

# ATTACHMENT #8

## Indian Wells General Plan Update Mitigation Monitoring and Reporting Program

Potential Impacts on the Environment	Level of Significance after Mitigation	General Plan Policies and Actions / Mitigation Measures	Responsible for Monitoring	Timing	Level of Significance after Mitigation
<b>4.1 Aesthetics</b>					
a. Have a substantial adverse effect on a scenic vista?	Potentially Significant	<p><b>Policies</b></p> <p><b>RM-2.1 Open Space Preservation.</b> Designate and preserve the City's open space and scenic resources including hillside open space, mature trees, rock outcroppings, ridgelines, watercourse open space, golf courses, and public parks.</p> <p><b>RM-2.2 Scenic Vista Preservation.</b> Locate and site development to preserve public and private views of hillside areas, the Santa Rosa Mountains, and other scenic vistas of the San Jacinto and San Geronimo Mountain Ranges.</p> <p><b>RM-2.3 Open Space Character.</b> Establish and maintain greenbelts and open space amenities which enhance the open space character of the City and serve the needs of residents.</p> <p><b>RM-2.4 Tourism Support.</b> Support resort tourism by preserving, restoring, creating, and maintaining public open space, scenic views from public rights-of-way, and low impact recreational opportunities.</p> <p><b>Actions</b></p> <p><b>RM-2a</b> Enforce the Hillside Management Ordinance to ensure the environmental integrity of the hillsides.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>	City Planning Commission / City Council  City Planning Department	Project review and approval	Less than Significant
b. Substantially damage scenic resources within a state scenic highway?	Less than Significant	<p><b>Policies</b></p> <p><b>RM-2.3 Open Space Character.</b> Establish and maintain greenbelts and open space amenities which enhance the open space character of the City and serve the needs of residents.</p>	City Planning Commission / City Council	Project review and approval	Less than Significant

		<b>RM-2.4 Tourism Support.</b> Support resort tourism by preserving, restoring, creating, and maintaining public open space, scenic views from public rights-of-way, and low impact recreational opportunities.  <b>Mitigation Measures</b> None Required.	City Planning Department		
c. Substantially degrade the existing visual character or quality of public views or conflict with applicable zoning and other regulations governing scenic quality?	Less than Significant	<b>Policies</b>  <b>CD-2.1 Design Features.</b> Enhance the City's identity with attractive high-quality gateways, city entry signs and design features, cohesive street signs, and other design features at public gathering spaces and other areas, that contribute to the quality of life and enhance the premiere residential-resort community character of Indian Wells.  <b>CD-2.2 Standards and Guidelines.</b> Develop and enforce development standards and objective design guidelines that provide clear direction for achieving quality community design in new development and redevelopment projects.  <b>CD-2.4 Site Planning.</b> Identify and preserve, as feasible, the significant features of a site, such as viewsheds, heritage trees, and rock outcroppings, during the design and development of new projects.  <b>CD-2.7 Streetscapes.</b> Promote drought tolerant landscaping, tree planting, and tree preservation along City streets as a means of improving aesthetics, making neighborhoods more pedestrian-friendly, and providing environmental and economic benefits.  <b>CD-2.8 Arts in Public Places.</b> Continue to implement the Arts in Public Places program to provide a diverse and culturally rich environment for Indian Wells residents and visitors.  <b>RM-2.1 Open Space Preservation.</b> Designate and preserve the City's open space and scenic resources including hillside open space, mature trees, rock outcroppings, ridgelines, watercourse open space, golf courses, and public parks.  <b>RM-2.2 Scenic Vista Preservation.</b> Locate and site development to preserve public and private views of hillside areas, the Santa Rosa	City Planning Commission / City Council  City Planning Department  Future developers / project applicants	Project review and approval	Less than Significant

		<p>Mountains, and other scenic vistas of the San Jacinto and San Gorgonio Mountain ranges.</p> <p><b>RM-2.3 Open Space Character.</b> Establish and maintain greenbelts and open space amenities which enhance the open space character of the City and serve the needs of residents.</p> <p><b>Actions</b></p> <p><b>CD-2a</b> Continue the Art in Public Places program, including the identification of funding sources and potential sites for public art display. The program may include, but is not limited to, City entry monumentation, streetscape treatments (including street signs), and other public area improvements.</p> <p><b>CD-2b</b> Prepare and adopt objective design standards for multifamily and mixed-use projects and require all development in the City to comply with approved design standards, including but not limited to, architecture, landscaping, site design, and other development related regulations intended to enhance and promote the image of Indian Wells.</p> <p><b>CD-2c</b> Continue to preserve the community characteristics of scale, good site design, and sensitivity to neighboring sites in single-family residential districts by requiring approval by the City's Design Review Committee for new homes, additions, and exterior remodeling.</p> <p><b>RM-2a</b> Enforce the Hillside Management Ordinance to ensure the environmental integrity of the hillsides.</p> <p><b>Mitigation Measures</b> None Required.</p>			
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Potentially Significant	<p><b>Policy</b></p> <p><b>RM-2.7 Lighting and Glare.</b> Protect scenic enjoyment by encouraging outdoor lighting that is directed appropriately and avoid the creation of regular excessive glare that makes seeing difficult due to the presence of reflected sunlight or artificial light.</p> <p><b>Action</b></p>	<p>City Planning Commission / City Council</p> <p>City Planning Department</p>	Project review and approval	Less than Significant

		<b>RM-2b</b> Adopt a Dark Sky Ordinance to limit residents' exposure to artificial light during their outdoor nighttime activities while providing adequate light levels to ensure safety and security.  <b>RM-2c</b> Create and implement development design standards to reduce regular excessive glare that makes seeing difficult due to the presence of reflected sunlight or artificial light.  <b>Mitigation Measures</b> None Required.	Future developers / project applicants		
<b>4.2 Agricultural and Forestry Resources</b>					
a/e. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or involve other changes in the existing environment which, due to their location or nature, could result in a conversion of farmland, to non-agricultural use?	Potentially Significant	<b>Policies</b>  <b>CD-1.9 Agricultural Uses.</b> Allow and support the continuation of agricultural operations on lands within the City limits that are designated for development uses, until such time as new development is proposed for the land.  <b>Mitigation Measure</b> None Required.	City Planning Commission / City Council  City Planning Department	Buildout of City	Significant and Unavoidable
<b>4.3 Air Quality</b>					
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 the	Less than Significant	<b>Policies</b>  <b>RM-9.1 Reduce Greenhouse Gas Emissions.</b> Consider and adopt new local policies and programs that provide energy efficient alternatives to fossil fuel use to reduce local greenhouse gas emissions and improve air quality.  <b>RM-9.2 Zero-Emission and Low-Emission Vehicle Use.</b> Encourage the use of zero-emission vehicles, low-emission vehicles, bicycles and other non-motorized vehicles, and car-sharing programs by providing sufficient and convenient infrastructure and parking facilities to accommodate these vehicles.	City Planning Commission / City Council  City Planning Department  Future developers / project applicants	Buildout of City	Less than Significant

applicable federal or state ambient air quality standard?		<p><b>RM-9.3 Sensitive Receptors.</b> Buffer and protect residential areas and other sensitive receptors, such as schools and care facilities, from areas of heightened air quality pollution.</p> <p><b>RM-9.4 Regional Air Quality.</b> Participate in air quality improvement efforts in the Riverside County area, including those organized through SCAQMD, ICAPCD, the Coachella Valley Association of Governments (CVAG), and the California Air Resource Board (CARB).</p> <p><b>Actions</b></p> <p><b>RM-9a</b> Consider giving preference to contractors and service providers who use reduced emission equipment for City construction projects and service contracts.</p> <p><b>RM-9b</b> Evaluate the purchase of low-emission vehicles for the City's fleet and the use of available clean fuel sources for trucks and heavy equipment for the provision of City services based on operating requirements and financial feasibility.</p> <p><b>RM-9c</b> As applicable, review development projects during the CEQA process for potential air quality impacts to residences and other sensitive receptors. Ensure that mitigation measures and best management practices (BMPs) are implemented to reduce significant emissions of criteria pollutants.</p> <p><b>RM-9d</b> Review development, infrastructure, and planning projects for consistency with SCAQMD and ICAPCD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address SCAQMD, ICAPCD, and General Plan requirements, as appropriate, which include analysis and identification of:</p> <ol style="list-style-type: none"> <li>1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.</li> <li>2. Potential exposure of sensitive receptors to toxic air contaminants.</li> </ol>			
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		<p>3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.</p> <p>4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.</p> <p><b>RM-9e</b> Future development projects will be required to demonstrate consistency with SCAQMD and ICAPCD construction emission thresholds. Where construction emissions from individual projects exceed SCAQMD and ICAPCD thresholds, the following actions should be incorporated as necessary to minimize impacts. These measures do not exclude the use of other, equally effective mitigation measures as determined by a project specific Air Quality Assessment.</p> <ul style="list-style-type: none"> <li>• Require all off-road diesel equipment greater than 50 horsepower (hp) to meet U.S. EPA Tier 4 final off-road emission standards or equivalent. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board Certified Level 3 Diesel Particulate Filter (DPF) or equivalent. The DPF reduces diesel particulate matter and NOx emissions during construction activities.</li> <li>• Require a minimum of 50 percent of construction debris be diverted for recycling.</li> <li>• Require building materials to contain a minimum 10 percent recycled content.</li> <li>• Require materials such as paints, primers, sealants, coatings, and glues to have a low volatile organic compound concentration compared to conventional products. If low VOC materials are not available, architectural coating phasing should be extended sufficiently to reduce the daily emissions of VOCs.</li> </ul>			
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		<p><b>RM-9f</b> Future development projects will be required to demonstrate consistency with SCAQMD and ICAPCD operational emission thresholds. For projects where operational emissions exceed regulatory thresholds, the following measures may be used to reduce impacts. Note the following measures are not all inclusive and developers have the option to add or substitute measures that are equally or more appropriate for the scope of the project.</p> <ul style="list-style-type: none"> <li>• Provide onsite solar/renewable energy in excess of regulatory requirements.</li> <li>• Require that owners/tenants of non-residential or multi-family residential developments use architectural coatings that are 10 grams per liter or less when repainting/repairing properties.</li> <li>• Require dripless irrigation and irrigation sensor units that prevent watering during rainstorms.</li> </ul> <p><b>RM-9g</b> Consider creating dust control measures and coordinating with the Salton Sea Air Basin in implementing strategies proposed in the Air Quality Management Plan to improve regional air quality.</p> <p><b>RM-9i</b> Require all new development and redevelopment projects, including construction operations, to conform with the City's PM10 Ordinance as a condition of issuance of grading permits. Evaluate the need for permanent control devices in particularly windy areas to be installed prior to project grading.</p> <p><b>RM-9j</b> Require construction sites, and trucks hauling dirt to and from the sites, to comply with the City's PM10 standards.</p> <p><b>RM-9k</b> Schedule regular maintenance for the City fleet vehicles to reduce fuel consumption resulting in less air pollution and decrease fuel purchases.</p> <p><b>Mitigation Measure</b> None Required.</p>			
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c. Expose sensitive receptors to substantial pollutant concentrations?	Less than Significant	<p><b>Policies</b></p> <p><b>RM-9.3 Sensitive Receptors.</b> Buffer and protect residential areas and other sensitive receptors, such as schools and care facilities, from areas of heightened air quality pollution.</p> <p><b>Actions</b></p> <p><b>RM-9g</b> Consider creating dust control measures and coordinating with the Salton Sea Air Basin in implementing strategies proposed in the Air Quality Management Plan to improve regional air quality.</p> <p><b>RM-9i</b> Require all new development and redevelopment projects, including construction operations, to conform with the City's PM10 Ordinance as a condition of issuance of grading permits. Evaluate the need for permanent control devices in particularly windy areas to be installed prior to project grading.</p> <p><b>RM-9j</b> Require construction sites, and trucks hauling dirt to and from the sites, to comply with the City's PM10 standards.</p> <p><b>RM-9k</b> Schedule regular maintenance for the City fleet vehicles to reduce fuel consumption resulting in less air pollution and decrease fuel purchases.</p> <p><b>Mitigation Measures</b> None Required.</p>	<p>City Planning Commission / City Council</p> <p>City Planning Department</p> <p>Future developers / project applicants</p>	Buildout of City	Less than Significant
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than Significant	<p><b>Policies</b></p> <p><b>RM-9.2 Zero-Emission and Low-Emission Vehicle Use.</b> Encourage the use of zero-emission vehicles, low-emission vehicles, bicycles and other non-motorized vehicles, and car-sharing programs by providing sufficient and convenient infrastructure and parking facilities to accommodate these vehicles.</p> <p><b>RM-9.3 Sensitive Receptors.</b> Buffer and protect residential areas and other sensitive receptors, such as schools and care facilities, from areas of heightened air quality pollution.</p> <p><b>Mitigation Measures</b> None Required.</p>	<p>City Planning Commission / City Council</p> <p>City Planning Department</p> <p>Future developers / project applicants</p>	Buildout of City	Less than Significant
<b>4.4 Biological Resources</b>					



<p>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 CDFG or USFWS?</p> <p>b. Have a substantial adverse effect of any riparian habitat or other sensitive natural community identified in local or regional plans, policies regulations or by CDFW?</p> <p>c. have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal filling, hydrological interruption, or other means?</p>	<p>Potentially Significant</p>	<p><b>Policies</b></p> <p><b>RM-1.1 Biodiversity.</b> Preserve biological communities that contribute to the region's biodiversity, with a special focus on sensitive, rare, or endangered plant and wildlife species in accordance with State and federal resource agency requirements.</p> <p><b>RM-1.6 Sensitive Biological Habitat.</b> Direct development away from areas of sensitive biological habitat unless effective mitigation measures (such as preconstruction biological surveys to identify whether candidate, sensitive, and/or special-status species occur onsite) to reduce potential impacts can be implemented.</p> <p><b>RM-1.7 Pre-Development Review.</b> Require development proposals to identify significant biological resources and provide mitigation to reduce impacts, including through the use of adequate buffering, selective preservation, the provision of replacement habitats, the use of sensitive site planning techniques, and other appropriate impact reduction measures.</p> <p><b>RM-1.8 Riparian Preservation.</b> Encourage the preservation of areas of riparian vegetation and wildlife habitat along the Whitewater River and Deep Canyon storm channels through the development review process.</p> <p><b>Actions</b></p> <p><b>RM-1a</b> Develop a Native Plant Preservation Ordinance to preserve and protect natural vegetation and wildlife areas, mature trees and landscaping, and to promote the restoration of indigenous vegetation. In addition, the City shall continue to strictly monitor new development and redevelopment through site inspections to ensure the maximum feasible protection of native plants.</p> <p><b>RM-1d</b> Cooperate with the County of Riverside to develop and manage preserve areas within the urban landscape. During the review of development proposals, use the Coachella Valley Multiple Species Habitat Conservation Plan to help assess potential project impacts and mitigation requirements. Development in the City shall be required to comply with the applicable terms of the CVMSHCP including, but not limited to, the payment of mitigation fees,</p>	<p>City Planning Commission / City Council</p> <p>City Planning Department</p> <p>Future developers / project applicants</p>	<p>Buildout of City</p>	<p>Less than Significant</p>
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		<p>narrow endemic surveys, riparian/riverine policy, and other applicable surveys.</p> <p><b>RM-1e</b> Where feasible, vegetation and tree removal should occur outside of the bird nesting season (February 1 to August 31). If not feasible, the project applicant shall retain a qualified biologist to conduct a nesting bird survey no more than three days prior to the commencement of construction activities. The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the project site or within the vicinity during the clearance survey with a brief letter report, submitted to the City of Indian Wells Planning Department prior to construction, indicating that no impacts to active bird nests would occur before construction can proceed. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside a 300-foot buffer around the active nest. For listed raptor species, this buffer shall be 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure the nesting behavior is not adversely affected by construction activity, pursuant to the Migratory Bird Treaty Act (MBTA). Prior to the commencement of construction activities and the issuance of any permits, results of the pre-construction survey and any subsequent monitoring shall be provided to the City of Indian Wells Planning Department, California Department of Fish and Wildlife (CDFW), and other appropriate agencies.</p> <p><b>RM-1f</b> Review each development proposal as it is submitted to the City to assure that the potential impacts on the natural environment are minimized in accordance with the provisions of CEQA.</p> <p><b>RM-1g</b> Prior to the approval of any development proposed in areas of “high ecological sensitivity,” require the applicant to prepare a biological study for the area.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
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d. Interfere substantially within 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?	Less than Significant	<b>Actions</b> <b>RM-1d</b> Cooperate with the County of Riverside to develop and manage preserve areas within the urban landscape. During the review of development proposals, use the Coachella Valley Multiple Species Habitat Conservation Plan to help assess potential project impacts and mitigation requirements. Development in the City shall be required to comply with the applicable terms of the CVMSHCP including, but not limited to, the payment of mitigation fees, narrow endemic surveys, riparian/riverine policy, and other applicable surveys. <b>RM-1g</b> Prior to the approval of any development proposed in areas of “high ecological sensitivity,” require the applicant to prepare a biological study for the area. <b>Mitigation Measures</b> None Required.	City Planning Commission / City Council  City Planning Department  Future developers / project applicants	Buildout of City	Less than Significant
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than Significant	<b>Actions</b> <b>RM-1d</b> Cooperate with the County of Riverside to develop and manage preserve areas within the urban landscape. During the review of development proposals, use the Coachella Valley Multiple Species Habitat Conservation Plan to help assess potential project impacts and mitigation requirements. Development in the City shall be required to comply with the applicable terms of the CVMSHCP including, but not limited to, the payment of mitigation fees, narrow endemic surveys, riparian/riverine policy, and other applicable surveys. <b>Mitigation Measures</b> None Required.	City Planning Commission / City Council  City Planning Department  Future developers / project applicants	Buildout of City	Less than Significant
<b>4.5 Cultural and Tribal Cultural Resources</b>					
a. Cause a substantial adverse change in the significance of a historical resources pursuant to 15064.5?	Potentially Significant	<b>Policies</b> <b>RM-4.1 Preservation.</b> Protect areas containing significant historic, archaeological, paleontological and tribal cultural resources, as defined by the California Public Resources Code.	City Planning Commission / City Council	Buildout of City	Less than Significant

