

ATTACHMENT #4

RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIAN WELLS, CALIFORNIA, ADOPTING AN ADDENDUM TO THE GENERAL PLAN EIR (SCH# 94092037); AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION (APN: 633-150-084, -088, 633-300-001, -002, -003, AND 633-310-014)

WHEREAS, the City proposes a redesign of the Players Course (the "Project") at the Indian Wells Golf Resort (APN 633-150-084, -088, 633-300-001, -002, -003, and 633-310-014), involving the relocation of the final two holes (Holes 17 and 18) from the south side of the Whitewater Channel to the north side, along with additional modifications to the existing area of the golf course (the "Property"); and

WHEREAS, on February 1, 1996, the City of Indian Wells City Council adopted the 1996 Update to the City of Indian Wells General Plan (1996 General Plan). At the same time, the City Council certified by Resolution No. 96-9 the City of Indian Wells General Plan Final Environmental Impact Report (SCH No. 94092037) (Certified FEIR) in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines; and

WHEREAS, in 2007 the City approved the General Plan Land Use Element Update and adopted an Addendum to the General Plan FEIR (2007 Addendum to FEIR); and

WHEREAS, in 2013, the City updated the Housing Element for the 2014-2021 planning period (5th cycle) and adopted an Addendum to the General Plan FEIR (2013 Addendum to FEIR); and

WHEREAS, pursuant to State CEQA Guidelines section 15162, a lead agency shall consider whether additional CEQA review is required when considering a subsequent discretionary approval for a project which an FEIR was certified; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has already been certified, the Council is prohibited from requiring a subsequent or supplemental EIR unless at least one of the circumstances identified in Public Resources Code section 21166 or State CEQA Guidelines section 15162 and the City's Local CEQA Guidelines, are present; and

WHEREAS, an Addendum to the Certified FEIR was prepared for the proposed redesign ("Project Addendum"), pursuant to CEQA, the State CEQA Guidelines 15162 and 15164, and the City's Local CEQA Guidelines, and a copy of the Project Addendum is attached hereto as Exhibit 1; and

WHEREAS, the analysis in the Project Addendum determined the Project does not involve any changes to the existing land use and zoning or operational changes beyond what was contemplated by the Certified FEIR, and that the Project would not result in any new significant environmental impacts or cause a substantial increase in the severity of previously identified significant environmental impacts as modified by the 2007 Addendum to FEIR and the 2013 Addendum to FEIR; and

WHEREAS, on October 15, 2024, the City Council of the City of Indian Wells (Council) conducted a duly noticed public meeting on the proposed Project Addendum, at which time all persons wishing to testify in connection with the proposed Project Addendum were heard and the proposed Project Addendum was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF INDIAN WELLS AS FOLLOWS:

SECTION 1. Compliance with the California Environmental Quality Act. The Council has reviewed and considered the Certified FEIR, subsequent CEQA documents, and the Project Addendum and finds that these documents, taken together, contain a complete and accurate reporting of all of the potential environmental impacts associated with the proposed Project. The Council further finds that the Project Addendum has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines and contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed Project and reflects the independent judgment and analysis of the Council.

SECTION 2. CEQA Findings. Based on the substantial evidence set forth in the record, including but, not limited to, the Certified FEIR, subsequent CEQA documents, and the Project Addendum, the Council finds that an addendum is the appropriate document for disclosing the changes reflected in the proposed Project, and that none of the conditions identified in Public Resources Code section 21166 and State CEQA Guidelines sections 15162 or City's Local CEQA Guidelines requiring subsequent environmental review have occurred, because:

(a) The Project does not constitute a substantial change that would require major revisions of the due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(b) There is not a substantial change with respect to the circumstances under which the Project will be developed that would require major revisions of the Certified FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.

(c) New information of substantial importance has not been presented that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified FEIR was certified or adopted, showing any of the following: (i) that the Project would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the City declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. The Council adopts the Project Addendum.

SECTION 4. This Resolution takes effect upon adoption.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution and file a Notice of Determination within five days of adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Indian Wells, California, at an adjourned regular meeting held on this 24th day of October 2024.

**GREG SANDERS
MAYOR**

CERTIFICATION FOR RESOLUTION NO. 2024-____

I, Angelica Avila, City Clerk of the City of Indian Wells, California, **DO HEREBY CERTIFY** that the whole number of the members of the City Council is five (5); that the above and foregoing Resolution was duly and regularly passed and adopted at an adjourned regular meeting of the City Council of the City of Indian Wells on the 24th day of October 2024, by the following vote:

AYES:
NOES:

ATTEST:

APPROVED AS TO FORM:

**ANGELICA AVILA
CITY CLERK**

**TODD LEISHMAN FOR
CITY ATTORNEY**

EXHIBIT "A"

Proposed Project CEQA Addendum

ADDENDUM TO THE
CITY OF INDIAN WELLS GENERAL PLAN
FINAL ENVIRONMENTAL IMPACT REPORT
SCH NO. 94092037

**City of Indian Wells
Indian Wells Golf Resort
Players Course Redesign**



Prepared By:

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Community Development Department
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Indian Wells, California 92210-7497
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October 10, 2024

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1.0 INTRODUCTION

1.1 Introduction and Purpose

The City of Indian Wells (City) is the lead agency under the California Environmental Quality Act (CEQA). On February 1, 1996, the City Council adopted the 1996 Update to the City of Indian Wells General Plan (Approved Project), inclusive of the associated Land Use Map (Figure IIA-3). At the same time, the City Council certified by Resolution No. 96-9 the City of Indian Wells General Plan Final Environmental Impact Report (SCH No. 94092037) (General Plan FEIR) in compliance with CEQA and the CEQA Guidelines. The General Plan FEIR concluded that, although implementation of development under the 1996 General Plan could result in significant impacts, these potential adverse impacts are able to be mitigated to below a level of significance with the exception of impacts related to short- and long-term air quality, even after the implementation of General Plan policies as mitigation.

The City proposes to redesign a portion of its municipal golf course at the Indian Wells Golf Resort (Figure 1, Vicinity Map), known as the Player's Course, to include relocation of the final two holes (Holes #17 and #18), currently located south of Whitewater Channel, to the north side of the channel within the primary area of the existing golf course (Figure 2, Existing Golf Course Aerial). The redesign will require grading of the site and the creation of new golf greens atop areas that have been previously disturbed as part of the existing golf course (Figure 3, Proposed Golf Course Redesign). The City's 1996 General Plan and General Plan Land Use Map designate the subject property as Open Space with a Golf and Recreation Overlay. Upon completion of the redesign, the golf course would continue to operate consistent with existing conditions. The proposed redesign to move the two golf holes from the south side of the Whitewater Channel to the north side of the Channel would not result in any changes to existing operations (e.g., capacity, hours, new or expanded facilities or uses, etc.).

Following preliminary review of the proposed golf course redesign, the City of Indian Wells, as the Lead Agency, has determined that it is subject to CEQA guidelines and regulations (Public Resources Code (PRC) Sections 21000-21177). This Addendum to the General Plan FEIR has been prepared by the City to demonstrate that, pursuant to the standards contained in CEQA Guidelines Section 15162, the City does not need to prepare a subsequent EIR as the General Plan FEIR fully analyzed the potential impacts associated with the proposed golf course redesign.

1.2 Statutory Authority and Requirements

CEQA Guidelines Section 15164 states the following with respect to an Addendum to an EIR:

- a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*

Figure 1: Vicinity Map

Figure 2: Existing Golf Course Aerial

Figure 3: Proposed Golf Course Redesign

- d) *The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

CEQA Guidelines Section 15162, *Subsequent EIRs and Negative Declarations*, states the following with respect to a Subsequent EIRs:

- (a) *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.*

1.3 CEQA Compliance

This document is an Addendum to the General Plan FEIR. CEQA Guidelines Section 15164 allows preparation of an Addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions calling for preparation of a Subsequent EIR have occurred. The City has determined that none of the conditions calling for preparation of a Subsequent EIR have occurred. Namely, the changes/additions to the General Plan FEIR are limited in the following respects:

- The changes required by the proposed Project do not require major revisions to the General Plan FEIR. No new significant environmental effect or substantial increase in the severity of previously identified significant effects would occur with implementation of the proposed Project.
- Substantial changes have not occurred with respect to the circumstances under which the proposed Project would be undertaken. Thus, major revisions of the General Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects are not required.
- The new available information does not show that the proposed Project would have one or more significant effects not discussed in the General Plan FEIR, or that the significant effects previously examined would be substantially more severe than shown in the General Plan FEIR.

Therefore, because the proposed Project would not satisfy any of the conditions that warrant preparation of a Subsequent EIR, the City, as Lead Agency, has determined that preparation of an Addendum is appropriate.

