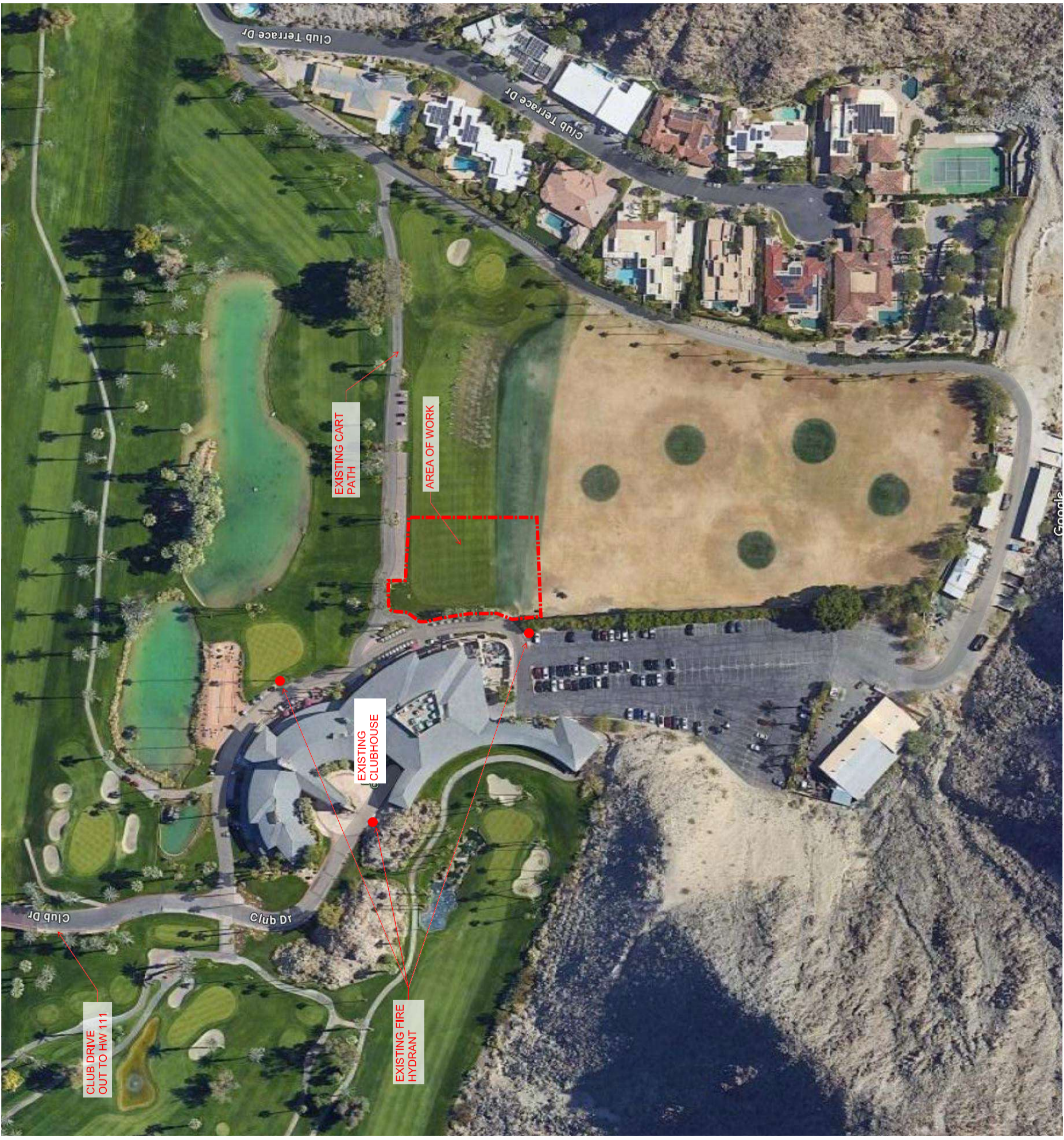
REV	DATE	ISSUED	REASON
1	08/27/24		CUP MODIFICATION

PROJECT NO. 24214

**INDIAN WELLS
COUNTRY CLUB
PICKLEBALL
COURT**
46009 CLUB DRIVE
INDIAN WELLS, CA 92210



delawie
Architecture • Experience • Integrity
1515 Morena Blvd
San Diego, CA 92110
(619) 299-6690
delawie.com



A1 EXISTING AERIAL

ALL DESIGNS, DRAWINGS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.
10 January, 2000