<p>b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</p>		<p><b>RM-4.2 Tribal Consultation.</b> Consult with Native American tribes whose tribal cultural resources may be impacted by proposed development, as necessary, and in accordance with state, local, and tribal intergovernmental consultation requirements, to mitigate or avoid significant effects to resource(s).</p> <p><b>RM-4.3 Historic Resources.</b> Identify, designate, and protect buildings, districts, eligible properties and sites of historic importance within Indian Wells.</p> <p><b>RM-4.4 Funding.</b> Identify funding programs to assist private property owners in the preservation of historic resources.</p> <p><b>Actions</b></p> <p><b>RM-4a</b> Continue to assess development proposals for potential impacts to sensitive historic, archaeological, and paleontological resources pursuant to the California Environmental Quality Act (CEQA).</p> <p><b>RM-4b</b> For structures that potentially have historic significance, the City shall require that a study be conducted by a professional archaeologist or historian to determine the actual significance of the structure and potential impacts of the proposed development in accordance with CEQA Guidelines Section 15064.5. The City may require modification of the project and/or mitigation measures to avoid any impact (including visual impacts) to a historic structure, when feasible.</p> <p><b>RM-4c</b> For all development proposals within areas with the potential to contain prehistoric/historic resources, the City shall require a study to be conducted by a professional archaeologist pursuant to CEQA. The objective of the study will be to determine if significant archaeological resources are potentially present and if the project will significantly impact these resources. If significant impacts are identified, the City may require the project to be modified to avoid the impacts, or require mitigation measures to mitigate the impacts. Mitigation may involve archaeological investigation and resources recovery.</p>	<p>City Planning Department</p> <p>Native American Tribes</p> <p>Qualified archaeologist</p> <p>Future developers / project applicants</p>		
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		<p><b>RM-4d</b> The City shall require an assessment of the potential for development proposals to significantly impact paleontological resources pursuant to the CEQA. If the project involves earthworks, the City may require a study conducted by a professional paleontologist to determine if paleontological assets are present, and if the project will significantly impact the resources. If significant impacts are identified, the City may require the project to be modified to avoid impacting the paleontological materials, require monitoring of rock units with high potential to contain significant nonrenewable palaeontologic resources, or require mitigation measures to mitigate the impacts, such as recovering the paleontological resources for preservation.</p> <p><b>RM-4e</b> The City shall make provisions for historic archeological resources accidentally discovered during construction for projects where the City has approval authority over the project. These provisions shall include an immediate evaluation of the find and contingency funding and time allotment sufficient to allow for the recovery of the historic archeological resource or implement measures to avoid disturbing the resource if the historic archeological resource is determined to be unique.</p> <p><b>RM-4f</b> In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the City shall halt excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the descendants from the deceased Native Americans have made a recommendation to the landowner or the persons responsible for the excavation work, regarding appropriate means of treating the ancestral remains, with appropriate dignity, including the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or the Native American Heritage Commission was unable to identify a descendant or the descendant failed to</p>			
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		<p>make a recommendation within 24 hours after being granted access to the site.</p> <p><b>RM-4g</b> Prior to adopting any general plan, specific plan, or any amendment thereto, the City shall notify appropriate tribes of the opportunity for consultation for the purpose of preserving, or mitigating impacts to, cultural places located on land within the City's jurisdiction that may be affected by the proposed plan or amendment.</p> <p><b>RM-4h</b> Prior to the adoption or substantial amendment of a general plan or specific plan, the City shall refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the City's jurisdiction for a 45-day comment period.</p> <p><b>RM-4i</b> Prior to designating open space, the City shall consult with tribes if the affected land contains a cultural place and if the affected tribe has requested public notice under Government Code section 65092.</p> <p><b>RM-4j</b> Develop and implement programs and/or incentives to private property owners to help preserve, restore, or reuse historic structures while enhancing their historical significance and integrity.</p> <p><b>RM-4k</b> Conduct a historic properties inventory that takes into consideration buildings, neighborhoods, tribal cultural resources, eligible properties and other features of historic, architectural, or cultural significance and pursue official designation as warranted.</p> <p><b>Mitigation Measures</b> None Required.</p>			
c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	Potentially Significant	<p><b>Actions</b></p> <p><b>RM-4f</b> In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the City shall halt excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, there shall be no further excavation or</p>	<p>City Planning Department</p> <p>Native American Tribes</p> <p>Future developers /</p>	Buildout of City	Less than Significant

		<p>disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the descendants from the deceased Native Americans have made a recommendation to the landowner or the persons responsible for the excavation work, regarding appropriate means of treating the ancestral remains, with appropriate dignity, including the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being granted access to the site.</p> <p><b>Mitigation Measures</b> None Required.</p>	project applicants		
<p>d. Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in PRC Section 21074, that is:</p> <p>i. Listed or eligible for listing in the CHHR, or in local register of historical resources as defined in PRC Section 5020.1(k) or;</p> <p>ii. A resource determined by a Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c)</p>	Potentially Significant	<p><b>Policies</b></p> <p><b>RM-4.2 Tribal Consultation.</b> Consult with Native American tribes whose tribal cultural resources may be impacted by proposed development, as necessary, and in accordance with state, local, and tribal intergovernmental consultation requirements, to mitigate or avoid significant effects to resource(s).</p> <p><b>Actions</b></p> <p><b>RM-4a</b> Continue to assess development proposals for potential impacts to sensitive historic, archaeological, and paleontological resources pursuant to the California Environmental Quality Act (CEQA).</p> <p><b>RM-4c</b> For all development proposals within areas with the potential to contain prehistoric/historic resources, the City shall require a study to be conducted by a professional archaeologist pursuant to CEQA. The objective of the study will be to determine if significant archaeological resources are potentially present and if the project will significantly impact these resources. If significant impacts are identified, the City may require the project to be modified to avoid the impacts, or require mitigation measures to mitigate the impacts. Mitigation may involve archaeological investigation and resources recovery.</p>	<p>City Planning Commission / City Council</p> <p>City Planning Department</p> <p>Qualified Archaeologist</p> <p>Native American Tribes</p> <p>Future developers / project applicants</p>	Buildout of City	Less than Significant

<p>of PRC Section 5020.1, the lead agency shall consider the significance of the resource too California Native American.</p>		<p><b>RM-4e</b> The City shall make provisions for historic archeological resources accidentally discovered during construction for projects where the City has approval authority over the project. These provisions shall include an immediate evaluation of the find and contingency funding and time allotment sufficient to allow for the recovery of the historic archeological resource or implement measures to avoid disturbing the resource if the historic archeological resource is determined to be unique.</p> <p><b>RM-4f</b> In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the City shall halt excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the descendants from the deceased Native Americans have made a recommendation to the landowner or the persons responsible for the excavation work, regarding appropriate means of treating the ancestral remains, with appropriate dignity, including the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being granted access to the site.</p> <p><b>RM-4g</b> Prior to adopting any general plan, specific plan, or any amendment thereto, the City shall notify appropriate tribes of the opportunity for consultation for the purpose of preserving, or mitigating impacts to, cultural places located on land within the City's jurisdiction that may be affected by the proposed plan or amendment.</p> <p><b>RM-4h</b> Prior to the adoption or substantial amendment of a general plan or specific plan, the City shall refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the City's jurisdiction for a 45-day comment period.</p>			
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		<p><b>RM-4i</b> Prior to designating open space, the City shall consult with tribes if the affected land contains a cultural place and if the affected tribe has requested public notice under Government Code section 65092.</p> <p><b>RM-4k</b> Conduct a historic properties inventory that takes into consideration buildings, neighborhoods, tribal cultural resources, eligible properties and other features of historic, architectural, or cultural significance and pursue official designation as warranted.</p> <p><b>Mitigation Measures</b> None Required.</p>			
<b>4.6 Energy Resources</b>					
<p>a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</p> <p>b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>	Less than Significant	<p><b>Policies</b></p> <p><b>RM-10.1 Green Building Standards Code.</b> Ensure that new construction and major redevelopment complies with the most current version of the California Green Building Standards Code.</p> <p><b>RM-10.2 Energy Conservation.</b> Promote energy conservation by residents and businesses in existing structures, in close coordination with other agencies and local energy providers, including Southern California Edison and Southern California Gas Company.</p> <p><b>RM-10.3 Energy Efficient Design.</b> Encourage energy efficient design including site planning techniques, building orientation, and building methods that reduce energy use, conserve non-renewable energy and materials, and promote water efficient landscaping to support energy conservation.</p> <p><b>RM-10.4 Conditions of Approval.</b> Require all new development projects obtaining discretionary action by the City to comply with energy related conditions of approval.</p> <p><b>RM-10.5 Retrofitting.</b> Encourage energy-efficient retrofitting of existing buildings, including homes, throughout the City.</p>	<p>City Planning Commission / City Council</p> <p>City Planning Department</p> <p>Future developers / project applicants</p>	Buildout of City	Less than Significant

		<p><b>RM-10.6 Public Education.</b> Improve public dissemination of information for possible energy conservation solutions.</p> <p><b>RM-10.7 Renewable Energy.</b> Encourage the use of renewable energy and non-traditional energy sources such as wind, hydrologic, and solar to reduce dependence on traditional energy sources.</p> <p><b>RM-10.8 Solar Design.</b> Encourage the use of active or passive solar design whenever feasible.</p> <p><b>RM-10.9 Solar Access.</b> Continue to protect solar access in accordance with the Solar Rights Act.</p> <p><b>RM-10.10 Multi-Jurisdictional Efforts.</b> Explore cooperative efforts with other jurisdictions and entities related to renewable energy and distributed generation systems.</p> <p><b>RM-10.11 Municipal Buildings and Vehicles.</b> Continue efforts to reduce dependency on fossil fuels in all municipal buildings and vehicles.</p> <p><b>RM-9.2 Zero-Emission and Low-Emission Vehicle Use.</b> Encourage the use of zero-emission vehicles, low-emission vehicles, bicycles and other non-motorized vehicles, and car-sharing programs by providing sufficient and convenient infrastructure and parking facilities to accommodate these vehicles.</p> <p><b>M-1.9 Safe Routes to School.</b> Work with schools and school districts within the city to encourage parents and children to walk or bike to school through programs such as Safe Routes to School.</p> <p><b>M-2.1 Multi-Modal Streets.</b> Apply context-sensitive complete streets principles to roadway improvement projects to serve all modes of travel and users of all ages and abilities.</p> <p><b>M-2.2 Alternative Modes.</b> Encourage the use of alternative modes of transportation including public transit, ride sharing, biking, low speed vehicles, and walking that serve the City's residents, workers and visitors to local and regional destinations.</p>			
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		<p><b>M-2.3 Connectivity.</b> Improve pedestrian, bicycle, and low speed vehicle connections from residential neighborhoods to retail centers, hotels, and schools.</p> <p><b>M-2.4 New Development.</b> Encourage new developments to develop internal shared use paths where desirable and feasible, with additional amenities such as secure bicycle parking, pedestrian-scale lighting, street furniture, landscaping. Developments must connect any internal walking or biking paths to the City-wide path system with frequent and safe access points and safe for people walking and biking to use.</p> <p><b>M-2.5 Citywide Bicycle Plan.</b> Implement construction of the bike network system by requiring new development to provide bike lanes on public roads and update the plan as needed.</p> <p><b>M-2.6 Bicyclist and Pedestrian Safety.</b> Develop safe and convenient bicycle and pedestrian facilities and crossings that reduce conflicts with other modes.</p> <p><b>M-2.7 CV Link Users.</b> Provide safe and efficient travel options through the City for CV Link users coming from neighboring cities.</p> <p><b>M-2.8 Bus Stops.</b> Work with SunLine and other providers to improve bus stop amenities.</p> <p><b>M-2.9 Rail and Air Travel.</b> Participate with regional agencies and cities to promote rail and air service capacities that meet the needs of residents, workers, and visitors.</p> <p><b>Actions</b></p> <p><b>RM-10a</b> Establish an education program, in partnership with relevant agencies and community organizations, to improve public dissemination of information for possible energy conservation solutions to residents, businesses, and the building industry.</p> <p><b>RM-10b</b> Provide the public with current information on energy grants, incentives and energy conservation programs.</p>			
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		<p><b>RM-10c</b> Encourage the Home Energy Assistance Link (HEAL) program, a monetary incentive program, that assists Indian Wells residents purchase energy and water efficient appliances.</p> <p><b>RM-10d</b> Develop a green building resource guide that will encourage the following:</p> <ul style="list-style-type: none"> <li>• Reduction or elimination of toxic and harmful substances within buildings and their surrounding environments.</li> <li>• Selection of materials and products based on their life-cycle environmental impacts and use of materials and products with recycled content.</li> </ul> <p><b>RM-10e</b> Audit existing City facilities and operations to identify energy efficiency improvements and seek grant funding to implement these improvements.</p> <p><b>RM-10f</b> Investigate incorporating sustainable materials and construction elements into the Capital Improvement Program.</p> <p><b>RM-10g</b> Continue the City's program for recycling green waste from City maintained landscape areas and the Golf Resort into mulch for use as ground cover.</p> <p><b>RM-10h</b> Utilize LED light fixtures and motion detectors at City Hall to reduce the demand on electrical power.</p> <p><b>RM-10i</b> Pursue Leadership in Energy and Environmental Design (LEED) certification for future construction of affordable housing at City Housing Authority properties.</p> <p><b>RM-10j</b> Incorporate into City codes, when feasible, planning and building standards which minimize consumption of non-renewable resources, such as natural gas and fossil fuels.</p> <p><b>RM-10k</b> Permit the use of solar panels to maximize energy efficiency provided the panels are in accordance with the City's/State's</p>			
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		<p>design guidelines contained in the Zoning Code and establish a program to waive permit fees for solar installation.</p> <p><b>RM-10l</b> Explore cooperative efforts with other jurisdictions and entities related to renewable energy and distributed generation systems.</p> <p><b>RM-10m</b> Coordinate with Coachella Valley Association of Governments (CVAG) to hold workshops on the use of renewable energy and the local development associated industries in the Coachella Valley.</p> <p><b>M-1e</b> Encourage new development to provide safe pedestrian facilities for internal circulation and access to adjacent uses as part of their design.</p> <p><b>M-1f</b> Consider streetscape improvements such as landscaping, sidewalks, paths, lighting, and other pedestrian-oriented features in the City.</p> <p><b>RM-9b</b> Evaluate the purchase of low-emission vehicles for the City's fleet and the use of available clean fuel sources for trucks and heavy equipment for the provision of City services based on operating requirements and financial feasibility.</p> <p><b>Mitigation Measures</b> None Required.</p>			
<b>4.7 Geology and Soils</b>					
<p>a. Expose people or structures to potential substantial adverse effects involving:</p> <p>ii. Strong Seismic Shaking</p> <p>iii. Seismic-related ground failure, including liquefaction</p> <p>iv. Landslides</p>	Potentially Significant	<p><b>Policies</b></p> <p><b>PS-4.1 Geologic Hazard Reduction.</b> Reduce the risk of impacts from geologic and seismic hazards by applying proper and up to date land use planning, development engineering, building construction, and retrofitting requirements.</p> <p><b>PS-4.2 Sensitive Site Location.</b> Discourage the development of new sensitive uses and the construction of critical facilities, high-occupancy buildings, and essential services buildings, in areas with high seismic or geologic hazards. Rather, encourage landscaped open space uses for areas within these areas.</p>	<p>Qualified Soils Engineer</p> <p>City Planning, Engineering &amp; Public Works Department</p> <p>Future Project Applicant/Developer</p>	Buildout of City	Less than Significant