1.4 Incorporation by Reference

The documents outlined below, which were utilized during preparation of this Addendum and are a matter of public record, are hereby incorporated by reference. These documents are available for public inspection at the City of Indian Wells Community Development Department at 44-950 Eldorado Drive, Indian Wells, and on the City's website at <https://www.cityofindianwells.org/city-hall/departments/planning/handouts-link>

City of Indian Wells General Plan, Updated April 4, 2024. The City Council comprehensively adopted the 1996 Update to the *City of Indian Wells General Plan*, inclusive of the Land Use Map, on February 1, 1996. The General Plan is the primary source of long-range planning and policy direction that is used to guide the City's growth and change, and preserve and enhance the community's quality of life. The General Plan, which contains the goals, policies, and plans to guide land use and development decisions in the future, is organized into functional chapters that include traditional elements, as follows:

Community Development Chapter

- Land Use Element (Updated May 17, 2007);
- Housing Element (Updated April 4, 2024);
- Circulation Element (Updated December 15, 2016);

Resource Management Chapter

- Conservation and Open Space (Updated December 15, 2016);

Public Safety Chapter

- Community Safety; and
- Noise.

The proposed redesign of a portion of the City's existing municipal golf course, commonly known as the Players Course at the Indian Wells Golf Resort, is the subject of this Addendum.

Land Use Element Table IIA-2 presents the Land Use Plan's buildout potentials and assumptions. As indicated in Land Use Element Table IIA-2, full implementation of the General Plan is anticipated to result in buildout of Golf and Recreation Uses within the areas currently developed with the City's municipal golf course including the portions of the Players Course which would be redesigned under the proposed Project.

City of Indian Wells General Plan Final Environmental Impact Report (SCH # 94092037), January 1995. The *City of Indian Wells General Plan Final Environmental Impact Report* (General Plan FEIR) provides a program-level analysis of the environmental impacts resulting from full implementation of the 2009 General Plan. The General Plan FEIR's analysis is based on the change between development under existing conditions (at the time of document preparation) and those projected for likely development in accordance with the General Plan by theoretical buildout in 2025. Based on General Plan FEIR Figure 4.1-9, the subject property for the golf course redesign is located entirely within an area designated for Golf Course use within the General Plan's Open Space and Recreation Plan. The General Plan FEIR concluded full implementation of the General Plan would result in less than significant impacts, with mitigation incorporated, for all issue areas analyzed. The General Plan FEIR's background and policy information and environmental impact conclusions are cited throughout this Addendum.

City of Indian Wells Municipal Code, as (continuously) updated. The *City of Indian Wells Municipal Code* (IWMC) consists of all of the City's regulatory and penal ordinances, and certain of the administrative ordinances. The City's Zoning Ordinance is codified in IWMC Title 21, *Zoning Code*. The purpose of the Zoning Code is to consolidate and coordinate all zoning regulations and provisions into one comprehensive zoning ordinance in order to: designate, regulate, and restrict the location and use of land, buildings, and certain other structures for residential, commercial, or other purposes; regulate and limit the height, number of stories and size of buildings and other structures hereafter erected or altered; regulate the size of yards and other open spaces; and regulate and limit the density of population and for the purpose of dividing the City into zones of such numbers, shapes, and areas as may be deemed best suited for the optimum uses of the property within the City. The IWMC specifies regulations that must be followed by every project within the City's jurisdictional area. The IWMC is referenced throughout this Addendum to establish the Project's baseline requirements according to the City's regulatory framework.

Addendum to a Certified EIR for the Redesign of the Players Course at the City of Indian Wells Golf Resort. The *Addendum to a Certified EIR for the Redesign of the Players Course at the City of Indian Wells Golf Resort* (2024 Addendum to FEIR) was prepared to document minor changes to one of the City's existing municipal golf courses (Player's course) at the Indian Wells Golf Resort, as compared to the analysis, conclusions, and mitigation measures in the General Plan FEIR.

2.0 BACKGROUND

The two original 18-hole golf courses at the Indian Wells Golf Resort were comprised of the "The East" course and "The West" course designed by Ted Robinsons and built in the mid-1980s. They were subsequently redesigned in 2007 by John Fought, and were renamed the Celebrity Course and Player's Course, respectively. The proposed redesign of and modifications to the Player's Course is driven in part by the need to relocate the last two holes (#17 and #18) of the Player's Course originally designed by golfer John Fought. The limited redesign would free up the existing holes 17 and 18 for future development by integrating these two holes into the main body of the existing course on the north side of the Whitewater Storm Channel. It would also create "returning 9's," to the Clubhouse, which would result in better efficiencies for the players, economics for the course, and ultimately qualify the course for future PGA and LPGA sanctioned tournaments. The course redesign also makes additional adjustments to existing fairways, tees and bunkers of the remaining golf holes to improve the overall flow and connectivity of the golf course.

3.0 DESCRIPTION OF PROPOSED PROJECT

3.1 Project Location and Setting

The City of Indian Wells is located in the Coachella Valley, in central Riverside County. Indian Wells is bordered by the City of Palm Desert on the north and west, the City of La Quinta on the east, and unincorporated Riverside County (State and Bureau of Land Management lands) on the south. Regional access to the City is provided via State Route 111 (SR-111), which traverses the City in an east-west orientation, and the San Bernardino Freeway (I-10), which is located approximately two miles to the north. The City's planning area boundaries encompass approximately 9,627 acres (approximately 15 square miles).

Indian Wells is a small residential community that is best known for its world class resorts that cater to golfers and tennis players. It is generally characterized by golf courses, private communities, and resorts, situated in natural surroundings. According to the City's General Plan, Table IIA-1, the vast majority of the planning area (approximately 64 percent or 6,190.6 acres) is comprised of open spaces, including parks, public/private open spaces, and public/private golf course uses. The developed areas, which encompass approximately 15 percent of the planning area, include residential, commercial, and public facility uses. Residential uses dominate the City's developed areas, accounting for approximately 90 percent of all developed lands. The non-residential developed areas, which included mixed-use retail, office commercial centers, and hotel resorts, encompass approximately 93 acres, or one percent of the planning area.

The land use distribution and residential and nonresidential development levels that can be expected from full implementation of the General Plan's land use policies are illustrated on the Land Use/Zoning Map¹ and outlined in General Plan Table IIA-2. The anticipated build-out under the General Plan would result in 1,520.4 acres of golf course recreation uses within the City.

The subject property is located north of Highway 111 and south of Fred Waring Drive within the corporate limits of the City of Indian Wells in the Coachella Valley area of central Riverside

¹ City of Indian Wells Website, <http://www.cityofindianwells.org/civicax/filebank/blobdload.aspx?blobid=14516>, Accessed October 1, 2024.

County. The redesign golf course project site can also be described as a portion of the N1/2 of Section 23 and the W1/2 of the NW1/4 of Section 24, T.5S., R.6E, SBB&M (refer to Figure 1).

The subject Player's course is one of two municipal golf courses, which abut one another on the west of the subject course. Lands to the immediate north of the Players course include the arterial roadway Fred Waring Drive with homes and golf course area of Palm Desert Country Club located north of Waring Drive and buffered from it by a six to eight-foot wall.

Lands immediately east of the Player course are comprised of four small single-family subdivisions which are built out. These homes are buffered from the course by an existing internal roadway 34± feet in width, and a masonry wall along the property line. The Player's course currently provides a landscape buffer ranging from 30± feet to 90± feet between these residential subdivisions and areas of play on the course.

The Project site is bounded on the south by the existing and improved Whitewater Stormwater Channel (WWSC), which is approximately 260 feet in width (top of bank to top of bank). The WWSC is managed by the Coachella Valley Water District (CVWD), which is the regional flood control agency. Immediately south of the channel are the Renaissance Esmeralda Resort Hotel and the Indian Wells Golf Resort clubhouse, starter areas and related facilities. Lands to the southeast and south of the channel include vacant lands and the Miles Avenue bridge, which crosses the channel from Highway 111 and proceeds east to Warner Trail and Washington Street farther to the east.

3.2 Project Description

The Project is the proposed limited redesign of portions of the Player's course, one of two municipal golf courses at the Indian Well Golf Resort. The project involves relocating Holes 17 and 18 from the south side of the Whitewater River to the north side. A variety of modifications are also planned for the other 16 holes ranging from tee box consolidation and bunker reshaping to removal of trees and other vegetation. Approximately 17 bunkers and 40%± of the sand areas on the course would also be removed. Minor adjustments to the golf course cart paths would also be made. Remedial grading and adjustments in ground elevations will occur across portions of the redesigned course areas.