#	DATE	REVISION	BY

INDIAN WELLS PICKLE BALL COURTS

INDIAN WELLS COUNTRY CLUB
INDIAN WELLS, CALIFORNIA

CIVIL SITE PLAN - CONDITIONAL USE PERMIT

SCALE	
DRAWN BY	
CHECKED BY	
DATE	
JOB NO.	
SHEET NUMBER	

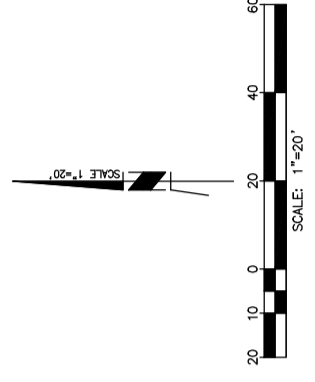
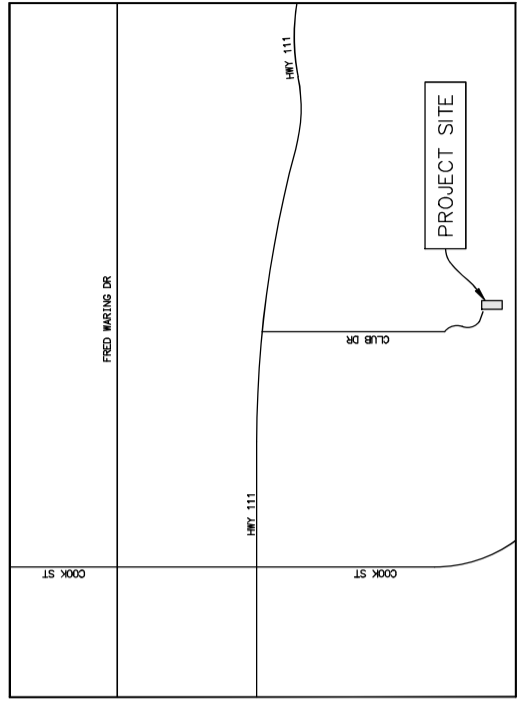
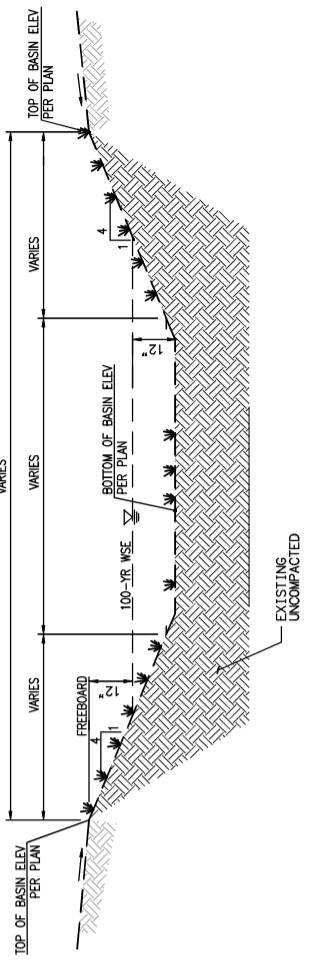
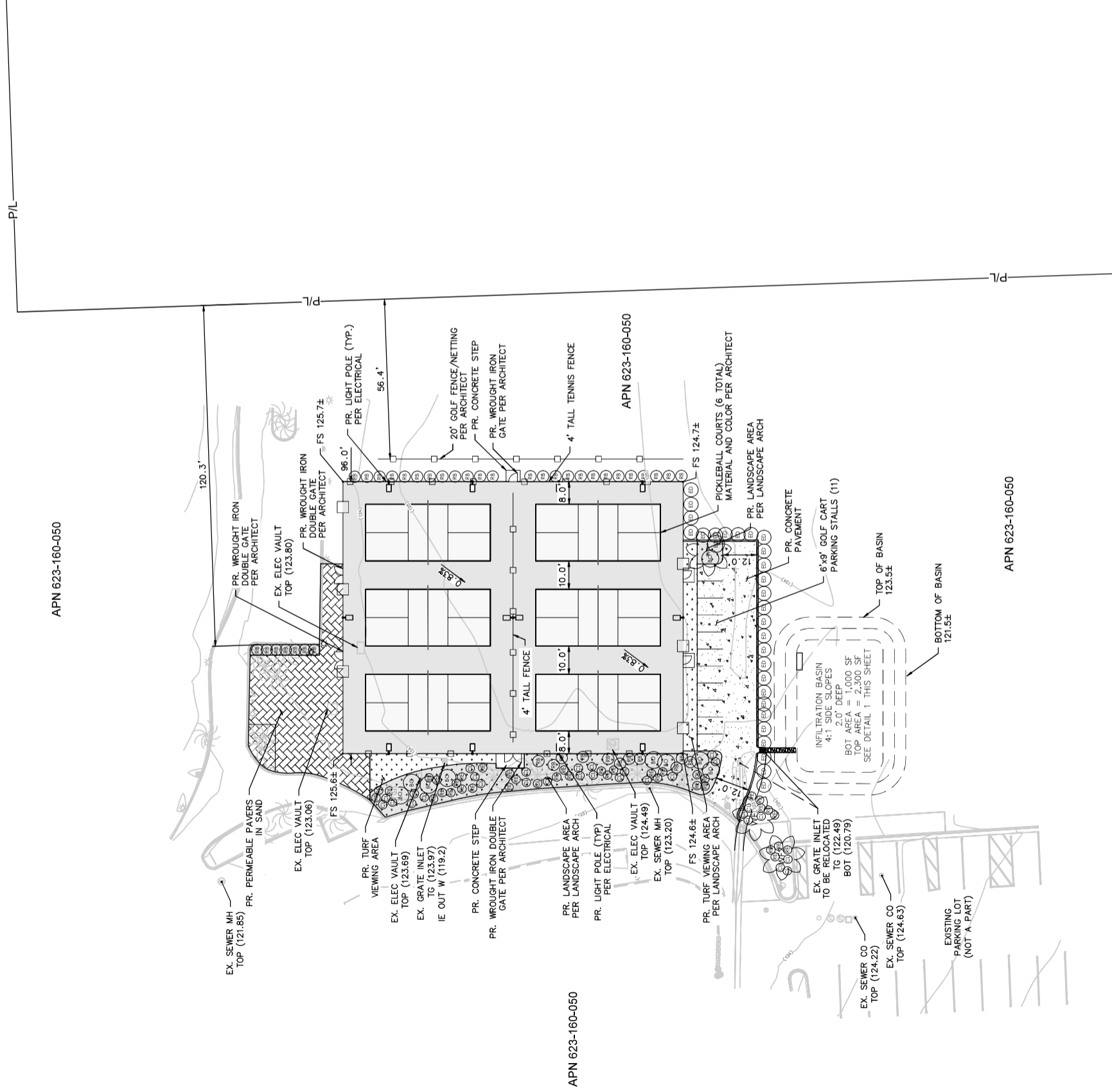
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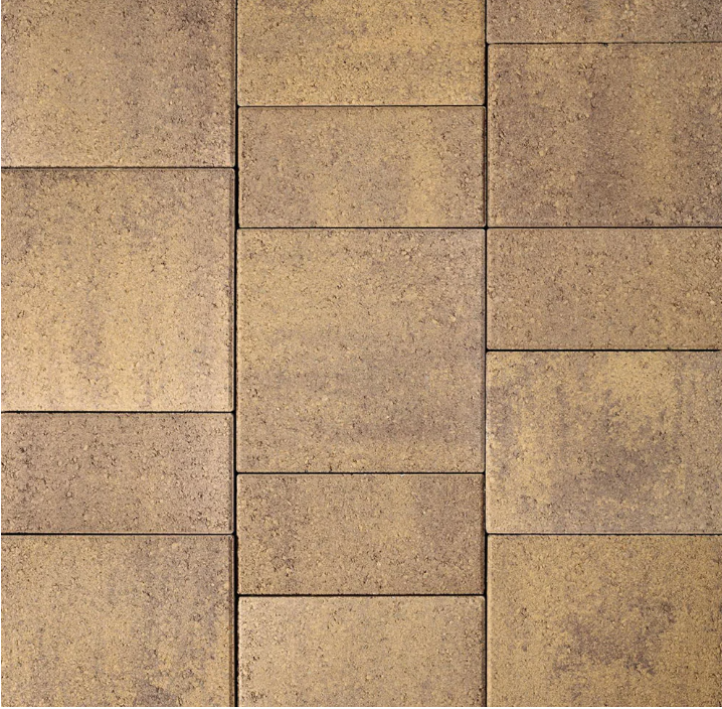
QUANTITIES

PROJECT SITE (ACRES)	0.54
GRADING CUT (CY)	222
GRADING FILL (CY)	222
IMPORT/EXPORT (CY)	0

LEGEND

- PR. CONCRETE (1768 SF)
- PR. PAVERS (1730 SF)
- PR. LANDSCAPING (1570 SF)
- PR. TURF (602 SF)
- PR. PICKLEBALL COURTS (5320 SF)
- PR. SURROUNDING SURFACE (6201 SF)





PAVERS



PICKLEBALL COURT SURFACE
- SLATE AND BLUE



BLACK VINYL PICKLEBALL FENCING



INTEGRAL COLOR PAVING TO
MATCH EXISTING

DATE: August 14, 2024
TO: Alison N. Morita, Delawie
FROM: John Kain and Marlie Whiteman, Urban Crossroads
JOB NO: 15521 IWCC Parking.docx

INDIAN WELLS COUNTRY CLUB PARKING ASSESSMENT

Alison N. Morita,

The purpose of this letter is to examine the number of parking stalls which would be appropriate to serve the Indian Wells Country Club with proposed improvements. The Indian Wells Country Club is a private, members-only facility serving a gated community with approximately one thousand dwelling units behind the gates, where approximately 250 homes are owned by Members.

The facility includes a 70,000-sf private country club main building with a 36 -hole golf course within the gates. The Club has 689 members, with 516 golf members and 173 social members. Approximately seventy-five percent (75%) of the members are part-time residents who leave for the summer months.

Existing parking provided at the clubhouse consists of 198 automobile stalls, with an additional 125 golf cart stalls also provided on-site.

Related amenities include a putting green and driving range. Exhibit 1 shows the existing setting of the Indian Wells Country Club, with parking tabulations.

Members gain access to the facility using golf carts, walking and bicycling in addition to automobiles. The homes are within easy walking or cart driving distance to the Club and driving range.

PROPOSED IMPROVEMENTS

The proposed project consists of four to six (4-6) pickleball courts (with adjacent outdoor waiting area), and 11 added cart parking spaces (with interior drive aisle).

The location of the Project is adjacent to an existing turf area across the drive aisle from the main clubhouse, as shown on Exhibit 2.

Exhibit 2 includes two options for the proposed project, the first with 4 pickleball courts, and the second with 6 pickleball courts. For analysis purposes, 6 pickleball courts are assumed in this parking assessment.

Table 1 presents the existing and proposed site uses. As shown in Table 1, the Project improvements will add pickleball courts as a related amenity to the existing country club site.