<p>b. Substantial Soil Erosion or loss of topsoil c. Located on an Unstable Geologic Unit d. Located on Expansive Soil e. Inadequate soils to support septic tanks</p>		<p><b>PS-4.3 Map Maintenance.</b> Maintain the City's geologic and seismic hazards map in concert with updates from the California Geologic Survey and local surveys and update as appropriate.</p> <p><b>PS-4.4 Building Codes.</b> Maintain high standards for seismic performance of buildings through prompt adoption and careful enforcement of the most current seismic standards of the Uniform Building Code.</p> <p><b>Actions</b></p> <p><b>PS-4a</b> Require assessment and mitigation of hazards related to geologic hazards for new development projects or City improvement projects that are identified by the City as susceptible to potential seismic hazards or are located in or adjacent to hillsides. Require development adjacent to hillside areas to minimize the potential hazard of falling rocks through project design.</p> <p><b>PS-4b</b> Require professional inspection of geotechnical aspects, such as excavation earthwork, during site development construction on sites that have been specified in geotechnical studies as being prone to moderate or greater levels of seismic or geologic hazard.</p> <p><b>PS-4c</b> Review development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as earthquakes and wind. Before approval, review development proposals to ensure compliance with the current federal, State, and local building standards. During review of discretionary development and redevelopment proposals, require surveys of soil and geologic conditions by State licensed Engineering Geologists and Civil Engineers where appropriate. When potential geologic impacts are identified, require project applicants to mitigate the impacts per the recommendations contained within the geologic survey.</p> <p><b>PS-4d</b> Update building, zoning, and grading codes as needed to ensure adopted standards mitigate potential seismic hazards and comply with the Alquist-Priolo Act.</p>			
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		<p><b>PS-4e</b> Develop a structural hazards reduction program (per Section 8875 of the Government Code) for the upgrading of seismically hazardous buildings.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
<p>a. Expose people or structures to potential substantial adverse effects involving:</p> <p>iii. Seismic-related ground failure, including liquefaction</p> <p>iv. Landslides</p> <p>c. Located on an Unstable Geologic Unit</p> <p>d. Be located on Expansive Soil creating substantial direct or indirect risks to life or property</p>	Potentially Significant	<p><b>Policies</b></p> <p><b>PS-4.1 Geologic Hazard Reduction.</b> Reduce the risk of impacts from geologic and seismic hazards by applying proper and up to date land use planning, development engineering, building construction, and retrofitting requirements.</p> <p><b>PS-4.2 Sensitive Site Location.</b> Discourage the development of new sensitive uses and the construction of critical facilities, high-occupancy buildings, and essential services buildings, in areas with high seismic or geologic hazards. Rather, encourage landscaped open space uses for areas within these areas.</p> <p><b>PS-4.4 Building Codes.</b> Maintain high standards for seismic performance of buildings through prompt adoption and careful enforcement of the most current seismic standards of the Uniform Building Code.</p> <p><b>Actions</b></p> <p><b>PS-4a</b> Require assessment and mitigation of hazards related to geologic hazards for new development projects or City improvement projects that are identified by the City as susceptible to potential seismic hazards or are located in or adjacent to hillsides. Require development adjacent to hillside areas to minimize the potential hazard of falling rocks through project design.</p> <p><b>PS-4b</b> Require professional inspection of geotechnical aspects, such as excavation earthwork, during site development construction on sites that have been specified in geotechnical studies as being prone to moderate or greater levels of seismic or geologic hazard.</p> <p><b>PS-4c</b> Review development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as</p>	<p>Qualified Soils Engineer</p> <p>City Planning, Engineering &amp; Public Works Department</p> <p>Future Project Applicant/ Developer</p>	Buildout of City	Less than Significant

		<p>earthquakes and wind. Before approval, review development proposals to ensure compliance with the current federal, State, and local building standards. During review of discretionary development and redevelopment proposals, require surveys of soil and geologic conditions by State licensed Engineering Geologists and Civil Engineers where appropriate. When potential geologic impacts are identified, require project applicants to mitigate the impacts per the recommendations contained within the geologic survey.</p> <p><b>Mitigation Measures</b> None Required.</p>			
b. Substantial Soil Erosion or loss of topsoil	Potentially Significant	<p><b>Actions</b></p> <p><b>PS-4c</b> Review development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as earthquakes and wind. Before approval, review development proposals to ensure compliance with the current federal, State, and local building standards. During review of discretionary development and redevelopment proposals, require surveys of soil and geologic conditions by State licensed Engineering Geologists and Civil Engineers where appropriate. When potential geologic impacts are identified, require project applicants to mitigate the impacts per the recommendations contained within the geologic survey.</p> <p><b>Mitigation Measures</b> None Required.</p>	<p>Qualified Soils Engineer</p> <p>City Planning, Engineering &amp; Public Works Department</p> <p>Future Project Applicant/ Developer</p>	Buildout of City	Less than Significant
f. Destroy a unique paleontological resource or site or unique geologic feature	Potentially Significant	<p><b>Policies</b></p> <p><b>PS-4.1 Geologic Hazard Reduction.</b> Reduce the risk of impacts from geologic and seismic hazards by applying proper and up to date land use planning, development engineering, building construction, and retrofitting requirements.</p> <p><b>Actions</b></p>	<p>Qualified Paleontological Monitor</p> <p>City Planning Department</p>	Buildout of City	Less than Significant



		<p><b>PS-4a</b> Require assessment and mitigation of hazards related to geologic hazards for new development projects or City improvement projects that are identified by the City as susceptible to potential seismic hazards or are located in or adjacent to hillsides. Require development adjacent to hillside areas to minimize the potential hazard of falling rocks through project design.</p> <p><b>RM-4d</b> The City shall require an assessment of the potential for development proposals to significantly impact paleontological resources pursuant to the CEQA. If the project involves earthworks, the City may require a study conducted by a professional paleontologist to determine if paleontological assets are present, and if the project will significantly impact the resources. If significant impacts are identified, the City may require the project to be modified to avoid impacting the paleontological materials, require monitoring of rock units with high potential to contain significant nonrenewable paleontologic resources, or require mitigation measures to mitigate the impacts, such as recovering the paleontological resources for preservation.</p> <p><b>Mitigation Measures</b> None Required.</p>	Future Project Applicant/ Developer		
<b>4.8 Greenhouse Gas Emissions</b>					
<p>a. Generate GHG Emissions that may Significantly Impact the Environment</p> <p>b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases</p>	Less than Significant	<p><b>Policies</b></p> <p><b>CD-1.1 Land Use Pattern.</b> Promote an appropriate land use plan that fosters and enhances community livability and public health; sustains economic vitality; relates to the City's resort industry; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses consistent with the land use designations identified in this Element and Land Use Map.</p> <p><b>CD-1.8 Prohibited Development Types.</b> Prohibit undesirable development types, including linear or strip commercial development, heavy polluting industry, and billboards.</p>	<p>City Planning Department</p> <p>Future Project Applicant/ Developer</p>	Buildout of City	Less than Significant

		<p><b>M-1.1 Development-Related Traffic Impacts.</b> Require all new development and expansion of existing development to offset their adverse effects on the circulation system and mitigate Vehicle Miles Traveled (VMT) impacts.</p> <p><b>M-1.2 LOS Standards.</b> Strive to maintain a minimum Level of Service (LOS) "D" at intersections during the weekday peak hours.</p> <p><b>M-1.3 Traffic Distribution.</b> Maintain a street system that helps to facilitate the distribution of traffic throughout the City and minimizes congestion, including during special events.</p> <p><b>M-1.4 Efficient Circulation.</b> Support traffic control measures which reduce noise and air quality impacts and are consistent with traffic engineering guidelines; such measures could include continue to support traffic signal coordination programs like the Coachella Valley Sync program, adding left-turn lanes at intersections, incorporating right-turn only access at selected locations, and continue to maintain streets surfaces in good operating condition.</p> <p><b>M-1.5 Transportation Management System.</b> Make use of effective transportation system management techniques such as signal coordination. Any new development is required to join the City's existing Transportation Management System.</p> <p><b>M-1.6 Intersection Configurations.</b> Consider the use of non-traditional intersections such as roundabouts and traffic circles, where appropriate, safe, and feasible.</p> <p><b>M-1.7 Minimize Environmental Impacts.</b> Manage the circulation system to minimize congestion and improve flow and air quality.</p> <p><b>M-1.8 Local and Regional Collaboration.</b> Coordinate with other government entities in implementation of the City's Circulation Plan and Coachella Valley-wide circulation improvements. Entities include Caltrans, Coachella Valley Association of Governments (CVAG), LAFCO, Southern California Association of Governments (SCAG), Riverside County Transportation Commission (RCTC), Riverside County and adjacent communities.</p>			
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		<p><b>M-1.9 Safe Routes to School.</b> Work with schools and school districts within the city to encourage parents and children to walk or bike to school through programs such as Safe Routes to School.</p> <p><b>M-1.10 Residential Streets Traffic Calming.</b> Continue implementing traffic calming measures to discourage speeding and cut-through traffic on residential streets, where appropriate.</p> <p><b>M-1.11 ADA Accessibility.</b> Ensure the City's transportation network is safe, accessible, and consistent with the Americans with Disabilities Act (ADA), to allow mobility-impaired users, such as disabled persons and seniors, to safely travel within and beyond the city.</p> <p><b>M-1.12 Truck Routes.</b> Maintain a network of truck routes to facilitate goods movement to regional roads and to discourage the use of residential roads.</p> <p><b>M-2.1 Multi-Modal Streets.</b> Apply context-sensitive complete streets principles to roadway improvement projects to serve all modes of travel and users of all ages and abilities, where appropriate.</p> <p><b>M-2.2 Alternative Modes.</b> Encourage the use of alternative modes of transportation including public transit, ride sharing, biking, low speed vehicles, and walking that serve the City's residents, workers and visitors to local and regional destinations.</p> <p><b>M-2.3 Connectivity.</b> Improve pedestrian, bicycle, and low speed vehicle connections from residential neighborhoods to retail centers, hotels, and schools.</p> <p><b>M-2.4 New Development.</b> Encourage new developments to develop internal shared use paths where desirable and feasible, with additional amenities such as secure bicycle parking, pedestrian-scale lighting, street furniture, landscaping. Developments must connect any internal walking or biking paths to the City-wide path system with frequent and safe access points and safe for people walking and biking to use.</p>			
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		<p><b>M-2.5 Citywide Bicycle Network.</b> Support an integrated citywide bicycle network through the construction of new bike lanes and enhancement of existing bike lanes.</p> <p><b>M-2.6 Bicyclist and Pedestrian Safety.</b> Develop safe and convenient bicycle and pedestrian facilities and crossings that reduce conflicts with other modes.</p> <p><b>M-2.7 CV Link Users.</b> Provide safe and efficient travel options through the City for CV Link users coming from neighboring cities.</p> <p><b>M-2.8 Bus Stops.</b> Work with SunLine and other providers to improve bus stop amenities.</p> <p><b>M-2.9 Rail and Air Travel.</b> Participate with regional agencies and cities to promote rail and air service capacities that meet the needs of residents, workers, and visitors.</p> <p><b>M-2.10 The Living Desert.</b> Coordinate with The Living Desert to ensure Indian Wells residents have access to the reserve's nature walks and hiking trails.</p> <p><b>RM-9.1 Reduce Greenhouse Gas Emissions.</b> Consider and adopt new local policies and programs that provide energy efficient alternatives to fossil fuel use to reduce local greenhouse gas emissions and improve air quality.</p> <p><b>RM-9.2 Zero-Emission and Low-Emission Vehicle Use.</b> Encourage the use of zero-emission vehicles, low-emission vehicles, bicycles and other non-motorized vehicles, and car-sharing programs by providing sufficient and convenient infrastructure and parking facilities to accommodate these vehicles.</p> <p><b>RM-9.3 Sensitive Receptors.</b> Buffer and protect residential areas and other sensitive receptors, such as schools and care facilities, from areas of heightened air quality pollution.</p> <p><b>RM-9.4 Regional Air Quality.</b> Participate in air quality improvement efforts in the Riverside County area, including those organized through SCAQMD, ICAPCD, the Coachella Valley Association of Governments (CVAG), and the California Air Resource Board (CARB).</p>			
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		<p><b>Actions</b></p> <p><b>M-1a</b> Require new development and expansion of existing development to provide necessary street improvements and address operational deficiencies for which its traffic causes off-site intersections to perform beyond acceptable LOS standards. Improvements shall include as conditions of approval, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ On-site transportation facilities: streets, curbs, traffic control devices;</li> <li>▪ Access improvements: street extensions, widening, turn lanes, signals, etc.;</li> <li>▪ Street widening for streets fronting the development property as shown on the Circulation Plan map;</li> <li>▪ Right-of-way landscaping; and</li> <li>▪ Off-site roadway and intersection improvements.</li> </ul> <p><b>M-1b</b> Require vehicle miles traveled (VMT) analysis for land use application projects and transportation projects for the purposes of environmental review under the California Environmental Quality Act (CEQA). Adopt City-specific VMT thresholds and consider publishing Transportation Study Guidelines to establish methodologies and standards to evaluate transportation impacts from land development and transportation projects. The City shall continue to maintain LOS standards for the purposes of planning and designing street improvements.</p> <p><b>M-1c</b> Coordinate with other government entities in implementation of the City's Circulation Plan and Coachella Valley-wide circulation improvements. Entities include Caltrans, Coachella Valley Association of Governments (CVAG), LAFCO, Southern California Association of Governments (SCAG), Riverside County Transportation Commission (RCTC), Riverside County and adjacent communities.</p> <p><b>M-1d</b> Evaluate opportunities to implement alternative roadway design elements, including but not limited to, roundabouts, traffic</p>			
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		<p>circles, and chicanes, as traffic control, considering safety, traffic calming, cost and maintenance.</p> <p><b>M-1e</b> Encourage new development to provide safe pedestrian facilities for internal circulation and access to adjacent uses as part of their design.</p> <p><b>M-1f</b> Consider streetscape improvements such as landscaping, , sidewalks, paths, lighting, and other pedestrian-oriented features in the City.</p> <p><b>M-1g</b> Implement the arterial highway system in a manner consistent with Federal, State, and local environmental quality standards and regulations, and consistent with the City's charm and unique appeal.</p> <p><b>RM-9a</b> Consider giving preference to contractors and service providers who use reduced emission equipment for City construction projects and service contracts.</p> <p><b>RM-9b</b> Evaluate the purchase of low-emission vehicles for the City's fleet and the use of available clean fuel sources for trucks and heavy equipment for the provision of City services based on operating requirements and financial feasibility.</p> <p><b>RM-9c</b> As applicable, review development projects during the CEQA process for potential air quality impacts to residences and other sensitive receptors. Ensure that mitigation measures and best management practices (BMPs) are implemented to reduce significant emissions of criteria pollutants.</p> <p><b>RM-9d</b> Review development, infrastructure, and planning projects for consistency with SCAQMD and ICAPCD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address SCAQMD, ICAPCD, and General Plan requirements, as appropriate, which include analysis and identification of:</p> <ol style="list-style-type: none"> <li>1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.</li> </ol>			
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		<p>2. Potential exposure of sensitive receptors to toxic air contaminants.</p> <p>3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.</p> <p>4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.</p> <p><b>RM-9e</b> Future development projects will be required to demonstrate consistency with SCAQMD and ICAPCD construction emission thresholds. Where construction emissions from individual projects exceed SCAQMD and ICAPCD thresholds, the following actions should be incorporated as necessary to minimize impacts. These measures do not exclude the use of other, equally effective mitigation measures as determined by a project specific Air Quality Assessment.</p> <ul style="list-style-type: none"> <li>• Require all off-road diesel equipment greater than 50 horsepower (hp) to meet USEPA Tier 4 final off-road emission standards or equivalent. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board Certified Level 3 Diesel Particulate Filter (DPF) or equivalent. The DPF reduces diesel particulate matter and NOx emissions during construction activities.</li> <li>• Require a minimum of 50 percent of construction debris be diverted for recycling.</li> <li>• Require building materials to contain a minimum 10 percent recycled content.</li> <li>• Require materials such as paints, primers, sealants, coatings, and glues to have a low volatile organic compound concentration compared to conventional products. If low VOC materials are not available, architectural coating</li> </ul>			
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		<p>phasing should be extended sufficiently to reduce the daily emissions of VOCs.</p> <p><b>RM-9f</b> Future development projects will be required to demonstrate consistency with SCAQMD and ICAPCD operational emission thresholds. For projects where operational emissions exceed regulatory thresholds, the following measures may be used to reduce impacts. Note the following measures are not all inclusive and developers have the option to add or substitute measures that are equally or more appropriate for the scope of the project.</p> <ul style="list-style-type: none"> <li>• Provide onsite solar/renewable energy in excess of regulatory requirements.</li> <li>• Require that owners/tenants of non-residential or multi-family residential developments use architectural coatings that are 10 grams per liter or less when repainting/repairing properties.</li> <li>• Require dripless irrigation and irrigation sensor units that prevent watering during rainstorms.</li> </ul> <p><b>RM-9i</b> Require all new development and redevelopment projects, including construction operations, to conform with the City's PM10 Ordinance as a condition of issuance of grading permits. Evaluate the need for permanent control devices in particularly windy areas to be installed prior to project grading.</p> <p><b>RM-9j</b> Require construction sites, and trucks hauling dirt to and from the sites, to comply with the City's PM10 standards.</p> <p><b>RM-9k</b> Schedule regular maintenance for the City fleet vehicles to reduce fuel consumption resulting in less air pollution and decrease fuel purchases.</p> <p><b>Mitigation Measures</b> None Required.</p>			
<b>4.9 Hazards and Hazardous Materials</b>					



