INDIAN WELLS
CALIFORNIA

CITY OF INDIAN WELLS
44-950 Eldorado Drive
Indian Wells, California 92210
Phone: (760) 346-2489
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ENVIRONMENTAL INITIAL STUDY

Project Title:	Indian Wells Tennis Garden Parking Lot and Sod Farm Expansion
City Project No:	**Modified** CUP 2014-03, ZTA 2022-02, EA 2022-02
Lead Agency Name and Address:	City of Indian Wells 44-950 Eldorado Drive Indian Wells, California 92210 Phone: (760) 346-2489 Fax: (760) 346-0407
Applicant:	Garden of Champions, LLC 78-200 Miles Avenue Indian Wells, California 92210 Phone: (760) 200-8400
Representative:	Steve Birdwell Garden of Champions, LLC 78-200 Miles Avenue Indian Wells, California 92210 Phone: (760) 200-8400
Contact Person: And Phone Number:	Jon Berg, Community Development Director Phone: (760) 346-2489
Project Location:	West of Washington Street and South of Miles Avenue Assessor's Parcel Number: Portion of 604-640-015
General Plan Designation:	Commercial, Resort Commercial
Zoning Designation:	Commercial, Resort Commercial

PROJECT DESCRIPTION

The proposed project is located in the City of Indian Wells (See Figure 1.1, *Regional Location Map*) and involves approximately 17 acres. The proposed project is located on a portion of the northeast ¼ of the southeast 1/4, Section 24, Township 5 South, Range 6 East, San Bernardino Base and Meridian.

The project site is located south of Miles Avenue and approximately 0.30 miles west of Washington Street in the City of Indian Wells. The project site is zoned Commercial, Resort Commercial (RC). The site has been rough graded and is currently vegetated with sod grass for dust suppression. The Indian Wells Tennis Garden, separated by Miles Avenue, is located north of the project area, existing Sod fields used for overflow parking are located east of the project, the Whitewater River Flood Control Channel is located south of the project, and vacant land is located west of the project.

The project is proposing to develop a sod grass parking lot for additional parking for the Indian Wells Tennis Gardens (IWTG). The project will be an expansion of the existing IWTG sod grass parking lot facilities immediately to the east. The project will operate as a year-round sod farm with seasonal event parking. The project will provide paved ingress/egress roads, sidewalks, signage, and ride share drop-off/pick-up facilities, located along the project frontage on Miles Avenue. Approximately 12.5 acres of the site will consist of the sod grass parking lot. The sod grass parking lot will be temporarily striped (parking stalls and circulation) for seasonal event parking and can provide up to 1,420 parking spaces. Parking stall and circulation striping in the sod grass parking may be adjusted as needed to accommodate specific event parking requirements. Approximately 2 acres of the western portion of the site has been fenced-off with a 6-foot-tall rod-iron fence and is dedicated for conservation. No future development will occur in this area.

Development of the proposed project will require the approval of the following entitlements:

- Conditional Use Permit
- Planned Sign Program
- Zone Text Amendment

The zone text amendment (ZTA) is proposed to allow for the "sod farm with seasonal event parking use" as a permanent approval through the issuance of a Conditional Use Permit (CUP) rather than a yearly Temporary Use Permit (TUP). The CUP will approve the temporary parking lot on the subject property. A modification to the Indian Wells Tennis Garden's Planned Sign Program is also proposed to illustrate additional signage (i.e., ID signs, ride-share drop-off signs, entry directional signs, stop sign, etc.) in support of the expanded event parking along Miles Avenue. The signage proposed in the modified planned sign program is consistent with the existing signage associated with the Indian Wells Tennis Garden. Exhibit 4 illustrates the proposed locations for the signs. The project will also ultimately include an agreement between the Indian Wells Tennis Garden, sod farm operator and City for operation and maintenance of the temporary parking lot and sod farm, as well as the incorporation of the parking lot into the Indian Wells Tennis Garden traffic control, outdoor lighting and other operational plans that are in effect during the annual tournament.

The subject property is an approximately 17-acre portion land within Assessor's Parcel Number (APN) 604-640-001 as shown in Exhibit 3, *Project Site*. This area fronts the south side of Miles Avenue approximately 0.30 miles west of Washington Street and borders the CVWD Whitewater River Flood Control Channel on the south, vacant land to the west, and the Tennis Garden's existing sod grass area used for special event parking on the east.