The golf course's drainage facilities will be updated and will involve the removal of 3,739± feet of existing drainpipe and related drain inlets and sumps. The drainage system update also includes the installation of 96± inlets, five sumps and 12,045 feet of 4-inch pipe. A total of 57.9± acres of the course will be disturbed, and selected trees and vegetation removed. Four (4) waste bury pits encompassing 0.61±-acre are planned to provide an area for the disposal of removed asphalt paving and trees and other vegetation.

4.0 ENVIRONMENTAL ANALYSIS

The purpose of this Section is to provide an analysis of the potential environmental consequences that are anticipated to occur as a result of implementing the proposed redesign of portions of the Player's course. This Section is patterned after the analysis categories set forth in the Appendix G Checklist of CEQA. The background of the proposed Project is described in [Section 2.0](#), and the project setting and project description are described in Section of [Section 3.0](#), above.

County. The redesign golf course project site can also be described as a portion of the N1/2 of Section 23 and the W1/2 of the NW1/4 of Section 24, T.5S., R.6E, SBB&M (refer to Figure 1).

The subject Player's course is one of two municipal golf courses, which abut one another on the west of the subject course. Lands to the immediate north of the Players course include the arterial roadway Fred Waring Drive with homes and golf course area of Palm Desert Country Club located north of Waring Drive and buffered from it by a six to eight-foot wall.

Lands immediately east of the Player course are comprised of four small single-family subdivisions which are built out. These homes are buffered from the course by an existing internal roadway 34± feet in width, and a masonry wall along the property line. The Player's course currently provides a landscape buffer ranging from 30± feet to 90± feet between these residential subdivisions and areas of play on the course.

The Project site is bounded on the south by the existing and improved Whitewater Stormwater Channel (WWSC), which is approximately 260 feet in width (top of bank to top of bank). The WWSC is managed by the Coachella Valley Water District (CVWD), which is the regional flood control agency. Immediately south of the channel are the Renaissance Esmeralda Resort Hotel and the Indian Wells Golf Resort clubhouse, starter areas and related facilities. Lands to the southeast and south of the channel include vacant lands and the Miles Avenue bridge, which crosses the channel from Highway 111 and proceeds east to Warner Trail and Washington Street farther to the east.

3.2 Project Description

The Project is the proposed limited redesign of portions of the Player's course, one of two municipal golf courses at the Indian Well Golf Resort. The project involves relocating Holes 17 and 18 from the south side of the Whitewater River to the north side. A variety of modifications are also planned for the other 16 holes ranging from tee box consolidation and bunker reshaping to removal of trees and other vegetation. Approximately 17 bunkers and 40%± of the sand areas on the course would also be removed. Minor adjustments to the golf course cart paths would also be made. Remedial grading and adjustments in ground elevations will occur across portions of the redesigned course areas.

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4.0 ENVIRONMENTAL ANALYSIS

The purpose of this Section is to provide an analysis of the potential environmental consequences that are anticipated to occur as a result of implementing the proposed redesign of portions of the Player's course. This Section is patterned after the analysis categories set forth in the Appendix G Checklist of CEQA. The background of the proposed Project is described in [Section 2.0](#), and the project setting and project description are described in Section of [Section 3.0](#), above.

4.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, Would the project:

- a. *Have a substantial adverse effect on a scenic vista?*
- b. *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*
- d. *Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- New development occurring under the proposed General Plan could replace natural open space and vacant land altering views and potentially degrading the aesthetic quality of the City. This is considered a significant, but mitigable impact (Impact 4.3-1).

Analysis of the Project

The original golf course was designed and built in the mid-1980s, along with a second course (Celebrity), and the Indian Wells Golf Resort clubhouse and associated amenities. The course was subsequently redesigned in 2007 and has remained largely in its current condition since that time. The course also includes the "Fairway Grill" a lunch venue for golfers located near hole 9 of the subject and second golf course. No changes are planned for this structure which is located in the middle of the two golf courses.

The Project site is not located along or near a designated scenic highway or one "eligible" for designation as a state scenic highway and is not designated as a scenic highway in the City General Plan. The nearest State Scenic Highway is Highway 74 south of Highway 111 and 3.5± miles to the west of the Project site.

As noted in the project description, the proposed Project will involve the relocation of two holes from the south side to north side of the Whitewater Stormwater Channel and will involve extensive grading, excavations for new sand traps and other course features, and the removal and replacement of trees and other vegetation. No new buildings or other vertical structures are planned as a part of the Project. No work will occur within the stormwater channel. As noted, within the Player's course area the Project calls for extensive grading, alterations to the course layout, sand traps/bunkers and some tee locations.

The Project also involves the reconfiguration of the golf course drainage system. It also calls for "selective tee removal" across about 50 percent of the course with the largest vegetation management area along a portion of the south side of the course; tree and vegetation removal, as well as new tree planting, are expected to be limited and will have no adverse aesthetic impact on views of the course. Therefore, the proposed redesign of the Players Course does not trigger new aesthetic impacts requiring preparation of a subsequent EIR. Accordingly, following compliance with the recommended FEIR mitigation measures and General Plan

Policies as warranted, there would be no new significant or no significantly different impacts to aesthetics, as a result of the Project.

4.2 AGRICULTURE AND FOREST RESOURCES

Would the project:

- a. *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Result in the loss of forest land or conversion of forest land to non-forest use?*
- e. *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

General Plan FEIR Conclusions

Impacts to agriculture resources were not specifically discussed in the General Plan FEIR, as they were not found to be potentially significant.²

Since certification of the General Plan FEIR, the CEQA Guidelines Appendix G Checklist has been revised to include a new category for Forest Resource impacts. Accordingly, a review has been conducted and is presented below.

Analysis of the Project

The Project proposes the partial redesign of the Player's golf course, which has been in place for several decades. The site is in a developed resort area in Indian Wells. It is not on or in proximity to any farm or forest lands. The California Important Farmland Finder prepared for the Farmland Mapping and Monitoring Program of the Department of Conservation classifies the Project site and the surrounding area as Urban and Built-Up Land.

The Project site is not located on or near Prime Farmland, Unique Farmland, or Farmland of Statewide Importance or located within an agricultural preserve or lands under a Williamson Act contract. The site's General Plan/Zoning designation is Open Space/Golf and Recreation, and surrounding sites are zones for similar open space as well as urban uses. There will be no conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed Project would not result in the conversion of any farmland or land designated as farmland to non-agricultural uses.

The site does not contain forest land, timberland, or timberland zoned for timberland production. The Project would not result in the rezoning of forestland or timberland as defined by the Public Resources Code §12220(g) or by Government code §51104(g). Therefore, the Project would not cause changes that could result in conversion of Farmland, to non-agricultural use or

² Recon, *Final Environmental Impact Report for the City of Indian Wells General Plan*, Page 5, January 30, 1995.

conversion of forest land to non-forest use. Accordingly, the Project would not result in any impacts in this regard.

4.3 AIR QUALITY

Would the project:

- a. *Conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- c. *Expose sensitive receptors to substantial pollutant concentrations?*
- d. *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Development that would occur as a result of the General Plan would increase PM10, ROC, NOx, and CO emissions, as a result of construction related activities. This is a short-term significant impact that is mitigatable. (Impact 4.7-1)
- Traffic generated by new development allowed under the General Plan would not cause intersection in the City to exceed SCAQMD standards for localized one-hour and eight-hour CO concentrations. This is not a significant impact. (Impact 4.7-2)
- Increases of criteria air pollutant emissions associated with vehicular traffic and electricity and natural gas use would degrade regional air quality, potentially delaying attainment of AQMP and Air Quality Implementation Plan (AQIP). This is a significant impact. (Impact 4.7-3)

Analysis of the Project

The Project site is within the Salton Sea Air Basin (SSAB) and will be subject to SCAQMD's 2022 AQMP and the 2003 Coachella Valley PM10 SIP. These comprehensive plans establish control strategies and guidance on regional emission reductions for air pollutants.

A project is considered to be in conformity with adopted air quality plans if it adheres to the requirements of the SCAQMD Rule Book, AQMP, and adopted and forthcoming control measures, and is consistent with growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). The proposed redesign of the golf course will maintain the existing open space land uses and would not induce any population growth. Therefore, it is consistent with the growth forecasts upon which SCAQMD's air quality planning is based.

The redesigned golf course and associated improvements would be conducted in accordance with all applicable air quality management plans and SCAQMD regulations to ensure impacts to air quality are reduced to the greatest extent practicable. Standard dust control measures in accordance with SCAQMD Rule 403.1 will be implemented to minimize the emissions of fugitive dust. The proposed Project would be implemented in accordance with all applicable rules and regulations contained in these plans to meet the applicable air quality standards. Overall, construction of the proposed Project would not prevent SCAQMD from implementing actions set forth in the applicable air quality plans.