<p>a/b. Create a significant hazard to the to the public or the environment due to routine transport, use, or disposal of hazardous materials; or 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?</p>	<p>Less than Significant</p>	<p><b>Policies</b></p> <p><b>PS-5.1 Hazardous Ordinances.</b> Enforce existing Federal, State, and local ordinances regulating the use, manufacture, sale, transport, treatment, storage, and disposal of hazardous substances.</p> <p><b>PS-5.2 Regional Consistency.</b> Utilize the Riverside Countywide Integrated Waste Management Plan to ensure that local regulation and practices are consistent with the policy direction and action programs that the County recommends.</p> <p><b>PS-5.3 Multi-Jurisdictional Coordination.</b> Work with RCFD and other responding agencies to ensure that emergency personnel respond safely and effectively to a hazardous materials incident in the City.</p> <p><b>PS-5.4 Public-Private Coordination.</b> Require that developers coordinate with the Riverside County Department of Environmental Health to confirm that hazardous waste cleanup sites located within the City are remediated by the property owner in a manner that keeps the public safe.</p> <p><b>PS-5.5 Hazardous Waste.</b> Promote the proper disposal of hazardous waste, including paint, tires, medications, medical sharps, infectious waste, asbestos waste, construction waste, and electronic waste, through education, monitoring, and enforcement of proper use, storage, handling, and disposal.</p> <p><b>PS-5.6 Household Hazardous Waste Disposal.</b> Support the sitting waste and recycling service provider to continue the free Household Hazardous Waste (HHW) pick-up program for residents. Coordinate with the City's waste service provider and the County of Riverside to increase public awareness about proper disposal related to household hazardous waste; inform the Indian Wells community regarding relevant services and programs to address issues related to hazardous waste and materials; and discourage household storage of hazardous materials.</p> <p><b>Actions</b></p> <p><b>PS-5a</b> As part of the development review process, determine the potential for the production, use, storage, transport, and/or</p>	<p>City Planning Department Future Project Applicant/ Developer</p>	<p>Buildout of City</p>	<p>Less than Significant</p>
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		<p>disposal of hazardous materials and provide for reasonable controls and mitigation measures on such hazardous materials as to protect both the residents and the environment, and to mitigate the risks to an acceptable level.</p> <p><b>PS-5b</b> Review development proposals to ensure the proximity between users and transporters of substantial hazardous materials and sensitive uses, such as schools and residential neighborhoods, remains at or above safe and acceptable levels, regardless of growth and new development.</p> <p><b>PS-5c</b> Require the submittal of information regarding hazardous materials manufacturing, storage, use, transport, and/or disposal by existing and proposed businesses and developments to RCFD.</p> <p><b>PS-5d</b> Advertise the Household Hazardous Waste Collection Program, established by the City's waste service provider. Provide informational materials at public locations and links on the City's website about the City's Household Hazardous Waste Collection Program, the County's Antifreeze, Batteries, Oil, and Paint (ABOP) program, collection facilities, drop-off centers, and the 24-hour Household Hazardous Waste hotline.</p> <p><b>PS-5e</b> Amend the Municipal Code to require that, prior to issuance of any grading or building permit (whichever occurs first) for a project on a site identified on any list of hazardous materials compiled pursuant to Government Code Section 65962.5, a formal Phase I Environmental Site Assessment (ESA) shall be prepared in accordance with ASTM Standard Practice E 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI) and submitted to the City's Community Development Department. The Phase I ESA shall identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified Hazardous Materials Specialist with Phase II/site characterization experience prior to demolition, and/or construction. The Hazardous Materials Specialist shall identify proper remedial activities appropriate to the hazardous material(s) found (e.g., removal and disposal; bio-</p>			
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		remediation; pump and treat; soil vapor extraction, and in situ oxidation), as necessary.  <b>Mitigation Measures</b> None Required.			
c. Emit hazardous emissions or handle hazardous materials within one-quarter mile of an existing or proposed school?	Less than Significant	<b>Actions</b>  <b>PS-5b</b> Review development proposals to ensure the proximity between users and transporters of substantial hazardous materials and sensitive uses, such as schools and residential neighborhoods, remains at or above safe and acceptable levels, regardless of growth and new development.  <b>Mitigation Measures</b> None Required.	City Planning Department Future Project Applicant/Developer	Buildout of City	Less than Significant
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?	Less than Significant	<b>Policies</b>  <b>PS-5.4 Public-Private Coordination.</b> Require that developers coordinate with the Riverside County Department of Environmental Health to confirm that hazardous waste cleanup sites located within the City are remediated by the property owner in a manner that keeps the public safe.  <b>Actions</b>  <b>PS-5e</b> Amend the Municipal Code to require that, prior to issuance of any grading or building permit (whichever occurs first) for a project on a site identified on any list of hazardous materials compiled pursuant to Government Code Section 65962.5, a formal Phase I Environmental Site Assessment (ESA) shall be prepared in accordance with ASTM Standard Practice E 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI) and submitted to the City's Community Development Department. The Phase I ESA shall identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified Hazardous Materials Specialist with Phase II/site characterization experience prior to demolition, and/or construction. The Hazardous Materials Specialist shall identify proper remedial activities appropriate to	City Planning Department Future Project Applicant/Developer	Buildout of City	Less than Significant

		<p>the hazardous material(s) found (e.g., removal and disposal; bio-remediation; pump and treat; soil vapor extraction, and in situ oxidation), as necessary.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Less than Significant	<p><b>Policies</b></p> <p><b>PS-2.1 Building Fire Codes.</b> Require that all buildings and facilities comply with local, state, and federal regulatory standards such as the California Building and Fire Codes as well as other applicable fire safety standards.</p> <p><b>PS-2.2 Urban Fire Risks.</b> Work with CAL FIRE/RCFD to maintain an ongoing fire inspection program to reduce fire hazards associated with multifamily development, critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings.</p> <p><b>PS-2.3 Fire Hazard Identification.</b> Coordinate with CAL FIRE/RCFD to identify any changes in regional fire hazard severity zones to further reduce fire hazards in the community the community.</p> <p><b>PS-2.4 Fire-Prone Building Materials.</b> Restrict, after appropriate public hearings, the use of fire-prone building materials in areas defined by the Fire Department as presenting high-conflagration risk.</p> <p><b>PS-2.5 Public Education.</b> Work with RCFD to disseminate educational programs for residents on fire hazard risks and fire safety measures, including evacuation routes, with a special focus on at-risk populations such as seniors.</p> <p><b>PS-2.6 Fire Protection Plans.</b> Uphold locally and regionally adopted fire protection plans, including the City of Indian Wells Local Hazard Mitigation Plan, and regularly renew such plans as new information becomes available.</p> <p><b>Actions</b></p>	<p>City Planning Department</p> <p>CAL Fire / Riverside County Fire Department</p> <p>Future Project Applicant/ Developer</p>	Buildout of City	Less than Significant

		<p><b>PS-2a</b> Mitigate, as feasible, existing non-conforming development to contemporary fire safe standards where feasible, including road standards and vegetative hazards.</p> <p><b>PS-2b</b> Review and revise the City LHMP at least every 5 years to reflect current community needs, and to ensure the City continues to receive federal FEMA mitigation assistance.</p> <p><b>PS-2c</b> Require that all new habitable structures be designed in accordance with the most recent California Building and Fire Code with local amendments adopted by the City, including the use of fire sprinklers.</p> <p><b>PS-2d</b> Work with Riverside County to develop a comprehensive fire plan which forecasts future personnel and equipment needs and require new development to pay its pro-rata share of costs for fire services.</p> <p><b>PS-2e</b> Upgrade older water mains in the City as needed to ensure adequate water pressure for firefighting.</p> <p><b>Mitigation Measure</b> None Required.</p>			
<b>4.10 Hydrology and Water Quality</b>					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less than Significant	<p><b>Policies</b></p> <p><b>RM-6.1 Regional Cooperation.</b> Actively participate in regional activities to assure (a) the effective management of water resources, and (b) the development of water policies at the County, State and Federal level that are favorable to the Coachella Valley.</p> <p><b>RM-6.7 Education.</b> Strengthen education programs related to water protection and conservation.</p> <p><b>RM-2.1 Open Space Preservation.</b> Designate and preserve the City's open space and scenic resources, including hillside open space, mature</p>	City Planning Department Future Project Applicant/Developer	Buildout of City	Less than Significant

		trees, rock outcroppings, ridgelines, watercourse open space, golf courses, and public parks.  <b>Mitigation Measure</b> None Required.			
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?  e. Conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than Significant	<b>Policies</b> <b>RM-6.2 Groundwater Management.</b> Protect the underlaying water basin from overextraction by encouraging sustainable groundwater recharge and management. <b>RM-6.3 Conservation.</b> Encourage the use of water conserving appliances and fixtures in all new developments, as required by state law. <b>RM-6.4 Water-Saving Design.</b> Incorporate water-wise native landscaping or alternative water saving materials (i.e. artificial turf) whenever feasible within the City. <b>RM-6.5 Non-Potable Waterlines.</b> Continue to support the extension of non-potable waterlines for irrigation use, especially to Highway 111, local businesses, and Homeowners Associations. <b>RM-6.6 Reclaimed Water.</b> Encourage water-intensive land uses, such as golf courses, to utilize reclaimed water, where feasible for landscaping and irrigation needs. <b>Actions</b> <b>RM-6a</b> Periodically review and update, as needed, the City's Water Efficient Landscape Ordinance to optimize conservation and comply with State Assembly Bill 325. <b>RM-6b</b> Recommend the establishment incentives/funding for projects or residences that implement water conservation measures. <b>RM-6c</b> Work with CVWD to establish a historical record of Indian Wells water utilization for existing average home, City consumption, gated communities' common area and existing individual businesses. <b>RM-6d</b> Incorporate water-wise native landscaping or alternative water saving materials in recently constructed medians.	City Planning Department  City Engineer CVWD  Future Project Applicant/ Developer	Buildout of City	Less than Significant

		<p><b>RM-6e</b> Require the installation of water conservation devices in new development pursuant to the Uniform Building, Mechanical, and Electrical Codes.</p> <p><b>RM-6f</b> Replace irrigation controllers with weather-based irrigation controllers in landscape areas maintained by the City. A water saving audit will be conducted after one year of the completing of the replacement units.</p> <p><b>RM-6g</b> Work with CVWD and private developers to encourage water conservation in the following ways:</p> <ul style="list-style-type: none"> <li>• Implementing aquifer and groundwater recharge programs</li> <li>• Participating in water conservation programs operated by the local and regional water districts</li> <li>• Monitoring citywide water usage on an annual basis and make recommendations to modify or expand water conservation measures to ensure their effectiveness.</li> <li>• Informing the public about water conservation techniques and available water conservation programs they can utilize via the city's newsletter, website, and Channel 17.</li> <li>• Developing education materials and programs that encourage and facilitate water conservation throughout the community.</li> <li>• Requiring the use of drought resistant plant species in landscaping for public and private areas, including parks and recreational facilities, in accordance with the Water Efficient Landscape Ordinance requirements.</li> <li>• Whenever feasible, requiring the installation and use of reclaimed water systems for irrigation purposes in new developments.</li> <li>• Requiring the incorporation of water conservation devices, including low flush toilets, flow restriction devices, and water conserving appliances in both new public and private development projects and rehabilitation projects.</li> </ul>			
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		<p><b>RM-6h</b> Whenever feasible, incorporate improved open space and preservation areas in areas used for groundwater recharge and/or drainage detention.</p> <p><b>RM-6i</b> Through the development review process, continue to cooperate with CVWD to ensure adequate water supply is provided and maintained in the community. Specifically, the City should:</p> <ul style="list-style-type: none"> <li>• Require that sufficient water supply and water infrastructure capacity is available to serve the development prior to approval of the project, pursuant to Water Code Section 10910 and Government Code Section 66473.7.</li> <li>• If requested by CVWD or the City Engineer, require proposed developments to include a water quality assessment as part of the application materials, and implement identified mitigation measures during construction and development.</li> <li>• Ensure the project applicant has paid the required fees prior to occupancy of any new development.</li> <li>• Periodically review the fee schedules for water connections and revise fees as necessary to cover the cost of related services and facilities.</li> </ul> <p><b>RM-6j</b> Cooperate with CVWD to update population projections, water use generation formulas, needed improvements, and programs within the Integrated Regional Water Management Plan (IRWM) at least every five years.</p> <p><b>RM-6k</b> Work with CVWD to expedite the improvement and expansion of water and reclaimed water facilities when necessary.</p> <p><b>Mitigation Measure</b> None Required.</p>			
ci. Substantially decrease groundwater supplies or interfere substantially with	Less than Significant	<b>Policies</b>	City Planning Department City Engineer	Buildout of City	Less than Significant