EXHIBIT 1: EXISTING PARKING SUPPLY

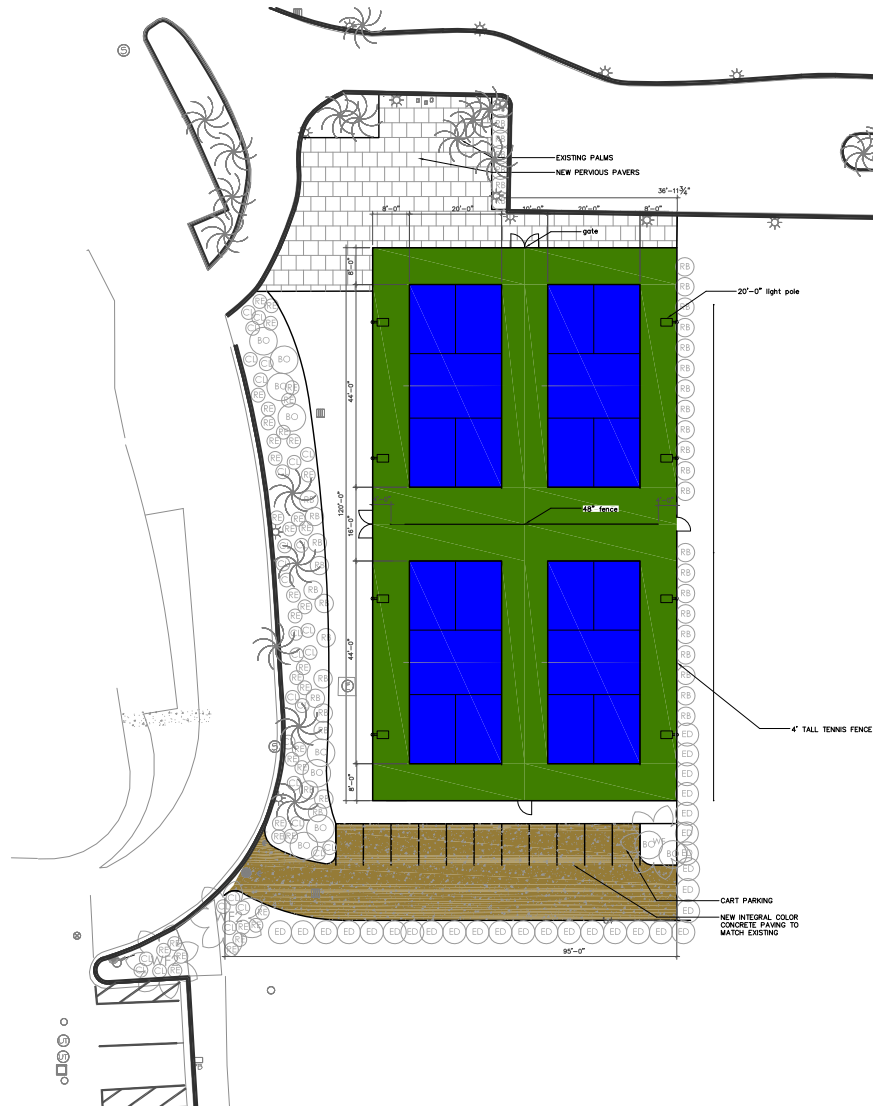


EXISTING PARKING:
198 CAR PARKING SPACES
125 CART PARKING SPACES

323 TOTAL PARKING SPACES

EXHIBIT 2: PICKLEBALL COURT SITE PLAN OPTIONS

OPTION 1: 4 PICKLEBALL COURTS



OPTION 2: 6 PICKLEBALL COURTS

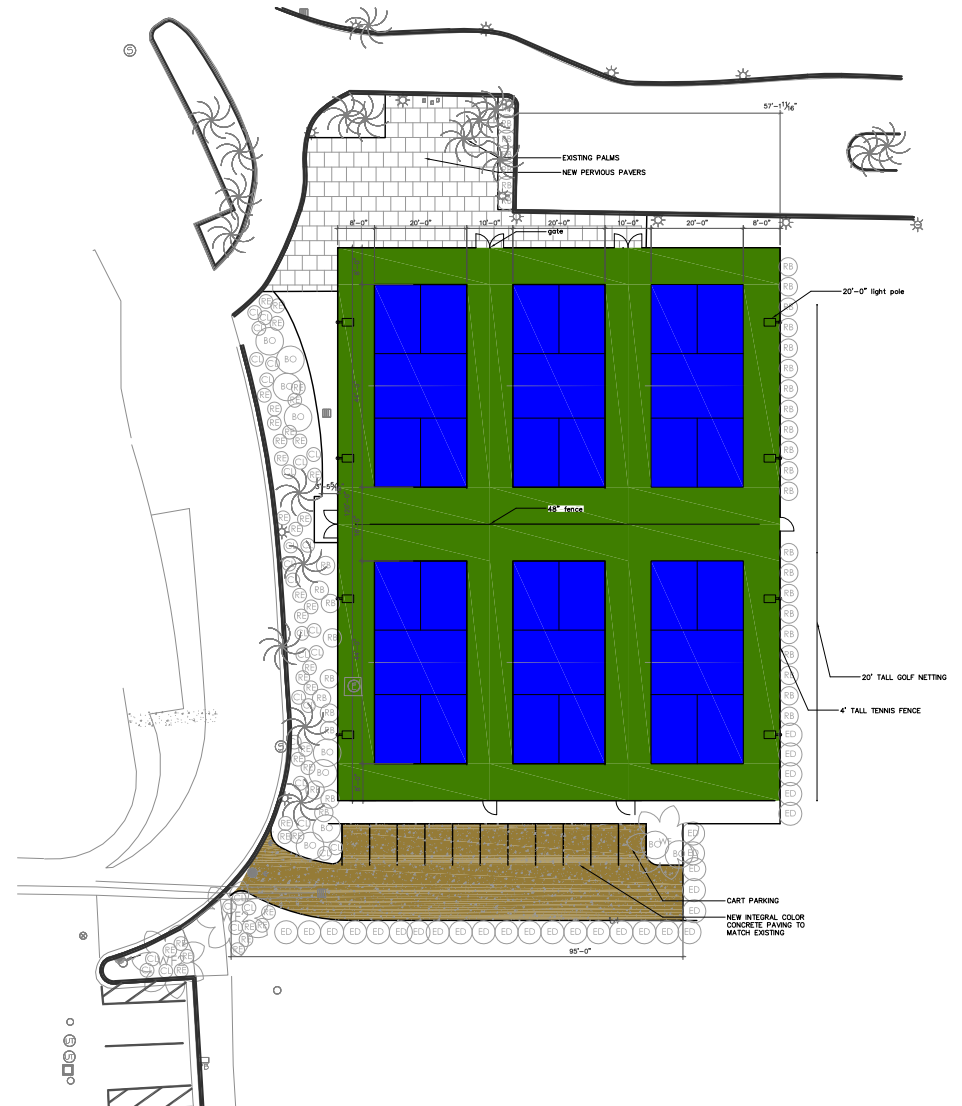


Table 1: Existing and Proposed Project Uses

Land Use	Quantity ¹		Change (Proposed - Existing)
	Existing	Proposed	
Interior/Building Area			
- Indian Wells County Club Main Building	70,000 SF	70,000 SF	--
Outdoor Area Amenities			
- Golf Course	36 Holes	36 Holes	--
- Driving Range	12 Tees	12 Tees	--
- Proposed Pickleball Courts	--	4-6 Courts	+4-6 Courts

CITY OF INDIAN WELLS PARKING CODE

The existing site land use has been reviewed in terms of City of Indian Wells parking code requirements. It is important to note that for each calculation, public access is assumed. Table 2 presents the estimated parking requirements for existing site land uses.