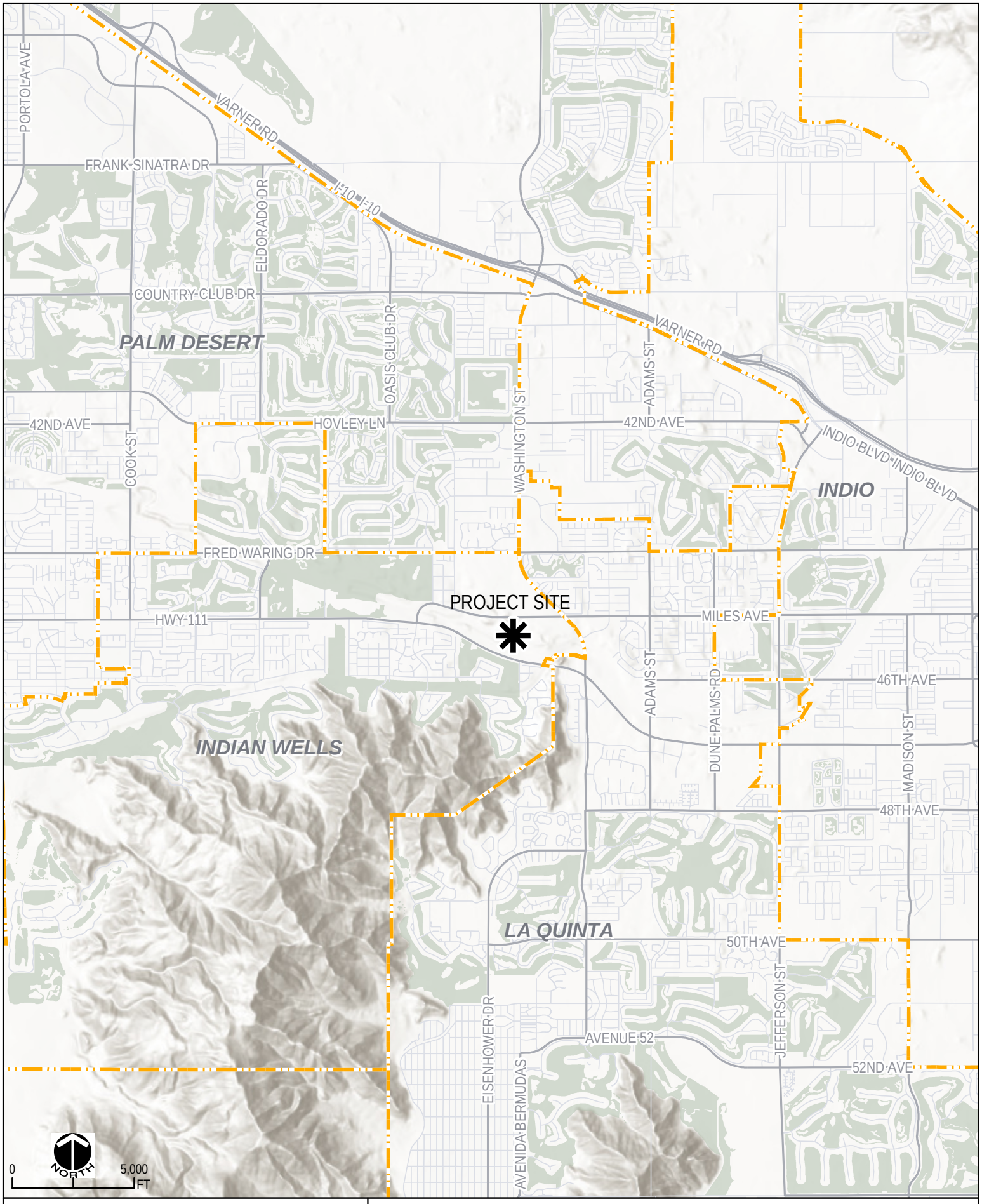
The graded area will continue to be stabilized with sod grass or other acceptable method (i.e., acrylic polymer, gravel or asphalt grindings) and used for event parking during the two-week BNP Paribas Open spring tournament or any other event that includes a traffic management plan at the Indian Wells Tennis Gardens. If stabilized with sod grass, the property would function as an extension of the sod farm to the east during the balance of the year. If sod grass is not used, a soil polymer or mixture of gravel and asphalt grindings would be applied for soil stability. Because all these methods utilize pervious materials (e.g., sod grass, soil polymer, or compacted small blend gravel and asphalt grinding mix), no increased runoff would occur. When used as parking for the annual Tennis Tournament, the project will be subject to the Indian Wells Tennis Garden traffic management, lighting and all other operational plans.

The General Plan Land Use/Zoning designation for the subject property is Resort Commercial. On site and surrounding land uses are summarized below.