<p>groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>		<p><b>RM-6.4 Water-Saving Design.</b> Incorporate water-wise native landscaping or alternative water saving materials (i.e. artificial turf) whenever feasible within the City.</p> <p><b>RM-6.5 Non-Potable Waterlines.</b> Continue to support the extension of non-potable waterlines for irrigation use, especially to Highway 111, local businesses, and Homeowners Associations.</p> <p><b>Actions</b></p> <p><b>RM-6a</b> Periodically review and update, as needed, the City's Water Efficient Landscape Ordinance to optimize conservation and comply with State Assembly Bill 325.</p> <p><b>RM-6b</b> Recommend the establishment incentives/funding for projects or residences that implement water conservation measures.</p> <p><b>RM-6c</b> Work with CVWD to establish a historical record of Indian Wells water utilization for existing average home, City consumption, gated communities' common area and existing individual businesses.</p> <p><b>RM-6d</b> Incorporate water-wise native landscaping or alternative water saving materials in recently constructed medians.</p> <p><b>RM-6e</b> Require the installation of water conservation devices in new development pursuant to the Uniform Building, Mechanical, and Electrical Codes.</p> <p><b>RM-6f</b> Replace irrigation controllers with weather-based irrigation controllers in landscape areas maintained by the City, A water saving audit will be conducted after one year of the completing of the replacement units.</p> <p><b>RM-6g</b> Work with CVWD and private developers to encourage water conservation in the following ways:</p> <ul style="list-style-type: none"> <li>• Implementing aquifer and groundwater recharge programs</li> <li>• Participating in water conservation programs operated by the local and regional water districts</li> </ul>	<p>CVWD Future Project Applicant/ Developer</p>		
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		<ul style="list-style-type: none"> <li>Monitoring citywide water usage on an annual basis and make recommendations to modify or expand water conservation measures to ensure their effectiveness.</li> <li>Informing the public about water conservation techniques and available water conservation programs they can utilize via the city's newsletter, website, and Channel 17.</li> <li>Developing education materials and programs that encourage and facilitate water conservation throughout the community.</li> <li>Requiring the use of drought resistant plant species in landscaping for public and private areas, including parks and recreational facilities, in accordance with the Water Efficient Landscape Ordinance requirements.</li> <li>Whenever feasible, requiring the installation and use of reclaimed water systems for irrigation purposes in new developments.</li> <li>Requiring the incorporation of water conservation devices, including low flush toilets, flow restriction devices, and water conserving appliances in both new public and private development projects and rehabilitation projects.</li> </ul> <p><b>RM-6h</b> Whenever feasible, incorporate improved open space and preservation areas in areas used for groundwater recharge and/or drainage detention.</p> <p><b>RM-6i</b> Through the development review process, continue to cooperate with CVWD to ensure adequate water supply is provided and maintained in the community. Specifically, the City should:</p> <ul style="list-style-type: none"> <li>Require that sufficient water supply and water infrastructure capacity is available to serve the development prior to approval of the project, pursuant to Water Code Section 10910 and Government Code Section 66473.7.</li> <li>If requested by CVWD or the City Engineer, require proposed developments to include a water quality</li> </ul>			
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		<p>assessment as part of the application materials, and implement identified mitigation measures during construction and development.</p> <ul style="list-style-type: none"> <li>• Ensure the project applicant has paid the required fees prior to occupancy of any new development.</li> <li>• Periodically review the fee schedules for water connections and revise fees as necessary to cover the cost of related services and facilities.</li> </ul> <p><b>RM-6j</b> Cooperate with CVWD to update population projections, water use generation formulas, needed improvements, and programs within the Integrated Regional Water Management Plan (IRWM) at least every five years.</p> <p><b>RM-6k</b> Work with CVWD to expedite the improvement and expansion of water and reclaimed water facilities when necessary.</p> <p><b>Mitigation Measure</b> None Required.</p>			
<p>cii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p> <p>ciii. 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?</p>	Less than Significant	<p><b>Policies</b></p> <p><b>PS-3.1 Maintain Stormwater Infrastructure.</b> Preserve the quality and function of the Whitewater River/Coachella Valley Stormwater Channel, and subsequent flood control facilities, by proactively planning for improvements, regularly performing maintenance, and limiting development within the flood plain and flood way.</p> <p><b>PS-3.2 Comply with National &amp; State Flood Programs.</b> Maintain and periodically update floodplain management ordinances, response plans, building and safety codes, and multi-jurisdictional efforts, to reflect, and comply with, applicable Federal and State law, and National Flood Insurance Program requirement. Coordinate with FEMA to ensure that Federal Insurance Rate Maps correctly depict flood hazards in the City.</p> <p><b>PS-3.3 NPDES.</b> Adhere to requirements of the Riverside County Flood Control and Water Conservation District's NPDES/Municipal Stormwater Management Program.</p>	<p>City Planning Department</p> <p>City Engineer</p> <p>CVWD</p> <p>Future Project Applicant/Developer</p>	Buildout of City	Less than Significant

<p>civ. Impede or redirect flood flows?</p> <p>d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>		<p><b>PS-3.4 Regional Coordination.</b> Maintain communication with RCFCFCD regarding regional flood facilities and the potential future need to expand the capacity of flood control facilities based on changing flood conditions associated with climate change and extreme weather.</p> <p><b>PS-3.5 Municipal Code.</b> Implement the standards and requirements defined in the Municipal Code to reduce flood hazards and address flood-prone areas within Indian Wells.</p> <p><b>PS-3.6 Development within Watercourse Designations.</b> Limit development within watercourse designations to improvements proven to not substantially impede the flow of water or result in any increase in flood levels during the occurrence of the one hundred (100) year flood discharge; improvements must be approved by CVWD.</p> <p><b>PS-3.7 Building Codes.</b> Adhere to the latest building, site, and design codes in the California Building Code and FEMA flood control guidelines to avoid or minimize the risk of flooding hazards in the community.</p> <p><b>PS-3.8 Natural Drainage and Habitat Preservation.</b> Minimize the alteration of natural drainage patterns and conserve riparian habitat when implementing flood control maintenance activities to hinder contamination and enhance the overall health of the Whitewater River/Coachella Valley Stormwater Channel.</p> <p><b>PS-3.9 Reduce Stormwater Runoff.</b> Limit the amount of impervious surfaces in new developments and redevelopments as feasible; developments that add impervious surfaces should integrate low impact development best management practices to reduce stormwater runoff.</p> <p><b>PS-3.10 Mitigation.</b> Require that all new development and redevelopment in areas susceptible to flooding incorporate mitigation measures designed to reduce flood hazards.</p> <p><b>Actions</b></p>			
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		<p><b>RM-6a</b> Periodically review and update, as needed, the City's Water Efficient Landscape Ordinance to optimize conservation and comply with State Assembly Bill 325.</p> <p><b>RM-6b</b> Recommend the establishment incentives/funding for projects or residences that implement water conservation measures.</p> <p><b>RM-6c</b> Work with CVWD to establish a historical record of Indian Wells water utilization for existing average home, City consumption, gated communities' common area and existing individual businesses.</p> <p><b>RM-6d</b> Incorporate water-wise native landscaping or alternative water saving materials in recently constructed medians.</p> <p><b>RM-6e</b> Require the installation of water conservation devices in new development pursuant to the Uniform Building, Mechanical, and Electrical Codes.</p> <p><b>RM-6f</b> Replace irrigation controllers with weather-based irrigation controllers in landscape areas maintained by the City. A water saving audit will be conducted after one year of the completing of the replacement units.</p> <p><b>RM-6g</b> Work with CVWD and private developers to encourage water conservation in the following ways:</p> <ul style="list-style-type: none"> <li>• Implementing aquifer and groundwater recharge programs</li> <li>• Participating in water conservation programs operated by the local and regional water districts</li> <li>• Monitoring citywide water usage on an annual basis and make recommendations to modify or expand water conservation measures to ensure their effectiveness.</li> <li>• Informing the public about water conservation techniques and available water conservation programs they can utilize via the city's newsletter, website, and Channel 17.</li> <li>• Developing education materials and programs that encourage and facilitate water conservation throughout the community.</li> </ul>			
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		<ul style="list-style-type: none"> <li>• Requiring the use of drought resistant plant species in landscaping for public and private areas, including parks and recreational facilities, in accordance with the Water Efficient Landscape Ordinance requirements.</li> <li>• Whenever feasible, requiring the installation and use of reclaimed water systems for irrigation purposes in new developments.</li> <li>• Requiring the incorporation of water conservation devices, including low flush toilets, flow restriction devices, and water conserving appliances in both new public and private development projects and rehabilitation projects.</li> </ul> <p><b>RM-6h</b> Whenever feasible, incorporate improved open space and preservation areas in areas used for groundwater recharge and/or drainage detention.</p> <p><b>RM-6i</b> Through the development review process, continue to cooperate with CVWD to ensure adequate water supply is provided and maintained in the community. Specifically, the City should:</p> <ul style="list-style-type: none"> <li>• Require that sufficient water supply and water infrastructure capacity is available to serve the development prior to approval of the project, pursuant to Water Code Section 10910 and Government Code Section 66473.7.</li> <li>• If requested by CVWD or the City Engineer, require proposed developments to include a water quality assessment as part of the application materials, and implement identified mitigation measures during construction and development.</li> <li>• Ensure the project applicant has paid the required fees prior to occupancy of any new development.</li> <li>• Periodically review the fee schedules for water connections and revise fees as necessary to cover the cost of related services and facilities.</li> </ul>			
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		<p><b>RM-6j</b> Cooperate with CVWD to update population projections, water use generation formulas, needed improvements, and programs within the Integrated Regional Water Management Plan (IRWM) at least every five years.</p> <p><b>RM-6k</b> Work with CVWD to expedite the improvement and expansion of water and reclaimed water facilities when necessary.</p> <p><b>Mitigation Measure</b> None Required.</p>			
<b>4.11 Land Use and Planning</b>					
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?	Less than Significant	<p><b>Policies</b></p> <p><b>CD-1.1 Land Use Pattern.</b> Promote an appropriate land use plan that fosters and enhances community livability and public health; sustains economic vitality; relates to the City's resort industry; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses consistent with the land use designations identified in this Element and Land Use Map.</p> <p><b>CD-1.2 Plan for New Development.</b> Ensure that new development corresponds to the provision of infrastructure, public services, and community facilities, and that new development funds and constructs its fair share of improvements in accordance with City requirements.</p> <p><b>CD-1.3 Housing for All Incomes.</b> Assist in the development of adequate housing to meet the needs of very low, low, and moderate income households through implementation of the Housing Program set forth in the Housing Element.</p> <p><b>CD-1.4 Senior Resident Land Use Needs.</b> Promote land uses and policies that support the needs of Indian Wells' senior community, including those with mobility, sensory and other limitations or who need assistance with activities of daily living.</p>	City Planning Department  Planning Commission / City Council  Future Project Applicant/ Developer	Buildout of City	Less than Significant

		<p><b>CD-1.5 Public Services for Quality of Life.</b> Maintain appropriate sites for institutional and public facility uses that can accommodate the infrastructure and facilities needed to serve the community.</p> <p><b>CD-1.6 Residential Clustering.</b> Encourage clustering of residential uses to minimize impacts from noise, flooding, slope instability, and other environmental hazards, or to achieve other desirable City objectives.</p> <p><b>CD-1.7 Transitions and Buffering.</b> Require the use of appropriate transitions and buffering to help ensure that non-residential uses do not affect the integrity and enjoyment of adjacent residential neighborhoods.</p> <p><b>CD-1.8 Prohibited Development Types.</b> Prohibit undesirable development types, including linear or strip commercial development, heavy polluting industry, and billboards.</p> <p><b>Actions</b></p> <p><b>CD-1a</b> Amend the City's Municipal Code to reflect zoning designations and standards consistent with land use designations included in the General Plan Element.</p> <p><b>CD-1b</b> At least biennially, review the City's Municipal Code, including the Zoning Code and Subdivision Code, and update as appropriate to reflect goals, policies, and actions included in the Community Development Element.</p> <p><b>CD-1c</b> Ensure all projects are reviewed and processed per California Environmental Quality Act (CEQA) Guidelines.</p> <p><b>CD-1d</b> Through the development review process, evaluate development proposals for land use and transportation network compatibility with existing surrounding or abutting development or neighborhoods.</p> <p><b>CD-1e</b> Analyze land use compatibility through the development review process to require adequate buffers and/or architectural enhancements that protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.</p>			
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		<p><b>CD-1f</b> As part of development review process, ensure that residential and non-residential developments fall within the minimum and maximum density requirements and/or allowed floor-area-ratios stipulated on the Land Use Map and included within the Land Use Descriptions. Projects shall also be reviewed for consistency with the development standards and density requirements established by any applicable Specific Plan governing the area in question.</p> <p><b>CD-1g</b> Conduct proactive outreach to property owners and developers to encourage the development of new projects that provide public benefits on vacant parcels. Specifically focus on developing vacant areas located at the intersection of Miles Avenue and Washington Street, adjacent to the Indian Wells Tennis Garden and the intersection of Miles Avenue and Highway 111.</p> <p><b>CD-1h</b> Assist in the consolidation of contiguous smaller parcels for development purposes.</p> <p><b>Mitigation Measures</b> None Required.</p>			
<b>4.12 Noise</b>					
a. Generation of 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?	Potentially Significant	<p><b>Policies</b></p> <p><b>PS-6.1 Noise Exposure.</b> Consider the noise compatibility of existing and future development when making land use planning decisions. Require development and infrastructure projects to be consistent with the noise standards in this element and the Indian Wells Municipal Code to facilitate acceptable noise exposure levels for existing and future development.</p> <p><b>PS-6.2 Noise Mitigation.</b> Require new developments or the expansion of existing developments to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials, to reduce noise levels at sensitive uses, including</p>	<p>City Planning Department</p> <p>Acoustic Professional</p> <p>Future Project Applicant/Developer</p>	Buildout of City	Less than Significant

		<p>residential uses, to 65 dB CNEL or less in outdoor activity areas and 45 dB CNEL or less in interior living spaces.</p> <p><b>PS-6.3 Acoustical Studies.</b> Require acoustical studies for new discretionary developments and transportation improvements that have the potential to affect existing noise-sensitive uses such as schools, hospitals, libraries, care facilities, and residential areas; and for projects that would introduce new noise-sensitive uses into an area where existing noise levels may exceed the thresholds identified in this element. For projects that are required to prepare an acoustical study, the study shall include mitigation measures to attain the noise standards in this element and the City's Noise Ordinance.</p> <p><b>PS-6.4 Roadway Noise.</b> Encourage the development of alternative travel options including bus transit, and bicycle, golf cart, and pedestrian paths to minimize single-occupancy vehicle trips and the implementation of noise sensitivity measures in the public realm, including traffic-calming road design, lateral separation, natural buffers, and setback to decrease excessive motor vehicle noise.</p> <p><b>PS-6.5 Commercial Noise.</b> Require the use of noise attenuation measures, including screening and buffering techniques, for all new or expansion of existing commercial developments expected to produce excess noise; in existing cases where the City's noise standards are exceeded, work with Code Enforcement to require compliance.</p> <p><b>PS-6.6 Short-Term Noise.</b> Require construction activities and other short-term noise events (i.e., concerts, sporting events) to reduce noise impacts on adjacent uses and comply with the City's Noise Ordinance.</p> <p><b>PS-6.7 Vibration Studies.</b> Require vibration impact studies for new discretionary development and transportation improvements whose construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings.</p>			
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		<p><b>PS-6.8 California Building Code.</b> Adhere to the latest standards related to noise in the most current edition of the California Building Code to avoid or minimize noise pollution in the community.</p> <p><b>PS-6.9 Interjurisdictional and Multiagency Coordination.</b> Coordinate with neighboring jurisdictions and transportation providers such as Caltrans, Coachella Valley Association of Governments (CVAG), and Riverside County Transportation Commission (RCTC) to minimize noise conflicts between land uses along the City's boundaries.</p> <p><b>Actions</b></p> <p><b>PS-6a</b> Review new development and transportation projects for compliance with the noise requirements established in this General Plan, including the standards established in the Indian Wells Municipal Code. Where necessary, require new development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials such as rubberized asphalt.</p> <p><b>PS-6b</b> Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element and the City's Noise Ordinance.</p> <p><b>PS-6c</b> Actively enforce the standards identified in the City's Noise Ordinance in order to reduce impacts to the extent feasible. Update and amend the Noise Ordinance as appropriate.</p>			
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		<p><b>PS-6d</b> Coordinate with CVAG to reduce the speed limit on Highway 111, in concert with synchronized intersections, to reduce noise levels along the corridor.</p> <p><b>PS-6e</b> Implement provisions of the Highway 111 Specific Plan which establishes special noise attenuation standards to maintain the corridor's quiet residential character. A minimum 50-foot landscaped parkway in residential areas shall be required along both sides of the corridor, which will be augmented by walls, berms, and other structures which will attenuate ambient noise levels.</p> <p><b>PS-6f</b> Prohibit residential development in areas of greater than 65 Community Noise Equivalent Level (CNEL) unless effective mitigation measures can be incorporated into the project design to reduce noise levels to 65 CNEL in outdoor activity areas and 45 CNEL in indoor areas.</p> <p><b>PS-6g</b> Truck traffic shall be limited to specific routes and designated hours of travel, as defined by the City Planning and Engineering Departments.</p> <p><b>PS-6h</b> Use cul-de-sacs in new residential developments to discourage through traffic in residential neighborhoods.</p> <p><b>PS-6i</b> Review the locations of proposed projects with the potential to generate stationary noise in relation to sensitive receptors through the discretionary project review process. Require that automobile and truck access to commercial properties be located adjacent to residential parcels be located at the maximum practical distance from the residential parcel.</p> <p><b>PS-6j</b> Require vibration impact studies for all new discretionary projects, including those related to development and transportation, whose construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings. The studies shall include a detailed mitigation plan to avoid any potential significant impacts to existing structures due to groundborne vibrations, based on the California</p>			
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		<p>Department of Transportation's Construction Vibration Guidance Manual.</p> <p><b>PS-6k</b> Monitor changes in the California Building Code and other federal and State laws and regulations related to noise and incorporate necessary changes into the Municipal Code and building codes as required.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
b. Generation of excessive groundborne vibration or groundborne noise levels?	Potentially Significant	<p><b>Policies</b></p> <p><b>PS-6.7 Vibration Studies.</b> Require vibration impact studies for new discretionary development and transportation improvements whose construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings.</p> <p><b>Actions</b></p> <p><b>PS-6j</b> Require vibration impact studies for all new discretionary projects, including those related to development and transportation, whose construction utilizes pile drivers within 200 feet of existing buildings or vibratory rollers within 50 feet of existing buildings. The studies shall include a detailed mitigation plan to avoid any potential significant impacts to existing structures due to groundborne vibrations, based on the California Department of Transportation's Construction Vibration Guidance Manual.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>	<p>City Planning Department</p> <p>Acoustic Professional</p> <p>Future Project Applicant/ Developer</p>	Buildout of City	Less than Significant
<b>4.13 Population and Housing</b>					
a. Induce the substantial unplanned population growth in an area, either directly or indirectly?	Less than Significant	<p><b>Policies</b></p> <p><b>1.1</b> Continue enforcement of the codes and regulations establishing minimum construction standards.</p> <p><b>1.2</b> Encourage maintenance and repair of existing housing to prevent deterioration within the City.</p>	<p>City Planning Department</p> <p>Future Project Applicant / Developer</p>	Buildout of City	Less than Significant