During buildout, the Project has the potential to result in short-term odors associated with excavation and grading, pouring of concrete, and other construction activities. However, any such odors would be short-term and quickly dispersed below detectable levels as distance from the construction site increases. Project buildout is estimated to occur over a 6-month period, and construction odors would be generated across various time periods and locations throughout the site such that odors would not be concentrated in one area for an extended duration. During long-term operation, the proposed golf course improvements are not expected to generate any odors.

Following compliance with the recommended FEIR mitigation measures, General Plan Policies, and SCAQMD Rules, no new significant air quality impact or substantial increase in the severity of previously identified significant impacts would occur due to construction and operation of the redesigned golf course.

4.4 BIOLOGICAL RESOURCES

Would the project:

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c. *Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Implementation of development under the General Plan could result in significant impacts to: sensitive vegetation types and sensitive plant or animal species and local migratory routes of resident wildlife species. This is considered a significant but mitigable impact. (Impact 4.5.1)

Analysis of the Project

The Project area has been in a developed state since at least the mid-1980s when both 18-hole courses at the Indian Wells Golf Resort were originally constructed. The Player's course is flanked by residential on the immediate east that dates back well before 1979, and is bounded on the north by Fred Waring Drive, which has also been in place for several decades as is the case for lands farther north (Palm Desert Country Club). To the west is the second of the resort's two courses (Celebrity course), which extends west to Eldorado Drive and which is not

a part of the subject Project. The subject Player's course project area is bounded on the south by the Whitewater Stormwater Channel, which is further discussed below.

The proposed redesign of the Players course would result in ground-disturbance to approximately 56 acres associated with the required grading activities to re-contour the existing turfed fairways, tees and greens, bunkers (sand traps) and re-naturalized desert areas. A variety of trees, including native and non-native, are also found within the developed golf course area. Portions of the Project area include lands immediately upslope of the north bank (channel side slopes) of the stormwater channel primarily in the vicinity of the Miles Avenue bridge just southeast of the subject Player's course. Vegetation along the channel is a mix of native, selected ornamental non-native species and a few invasive species, including tamarisk.

The Project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) but outside a Conservation Area (CA) established by the Plan. The City is a "permittee" under the MSHCP. The subject site lies outside the Santa Rosa and San Jacinto Mountains Conservation Area established by the adopted Coachella Valley MSHCP. It does, occur within the fee mitigation area established by the plan. However, the Project site was fully developed prior to 1996 and is not therefore subject to any development impact fee established by the MSHCP. The Project will not conflict with any local policies or ordinances protecting biological resources. Neither will it conflict with the provisions of the Coachella Valley MSHCP/Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan.

Additionally, the proposed project does not propose to change existing land use designations or zoning districts or add additional uses to the existing golf course. Therefore, any potentially significant biological effects resulting from build out of the General Plan, have already been adequately analyzed in the General Plan FEIR, and can be avoided/mitigated pursuant to compliance with the mitigation measures contained the General Plan FEIR (see General Plan EIR Impact 4.5-1).

Following compliance with the recommended FEIR mitigation measures, General Plan Policies, and established regulatory framework, no new significant impact to biological resources or substantial increase in the severity of previously identified significant impacts would occur with implementation of the proposed Project. Therefore, the proposed redesign of the existing Player's course would not result in new biological resources impacts requiring preparation of a subsequent EIR.

4.5 CULTURAL RESOURCES

Would the project:

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?*
- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*
- c. *Disturb any human remains, including those interred outside of dedicated cemeteries?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Excavation and grading from implementation of future development projects under the General Plan could damage or destroy significant cultural resources. This is considered a significant, but mitigable impact. (Impact 4.12-1)

Analysis of the Project

The Project area has been developed as a golf course since at least the mid-1980s when both 18-hole courses at the Indian Wells Golf Resort were originally constructed. The proposed redesign of the Players course would result in ground-disturbance to approximately 56 acres associated with the required grading activities to re-contour the existing turfed fairways, tees and greens, bunkers (sand traps) and re-naturalized desert areas.

The Project does not propose to change existing land use designations or zoning districts, or add additional uses to the golf course. Therefore, any potentially significant cultural resource effects resulting from developing the site consistent with its General Plan Land Use (Open Space / Golf Recreation), have already been adequately analyzed in the General Plan FEIR, and can be avoided/mitigated pursuant to compliance with the mitigation measures contained in the General Plan FEIR (see General Plan FEIR Impacts 4.12-1 and 4.13-1). As concluded in the General Plan FEIR, ground-disturbing activities, such as grading or excavation, could unearth undocumented archaeological or paleontological resources, or disturb unknown human remains. Per required mitigation measures identified in the FEIR, site-specific cultural resources surveys would be conducted, as needed, to evaluate potential impacts to cultural resources. If human remains were found, those remains would require proper treatment, in accordance with applicable laws.

Following compliance with the established regulatory framework, and required FEIR mitigation measures and General Plan Policies, including the City's Archaeological Resource Policy, no new significant impact to archaeological/paleontological resources or human remains, or substantial increase in the severity of previously identified significant impacts, would occur with implementation of the Project. Therefore, the proposed redesign of the Player's course would not result in new cultural resource impacts requiring preparation of a subsequent EIR.

4.6 ENERGY

Would the project:

- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- The City certified the General Plan FEIR before Appendix G of the State CEQA Guidelines was revised to include a checklist item specific to a project's impacts relating to Energy. As such, the General Plan FEIR, as amended by the 2007 and 2013 Addenda, does not include a stand-alone Energy Analysis Section. However the topic of energy is addressed in General Plan FEIR Section 4.10, Public Services/Utilities. The General Plan FEIR concluded that development allowed under the General Plan would not significantly impact the service companies now providing natural gas and electricity in their ability to provide these services to meet projected demand.

- The General Plan FEIR Conservation and Open Space Element contain policies pertaining to natural gas and electricity which must be adhered to, including encouraging the use of site planning techniques, building orientation, and building design that reduce energy use; and encourage energy conservation by incorporating updated planning and building standards which minimize consumption of non-renewable resources. The General Plan FEIR determined that no mitigation was necessary provided the General Plan Conservation and Open Space Element goals and policies are adhered to.

Analysis of the Project

The Project would not result in new energy impacts beyond those identified in the General Plan FEIR. The Project would consume energy during the construction phase to operate construction equipment and as a result of the manufacture of construction materials (PVC pipe, concrete, etc.). During construction, the Project would use electricity to power construction trailers, power tools, and to light storage, staging and work areas. The primary energy source will be petroleum fuel (i.e. gasoline and diesel) for the operation of graders, compactors and water trucks, material-hauling trucks, as well as vehicle trips associated with construction worker commutes. Electricity will be used to a lesser extent to operate power electric equipment and worksite lighting. As such, the Project would not be expected to cause an inefficient, wasteful, or unnecessary use of energy resources nor conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The General Plan includes goals and policies to reduce potential impacts to energy resources, including, but not limited to, Conservation and Open Space Element Policy IIIA7.2, which directs the City to incorporate planning and building standards which minimize consumption of non-renewable resources, such as natural gas and fossil fuels, into City codes; Policy IIIA7.3, which directs the City to encourage a Green Building program that awards incentives for projects that install energy conservation measures; and Policy IIIA7.9, which directs the City to encourage the use of site planning techniques, building orientation, and building designs that reduce energy use. The Project's development will be reviewed for consistency with State energy efficiency standards, including the California Energy Code and California Green Building Standards Code, as adopted by the City of Indian Wells, as well as General Plan Policies aimed to reduced potential impacts to energy resources. Adherence with the General Plan policies and existing regulations, there would be no new significant or significantly different impacts related to energy as a result of the proposed Project.

4.7 GEOLOGY AND SOILS

Would the project:

- Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
 - Strong seismic ground shaking?*
 - Seismic-related ground failure, including liquefaction?*
 - Landslides?*
- Result in substantial soil erosion or the loss of topsoil?*
- Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*
- Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (1994), creating substantial risks to life or property?*

- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*
- f. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Implementation of development under the General Plan could result in significant impacts resulting from erosion and blowsand hazards. These potential adverse impacts are significant, but mitigable. (Impact 4.8.1)
- Future seismic activity within the area has the potential to significantly impact property and residents as a result of groundshaking and landslides/rockfall hazards, but this impact is mitigable. (Impact 4.8.3)

Analysis of the Project

The City, including the subject golf course site, is located in a seismically active region, surrounded by three active faults. The closest fault, the San Andreas Fault, is located approximately 5 miles northeast of the site. The San Jacinto Fault is approximately 12 miles southwest of the site, and the Elsinore Fault is approximately 32 miles southwest. Given its location in a seismically active region, the site currently is and would continue to be subject to strong seismic ground shaking. The primary hazard associated with seismic ground shaking is the risk of collapse of buildings or other structures.