A private clubhouse is a land use type not specifically addressed in current City of Indian Wells parking codes. For land use types where parking requirements are not specified, the City of Indian Wells code indicates that *“Parking Requirements for Uses Not Specified. Parking requirements shall be determined by the Community Development Director based upon a parking study paid for by the applicant. (Title 21 ZONING CODE, Chapter 21.100 PARKING STANDARD DESIGN REQUIREMENTS AND REVIEW PROCEDURES)”*.

The City code requirements for public golf courses and driving ranges consist of *“six (6) spaces per hole and one (1) space per driving range tee in addition to the parking requirements for other on site uses”*. *“(Title 21 ZONING CODE, Chapter 21.100 PARKING STANDARD DESIGN REQUIREMENTS AND REVIEW PROCEDURES)”*.

The Indian Wells Country Club supports 36 holes of golf and a driving range with 12 tees. The clubhouse includes private golf course uses such as golf pro shop, restrooms, men’s and women’s locker rooms, and dining/lounge/bar areas, and related offices.

If public access was available, 228 parking spaces would be required to serve the existing site, as shown on Table 2.

The City of Indian Wells does not have an explicit parking code requirement for pickleball, so the rates used by surrounding jurisdictions have been examined.

Table 2: City Parking Code Requirement for Existing Site if Public

Land Use	Quantity ¹	Parking Rate	Code Parking Spaces
Existing:			
- Golf Course	36 Holes	6 SP/Hole	216
- Driving Range	12 Tees	1 SP/Tee	12
Existing Required Parking			228

OTHER RELEVANT CITY CODES

As indicated above, the City of Indian Wells does not have an explicit parking code requirement for game courts. Therefore, jurisdiction parking codes have been reviewed for the cities of Palm Desert, Palm Springs, and Rancho Mirage in terms of their code requirements for game courts.

The City of Palm Desert Zoning Code Table 25.46-1 indicates that for public tennis facilities, a minimum of 3 parking stalls are required per court.

For the City of Palm Springs, Section 93.06.00 requires three spaces for each one game court.

Table 3-6 of chapter 17.26 of the City of Rancho Mirage Zoning Code requires 2 spaces for each court plus 1 space for each 300 square feet of floor area for ancillary uses at tennis/racquetball/handball or other courts.

Based on parking code requirements for nearby cities in the Coachella Valley, Urban Crossroads recommends estimating the parking requirement at 3 spaces per pickleball court, for a total of 18 spaces.

Exhibit 3 shows the proposed Indian Wells Country Club improvements, with parking tabulations. Proposed parking to be provided on-site at the clubhouse consists of 198 vehicle stalls and 136 golf cart stalls (334 spaces overall),

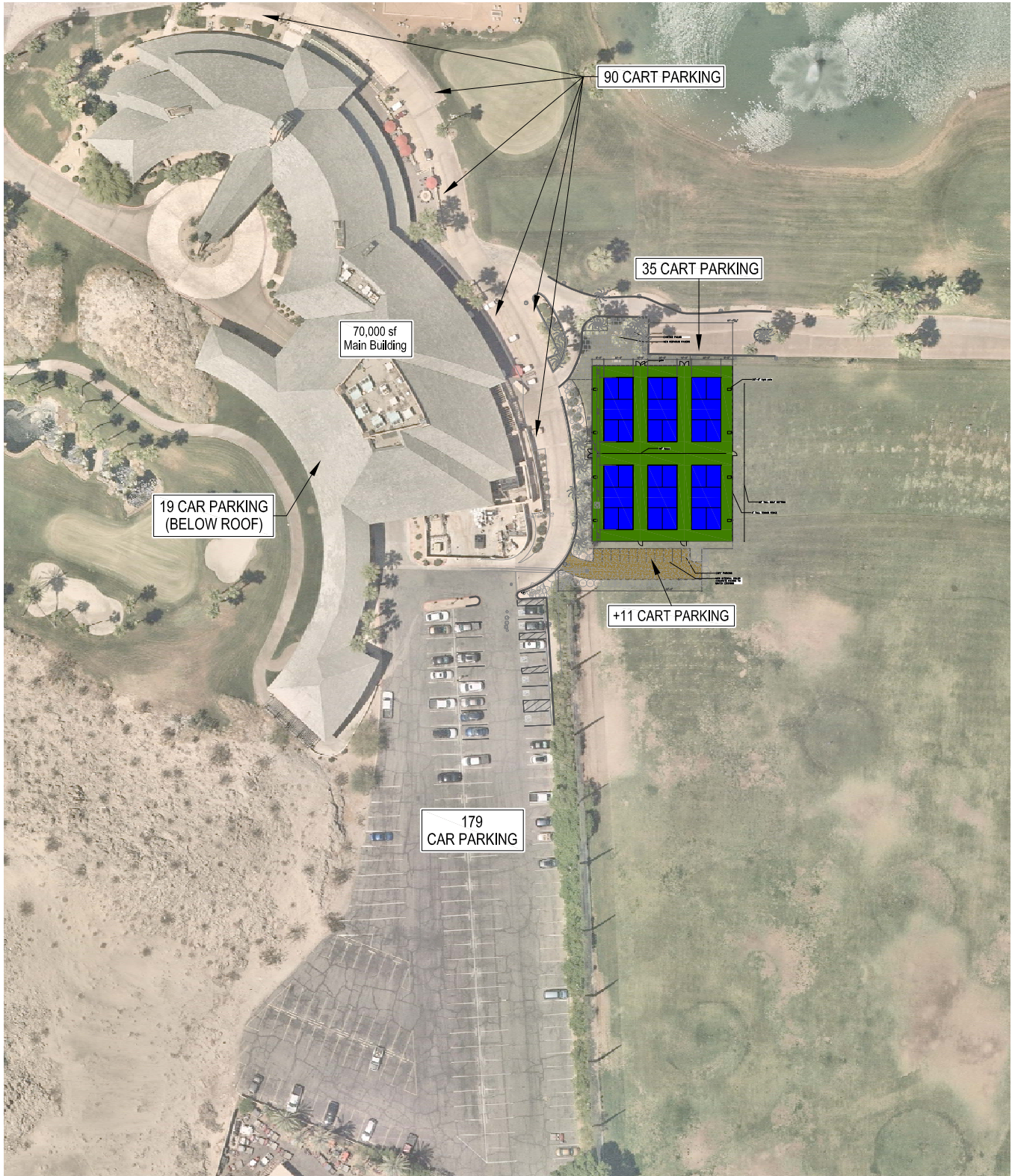
Table 3 shows a potential total parking requirement of 246 spaces for existing and project uses for the site.

Table 3: Parking Code Requirement for Project if Public

Land Use	Quantity	Parking Rate ¹	Code Parking Spaces
Existing Facilities			
- Golf Course	36 Holes	6 SP/Hole	216
- Driving Range	12 Tees	1 SP/Tee	12
Existing Required Parking			228
Proposed Project:			
- Pickleball Courts	6 Courts	3 SP/ Court	18
Existing Plus Project Required Parking			246

¹ SP = Space

EXHIBIT 3: INDIAN WELLS COUNTRY CLUB WITH PICKEBALL COURTS & ADDITIONAL PARKING IMPROVEMENTS



TOTAL PARKING SPACES:
198 EXISTING CAR PARKING SPACES
125 EXISTING CART PARKING SPACES
11 ADDITIONAL CART PARKING SPACES

334 TOTAL PARKING SPACES



ITE PARKING GENERATION

For context purposes, parking demand rates from the Institute of Transportation Engineers (ITE) Parking Generation - 6th Edition for Golf Course (ITE Land Use Code: 430), Tennis Court (ITE Land Use Code: 490), and Raquet/Tennis Club (ITE Land Use Code 491) have been examined.