		<p><b>1.3</b> Monitor the status of at-risk affordable rental housing units, proactively work with potential nonprofit purchasers/managers as appropriate and explore funding sources available to preserve the at-risk units.</p> <p><b>2.1</b> Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.</p> <p><b>2.2</b> Continue to provide affordable housing opportunities in Indian Wells through a density bonus incentive for the development of lower and moderate-income units.</p> <p><b>2.3</b> Encourage private entities (both non-profit and for-profit) to participate in attaining housing goals.</p> <p><b>2.4</b> Encourage residential development that provides a range of housing types in terms of cost, density, unit size, and configuration.</p> <p><b>2.5</b> Continue to allow accessory dwelling units and junior accessory dwelling units as a means of providing additional affordable rental housing opportunities.</p> <p><b>2.6</b> Assist with the development of housing that targets the needs of special populations, including the elderly, disabled, farmworkers, and homeless.</p> <p><b>2.7</b> Allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units.</p> <p><b>3.1</b> Continue to utilize zoning standards and overlay districts that facilitate the development of affordable housing units.</p> <p><b>3.2</b> Provide reasonable accommodation for housing for persons with disabilities.</p>			
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		<p><b>3.3</b> Periodically review City development standards to ensure consistency with the General Plan and to ensure high-quality affordable housing.</p> <p><b>3.4</b> Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.</p> <p><b>3.5</b> Regularly identify and evaluate the impact of nongovernmental constraints on housing development and implement programs to reduce negative impacts.</p> <p><b>4.1</b> Promote fair housing practices throughout the City.</p> <p><b>4.2</b> Promote a variety of housing types to meet the special needs of persons with physical and developmental disabilities, elderly households, and others who may need specialized residential living arrangements.</p> <p><b>4.3</b> Strengthen opportunities for participation in the approval process for all housing projects, including affordable housing.</p> <p><b>4.4</b> Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than Significant	<p><b>Policies</b></p> <p><b>1.1</b> Continue enforcement of the codes and regulations establishing minimum construction standards.</p> <p><b>1.2</b> Encourage maintenance and repair of existing housing to prevent deterioration within the City.</p> <p><b>1.3</b> Monitor the status of at-risk affordable rental housing units, proactively work with potential nonprofit purchasers/managers</p>	City Planning Department Future Project Applicant / Developer	Buildout of City	Less than Significant

		as appropriate and explore funding sources available to preserve the at-risk units.  <b>Mitigation Measures</b>  None Required.			
<b>4.14 Public Services</b>					
a. Fire	Less than Significant	<b>Policies</b>  <b>RM-5.1 Fair Share.</b> Ensure that all new development and major redevelopment provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.  <b>RM-5.2 Capital Improvements.</b> Maintain and finance the capital improvement program to ensure the timely implementation of the General Plan and the adequate and the timely provision of public facility and municipal improvements.  <b>PS-1.1 Service Agreements.</b> Maintain contracted essential service agreements through established State and county agencies, including CAL FIRE, RCFD, and RCSD.  <b>PS-1.2 Emergency Plan.</b> Enforce, and periodically update, local emergency plans, such as the City EOP and LHMP, to ensure the most current information is reflected.  <b>PS-1.3 Emergency Response Service.</b> Provide sufficient levels of all emergency response services to protect the health, safety, and welfare of all persons and to protect property in the City.  <b>PS-1.6 School Emergency Planning.</b> Coordinate with the Desert Sands Unified School District to ensure the highest levels of safety and emergency preparedness are instilled in their programs and practices.  <b>PS-1.7 Regional Support System.</b> Continue to participate in automatic and mutual aid agreements with adjacent service providers and regional agencies, such as Coachella Valley Association of Governments (CVAG) and the Cove Commission, to ensure efficient and adequate resources, facilities, and support	City Planning Department  CAL FIRE  Riverside County Fire Department  Riverside County Sheriffs Department  Future Project Applicant / Developer	Buildout of City	Less than Significant



		<p><b>PS-1.8 Community Coordination.</b> Encourage emergency preparedness to be the combined responsibility of the City, in conjunction with the County, Coachella Valley Association of Governments (CVAG), and the State as well as City residents and the business community.</p> <p><b>PS-2.1 Building Fire Codes.</b> Require that all buildings and facilities comply with local, state, and federal regulatory standards such as the California Building and Fire Codes as well as other applicable fire safety standards.</p> <p><b>PS-2.2 Urban Fire Risks.</b> Work with CAL FIRE/RCFD to maintain an ongoing fire inspection program to reduce fire hazards associated with multifamily development, critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings.</p> <p><b>PS-2.3 Fire Hazard Identification.</b> Coordinate with CAL FIRE/RCFD to identify any changes in regional fire hazard severity zones to further reduce fire hazards in the community the community.</p> <p><b>PS-2.4 Fire-Prone Building Materials.</b> Restrict, after appropriate public hearings, the use of fire-prone building materials in areas defined by the Fire Department as presenting high-conflagration risk.</p> <p><b>PS-2.5 Public Education.</b> Work with RCFD to disseminate educational programs for residents on fire hazard risks and fire safety measures, including evacuation routes, with a special focus on at-risk populations such as seniors.</p> <p><b>PS-2.6 Fire Protection Plans.</b> Uphold locally and regionally adopted fire protection plans, including the City of Indian Wells Local Hazard Mitigation Plan, and regularly renew such plans as new information becomes available.</p> <p><b>Actions</b></p> <p><b>PS-1a</b> Regularly conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures; coordinate with the County and State where multi-jurisdictional efforts are needed.</p>			
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		<p><b>PS-1b</b> Coordinate with the County of Riverside to keep the Multi-Jurisdictional Local Hazard Mitigation Plan up to date.</p> <p><b>PS-1c</b> Maintain an Emergency Operations Plan (EOP) that defines the actions and roles necessary to provide a coordinated response within the City before, during, and following extraordinary emergencies associated with natural, manmade, and technological disasters. An EOP typically has built-in flexibility to allow use in all emergencies and facilitates response and short-term recovery activities. Annually review and update the City's EOP under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical, and law enforcement) and minimize human suffering and property damage during disasters.</p> <p><b>PS-1e</b> Provide community education and self-help programs. In cooperation with CVAG and other communities in the Valley, distribute periodic safety publications, that discuss available protective services, to the public. Coordinate with local agencies and organizations to develop and distribute informational brochures and give presentations to civic groups and local schools to educate residents and businesses about appropriate actions to take during an emergency.</p> <p><b>PS-1g</b> Work with RCFD to maintain, update, and regularly exercise emergency access, protocols, and evacuation routes to assess their effectiveness under a range of emergency scenarios.</p> <p><b>PS-2a</b> Mitigate, as feasible, existing non-conforming development to contemporary fire safe standards where feasible, including road standards and vegetative hazards.</p> <p><b>PS-2b</b> Review and revise the City LHMP at least every 5 years to reflect current community needs, and to ensure the City continues to receive federal FEMA mitigation assistance.</p> <p><b>PS-2c</b> Require that all new habitable structures be designed in accordance with the most recent California Building and Fire Code with local amendments adopted by the City, including the use of fire sprinklers.</p>			
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		<p><b>PS-2d</b> Work with Riverside County to develop a comprehensive fire plan which forecasts future personnel and equipment needs and require new development to pay its pro-rata share of costs for fire services.</p> <p><b>PS-2e</b> Upgrade older water mains in the city as needed to ensure adequate water pressure for firefighting.</p> <p><b>Mitigation Measures</b> None Required.</p>			
Police	Less than Significant	<p><b>Policies</b></p> <p><b>RM-5.1 Fair Share.</b> Ensure that all new development and major redevelopment provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.</p> <p><b>RM-5.2 Capital Improvements.</b> Maintain and finance the capital improvement program to ensure the timely implementation of the General Plan and the adequate and the timely provision of public facility and municipal improvements.</p> <p><b>Actions</b></p> <p><b>PS-1a</b> Regularly conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures; coordinate with the County and State where multi-jurisdictional efforts are needed.</p> <p><b>Mitigation Measures</b> None Required.</p>	<p>City Planning Department</p> <p>Police Department</p> <p>Future Project Applicant / Developer</p>	Buildout of City	Less than Significant
Schools	Less than Significant	<p><b>Policies</b></p> <p><b>RM-5.1 Fair Share.</b> Ensure that all new development and major redevelopment provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.</p> <p><b>RM-5.2 Capital Improvements.</b> Maintain and finance the capital improvement program to ensure the timely implementation of</p>	<p>City Planning Department</p> <p>School District</p> <p>Future Project Applicant / Developer</p>	Buildout of City	Less than Significant

		<p>the General Plan and the adequate and the timely provision of public facility and municipal improvements.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
Parks	Less than Significant	<p><b>Policies</b></p> <p><b>RM-3.1 Provision of Opportunities.</b> Facilitate recreational opportunities for residents by providing and maintaining needed facilities throughout the City and in cooperation with adjoining jurisdictions.</p> <p><b>RM-3.2 Parks in Residential Areas.</b> Support the development of local-serving park and recreational facilities (public and private) in residential areas.</p> <p><b>RM-3.3 Service Area Radius.</b> Focus new park and recreation facilities in areas that are outside 1/4-mile walking radius from an existing or proposed park or trail and enhance options for residents to access these facilities through safe walking and cycling routes.</p> <p><b>RM-3.4 Golf Courses.</b> Promote the City's municipal and private golf courses as high-quality amenities that serve residents, draw visitors, and make Indian Wells an exceptional destination.</p> <p><b>RM-3.7 Safety and Compatibility.</b> Consider public safety and compatibility with adjacent uses in park design and development including the location of buildings, activity areas, lighting, and parking.</p> <p><b>RM-3.8 Parkland Dedication.</b> Require new development or major redevelopment to incorporate parkland, open space, or green space to expand recreational opportunities in the community in accordance with Section 20.36.040, Park dedication requirements, of the Indian Wells Municipal Code.</p> <p><b>RM-3.9 Maintenance.</b> Require that parks and recreational facilities be well-maintained by the responsible agency/organization.</p> <p><b>RM-3.10 Accessibility.</b> Require that new park facility construction and existing facility retrofits meet accessibility standards defined by</p>	City Planning Department Future Project Applicant / Developer	Buildout of City	Less than Significant

		<p>the Americans with Disabilities Act (ADA) and playground safety requirements.</p> <p><b>RM-3.11 Parkland Funding.</b> Actively pursue financing for parkland acquisition and maintenance and allocate sufficient funding to park development to support the community's recreational needs.</p> <p><b>RM-3.12 Community Support.</b> Collaborate with residents to ensure the City's park and recreation facilities and programs reflect evolving community preferences.</p> <p><b>RM-5.1 Fair Share.</b> Ensure that all new development and major redevelopment provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.</p> <p><b>RM-5.2 Capital Improvements.</b> Maintain and finance the capital improvement program to ensure the timely implementation of the General Plan and the adequate and the timely provision of public facility and municipal improvements.</p> <p><b>Actions</b></p> <p><b>RM-3a</b> Update the Zoning Code to list recreational facilities and support facilities as an allowable use in all residential zones.</p> <p><b>RM-3b</b> Require developers to dedicate land based upon the park acreage standard of up to five acres per one thousand population or, at the City Council's discretion, the payment of fees in-lieu of the dedication of land in accordance with the Municipal Code.</p> <p><b>RM-3c</b> Pursue available resources to fund recreation facilities and parkland acquisition, development, and maintenance, including but not limited to, State and federal grants, special districts, private donations, gifts, and endowments.</p> <p><b>RM-3d</b> Conduct regular maintenance assessments for all parks and recreation facilities.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
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Other Public Facilities	Less than Significant	<p><b>Policies</b></p> <p><b>RM-3.5 Facilities for Seniors.</b> Cater to the City's senior population by continuing to provide recreational facilities and activities specifically tailored to meet the needs of older residents.</p> <p><b>RM-3.6 HOA Collaboration.</b> Collaborate with Homeowners Associations to provide local-serving recreational facilities and activities that meet the needs and preferences of all segments of the community, including families, seniors, and persons with disabilities.</p> <p><b>RM-5.1 Fair Share.</b> Ensure that all new development and major redevelopment provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.</p> <p><b>RM-5.2 Capital Improvements.</b> Maintain and finance the capital improvement program to ensure the timely implementation of the General Plan and the adequate and the timely provision of public facility and municipal improvements.</p> <p><b>Actions</b></p> <p><b>RM-3e</b> Conduct periodic assessments of community needs and preferences in recreation programming and services.</p> <p><b>RM-3f</b> Identify ways to preserve, restore, create, and maintain low impact recreational opportunities and open space experiences for resort visitors such as publishing a trails/bike path brochure for the resorts to distribute.</p> <p><b>RM-3g</b> Encourage schools and places of worship in the City to create and promote recreation programs and activities for residents.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>	City Planning Department Future Project Applicant / Developer	Buildout of City	Less than Significant
<b>4.15 Recreation</b>					
a. Increase the use of existing neighborhood and regional parks or	Less than Significant	<p><b>Policies</b></p>	City Planning Department	Buildout of City	Less than Significant