The City does not contain land within a State-designated Alquist-Priolo Earthquake Fault Zone, Landslide Zone, or Liquefaction Zone.³ However, as concluded in the General Plan FEIR, land uses under the General Plan could be exposed to potential substantial adverse effects involving strong seismic ground shaking, seismic-related ground failure, or unstable geologic units or soils; refer to General Plan FEIR Figures 4.8-1, 4.8-3, and 4.8-4. Once operational, the subject golf course area will not be occupied by any residential, commercial or other structures for human occupation, and therefore it would not expose individuals to an increased risk from strong ground shaking events in the region. The construction of the required infrastructure and utilities in support of the redesigned golf course will be subject to applicable California Building Code (CBC) requirements. Adherence to applicable structure and seismic requirements will minimize the potential for damage to the golf course infrastructure in the event of strong seismic ground shaking.

According to Figure 4.9.3 in the Riverside County General Plan EIR, the subject golf course area is of low paleontological sensitivity. Given that the subject golf course already exists, the site has been disturbed at least twice since the mid-1980s. Paleontological resources are not expected to occur on the subject property, and thus would not be destroyed by the proposed golf course redesign project.

Additionally, the golf course redesign does not propose to change existing land use designations or zoning districts or add additional uses to the golf course. Any potentially significant geologic effects resulting from developing the site consistent with its General Plan

³ State of California, Department of Conservation California Geological Survey, *Regional Geologic & Hazards Mapping Program - Alquist-Priolo Earthquake Fault Zones*, <http://www.quake.ca.gov/gmaps/NH/regulatorymaps.htm>, Accessed September 5, 2013.

Land Use (Open Space / Golf Recreation), have already been adequately analyzed in the General Plan FEIR, and can be avoided/mitigated pursuant to compliance with the mitigation measures contained the General Plan FEIR (see General Plan EIR Impacts 4.8-1 and 4.8-3). Following compliance with the recommended FEIR mitigation measures and General Plan Policies, no new significant impacts involving geology, soils, or seismicity, or substantial increase in the severity of previously identified significant impacts would occur as a result of construction or operation of the redesigned golf course. Therefore, the proposed Project would not trigger new geology and soils impacts requiring preparation of a subsequent EIR.

4.8 GREENHOUSE GAS EMISSIONS

Would the project:

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

General Plan FEIR Conclusions

Since certification of the General Plan FEIR, the CEQA Guidelines Appendix G Checklist has been revised to include a new category for Greenhouse Gas Emissions impacts. Accordingly, a review has been conducted and is presented below.

Analysis of the Project

Effective March 18, 2010, the State adopted amendments to the CEQA Guidelines requiring the analysis and mitigation of the effects of GHG emissions in CEQA documents. The CEQA Guidelines regarding GHG emissions do not specifically address situations involving subsequent implementation actions for a project with a previously certified EIR.

GHG emissions and global climate change is not "new information" since these effects have been generally known for quite some time. Therefore, for the proposed Project, this would not be considered new information pursuant to CEQA, PRC Section 21166, for which a climate change analysis is required. The proposed Project involves redesigning a portion of an existing golf course at the Indian Wells Golf Resort. The proposed redesign of the golf course would not allow for additional growth beyond its current operations or what was identified and analyzed in the General Plan FEIR.

A June 2011 decision by the Fourth District of the California Court of Appeals also instructs and confirms that, after an initial EIR is certified, CEQA establishes a presumption against additional environmental review (*Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515). In that case, the court held that the effect of greenhouse gas emissions on climate could have been raised in 1994 when the City considered a FEIR for the buildout of its General Plan. However, no challenge to the 1994 FEIR was brought within 30 days of the City's notice of approval of the General Plan land uses. (Pub. Resources Code, § 21167, subd. (c).) Accordingly, the Court of Appeal held that, under subdivision (c) of Public Resources Code Section 21166, the City could not require preparation of a Supplemental EIR unless "[n]ew information, which was not known and could not have been known at the time the [EIR] was certified as complete, becomes available," and information on the effect of greenhouse gas emissions on climate was not "new information" as it was known long before the City approved the original FEIR.

Pursuant to the SEIR regulations in CEQA and the CEQA Guidelines, the City of Indian Wells' discretion with regard to additional environmental review is limited to determining whether any of the three triggering conditions set forth in PRC Section 21166 have occurred. Since the first and second conditions have not occurred (i.e., that the City is not requesting changes to the approved General Plan land uses and that there have not been substantial changes in circumstances such that new or more severe environmental impacts will occur requiring major revisions to the General Plan FEIR), the issue is simply whether GHG emissions constitute "new information" under the regulations. As noted above, a factual finding is made by the City of Indian Wells that, consistent with the holding in *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, such emissions do not constitute new information. Thus, it is therefore concluded, this issue does not constitute new information triggering the need to prepare a Supplemental EIR.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
- d. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*
- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*
- f. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*
- g. *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Development under the General Plan could subject the public to significant impacts due to inadequate protection from fire hazards. This is a potentially adverse impact that is not significant. (Impact 4.11-1)
- Development under the General Plan could pose a public health and safety hazard due to inadequate preparation for flooding hazards. This is a potential adverse impact that is not significant. (Impact 4.11-2)
- Development that would be implemented under the General Plan could pose a public health and safety danger through the release of hazardous emissions or risk of upset. This is a potential adverse impact that is not significant. (Impact 4.11-3)

- Development under the General Plan could interfere with emergency response or emergency evacuation plans. This is a potential adverse impact that is not significant. (Impact 4.11-4)

Analysis of the Project

According to the City's General Plan Safety Element, there are very few hazardous materials generators in the City. Most of the risk associated with potentially hazardous materials is the result of the transport of such materials through the City, on major corridors such as the Hwy 111 and Washington Street. The City is responsible for coordinating with the appropriate agencies in the identification of hazardous material sites and regulation of their timely cleanup. The subject golf course site is surrounded by resort and residential uses, with no hazardous materials sites, airports, or wildland in the immediate vicinity. The subject golf course is located approximately 0.18 miles west of the Gerald Ford Elementary School, which is located at the southeast corner of Fred Waring Drive and Warner Trail. The project site is also located 2.42± miles southwest of the Bermuda Dunes Airport and the Palms Springs International Airport is located approximately 10.5 miles northwest of the subject site. According to CalFire, the subject site is located approximately three miles north of the closest Local Responsibility Area and is 4.25 miles north of the nearest Moderate High Fire Hazard Severity Zone (MFHSZ) associated with the foothills and slopes of the Santa Rosa Mountains to the south of the golf course site.

The proposed golf course redesign may involve the use of potentially hazardous materials related to the operation and maintenance of construction equipment, the use and on-site storage of which would cease upon completion of the golf course redesign work. The existing maintenance facilities located immediately south of Fred Waring Drive will continue to provide storage and management of fuels, fertilizers and landscape chemicals for the maintenance of the golf course, as they do now. There will be no changes to these facilities due to the implementation of the golf course redesign and operation. The handling, storage, and use of these materials would continue to be subject to local, state, and federal laws, including California Occupational Health and Safety Administration (CalOSHA) requirements.

Considering the project is simply the redesign of the existing Player's golf course, it will not result in an increase in the routine transport, use, or storage of related hazardous materials or fuels, fertilizers, herbicides and pesticides that will be associated with post-construction golf course operations. The Project would also not be expected to create a significant hazard to the public, schools, or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Considering the distance to existing airports, and the fact that the project is simply a redesign of an existing golf course, it would not result in any airport-related safety hazards or excessive noise for people residing or working within the subject golf course area.

According to the City's General Plan, key evacuation routes in the city include Highway 111, Cook Street, and Washington Street. Construction activities associated with the project would not involve or result in any temporary impacts to local streets. Furthermore, the construction would use existing golf course access from Fred Waring Drive and the existing golf course maintenance facilities, would be temporary, and would not interfere with emergency access during construction. Therefore, the proposed redesign of the existing golf course would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

According to CalFire, the subject site is located approximately 3 miles north of the closest Local Responsibility Area and is 4.25 miles north of the nearest Moderate High Fire Hazard Severity Zone (MFHSZ) associated with the foothills and slopes of the Santa Rosa Mountains to the

south of the subject golf course site. The proposed Project would simply be the redesign and reconstruction of the existing Player's golf course and does not propose the development of any residential or commercial buildings or other occupied structures. It therefore would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Following compliance with the recommended FEIR mitigation measures and General Plan Policies, no new significant impacts involving hazards and hazardous materials, or substantial increase in the severity of previously identified significant impacts would occur with implementation of the proposed redesigned golf course. Therefore, the proposed Project would not result in new hazards or create new hazardous material impacts requiring preparation of a subsequent EIR.