The purpose of the ITE Parking Generation Manual is to present data and information regarding the number of parking spaces provided (supply) as well as parking spaces utilized during peak periods (demand) for a variety of land use types. The manual describes the composition of the database, presents parking demand information in data plots and tables, and explains the various statistics that are presented.

For the golf course (ITE Land Use Code: 430) land use type, the parking rate includes pro shop, driving range, and similar ancillary uses. The ITE parking generation rate in a general urban/suburban setting is approximately 6.3 spaces per hole. This rate applied to 36 holes would equal 227 spaces, which is almost identical to the parking code requirement of 228 spaces discussed above for the golf course & driving range.

For the tennis court (ITE Land Use Code: 490) and racquet / tennis club (ITE Land Use Code: 491) uses, the parking demand rate estimated by ITE is between 3.17 and 3.93 spaces per court. If the more conservative estimate of 3.93 spaces per court was used, the 6 pickleball courts would generate a demand for 24 spaces, which when added to 227 spaces is 251 which is less than the provided 336 auto and golf cart parking spaces.

Table 4: ITE Parking Generation for Project

Land Use	Quantity	Parking Rate ¹	ITE Parking Spaces
Existing Parking Demand			
- Golf Course including Driving Range	36 Holes	6.3 SP/Hole	227
Existing Required Parking			227
Proposed Project:			
- Pickleball Courts	6 Courts	3.93 SP/Court	24
Existing Plus Project Parking Demand			251

¹ SP = Space

CONCLUSION

Proposed improvements for the Indian Wells Country Club consist of four to six (4-6) pickleball courts (with adjacent outdoor waiting area), and 11 added cart parking spaces (with interior drive aisle). The overall parking to be provided on-site consists of 198 vehicle stalls and 136 golf cart stalls.

Members gain access to the facility using golf carts in addition to automobiles. The homes are within easy cart driving distance to the Club facilities. Many of the homes are occupied seasonally, and members often use golf carts to and from their homes and the club.

Based upon review of relevant City codes for existing and proposed site uses (with public access), and evaluation of relevant ITE parking generation rates for existing and proposed uses, the overall parking requirements for the site with improvements range from 246 to 251 parking spaces.

With consideration of private, member-only characteristics of the Project, the provision of 198 vehicle stalls and 136 golf cart stalls (334 spaces overall) will adequately serve this site plan with addition of up to six new pickleball courts.

Specifically, the additional parking demand per pickleball court ranges from 3 to 4 spaces per court. With 6 new courts, this equates to a maximum added parking demand of 24 spaces. Although only 11 new cart parking spaces are proposed with the project improvements, existing available auto and cart parking spaces in combination with the added cart spaces will serve overall parking needs at the site.

If you have any questions regarding this parking demand letter, please contact John Kain at (949) 375-2435 or Marlie Whiteman at (714) 585-0574.

Respectfully submitted,
URBAN CROSSROADS, INC.



John Kain, AICP
Principal

JN: 15521 Parking Assessment



Marlie Whiteman, PE
Senior Associate

New Pickleball Courts, Initial Noise Study

Indian Wells Country Club # 2465-67241-00

INTRODUCTION

This report contains a summary of existing site noise levels, reference pickleball gameplay noise and initial feedback regarding new pickleball courts at the Indian Wells Country Club in Indian Wells, CA.



Key Takeaways

- Indian Wells exterior noise standards limit daytime noise at residential property lines to **55dBA**, with increased noise level allowances for shorter time periods, and a **maximum of 75dBA** not to be exceeded for very short periods.
- Ambient noise levels along the eastern residential property line were measured between 45-82dBA (1 second intervals), resulting in an overall level of **55dBA averaged over ~2hr duration**, with typical levels around 48dBA without contributions from individual noise events such as golf cart pass-by.
- Reference pickleball gameplay noise measurements resulted in short term levels reaching 73dBA (1 second intervals) from hitting noises, with the longer-term **average of ~60dBA over ~30min** of relatively continuous gameplay.
- Distance (~400ft) is predicted to reduce reference pickleball noises to below code exterior sound limits. However, the intermittent and attention-grabbing nature of pickleball “pop” paddle impact noise will be audible at the residences.**
- A combination of distance and barrier treatment would help reduce the highly variable and individual patron specific nature of pickleball associated noise emissions (intensity/ equipment/ movement / vocal/ etc.) and lower the likelihood of annoyance/complaints from nearby residences. We recommend stakeholders consider incorporating barrier treatments around the perimeter of the courts, at the East and South sides of the courts at minimum. Treatment could be as simple as applying a mass loaded noise curtain system to a 10ft or 12ft tall chain link fence. For planning, consider fence design provisions to accommodate future barrier treatments, which would relate to fence height and possibly other non-acoustical characteristics such as wind load, etc.



INDIAN WELLS NOISE RESTRICTIONS

Below we discuss aspects of the Indian Wells noise code. Only the City personnel can offer formal code interpretation, however we identify critical aspects for consideration:

- ▲ We understand that the IWCC property is within the *Open Space, Golf and Recreation* zoning with *Residential, Very Low Density Residential* zoning properties approximately 400ft to the immediately-adjacent eastern property line from the proposed new pickleball courts location.
- ▲ Indian Wells Municipal Code *Chapter 9.06 – NOISE* provides exterior noise standards by day (7:01am-10pm) and night (10pm-7:00am) time periods and cumulative duration to govern noise transfer to residential property lines. The exterior noise standards generally limit daytime noise at residential property lines to 55dBA with increased noise level allowances for short cumulative time periods, with a maximum of 75dBA (+20) not to be exceeded for very short cumulative periods (<1 minute/hour).

§ 9.06.040. Noise standards.

(a) Exterior Noise Standards.

- (1) Standards for Residential Properties. The following exterior noise standards, unless otherwise specifically indicated in this Chapter for all residential properties shall be:

55 dBA	7:01 a.m. to 10 p.m.
50 dBA	10:01 p.m. to 7 a.m.

- (2) Noise Level Categories. It is unlawful for any person at any location within the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, that exceeds, when measured on any other residential property the exterior residential noise standard by:

City of Indian Wells, CA

§ 9.06.040

§ 9.06.041

	Decibels	Cumulative Period
(i)	+3	30 minutes/hour
(ii)	+5	15 minutes/hour
(iii)	+10	5 minutes/hour
(iv)	+15	1 minute/hour
(v)	+20	Not to be exceeded.

- (3) Ambient Noise Level. If the ambient noise level exceeds that permitted by the noise limit categories specified in subsections (a)(2)(i) and (a)(2)(ii) of this Section, the allowed noise limit shall be increased in five (5) dBA increments in each category to encompass the ambient noise level. If the ambient noise level exceeds the noise level category set forth in subsection (a)(2)(v), the maximum ambient noise level shall be the noise limit set forth in subsection (a)(2)(v) of this Section.

- ▲ Section 9.06.070 Variances procedure establishes a method for an operator to request alternative compliance from the Planning Commission.



- ▲ Per 9.06.020 Definitions, “Noise Level” is described as the A weighted sound pressure level obtained by using a sound level meter at slow response. While there are other metrics that correspond better to the pickleball noise type, we intend to generally follow the precedent set by the code as written.

The reported levels in this report are in terms of the A-weighted Equivalent Level (unless otherwise noted) which corresponds best to the code, is a common metric for community noise concerns and best represents human response to time-varying noise levels; Equivalent Level is the steady A-weighted level that contains the same amount of energy as the actual time-varying A-weighted level during a given period of time; this is essentially an average sound pressure level where the averaging is based on energy. We have included general measurement durations for references; for example, pickleball hitting noises are short transient sounds which are better characterized by short measurement samples (e.g. 1 second) whereas longer term and relatively constant ambient noises are better characterized by longer term measurement samples.