<p>other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (LTS)</p>		<p><b>RM-3.1 Provision of Opportunities.</b> Facilitate recreational opportunities for residents by providing and maintaining needed facilities throughout the City and in cooperation with adjoining jurisdictions.</p> <p><b>RM-3.2 Parks in Residential Areas.</b> Support the development of local-serving park and recreational facilities (public and private) in residential areas.</p> <p><b>RM-3.3 Service Area Radius.</b> Focus new park and recreation facilities in areas that are outside 1/4-mile walking radius from an existing or proposed park or trail and enhance options for residents to access these facilities through safe walking and cycling routes.</p> <p><b>RM-3.5 Facilities for Senior.</b> Cater to the City's senior population by continuing to provide recreational facilities (public and private) in residential areas.</p> <p><b>RM-3.6 HOA Collaboration.</b> Collaborate with Homeowners Associations to provide local-serving recreational facilities and activities that meet the needs and preferences of all segments of the community, including families, seniors, and persons with disabilities.</p> <p><b>RM-3.7 Safety and Compatibility.</b> Consider public safety and compatibility with adjacent uses in park design and development including the location of buildings, activity areas, lighting, and parking</p> <p><b>RM-3.8 Parkland Dedication.</b> Require new development or major redevelopment to incorporate parkland, open space, or green space to expand recreational opportunities in the community in accordance with <i>Section 20.36.040, Park dedication requirements</i>, of the Indian Wells Municipal Code.</p> <p><b>RM-3.9 Maintenance.</b> Require that parks and recreational facilities be well-maintained by the responsible agency/organization.</p> <p><b>RM-3.10 Accessibility.</b> Require that new park facility construction and existing facility retrofits meet accessibility standards defined by</p>	<p>Future Project Applicant / Developer</p>		
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		<p>the Americans with Disabilities (ADA) and playground safety requirements.</p> <p><b>RM-3.11 Parkland Funding.</b> Actively pursue financing for parkland acquisition and maintenance and allocate sufficient funding to park development to support the community's recreational needs.</p> <p><b>RM-3.12 Community Support.</b> Collaborate with residents to ensure the City's park and recreational facilities and programs reflect evolving community preferences.</p> <p><b>Actions</b></p> <p><b>RM-3a</b> Update the Zoning Code to list recreational facilities and support facilities as an allowable use in all residential zones.</p> <p><b>RM-3b</b> Require developers to dedicate land based upon the park acreage standard of five acres per one thousand population or, at the City Council's discretion, the payment of fees in-lieu of the dedication of land in accordance with the Municipal Code.</p> <p><b>RM-3c</b> Pursue available resources to fund recreation facilities and parkland acquisition, development, and maintenance, including but not limited to, State and federal grants, special districts, private donations, gifts, and endowments.</p> <p><b>RM-3d</b> Conduct regular maintenance assessments for all parks and recreation facilities.</p> <p><b>RM-3e</b> Conduct periodic assessments of community needs and preferences in recreation programming and services.</p> <p><b>RM-3f</b> Identify ways to preserve, restore, create, and maintain low impact recreational opportunities and open space experiences for resort visitors such as publishing a trails/bike path brochure for the resorts to distribute.</p> <p><b>RM-3g</b> Encourage schools and places of worship in the City to create and promote recreation programs and activities for residents.</p> <p><b>Mitigation Measures</b></p>			
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		None Required.			
b. Requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than Significant	<p><b>Policies</b></p> <p><b>RM-3.6 HOA Collaboration.</b> Collaborate with Homeowners Associations to provide local-serving recreational facilities and activities that meet the needs and preferences of all segments of the community, including families, seniors, and persons with disabilities</p> <p><b>RM-3.8 Parkland Dedication.</b> Require new development or major redevelopment to incorporate parkland, open space, or green space to expand recreational opportunities in the community in accordance with <i>Section 20.36.040, Park dedication requirements</i>, of the Indian Wells Municipal Code.</p> <p><b>Actions</b></p> <p><b>RM-3b</b> Require developers to dedicate land based upon the park acreage standard of five acres per one thousand population or, at the City Council's discretion, the payment of fees in-lieu of the dedication of land in accordance with the Municipal Code.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>	City Planning Department Future Project Applicant / Developer	Buildout of City	Less than Significant
<b>4.16 Transportation</b>					
a. Conflict with an applicable plan or policy addressing the circulation system	Less than Significant	<p><b>Policies</b></p> <p><b>M-1.1 Development-Related Traffic Impacts.</b> Require all new development and expansion of existing development to offset their adverse effects on the circulation system and mitigate Vehicle Miles Traveled (VMT) impacts.</p> <p><b>M-1.2 LOS Standards.</b> Strive to maintain a minimum Level of Service (LOS) "D" at intersections during the weekday peak hours.</p> <p><b>M-1.3 Traffic Distribution.</b> Maintain a street system that helps to facilitate the distribution of traffic throughout the City and minimizes congestion, including during special events.</p>	City Public Works and Engineering, and Planning Departments  Future Project Applicant	Buildout of City	Less than Significant

		<p><b>M-1.4 Efficient Circulation.</b> Support traffic control measures which reduce noise and air quality impacts and are consistent with traffic engineering guidelines; such measures could include continue to support traffic signal coordination programs like the Coachella Valley Sync program, adding left-turn lanes at intersections, incorporating right-turn only access at selected locations, and continue to maintain streets surfaces in good operating condition.</p> <p><b>M-1.5 Transportation Management System.</b> Make use of effective transportation system management techniques such as signal coordination. Any new development is required to join the City's existing Transportation Management System.</p> <p><b>M-1.6 Intersection Configurations.</b> Consider the use of non-traditional intersections such as roundabouts and traffic circles, where appropriate, safe, and feasible.</p> <p><b>M-1.7 Minimize Environmental Impacts.</b> Manage the circulation system to minimize congestion and improve flow and air quality.</p> <p><b>M-1.8 Local and Regional Collaboration.</b> Coordinate with other government entities in implementation of the City's Circulation Plan and Coachella Valley-wide circulation improvements. Entities include Caltrans, Coachella Valley Association of Governments (CVAG), LAFCO, Southern California Association of Governments (SCAG), Riverside County Transportation Commission (RCTC), Riverside County and adjacent communities.</p> <p><b>M-2.1 Multi-Modal Streets.</b> Apply context-sensitive complete streets principles to roadway improvement projects to serve all modes of travel and users of all ages and abilities, where appropriate.</p> <p><b>M-2.2 Alternative Modes.</b> Encourage the use of alternative modes of transportation including public transit, ride sharing, biking, low</p>			
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		<p>speed vehicles, and walking that serve the City's residents, workers and visitors to local and regional destinations.</p> <p><b>M-2.3 Connectivity.</b> Improve pedestrian, bicycle, and low speed vehicle connections from residential neighborhoods to retail centers, hotels, and schools.</p> <p><b>M-2.4 New Development.</b> Encourage new developments to develop internal shared use paths where desirable and feasible, with additional amenities such as secure bicycle parking, pedestrian-scale lighting, street furniture, landscaping. Developments must connect any internal walking or biking paths to the City-wide path system with frequent and safe access points and safe for people walking and biking to use.</p> <p><b>M-2.5 Citywide Bicycle Network.</b> Support an integrated citywide bicycle network through the construction of new bike lanes and enhancement of existing bike lanes.</p> <p><b>M-2.6 Bicyclist and Pedestrian Safety.</b> Develop safe and convenient bicycle and pedestrian facilities and crossings that reduce conflicts with other modes.</p> <p><b>M-2.7 CV Link Users.</b> Provide safe and efficient travel options through the City for CV Link users coming from neighboring cities.</p> <p><b>M-4.1 Funding Sources.</b> Leverage existing available funding methods and sources to fund the transportation system in the City while also researching innovative funding sources at the federal, state, regional, and county levels.</p> <p><b>M-4.2 Development Fees.</b> Ensure that new development projects contribute their appropriate fair share to transportation network improvements.</p>			
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		<p><b>M-4.3 Monitor Funding.</b> Monitor funding of programmed transportation improvements.</p> <p><b>M-4.4 Regional Funding.</b> Encourage regional agencies to continue to provide adequate transportation funding to local jurisdictions.</p> <p><b>Actions</b></p> <p><b>M-1a</b> Require new development and expansion of existing development to provide necessary street improvements and address operational deficiencies for which its traffic causes off-site intersections to perform beyond acceptable LOS standards. Improvements shall include as conditions of approval, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>• On-site transportation facilities: streets, curbs, traffic control devices;</li> <li>• Access improvements: street extensions, widening, turn lanes, signals, etc;</li> <li>• Street widening for streets fronting the development property as shown on the Circulation Plan map;</li> <li>• Right-of-Way landscaping; and</li> <li>• Offsite roadway and intersection improvements.</li> </ul> <p><b>M-1b</b> Require vehicle miles traveled (VMT) analysis for land use application projects and transportation projects for the purposes of environmental review under the California Environmental Quality Act (CEQA). Adopt City-specific VMT thresholds and consider publishing Transportation Study Guidelines to establish methodologies and standards to evaluate transportation impacts from land development and transportation projects. The City shall</p>			
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		<p>continue to maintain LOS standards for the purposes of planning and designing street improvements.</p> <p><b>M-1c</b> Coordinate with other government entities in implementation of the City's Circulation Plan and Coachella Valley-Wide circulation improvements. Entities include Caltrans, Coachella Valley Association of Governments (CVAG), LAFCO, Southern California Association of Governments (SCAG), Riverside County Transportation Commission (RCTC), Riverside County and adjacent communities.</p> <p><b>M-1e</b> Encourage new development to provide safe pedestrian facilities for internal circulation and access to adjacent uses as part of their design.</p> <p><b>M-1g</b> Implement the arterial highway system in a manner consistent with Federal, State, and local environmental quality standards and regulations, and consistent with the City's charm and unique appeal</p> <p><b>M-2a</b> During project application review, consider requiring new and enhanced transit, bicycle, and pedestrian facilities along arterials and collectors where appropriate.</p> <p><b>M-4a</b> Develop and support a flexible financing program to fund the construction, maintenance, and improvement of the roadway system.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
b. Inconsistent with CEQA Guidelines section 15064.3, subdivision (b)	Potentially Significant	<p><b>Policies</b></p> <p><b>M-1.1 Development-Related Traffic Impacts.</b> Require all new development and expansion of existing development to offset their adverse effects on the circulation system and mitigate Vehicle Miles Traveled (VMT) impacts.</p> <p><b>M-1.2 LOS Standards.</b> Strive to maintain a minimum Level of Service (LOS) "D" at intersections during the weekday peak hours.</p>	<p>City Public Works and Engineering, and Planning Departments</p> <p>Future Project Applicant</p>	Buildout of City	Significant Impact

		<p><b>M-1.3 Traffic Distribution.</b> Maintain a street system that helps to facilitate the distribution of traffic throughout the City and minimizes congestion, including during special events.</p> <p><b>M-1.4 Efficient Circulation.</b> Support traffic control measures which reduce noise and air quality impacts and are consistent with traffic engineering guidelines; such measures could include continue to support traffic signal coordination programs like the Coachella Valley Sync program, adding left-turn lanes at intersections, incorporating right-turn only access at selected locations, and continue to maintain streets surfaces in good operating condition.</p> <p><b>M-1.5 Transportation Management System.</b> Make use of effective transportation system management techniques such as signal coordination. Any new development is required to join the City's existing Transportation Management System.</p> <p><b>M-1.6 Intersection Configurations.</b> Consider the use of non-traditional intersections such as roundabouts and traffic circles, where appropriate, safe, and feasible.</p> <p><b>M-1.7 Minimize Environmental Impacts.</b> Manage the circulation system to minimize congestion and improve flow and air quality.</p> <p><b>M-1.8 Local and Regional Collaboration.</b> Coordinate with other government entities in implementation of the City's Circulation Plan and Coachella Valley-wide circulation improvements. Entities include Caltrans, Coachella Valley Association of Governments (CVAG), LAFCO, Southern California Association of Governments (SCAG), Riverside County Transportation Commission (RCTC), Riverside County and adjacent communities.</p>			
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		<p><b>M-2.1 Multi-Modal Streets.</b> Apply context-sensitive complete streets principles to roadway improvement projects to serve all modes of travel and users of all ages and abilities, where appropriate.</p> <p><b>M-2.2 Alternative Modes.</b> Encourage the use of alternative modes of transportation including public transit, ride sharing, biking, low speed vehicles, and walking that serve the City’s residents, workers and visitors to local and regional destinations.</p> <p><b>M-2.3 Connectivity.</b> Improve pedestrian, bicycle, and low speed vehicle connections from residential neighborhoods to retail centers, hotels, and schools.</p> <p><b>M-2.4 New Development.</b> Encourage new developments to develop internal shared use paths where desirable and feasible, with additional amenities such as secure bicycle parking, pedestrian-scale lighting, street furniture, landscaping. Developments must connect any internal walking or biking paths to the City-wide path system with frequent and safe access points and safe for people walking and biking to use.</p> <p><b>M-2.5 Citywide Bicycle Network.</b> Support an integrated citywide bicycle network through the construction of new bike lanes and enhancement of existing bike lanes.</p> <p><b>M-2.6 Bicyclist and Pedestrian Safety.</b> Develop safe and convenient bicycle and pedestrian facilities and crossings that reduce conflicts with other modes.</p> <p><b>M-2.7 CV Link Users.</b> Provide safe and efficient travel options through the City for CV Link users coming from neighboring cities.</p> <p><b>M-4.1 Funding Sources.</b> Leverage existing available funding methods and sources to fund the transportation system in the City while also</p>			
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		<p>researching innovative funding sources at the federal, state, regional, and county levels.</p> <p><b>M-4.2 Development Fees.</b> Ensure that new development projects contribute their appropriate fair share to transportation network improvements.</p> <p><b>M-4.3 Monitor Funding.</b> Monitor funding of programmed transportation improvements.</p> <p><b>M-4.4 Regional Funding.</b> Encourage regional agencies to continue to provide adequate transportation funding to local jurisdictions.</p> <p><b>Actions</b></p> <p><b>M-1a</b> Require new development and expansion of existing development to provide necessary street improvements and address operational deficiencies for which its traffic causes off-site intersections to perform beyond acceptable LOS standards. Improvements shall include as conditions of approval, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>• On-site transportation facilities: streets, curbs, traffic control devices;</li> <li>• Access improvements: street extensions, widening, turn lanes, signals, etc;</li> <li>• Street widening for streets fronting the development property as shown on the Circulation Plan map;</li> <li>• Right-of-Way landscaping; and</li> <li>• Offsite roadway and intersection improvements.</li> </ul>			
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		<p><b>M-1b</b> Require vehicle miles traveled (VMT) analysis for land use application projects and transportation projects for the purposes of environmental review under the California Environmental Quality Act (CEQA). Adopt City-specific VMT thresholds and consider publishing Transportation Study Guidelines to establish methodologies and standards to evaluate transportation impacts from land development and transportation projects. The City shall continue to maintain LOS standards for the purposes of planning and designing street improvements.</p> <p><b>M-1c</b> Coordinate with other government entities in implementation of the City's Circulation Plan and Coachella Valley-Wide circulation improvements. Entities include Caltrans, Coachella Valley Association of Governments (CVAG), LAFCO, Southern California Association of Governments (SCAG), Riverside County Transportation Commission (RCTC), Riverside County and adjacent communities.</p> <p><b>M-1e</b> Encourage new development to provide safe pedestrian facilities for internal circulation and access to adjacent uses as part of their design.</p> <p><b>M-1g</b> Implement the arterial highway system in a manner consistent with Federal, State, and local environmental quality standards and regulations, and consistent with the City's charm and unique appeal</p> <p><b>M-2a</b> During project application review, consider requiring new and enhanced transit, bicycle, and pedestrian facilities along arterials and collectors where appropriate.</p> <p><b>M-4a</b> Develop and support a flexible financing program to fund the construction, maintenance, and improvement of the roadway system.</p> <p><b>Mitigation Measures</b> No Feasible Mitigation.</p>			
c. Increase hazards due to a geometric design	Less than Significant	<b>Policies</b>	City Public Works and Engineering,	Buildout of City	Less than Significant