4.10 HYDROLOGY AND WATER QUALITY

Would the project:

- a. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- b. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- c. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river or through the addition of impervious surfaces, in a manner which would:*
 - i. *result in substantial erosion or siltation on- or off-site;*
 - ii. *substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*
 - iii. *create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*
 - iv. *impede or redirect flood flows?*
- d. *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*
- e. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Implementation of the General Plan could increase the rate, amount, and quality of stormwater runoff by the construction of impervious surfaces. Increased surface flow could also exacerbate flood conditions. These potential adverse impacts are significant, but mitigable. (Impact 4.4-1)
- Implementation of the General Plan would increase demands on already limited groundwater resources through increased development of residential, commercial, recreational, and landscaping uses. This potential adverse impact is significant, but mitigable. (Impact 4.4-2)
- Development activities related to buildout have the potential to adversely impact surface and groundwater quality. This impact is potentially significant but mitigable. (Impact 4.4-3)

Analysis of the Project

The proposed Project involves the redesign and construction or redevelopment of the existing Player's golf course, which is one of two courses at the Indian Wells Golf Resort. Data provided by the golf course management indicates that the subject course uses approximately 850-acre feet of water per year. Golf course management and the referenced report indicate that 99.9% of golf course irrigation water is "canal water", which is imported by CVWD via the All American and Coachella Branch canals. Essentially no ground water is used to irrigate these courses.

The subject golf course site is located outside a FEMA designated 100-year flood hazard zone. The adjoining Whitewater Stormwater Channel is designated Zone A on the FEMA Flood Insurance Rate Map No. 06065C2227H (April 19, 2017).

The proposed Project is limited to changes to the existing Player's golf course located south of Fred Waring Drive and north of the Highway 111. The proposed Project involves the relocation of two golf holes from south of the Whitewater Stormwater Channel to the north side of the channel. It also involves additional adjustments to the existing course, including limited fairway adjustments to accommodate the reintegration of holes 17 and 18 into the course north of the channel, and to improve play within the course. Additional adjustments include relocation and modifications to tee boxes and bunkers. Existing holes 17 and 18 will be left as is for the foreseeable future and will serve as landscaped open space areas for the adjacent Renaissance Esmeralda hotel.

Changes to the subject Player's course include areas of changed and adjusted ground elevation where some areas will be reduced (materials removed) and elevated (materials) added. The proposed work will include a total of 115,130± cubic yards (cy) of cut and 97,630± cy of fill. The difference, 17,500± cy, is expected to be accounted for in the anticipated 15% of soil shrinkage. Therefore, cut and fill will be balance on site.

The existing drainage pattern of the redesigned golf course will remain essentially the same as current conditions. The site gently slopes from north to south. Minor adjustments will be made to the existing golf course drainage facilities to replace old pipes and tie new low spots into the existing drainage system. The redesigned course will continue to include areas of re-naturalized desert, and runoff from turfed areas, bunkers and natural areas is expected to be minimal. The limited drains that discharge into the stormwater channel will continue to do so.

While project construction has the potential to increase soil erosion and deposition into the adjoining channel, such impacts will be avoided through the application of appropriate BMPs as required by mitigation measures in the FEIR and General Plan Policy. To protect water quality during construction, the project will follow the SWRCB's existing construction policy (Construction General Permit Order 2009-0009-DWQ) which requires the development of a project specific construction SWPPP in compliance with the State's General Construction Permit.

Once course grading and associated disturbances are completed the site will perform as it has since the mid-1980s and there will be no increase in potential stormwater runoff, soil erosion or potential flood either on site or off-site. The adjacent stormwater channel will continue to serve and convey runoff from the same tributary watershed and there will be no net increase in channel flows due to the course's reconstruction or operation. Therefore, the project will not increase the rate or amount of surface runoff in such a manner and will not induce flooding on- or off-site. In addition, during operation, the course will continue to rely on canal water for irrigation and other non-potable uses at the course.

Compliance with the established regulatory framework, and the recommended FEIR mitigation measures and General Plan Policies, no new significant impacts involving hydrology and drainage, or substantial increase in the severity of previously identified significant impacts would occur as a result of constructing and operating the redesigned golf course. Therefore, the proposed Project would not increase or result in new hydrology or water quality impacts requiring preparation of a subsequent EIR.

4.11 LAND USE AND PLANNING

Would the project:

- a. *Physically divide an established community?*
- b. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- The proposed General Plan would not establish land use categories which would result in incompatible land uses or land uses out of character with the surrounding area. (Impact 4.1-1)
- The General Plan FEIR determined that the Approved Project was consistent with the applicable Indian Wells General Plan Policies, including Policies of the Land Use, Housing, Conservation/Open Space, Community Safety, and Noise Elements, and the General Plan Goals and Objectives. The General Plan FEIR concluded that, with the implementation of the proposed mitigation measures, the Approved Project was consistent with the City's General Plan. (Resolution 96-9)

Analysis of the Project

The City uses an integrated General Plan Land Use and Zoning Map to assign land use and zoning designations to lands in the City. The subject property is designated as "Open Space, Golf and Recreation" on these plans. The Open Space and Recreation category encompasses five different designations, which are intended to provide a range of public and private open spaces and recreational areas for enjoyment and safety of the residents. The "Golf and Recreation" designation, which has been assigned to the subject property, provides for public and private golf course and tennis facilities. The subject golf course was originally constructed in the mid-1980s and is consistent with the General Plan and Zoning designations that have been assigned to these lands.

The project proposes the redesign and modifications to the existing Player's golf course which was built at the Indian Wells Golf Resort and has been in place since the mid-1980s. There is no residential or other development within the boundaries of the project site. Existing residential development is located to the immediate west and to the north of Fred Waring Drive. The subject golf course area is bounded on the south by the Whitewater Stormwater Channel and resort hotels, with Highway 111 further south. Construction and operation of the redesigned golf course would not therefore physically divide an established community.

The golf course redesign does not propose to change existing land use designations or zoning districts or add additional uses to the golf course. Overall, following compliance with the recommended FEIR mitigation measures and General Plan Policies, no new significant impacts involving land use and planning would occur as a result of constructing and operating the

redesigned golf course. Therefore, the proposed Project would not increase or result in new impacts to land use and planning requiring preparation of a subsequent EIR.

4.12 MINERAL RESOURCES

Would the project:

- a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- The topic of Mineral Resources is addressed in General Plan FEIR Section 4.8, Geology, Soils, and Seismicity. As discussed in the General Plan FEIR, the City includes areas classified by the Division of Mines and Geology as MRZ-1 (i.e., zone where adequate information indicates there are not significant mineral deposits present or where it is judged that there is little likelihood for their presences) and MRZ-3 (i.e., area that contains mineral deposits, but their significance cannot be determined based on available data). The General Plan FEIR concluded that the northeastern portion of the City is in MRZ-1 where adequate information indicates there are no significant mineral deposits present as classified by the Division of Mines and Geology.
- In addition, the zone designated MRZ-3 within the City comprises the steep terrain of the Santa Rosa Mountains in the southernmost and western portion of the City, which is already predominantly developed. Therefore, the General Plan FEIR determined that the potential impact to mineral deposits during implementation of the General Plan is not significant, and no mitigation is warranted.

Analysis of the Project

Lands in the City of Indian Wells are located in Mineral Resource Zones 1 and 3 (MRZ-1, MRZ-3), refer to General Plan FEIR Figure 4.8.2⁴. The subject Project is located entirely within MRZ-1 and is approximately 0.75 miles from the nearest point of contact with bedrock designated MRZ-3. The MRZ-1 designation indicates areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood for their presence exists. Mineral resources in the Coachella Valley are largely limited to sand and gravels, and the lack of a fluvial regime and deposition in the area precludes such resources in the project area. Mining of potentially viable sand and gravel resources is also precluded by existing development. The Project proposes the redesign and reconstruction of the existing Player's golf course and therefore would not result in the loss of availability of any known mineral resources. The Project site is not designated, used, or planned for mineral resource extraction or development. Therefore, the Project would not result in new mineral resources impacts beyond those identified in the General Plan FEIR, as there would be no new significant or significantly different impacts to mineral resources due to implementation of the proposed Project requiring preparation of a subsequent EIR.