BACKGROUND

- ▲ It is widely accepted that the average healthy ear can perceive sound level changes of 3dBA; that a change of 5dBA is readily perceptible, and that an increase (or decrease) of 10dBA is perceived as twice (or half) as loud.
- ▲ It is important to note that impulsive sounds are much more detectable & attention-grabbing than bland, constant sounds.
- ▲ The activity of pickleball generates intermittent and impulsive noises, especially the characteristic “pop” from the hard paddles striking a relatively hard ball, which are easily detectable in a bland and relatively quiet environment, such as typical residential environments. For this reason, the intermittent pickleball activity sounds, especially hitting noises or shouting, are detectable even in the presence of similar yet bland ambient background noise.

MEASUREMENTS OF AMBIENT & REFERENCE PICKLEBALL NOISE

Ambient Level

- ▲ We conducted measurements of ambient noise levels on September 23, 2024, from approximately 7:05am-8:55am. Site noise levels primarily comprised of relatively constant distant automobile/street and water fountain noise, fluctuated with intermittent golf cart/maintenance cart pass-by events, and included typical golf course driving range activities (golf ball swings/hits, patron talking, etc.).
- ▲ During our time onsite, we measured site noise to range between 45-82dBA (1 second intervals), resulting in an overall level of **55dBA averaged over ~2hr measurements** duration, with typical levels around 48dBA. The upper end of the range includes very short duration noise events such as from golf cart pass-by or when maintenance equipment (blowers) approached the measurement location. The lower end of the range represents time periods without cart noise and relatively low golf driving range activity.



Paradise Pickleball Reference Noise Level

- ▲ We conducted measurements of Pickleball court activity noise levels on September 23, 2024, from approximately 9am-9:50am at the nearby local court Paradise Pickleball.
- ▲ Court activity included three active courts, including foursome gameplay, twosome gameplay and an instructional foursome participating in a lesson. The players appeared to vary in overall intensity and experience level. Measurements were conducted at a distance of approximately 60ft from active court edge.
- ▲ We measured Pickleball game play noise to range between 50-73 dBA (1 second intervals), resulting in an overall **60dBA averaged over 30 minutes** of relatively continuous play, including some natural gaps in play activity, with various types of noises including:
 - Paddle/ball hitting noise ranges in level with the intensity of the strike as well as paddle/ball material characteristics. Paddles and balls appeared to vary. Hitting noise “pop” sound associated with the upper end of the measured range, with an impulsive, intermittent noise characteristic.
 - Player vocal noise varied with patron excitement (cheers, boos, exclamations). This noise type represents the lower-mid region of the measured range. Player vocal noise was significantly less attention grabbing than paddle/ball hitting noises.
 - Movement noise which fluctuated with intensity of play (squeaks, scuffs, running). This noise type represents the lower end of the measured range. Movement noise was significantly less attention grabbing than paddle/ball hitting noises.
- ▲ We understand that up to (6) new courts are anticipated in the proposed court location at Indian Wells, implying the possibility of twice the activity than we measured from the three active courts Paradise Pickleball. From a sound energy perspective, twice the sound energy would result in +3dBA additive correction to the reference level which we have applied to our analysis below.

NOISE CONTROL ANALYSIS & DISCUSSION

Distance

- ▲ Over the ~400ft distance between the proposed court location and the nearest eastern property line, reference pickleball hitting noise levels are predicted to drop to **~64 dBA**, with longer term average pickleball activity noise levels dropping to near **51 dBA (30min duration)**. The long and short-term reference pickleball noise emission levels infer compliance with the code limits.
- ▲ While the overall time-averaged levels of the pickleball reference noise are anticipated to comply with the code limits, it is important to note that the intermittent and attention-grabbing nature of the pickleball hit impulse noise will likely be clearly audible during quieter time periods for typical ambient noise conditions at residences (e.g. 48dBA without contributions from individual noise events such as golf cart pass-by).



Actual future noise will be driven by player specific characteristics associated with intensity of play, equipment types and vocal noises rather than quantity of players and could at times be higher than our reference measurements.

For these reasons, barrier treatments should be considered to minimize complaints from the community.

Distance + Additional Losses from Barrier Treatments

- ▲ Due to the highly varying nature of pickleball noise that will fluctuate with intensity of play, equipment type and patron vocal efforts, it is possible that future pickleball noise increases above the reference level.
- ▲ For this reason, stakeholders should consider incorporating barriers for further reduction of pickleball associated noises to reduce the annoyance/complaint from the new noise type; for reference of the combined effect of barrier and distance, a 10ft barrier would drop reference pickleball hitting noise to ~53dBA, a 12ft barrier would drop hitting noise to about ~50dBA which brings the hitting noise similar to ambient noise levels.
- ▲ We recommend stakeholders to consider incorporating barrier treatments around the East and South sides of the courts at minimum, however the north side may be a future consideration to shield homes to the north. This could be as simple as applying a noise curtain system to a tall chain link fence. General barrier characteristics are discussed below.
- ▲ General Barrier Overview and Characteristics
 - In principle, barrier treatments will provide attenuation to reduce noise transfer in the direction of residences.
 - For barriers to work, they must be tall and wide enough to break line of sight to the receiving location (residences) and are ideally positioned as close as possible to the noise source, which is the court area in this case. Absorptive treatments on interior faces and nearby reflective surfaces further improve barrier performance by preventing noise buildup/reflections.
 - Barrier construction must be non-porous, weather resistant and of sufficient mass to prevent transmission through the barrier (commonly 5psf, however lighter-weight options are possible for pickleball due to its higher frequency characteristic, such as 1psf minimum).

Many common material possibilities can satisfy requirements, such as sandwiched plywood, virtually any thickness of concrete or CMU, stucco, 18ga steel or proprietary barrier solution products such as *IAC Noishield* which can be selected to include integral absorption. Related *IAC Noise-Foil* are metal panels that can be direct attached to solid barrier substrate to provide absorption.

There are also products that can be attached to chain link or other fence structures, such as Soundseal BBC-EXT-N or Kinetics KBC-100RBQ or Acoustifence or similar mass loaded curtains with attachment grommets and ideally with integral absorptive finish.