feature or incompatible uses?		<p><b>M-1.1 Development-Related Traffic Impacts.</b> Require all new development and expansion of existing development to offset their adverse effects on the circulation system and mitigate Vehicle Miles Traveled (VMT) impacts.</p> <p><b>M-1.6 Intersection Configurations.</b> Consider the use of non-traditional intersections such as roundabouts and traffic circles, where appropriate, safe, and feasible.</p> <p><b>M-1.12 Truck Routes.</b> Maintain a network of truck routes to facilitate goods movement to regional roads and to discourage the use of residential roads.</p> <p><b>M-2.4 New Development.</b> Encourage new developments to develop internal shared use paths where desirable and feasible, with additional amenities such as secure bicycle parking, pedestrian-scale lighting, street furniture, landscaping. Developments must connect any internal walking or biking paths to the City-wide path system with frequent and safe access points and safe for people walking and biking to use.</p> <p><b>M-2.5 Citywide Bicycle Plan.</b> Implement construction of the bike network system by requiring new development to provide bike lanes on public roads and update the plan as needed.</p> <p><b>M-2.6 Bicyclist and Pedestrian Safety.</b> Develop safe and convenient bicycle and pedestrian facilities and crossings that reduce conflicts with other modes.</p> <p><b>M-2.7 CV Link Users.</b> Provide safe and efficient travel options through the City for CV Link users coming from neighboring cities.</p> <p><b>M-2.8 Bus Stops.</b> Work with Sunline and other providers to improve bus stop amenities.</p> <p><b>M-2.9 Rail and Air Travel.</b> Participate with regional agencies and cities to promote rail and air service capacities that meet the needs of residents, workers, and visitors.</p> <p><b>M-2.10 The Living Desert.</b> Coordinate with The Living Desert to ensure Indian Wells residents have access to the reserve's nature walks and hiking trails.</p>	and Planning Departments  Future Project Applicant		
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		<p><b>Actions</b></p> <p><b>M-1d</b> Evaluate opportunities to implement alternative roadway design elements, including but not limited to, roundabouts, traffic circles, and chicanes, as traffic control, considering safety, traffic calming, cost and maintenance.</p> <p><b>M-1e</b> Encourage new development to provide safe pedestrian facilities for internal circulation and access to adjacent uses as part of their design.</p> <p><b>M-1f</b> Consider streetscape improvements such as landscaping, , sidewalks, paths, lighting, and other pedestrian-oriented features in the City.</p> <p><b>M-2b</b> Consider establishing a low-speed vehicle path system, consistent with the provisions of the California Vehicle Code and the California Highway Design Manual.</p> <p><b>M-2c</b> Create a promotional campaign to encourage walking, biking, carpooling, and alternative modes of transportation to the automobile to improve air quality.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
d. Result in inadequate emergency access?	Less than Significant	<p><b>Actions</b></p> <p><b>PS-1g</b> Work with RCFD to maintain, update, and regularly exercise emergency access, protocols, and evacuation routes to assess their effectiveness under a range of emergency scenarios.</p> <p><b>PS-2a</b> Mitigation, as feasible, existing, non-conforming development to contemporary fire safe standards where feasible, including road standards and vegetative hazards.</p> <p><b>M-1a</b> Require new development and expansion of existing development to provide necessary street improvements and address operational deficiencies for which its traffic causes off-site intersections to perform beyond acceptable LOS standards. Improvements shall include as conditions of approval, but not be limited to, the following:</p>	<p>City Public Works and Engineering, and Planning Departments</p> <p>Future Project Applicant</p>	Buildout of City	Less than Significant

		<ul style="list-style-type: none"> <li>On-site transportation facilities: streets, curbs, traffic control devices;</li> <li>Access improvements: street extensions, widening, turn lanes, signals, etc.;</li> <li>Street widening for streets fronting the development property as shown on the Circulation Plan map;</li> <li>Right-of-way landscaping; and</li> <li>Off-site roadway and intersection improvements.</li> </ul> <p><b>Mitigation Measures</b> None Required.</p>			
<b>4.17 Utilities and Service Systems</b>					
a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than Significant	<p><b>Policies</b></p> <p><b>RM-5.1 Fair Share.</b> Ensure that all new development and major redevelopment provides for and funds its fair share of the costs for the expansion of public infrastructure and services, recreational amenities, and facilities.</p> <p><b>RM-5.2 Capital Improvements.</b> Maintain and finance the capital improvement program to ensure the timely implementation of the General Plan and the adequate and the timely provision of public facility and municipal improvements.</p> <p><b>RM-5.3 Regional Cooperation.</b> Collaborate with the various regional facility and service providers to deliver high levels of service to Indian Wells.</p> <p><b>RM-5.4 Public/Private Partnerships.</b> Consider public/private partnerships to realize capital infrastructure and public service needs within the City.</p> <p><b>RM-5.5 Sufficient Capacity.</b> Coordinate with CVWD to ensure wastewater facilities provide sufficient capacity for Indian Wells residents.</p>	City Planning and Public Works Departments CVWD Future Project Applicants	Buildout of City	Less than Significant

		<p><b>RM-5.6 Monitoring and Maintenance.</b> Coordinate with CVWD to ensure wastewater infrastructure conditions are monitored and facilities are adequately maintained.</p> <p><b>RM-8.1 Infrastructure and Services.</b> Encourage service providers to make available the highest level of telecommunications infrastructure, along with a wide range of modern telecommunications services for Indian Wells residences, businesses, and institutions.</p> <p><b>RM-8.2 Improvements and Upgrades.</b> Promote technological improvements and upgrading of telecommunications services.</p> <p><b>RM-8.3 Utility Siting.</b> Coordinate with service providers in the siting and design of telecommunications facilities to minimize environmental, aesthetic, and safety impacts.</p> <p><b>RM-8.4 Undergrounding.</b> Require that all new telecommunication lines are installed underground where feasible and promote the undergrounding of existing overhead facilities.</p> <p><b>Actions</b></p> <p><b>RM-5a</b> Maintain and implement public facility master plans, in collaboration with appropriate outside service providers and agencies, to ensure compliance with appropriate regional, State, and federal laws and to identify infrastructure needs, funding sources, and implement improvements for public facilities and services.</p> <p><b>RM-5b</b> Continue to contract with public and private entities for the provision of public services as long as these services are more economical, more accessible, and/or better serve the needs of residents than City-provided services.</p> <p><b>RM-5c</b> Periodically survey residents to assess the perceived adequacy of City services and facilities.</p> <p><b>RM-5d</b> Work with CVWD to upgrade older water mains in the City as needed to ensure adequate water pressure for firefighting.</p>			
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		<p><b>RM-5e</b> Cooperate with CVWD to update population projections, sewer generation formulas, needed improvements, and programs within the Integrated Regional Water Management Plan (IRWM) at least every five years.</p> <p><b>RM-5f</b> Work with CVWD to expedite the improvement and expansion of sewer facilities when necessary.</p> <p><b>RM-5g</b> Cooperate with CVWD to evaluate and implement stormwater improvements, including, but not limited to, the need for channel lining, rip-rap, and drop structures as necessary.</p> <p><b>RM-5h</b> Through the development review process, continue to cooperate with CVWD to ensure adequate wastewater facilities are provided and maintained in the community. Specifically, the City should:</p> <ul style="list-style-type: none"> <li>• Require that sufficient wastewater infrastructure capacity is available to serve the development prior to approval of the project.</li> <li>• Ensure the project applicant has paid the required fees prior to occupancy of any new development.</li> <li>• Periodically review the fee schedules for sewer connections and revise fees as necessary to cover the cost of related services and facilities.</li> </ul> <p><b>RM-8a</b> As part of development review, ensure that telecommunications infrastructure is unobtrusive and screened from public view where possible.</p> <p><b>RM-8b</b> Actively seek to participate in pilot programs and other opportunities to expand high-speed broadband services within the City. Confer with telecommunications providers regarding major development plans and participation of the extension of utilities.</p> <p><b>Mitigation Measures</b></p> <p>None Required.</p>			
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<p>b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?</p>	<p style="text-align: center;">Less than Significant</p>	<p><b>Policies</b></p> <p><b>RM-6.1 Regional Cooperation.</b> Actively participate in regional activities to assure (a) the effective management of water resources, and (b) the development of water policies at the County, State and Federal level that are favorable to the Coachella Valley.</p> <p><b>RM-6.2 Groundwater Management.</b> Protect the underlying water basin from overextraction by encouraging sustainable groundwater recharge and management.</p> <p><b>RM-6.3 Conservation.</b> Encourage the use of water conserving appliances and fixtures in all new developments, required by state law.</p> <p><b>RM-6.4 Water Saving Design.</b> Incorporate water-wise native landscaping or alternative water saving materials (i.e. artificial turf) whenever feasible with the City.</p> <p><b>RM-6.5 Non-Potable Waterlines.</b> Continue to support the extension of non-potable waterlines for irrigation use, especially to Highway 111, local businesses, and Homeowners Associations.</p> <p><b>RM-6.6 Reclaimed Water.</b> Encourage water-intensive land uses, such as golf courses, to utilize reclaimed water, where feasible for landscaping and irrigation needs.</p> <p><b>RM-6.7 Education.</b> Strengthen education programs related to water protection and conservation.</p> <p><b>Actions</b></p> <p><b>RM-6a</b> Periodically review and update, as needed, the City's Water Efficient Landscape Ordinance to optimize conservation and comply with State Assembly Bill 325.</p> <p><b>RM-6b</b> Recommend the establishment incentives/funding for projects or residences that implement water conservation measures.</p> <p><b>RM-6c</b> Work with CVWD to establish a historical record of Indian Wells water utilization for existing average home, City consumption,</p>	<p>City Planning and Public Works Departments CVWD  Future Project Applicants</p>	<p>Buildout of City</p>	<p style="text-align: center;">Less than Significant</p>
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		<p>gated communities' common area and existing individual businesses.</p> <p><b>RM-6d</b> Incorporate water-wise native landscaping or alternative water saving materials in recently constructed medians.</p> <p><b>RM-6e</b> Require the installation of water conservation devices in new development pursuant to the Uniform Building, Mechanical, and Electrical Codes.</p> <p><b>RM-6f</b> Replace irrigation controllers with weather-based irrigation controllers in landscape areas maintained by the City. A water saving audit will be conducted after one year of the completing of the replacement units.</p> <p><b>RM-6g</b> Work with CVWD and private developers to encourage water conservation in the following ways:</p> <ul style="list-style-type: none"> <li>• Implementing aquifer and groundwater recharge programs</li> <li>• Participating in water conservation programs operated by the local and regional water districts</li> <li>• Monitoring citywide usage on an annual basis and make recommendations to modify or expand water conservation measures to ensure their effectiveness</li> <li>• Informing the public about water conservation techniques and available water conservation programs they can utilize via the city's newsletter, website, and Channel 17.</li> <li>• Developing education materials and programs that encourage and facilitate water conservation throughout the community</li> <li>• Requiring the use of drought resistant plant species in landscaping for public and private areas, including parks and recreational facilities, in accordance with the Water Efficient Landscape Ordinance requirements.</li> </ul>			
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		<ul style="list-style-type: none"> <li>• Whenever feasible, requiring the installation and use of reclaimed water systems for irrigation purposes in new developments.</li> <li>• Requiring the incorporation of water conservation devices, including low flush toilets, flow restriction devices, and water conserving appliances in both new public and private development projects and rehabilitation projects.</li> </ul> <p><b>RM-6h</b> Whenever feasible, incorporate improved open space and preservation areas in areas used for groundwater recharge and/or drainage detention.</p> <p><b>RM-6i</b> Through the development review process, continue to cooperate with CVWD to ensure adequate water supply is provided and maintained in the community. Specifically, the City should:</p> <ul style="list-style-type: none"> <li>• Require that sufficient water supply and water infrastructure capacity is available to serve the development prior to approval of the project, pursuant to Water Code Section 10910 and Government Code Section 66473.7.</li> <li>• If requested by CVWD or the City Engineer, require proposed developments to include a water quality assessment as part of the application materials, and implement identified mitigation measures during construction and development.</li> <li>• Ensure the project applicant has paid the required fees prior to occupancy of any new development.</li> <li>• Periodically review the fee schedules for water connections and revise fees as necessary to cover the cost of related services and facilities.</li> </ul> <p><b>RM-6j</b> Cooperate with CVWD to update population projections, water use generation formulas, needed improvements, and programs within the Integrated Regional Water Management Plan (IRWM) at least every five years.</p>			
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		<b>RM-6k</b> Work with CVWD to expedite the improvement and expansion of water and reclaimed water facilities when necessary.  <b>Mitigation Measures</b> None Required.			
b. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity the project's projected demand in addition to the provider's existing commitments? (LTS)	Less than Significant	<b>Policies</b>  <b>RM-6k</b> Work with CVWD to expedite the improvement and expansion of water and reclaimed water facilities when necessary.  <b>Mitigation Measures</b> None Required.	City Planning and Public Works Departments CVWD Future Project Applicants	Buildout of City	Less than Significant
d/e. Would the project 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; comply with federal, state, and local management reduction statutes and regulations related to solid waste?	Less than Significant	<b>Policies</b>  <b>RM-7.1 Compliance with State Legislation.</b> Comply with local, regional and State regulations regarding waste diversion, source reduction, recycling, and composting.  <b>RM-7.2 Solid Waste Collection.</b> Provide adequate waste disposal, recycling, and refuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.  <b>RM-7.3 Fees and Funding.</b> Work with Burrtec to periodically review collection, recycling, and disposal fees to achieve state and federal mandates, meet community expectations, and reflect cost efficiencies or increases for service delivery. Be prepared to fund expansions, operations, or maintenance for regional waste facilities when necessary, including but not limited to the Badlands Landfill and the Lamb Canyon Sanitary Landfill.	City Planning and Public Works Departments Burrtec Future Project Applicants	Buildout of City	Less than Significant

		<p><b>RM-7.4 Recycled Product Use.</b> Encourage the salvage and reuse of building materials and recycled products in new construction and remodel projects.</p> <p><b>RM-7.5 Community-Wide Waste Reduction.</b> Continue to foster a sense of personal responsibility among residents for solid waste management particularly in accomplishing waste reduction and recycling goals.</p> <p><b>RM-7.6 Short-Lived Climate Pollutant Reduction.</b> Continue to implement solid waste plans and programs, such as organic waste recycling and surplus food recovery, that reduce short-lived climate pollutants (SLCP).</p> <p><b>RM-7.7 Recycling and Composting.</b> Encourage the recycling/composting of all City organic materials including landscape and food waste materials.</p> <p><b>Actions</b></p> <p><b>RM-7a</b> Regularly review the service levels of the Edom Hill Transfer Station. Coordinate with impacted agencies on potential plans for expansions, maintenance, and operations when service levels are determined to be inadequate.</p> <p><b>RM-7b</b> On an ongoing basis and in compliance with State law, ensure solid waste collection activities completed by franchise solid waste haulers, facility siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal and education programs are consistent with the Riverside County Solid Waste Management Plan.</p> <p><b>RM-7c</b> Include standard language in requests for services and in City agreements requiring contractors to use best management practices to maximize diversion of waste from the landfill in order to meet the City's specified diversion rates.</p>			
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		<p><b>RM-7d</b> Encourage the expansion of recycling and reuse programs, such as:</p> <ul style="list-style-type: none"> <li>• Increased participation in residential curbside recycling programs;</li> <li>• Increased participation in commercial and industrial recycling programs for paper, cardboard, and plastics;</li> <li>• Reduce yard and landscaping waste through methods such as composting, grass recycling, and using resource efficient landscaping techniques; and</li> <li>• Encourage local businesses to provide electronic waste (e-waste) drop-off services and encourage residents and businesses to properly dispose of, or recycle, e-waste.</li> </ul> <p><b>RM-7e</b> Continue to enforce and monitor required diversion rates pursuant to the requirements contained in Chapter 16.75. of the Municipal Code.</p> <p><b>RM-7f</b> Continue the procurement of recycled products and materials utilized in City owned buildings, including building/decorative materials and furnishings, food and beverage service items and office materials.</p> <p><b>RM-7g</b> Maintain and improve the City of Indian Wells waste diversion rate as mandated by the State of California. Participate in source reduction and recycling techniques to reduce the amount of solid waste sent to landfills and ensure adequate landfill capacity in the region.</p> <p><b>RM-7h</b> Work with appropriate service providers to collect and compost greenwaste, including landscaping, Christmas trees, composting and mulch, and other sources of organic waste, to distribute for use in parks, medians, and other municipal areas.</p> <p><b>RM-7i</b> Provide recycling and composting information to residents, commercial businesses, and developers. These educational</p>			
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		programs will inform citizens of the benefits of recycling and composting, and appropriate disposal options and locations.			
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