4.13 NOISE

Would the project:

- a. *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Generation of excessive groundborne vibration or groundborne noise levels?*
- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Implementation of the proposed General Plan could expose receivers to noise levels in excess of 70 dBA CNEL. These potential adverse impacts are significant, but mitigable. (Impact 4.6.1)
- Implementation of the General Plan could expose residential receivers to noise levels in excess of 60 dBA CNEL. These potential adverse impacts are significant, but mitigable. (Impact 4.6.2)

Analysis of the Project

The primary source of noise in Indian Wells is traffic noise, including from regional highways, such as California State Route 111 and major roadways such as Cook Street, Fred Waring Drive and Washington Street. Fred Waring Drive adjoins the north boundary of the Project site and is separated from the golf course by a six-foot decorative block wall. Other noise generators in the City include construction activities, commercial delivery activities, and landscape maintenance equipment. Residences, schools, libraries, and senior care facilities are considered noise-sensitive receptors. The Project site is located in a quiet residential neighborhood with limited traffic noise. The Bermuda Dunes (Crown Aero) Airport is located approximately 2.5 miles northeast of the Project site. The Palms Springs International Airport is approximately 11.5 miles northwest the subject site.

The Noise Element in the City's General Plan provides a Noise Compatibility Matrix which defines the acceptable noise level for different land uses in Indian Wells. The "Normally Acceptable" noise level range for single family residential land uses is 50 to 60 dBA CNEL. Chapter 9.06 of the City's Municipal Code provides noise control policies and regulations. According to §9.24.040, the exterior sound level limit in all residential zones is 55 dBA from 7:01 a.m. to 10 p.m., and 50 dBA from 10:01 p.m. to 7 a.m. These noise level limits do not include temporary noise generated by construction activities. Pursuant to §9.06.047, construction activities must be limited to the following hours:

City Permitted Hours for Construction & Landscape Activity

Monday to Friday	7:00 a.m. to 5:00 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday and holidays	None

Source: City of Indian Wells Municipal Code §9.06.044

Considering the Project's location in a resort residential neighborhood, construction activities could exceed the City's noise limit for residential land uses. However, the closest residences are located east of Elkhorn Trail along the Project's easternmost boundary, and construction-related noise will be temporary, and high noise levels would be intermittent. It should also be noted that golf course modifications in this area are limited. Moreover, construction activities related to the subject golf course modifications will be subject to the permitted hours pursuant to Section 9.06.044 of the Municipal Code, and as provided in Table, above. Provided the Project adheres to these hours, any construction-related noise temporarily increasing the ambient noise level in the vicinity of the subject golf course site would not be in excess of the standards established in the local general plan or noise ordinance.

Once the proposed golf course modifications are completed, the Project site would not be expected to generate any new noise or increased noise levels. While occasional noise associated with landscape maintenance is anticipated, these activities already occur and will be temporary and periodic. Moreover, maintenance of the golf course will be conducted in conformance with City permitted hours of construction and landscape activities, as set forth in Table, above. Therefore, operational noise associated with the modified golf course would be the same as for the existing facility and there will be no permanent increase in ambient noise levels in the vicinity of the Project site in excess of standards established in the local general plan or noise ordinance. While residents in the surrounding vicinity of the Project site may occasionally detect some groundborne vibration during construction activities, impacts would be low, temporary and would end once construction is complete. As stated above, construction activities would also be limited by the daytime operations hours provided in §9.06.044 of the City's Municipal Code. Groundborne vibration will not be generated during long-term Project operation.

The Project site is not located within the vicinity of a private airstrip or within two miles of a public airport or public use airport. As noted above, the Bermuda Dunes (Crown Aero) Airport is located approximately 2.5 miles northeast of the Project site. The Palms Springs International Airport is approximately 11.5 miles northwest the subject site. The Project would thus not expose people residing or working in the area to excessive noise levels related to airport operations.

Following compliance with the recommended FEIR mitigation measures and General Plan Policies, no new significant noise impacts, or substantial increase in the severity of previously identified significant impacts would occur as a result of constructing and operating the redesigned golf course. Therefore, the proposed Project would not increase or result in new noise related impacts requiring preparation of a subsequent EIR.

4.14 POPULATION AND HOUSING

Would the project:

- a. *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Upon buildout of the General Plan, additional residential dwelling units and commercial development could be added to the City. This is not considered a significant impact. (Impact 4.9-1)
- Upon buildout (post 2015) of the General Plan, the population in the plan area would increase by approximately 5,563 persons. This increase is not considered a significant impact. (Impact 4.9-2)

Analysis of the Project

The subject project involves the redesign and modifications to the existing Player's golf course, which was originally constructed in the mid-1980 and was modified in 2008. It is one of two golf courses of the Indian Wells Golf Resort. There are no homes within the golf course planning area and no homes will be affected by the proposed modifications to the course. No new extensions of roads or infrastructure, and no existing or future homes will be affected by the Project. The Project would not displace any existing people or housing or necessitate replacement housing elsewhere. Therefore, no new impacts involving population and housing, or substantial increase in the severity of previously identified impacts would occur as a result of constructing and operating the redesigned golf course. Therefore, the proposed Project would not increase or result in new impacts to population and housing requiring preparation of a subsequent EIR.

4.15 PUBLIC SERVICES

Would the project:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

- 1) *Fire protection?*
- 2) *Police protection?*
- 3) *Schools?*
- 4) *Parks?*
- 5) *Other public facilities?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Development allowed under the General Plan would not significantly impact the ability of the service agency to provide adequate fire protection and paramedic services to meet future needs. (Impact 4.10-6)
- Development under the General Plan would create additional demand for police protection services. This is considered a significant, but mitigable impact. (Impact 4.10-5)

- Development allowed under the General Plan would generate an incremental increase in student population for the area. This is considered a significant but mitigable impact. (Impact 4.10-7)
- Development under the General Plan would create additional demand for public park land. This is considered a significant, but mitigable impact. (Impact 4.10-8)
- Development allowed under the General Plan would increase the demand for library services. This is considered a significant but mitigable impact. (Impact 4.10-9)

Analysis of the Project

Consistent with recommended FEIR mitigation measures and General Plan Policy, the City will require the Project contractor to prepare a Construction Traffic Control Plan to ensure emergency access to the subject site is maintained throughout construction. Once golf course modifications are completed, the operation of the golf course will not adversely affect the provision of police or fire protection in this area of Indian Wells nor would it result in the need for new or physically altered facilities.

The proposed golf course modifications do not include any residential units or habitable structures and would not result in a permanent increase in the local population. It would therefore not result in any impacts to school enrollment and would not require the provision of new or additional facilities.

The subject golf course (Player's course) currently serves as one of two municipal golf courses at the Indian Wells Golf Resort. During construction, the subject course would be closed to play, which may temporarily increase demand on other golf courses in the area, including the second (Celebrity) course located at the resort. However, the disruption in use of the Player's course would be temporary, and there would be no associated impacts to public parks from its temporary closure. No other public facilities will be affected by the proposed Project.

Following compliance with the recommended FEIR mitigation measures and General Plan Policies, no new significant impacts involving public services or facilities, or substantial increase in the severity of previously identified significant impacts would occur as a result of constructing and operating the redesigned golf course. Therefore, the proposed Project would not increase or result in new impacts to public services or facilities requiring preparation of a subsequent EIR.

4.16 RECREATION

Would the project:

- Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Analysis of the Project

Refer to Section 4.15, *Public Services*.

4.17 TRANSPORTATION

Would the project:

- a. *Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b. *Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*
- c. *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- d. *Result in inadequate emergency access?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Development under the General Plan land uses could result in an inadequate traffic system without the appropriate transportation improvements. (Impact 4.2-1)
- Development under the General Plan land uses could result in a limited choice of travel modes. This is a potential adverse impact that is not significant (Impact 4.2-2)
- Development under the General Plan land uses could result in a traffic system that detracts from the residents' quality of life. This is a potential adverse impact that is not significant. (Impact 4.2-3)

Analysis of the Project

The Project involves the construction of modifications to the existing Player's Golf Course at the Indian Wells Golf Resort, which has been operating since the mid-1980s. Access to the course is via the existing Indian Wells Lane which extends north from State Highway 111 and serves the golf resort and associated hotels and conference facilities, as well as the golf resort clubhouse and other golf facilities. The golf resort's maintenance facilities are located on the north end of the Player's course immediately south of Fred Waring Drive via gated access from that street. The proposed Project will not alter any of these long-established points of access.

All proposed modifications to the Player's golf course will be internal and will not affect or be affected by access from a public street. The Project will not affect any traffic or circulation plan, ordinance or policy of the City or any other agency. Policy, including those associated with transit, roadways, bicycle or pedestrian facilities. Once the golf course modifications are completed, there will be no change in the vehicle miles traveled (VMTs) or Level of Service (LOS) associated with its continued operation since 1980s and the project will not be inconsistent or in conflict with the provisions of CEQA Guidelines Section 15064.3(b). Current access into the golf course will not be affected by either its modifications during construction or ongoing operations.