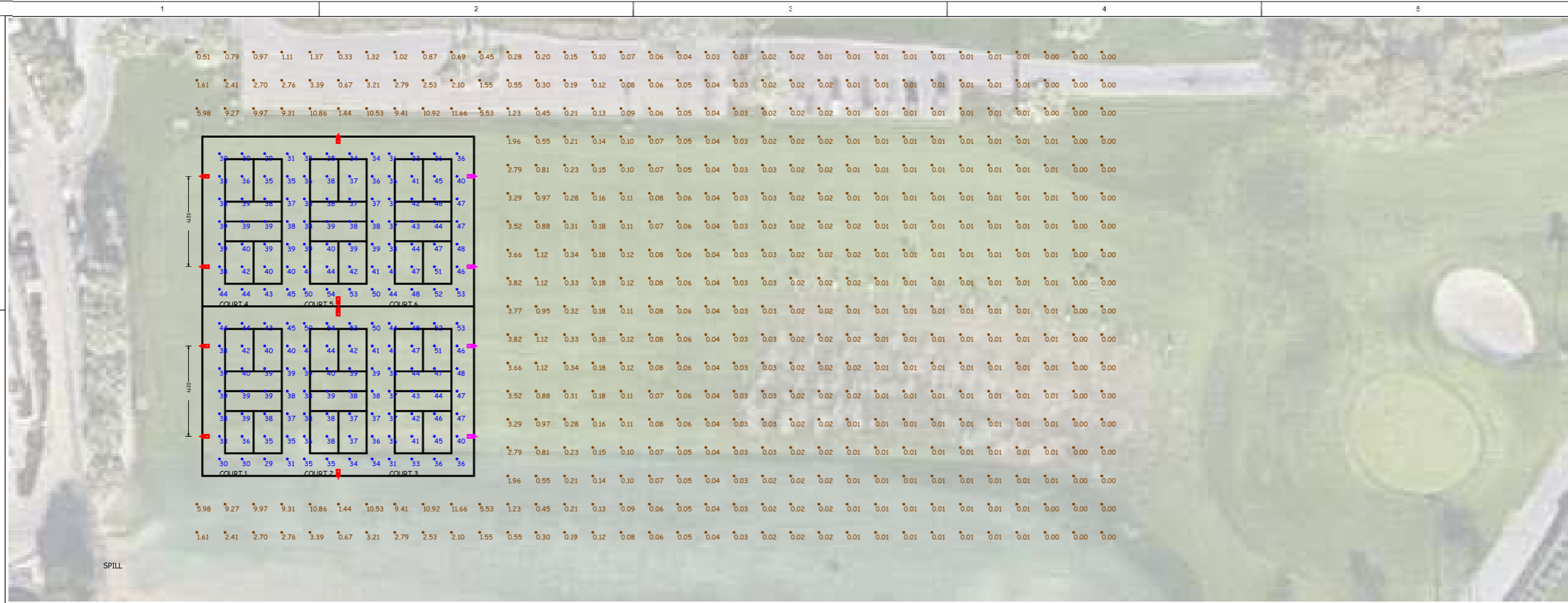
- Ideally, barriers should be constructed so that there are no openings between the barrier panels and between the barrier and the ground. Any openings will reduce barrier performance.
- Note that foliage/trees/shrubs are not effective for noise control as they are porous and do not meet mass requirements. For example, 100ft of trees might provide about 3dB of attenuation due to excess ground attenuation, however greenery can be useful in providing a psychological sense of privacy or for aesthetics.
- Berms are actually higher performing than barrier walls, which can be advantageous if project space allows incorporation. In practice, berms are typically difficult to build up due to sloping needs (typically 2:1) and end up being about 4 times wider than they are high.

Other Possible Pickleball Noise Mitigation Strategies

- ▲ Administrative control: Restrict court time and monitor player vocal output.
- ▲ Use the quietest balls and paddles available. These can reduce but not eliminate pickleball “pop” sound.
 - Paddles: Some paddles have been tested by others to identify paddles with lower noise signatures. Quieter paddles may reduce approximately 3 to 7 dBA compared to loudest paddles; with noise reduced through reduced paddle vibration, shifted sound energy to below 1000Hz and increased damping.
 - The green paddle list by Sun City includes recommended paddles for lower noise: <https://springbrookhills.com/resources/Documents/Board/Sun%20City%20Green%20Zone%20List.pdf>
 - Administrative control from an approved list can be challenging to manage, however a loaner paddle program could be implemented so that all players could use the same model of a quieter paddle.
 - Balls: While many plastic balls are approved for play, some balls produce slightly lower sound levels when struck by the paddle. It is important to note that the sound level difference among balls is much less than the difference among paddles, anecdotal data from peer research suggest approximately 1 to 3dBA reduction, and dependent on paddle.
 - We recommend studying for quietest combination of paddle and ball to compare sound levels and reactions before decisions are made regarding facility paddle and ball requirements.
- ▲ Masking Sounds, such from water fountain can help to reduce annoyance from offending sounds. Additional fountains or differing fountain characteristics could be studied to elevate the ambient noise environment in a non-offense way to neighbors.

- REPORT COMPLETE -

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Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	6	A	SINGLE	ZNAB-SL-CT-50 (ZONE MEDIUM) @ 20' MTS HT.	0.940	53515	436
	4	A1	SINGLE	ZNAB-SL-CT-50-0HS-B-60 (ZONE MEDIUM) @ 20' MTS HT.	0.940	52343	436
	1	B	TWIN 180	ZNAB-SL-CT-50 (ZONE MEDIUM) @ 20' MTS HT.	0.940	53515	436

Label	Calc Type	Units	Avg	Max	Min	Max/Min
COURT 1	Illuminance	Fc	27.82	45	19	1.55
COURT 2	Illuminance	Fc	40.00	54	34	1.59
COURT 3	Illuminance	Fc	41.88	53	31	1.71
COURT 4	Illuminance	Fc	37.82	45	19	1.55
COURT 5	Illuminance	Fc	40.00	54	34	1.59
COURT 6	Illuminance	Fc	41.88	53	31	1.71
SPILL	Illuminance	Fc	0.72	11.66	0.00	N/A

Date: 8/20/2024
Filename: INDIAN WELLS CCT AG1

The light levels shown are monitored using a 94 light loss factor (LLF). Light loss factors are used to adjust the light output of a luminaire operating in a controlled laboratory environment to the output obtained under actual field conditions. The LLF used in these calculations includes both recoverable and non-recoverable factors. Recoverable factors include luminaire dirt depreciation (LDD). Non-recoverable factors include optical system variations and depreciation in initial luminaire lumen output. The use of the light loss factor shown requires making certain assumptions about the lighting system, the specific application, and the maintenance of the system over time. Therefore, actual light levels measured in the field may vary from the calculated values, especially in regards to individual location measurements.

Calculations use a LED Maintained Lamp Lumen Factor based upon 90,000 hours of life, derived from IES TM21-11.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and / or architect must determine applicability of the layout to existing or future field conditions.