Access for construction equipment, materials delivery and construction workers will be from the existing gated access to the golf course maintenance facilities located immediately south of and taking access from Fred Waring Drive. It should also be noted that this access is served by a dedicated right-turn lane and also has a stacking distance of 33± feet between the closest travel lane and the access control gate, which is only closed during evening hours. The construction of the subject golf course modifications and the ongoing golf course operations will not

substantially increase hazards associated with geometric design features or incompatible uses. Therefore, the proposed Project would not increase or result in new impacts to transportation requiring preparation of a subsequent EIR.

4.18 Tribal Cultural Resources

Would the project:

- a. *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
 - i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or*
 - ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Since certification of the General Plan FEIR, the CEQA Guidelines Appendix G Checklist has been revised to include a new category for Tribal Cultural Resources impacts. This topical area is addressed in General Plan FEIR Section 4.12, Cultural Resources. For purposes of this Addendum, the topic of Tribal Cultural Resources is discussed in Section 4.5, Cultural Resources, consistent with the organization of the General Plan FEIR.

Analysis of the Project

Refer to Section 4.5, Cultural Resources.

4.19 UTILITIES AND SERVICE SYSTEMS

Would the project:

- a. *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- d. *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

- e. *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

General Plan FEIR Conclusions

The General Plan FEIR concluded the following:

- Development allowed under the General Plan would not significantly impact the ability of the service agency to provide adequate water to meet future demand levels. (Impact 4.10-1)
- Development allowed under the General Plan would not significantly impact the service companies now providing natural gas and electricity in their ability to provide these services to meet projected demand. (Impact 4.10-2)
- Development allowed under the General Plan would increase demand for wastewater treatment and require upgrades of the wastewater distribution system. This is considered a significant but mitigable impact. (Impact 4.10-3)
- Proposed development under the General Plan would result in an increase in the generation and disposal of solid waste. This is considered a significant but mitigable impact. (Impact 4.10-4)

Analysis of the Project

The existing two golf courses at the Indian Wells Golf Resort, including the subject Player's course and Celebrity course, are served by untreated, nonpotable Colorado River water delivered to the Coachella Valley via the All American and Coachella Branch Canals. Golf course irrigation water is provided by the CVWD Mid-Valley Pipeline (canal water) a portion of which is located within the Fred Waring Drive right of way. The Project will not require provision of any potable water supplies. The proposed golf course modification Project will not generate any new long-term water demand and near-term water demand will be limited to that needed for site watering, hydroconsolidation and other construction purposes. Once golf course work is completed Project water demand will return to current levels. There will be no new or increased demand for water resources, which currently are and will continue to be supplied by non-potable canal water rather than groundwater. There will therefore be no significant impacts on the local water supplier's ability to serve reasonably foreseeable future development during normal, dry, and multiple dry years. The Project will not require a new connection to existing domestic water lines, nor will it otherwise require or result in the relocation or construction of new or expanded water facilities. Construction water will be provided by existing on-site irrigation system supplied by non-potable canal water.

The proposed golf course modification Project will not generate any new or additional wastewater or demand for collection or treatment facilities beyond existing use of the current golf course. Therefore, the Project will not result in a need for such additional facilities and CVWD will continue to have adequate capacity to serve the Project's current and ongoing demand for wastewater collection and treatment facilities.

During construction of the of the modified golf course, some construction-related waste may be generated, including concrete and asphalt waste materials, as well as landscape waste associated with planned golf course revegetation. Consistent with FEIR mitigation measures and General Plan Policies, construction debris shall be disposed of in accordance with local and state requirements, including those provided in the County of Riverside Integrate Waste

Management Plan. The Project will also be required to comply with federal, state, and local management and reduction statutes and regulations related to solid waste, including compliance with California Code of Regulation Title 14, Natural Resources Division 7, Department of Resources Recycling and Recovery Chapter 3, Minimum Standards for Solid Waste Handling and Disposal and Article 5.9, Construction and Demolition and Inert Debris Transfer/Processing Regulatory Requirements.

Following compliance with the recommended FEIR mitigation measures and General Plan Policies, no new significant impacts involving public utilities and services systems, or substantial increase in the severity of previously identified significant impacts would occur as a result of constructing and operating the redesigned golf course. Therefore, the proposed Project would not increase or result in new impacts to public utilities and services requiring preparation of a subsequent EIR.

4.20 WILDFIRE

Would the project:

- a. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d. *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

General Plan FEIR Conclusions

- The City certified the General Plan FEIR before the above checklist items were added to the State CEQA Guidelines. However, the topic of wildland fire hazards is addressed in General Plan FEIR Section 4.11, Public Safety/Hazardous Materials. For purposes of this Addendum, the topic of wildfires is discussed in Section 4.9, Hazards and Hazardous Materials, consistent with the organization of the General Plan FEIR.

Analysis of the Project

As previously stated, the proposed Project would simply be the redesign and reconstruction of the existing Player's golf course and does not propose the development of any residential or commercial buildings or other occupied structures. It therefore would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. As discussed in Section 4.9, Hazards and Hazardous Materials, according to the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Map, the proposed Project is not located within or next to a Very High Fire Hazard Severity Zone within a Local Responsibility Area or State Responsibility Area.²¹ The Project would not involve expansion of urban uses onto lands located within or adjacent to fire hazards areas.

As noted elsewhere in the Addendum, the City's Local Hazard Mitigation Plan (LHMP) sets forth priority actions to mitigate hazards, as well as actions to coordinate plans and resources in the event of an emergency. The LHMP identifies the Emergency Service Coordinator in the City

Emergency Management Department, which has also developed an Emergency Operations Plan. The City LHMP also includes goals, policies and mitigation actions to ensure that emergency response is timely and effective. The proposed Project would not impair or interfere with an adopted emergency response or evacuation plan. According to the City's General Plan, key evacuation routes in the city include Highway 111, Cook Street, and Washington Street. Construction activities associated with the Project would not involve or affect any temporary impacts to local streets. Furthermore, the construction would use existing golf course access from Fred Waring Drive and the existing golf course maintenance facilities, would be temporary, and would not interfere with emergency access during construction. Therefore, there would be no new significant or significantly different impacts related to wildfire in or near state responsibility areas or lands classified as very high fire hazard severity zones as a result of the proposed Project requiring preparation of a subsequent EIR.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*
- b. *Does the project have potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?*
- c. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*
- d. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

As detailed herein, on the basis of substantial evidence in the light of the whole record, a Subsequent or Supplemental EIR is not appropriate for the proposed Project because none of the criteria permitting such a document under State CEQA Guidelines section 15162 are met.

The project will have a very limited impact on lands within the boundaries of the subject Player's course and the adjoining wash area. Golf course grading and other course remodeling activities and associated site disturbance and improvements will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. Neither will the Project affect or impede the use of native wildlife nursery sites within or near the Project site.

The subject site lies outside the Santa Rosa and San Jacinto Mountains Conservation Area established by the adopted Coachella Valley MSHCP. It does, however, occur within the fee mitigation area established by the plan. However, the Project site was fully developed prior to 1996 and is not therefore subject to any development impact fee established by the MSHCP. The Project will not conflict with any local policies or ordinances protecting biological resources. Neither will it conflict with the provisions of the Coachella Valley MSHCP/Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan.

4.22 CONCLUSION

The General Plan FEIR examined all the potential impacts resulting from full buildout of the General Plan, including Land Use, Transportation/Circulation, Topography and Aesthetics, Hydrology and Water Quality, Biological Resources, Noise, Air Quality, Geology/Soils/Seismicity, Population/Housing/Employment, Public Services/Utilities, Public Safety/Hazardous Materials, Cultural Resources, and Paleontology. The General Plan FEIR concluded that impacts would be less than significant with implementation of mitigation measures (General Plan FEIR Chapter 2).

The proposed Project is a redesign and reconstruction of the existing Player's Course within its existing footprint and would result in no new significant impacts that were not analyzed in the General Plan FEIR, nor would the proposed Project cause a substantial increase in the severity of any previously identified environmental impacts. The potential impacts associated with the proposed Project would either be the same or less than those described in the General Plan FEIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the General Plan FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified.

In taking action on any of the approvals, the decision-making body must consider the whole of the data presented in the General Plan FEIR. As outlined in this Addendum analysis, all impacts of the proposed Project were fully examined in the previous FEIR and mitigated, and the proposed changes do not require substantial changes to the prior-certified EIR, or previously adopted mitigation measures. Therefore, the preparation of an Addendum to the existing certified EIR is the appropriate CEQA document to support the City's consideration of the proposed Project, as outlined in CEQA Guidelines Sections 15162 and 15164.