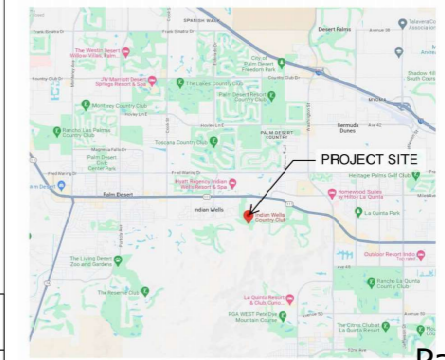


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A1 PHOTOMETRIC STUDY

VICINITY MAP



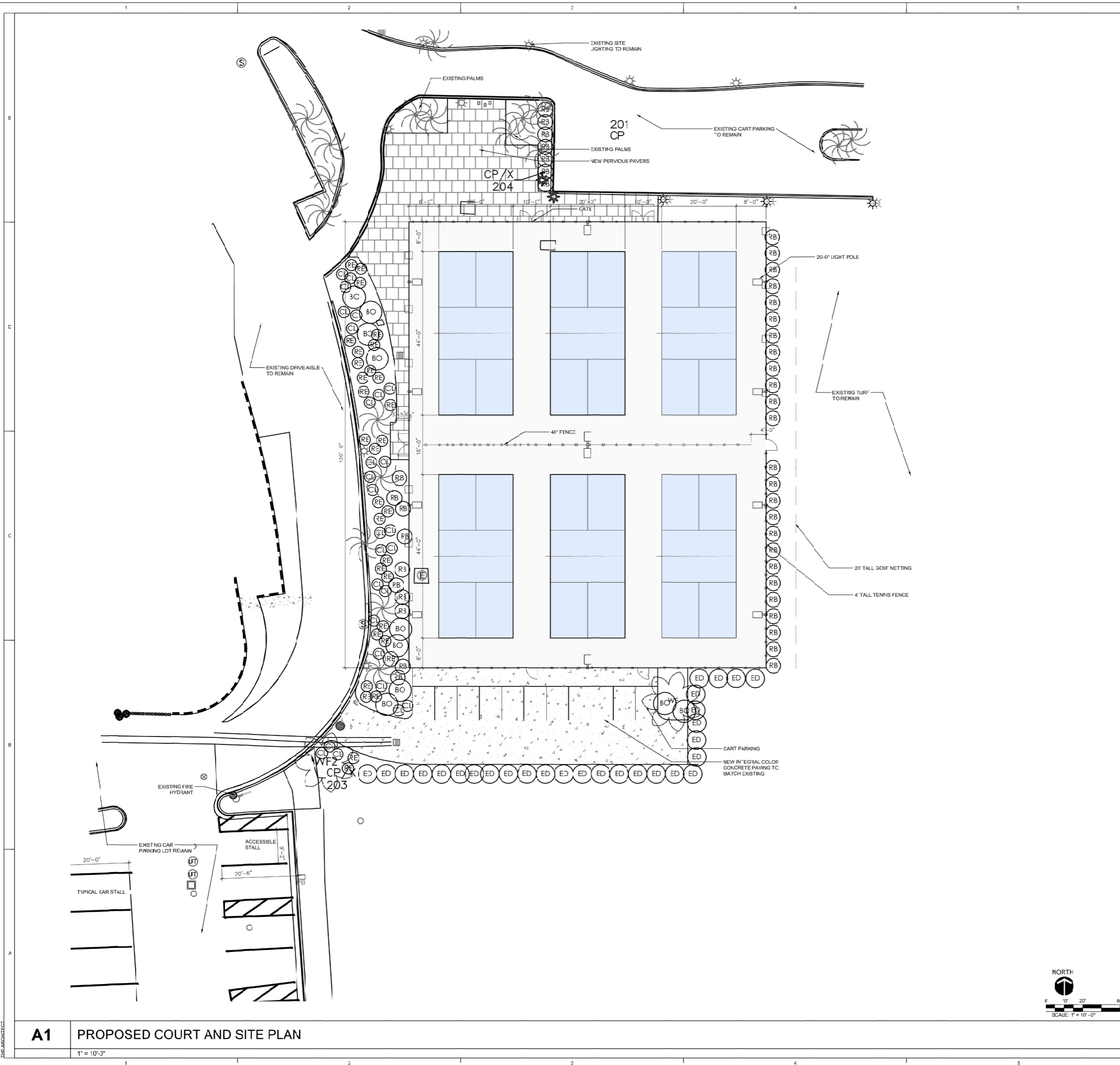
INDIAN WELLS COUNTRY CLUB PICKLEBALL COURT
46000 CLUB DRIVE
INDIAN WELLS, CA 92210

PROJECT NO. 24214

REV	DATE ISSUED	REASON
08.27.24		CUP MODIFICATION

CUP MODIFICATION
08.27.2024
Sheet Title
PHOTOMETRIC STUDY

01 January, 2020
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PLANTING LEGEND

PALM TREES	
SYMBOL	CODE BOTANICAL / COMMON NAME
	WF2 WASHINGTONIA X FILIBUSTA / HYBRID FAN PALM
	EXISTING PALM TREE

SHRUBS	
SYMBOL	CODE BOTANICAL / COMMON NAME
	BO EUGENIA VILLSEA X 'CO-LA-LA' TM / OO-LA-LA BOUGAINVILLEA
	CL CALLISTEMON VIMINALIS / LITTLE JOHN / LITTLE JOHN WEEPING BOTTLEBRUSH
	ED ELAEAGARBUS DECIPENS / JAPANESE BLUEBERRY TREE
	RB RUELLIA BRITTONIANA / BLUE BELLE
	RE RUSSELLIA EGISETIFORMIS / FIRECRACKER PLANT

VICINITY MAP

INDIAN WELLS COUNTRY CLUB PICKLEBALL COURT
46000 CLUB DRIVE
INDIAN WELLS, CA 92210

PROJECT NO. 24214

REV	DATE ISSUED	REASON
08.27.24		CUP MODIFICATION

CUP MODIFICATION
08.27.2024

Sheet Title
PROPOSED COURT AND SITE PLAN

Sheet No.
AS102



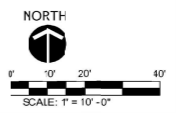
INDIAN WELLS COUNTRY CLUB PICKLEBALL COURT
46000 CLUB DRIVE
INDIAN WELLS, CA 92210

PROJECT NO. 24214

REV	DATE ISSUED	REASON
08.27.24		CUP MODIFICATION

A1 PROPOSED COURT AND SITE PLAN

1" = 10'-0"

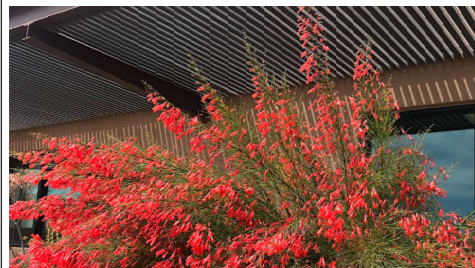


01 January, 2020
ALL DESIGN DECISIONS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.



LSA LIGHTING
ZONE MEDIUM SPORT/COURT LIGHT IN BLACK FINISH

D1 PROPOSED LIGHTING



RE- RUSSELLIA EQUSETIFORMIS-
FIRECRACKER PLANT



WF2- WASHINGTONIA X FLIBUSTIA-
HYBRID FAN PALM



BO- BOUGAINVILLEA



CL- CALLISTEMON VIMINALIS-
LITTLE JO-IN WEEPING BOTTLEBRUSH



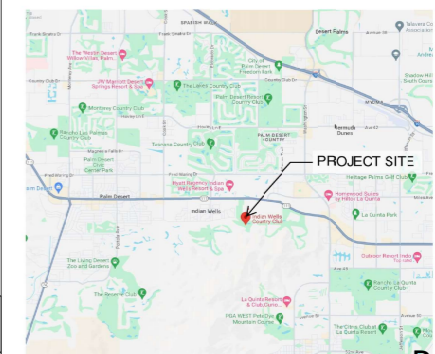
ED- ELAEOCARPUS DECIPIENS-
JAPANESE BLUEBERRY TREE



RB- RUELLIA BRITTONIANA-
BLUE BELLS

A1 PROPOSED PLANTING

VICINITY MAP



**INDIAN WELLS
COUNTRY CLUB
PICKLEBALL
COURT**

46000 CLUB DRIVE
INDIAN WELLS, CA 92210

PROJECT NO. 24214

REV	DATE ISSUE	REASON
	08.27.24	CUP MODIFICATION

CUP MODIFICATION
06.27.2024

Sheet Title
**PLANTING
AND LIGHTING**

Sheet No.
A-701



October 31, 2024

Alison Morita
On behalf of Dennis Coker
46000 Club Drive
Indian Wells, CA 92210

RE: City of Indian Wells Design Review Committee (DRC) Approval of Case ARCH-2024-0053 for Construction and Operation of up to Six New Pickleball Courts with Associated Parking, Lighting, and Landscaping at 46000 Club Drive (APN 623-160-050)

Mrs. Morita,

The City's Design Review Committee (DRC) publicly reviewed and **approved** your application for construction and operation of up to six new pickleball courts with associated parking, lighting, and landscaping at 46000 Club Drive, during their regularly scheduled meeting on October 24, 2024. The DRC acknowledged that the project shall be considered by the Planning Commission at an upcoming regular meeting. As recommended in the applicant commissioned noise study, the Planning Commission will require the installation of noise-reducing barriers on the east and south sides of the new pickleball courts as a condition of approval.

The City's DRC review and approval constitutes your formal approval of signage plans through the City's Planning Department. You may now formally submit plans to the City's Building Department for plan check and permitting.

Associated building plans must be consistent with the architectural plans reviewed and approved by the DRC at their October 24, 2024, hearing. All building permits expire within 180-days of permit issuance if you have not completed a major inspection in that time.

Please do not hesitate to call me if you have any questions.

Best Regards,

A handwritten signature in blue ink, appearing to read "Luis Rubalcava".

Luis Rubalcava
Senior Planner
44950 Eldorado Drive
Indian Wells, CA. 92210
(760) 776-0229