	JURISDICTION	GENERAL PLAN/ZONING	PHYSICAL LAND USE
SUBJECT PROPERTY	City of Indian Wells	Resort Commercial	Vacant
NORTH	City of Indian Wells	Sports Complex	Indian Wells Tennis Garden
SOUTH	City of Indian Wells	Watercourse	Whitewater River Flood Control Channel
EAST	City of Indian Wells	Resort Commercial	Sod Grass Field / Temp. Parking
WEST	City of Indian Wells	Public Facility	Vacant

Other public agencies whose approval is required:

- Regional Water Quality Control Board (RWQCB)
- Coachella Valley Water District (CVWD)



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VICINITY MAP

PARKING LOT EXPANSION - INDIAN WELLS TENNIS GARDEN

EXHIBIT 1

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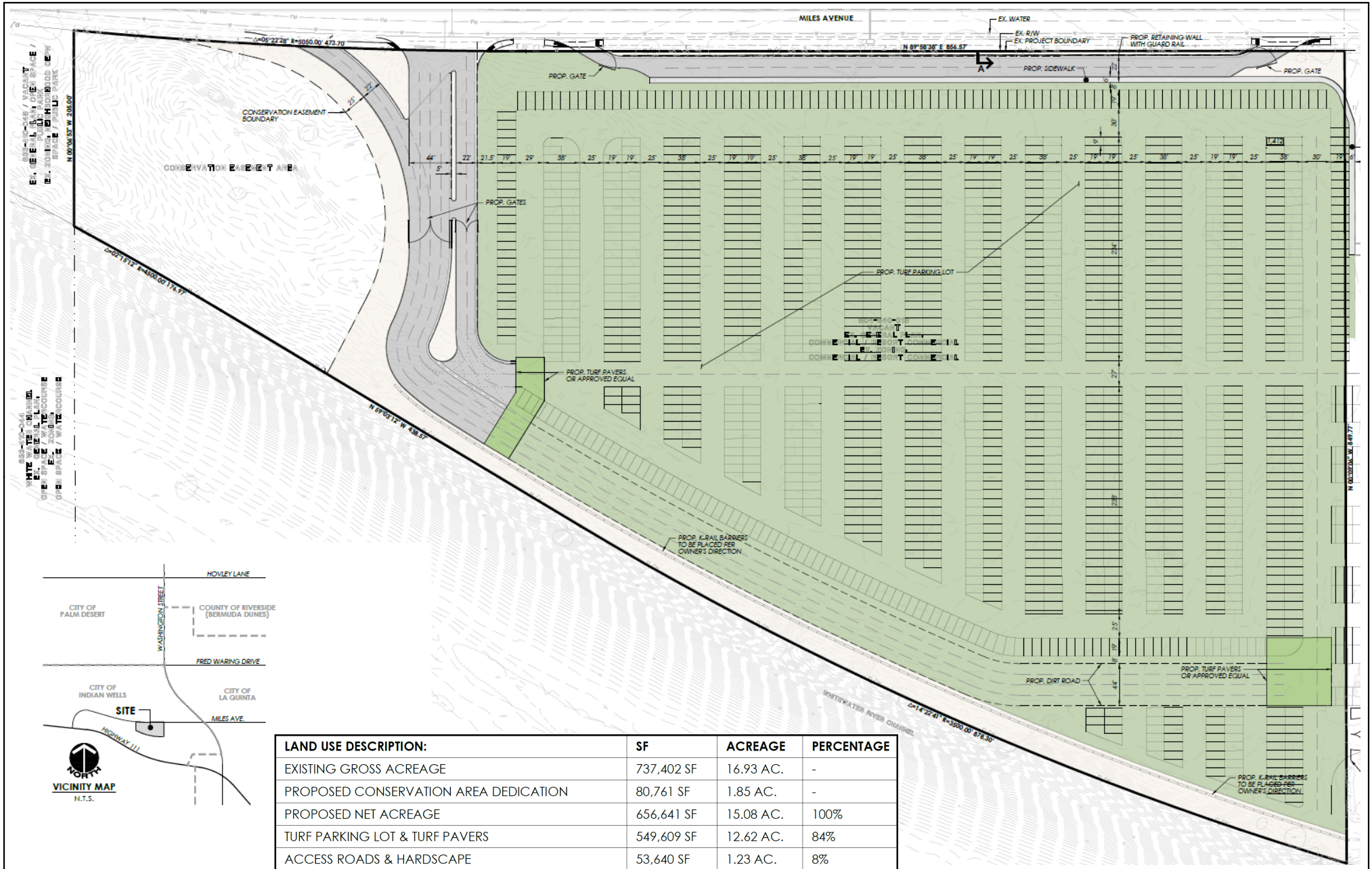
0 NORTH 350 FT

AERIAL PHOTOGRAPH
PARKING LOT EXPANSION - INDIAN WELLS TENNIS GARDEN
EXHIBIT 2



LAND USE DESCRIPTION:	SF	ACREAGE	PERCENTAGE
EXISTING GROSS ACREAGE	737,402 SF	16.93 AC.	-
PROPOSED CONSERVATION AREA DEDICATION	80,761 SF	1.85 AC.	-
PROPOSED NET ACREAGE	656,641 SF	15.08 AC.	100%
TURF PARKING LOT & TURF PAVERS	549,609 SF	12.62 AC.	84%
ACCESS ROADS & HARDSCAPE	53,640 SF	1.23 AC.	8%
LANDSCAPE & OPEN SPACE	53,386 SF	1.23 AC.	8%

ONSITE PARKING DATA:	COUNT
TOTAL PARKING PROVIDED	**1,411 STALLS**

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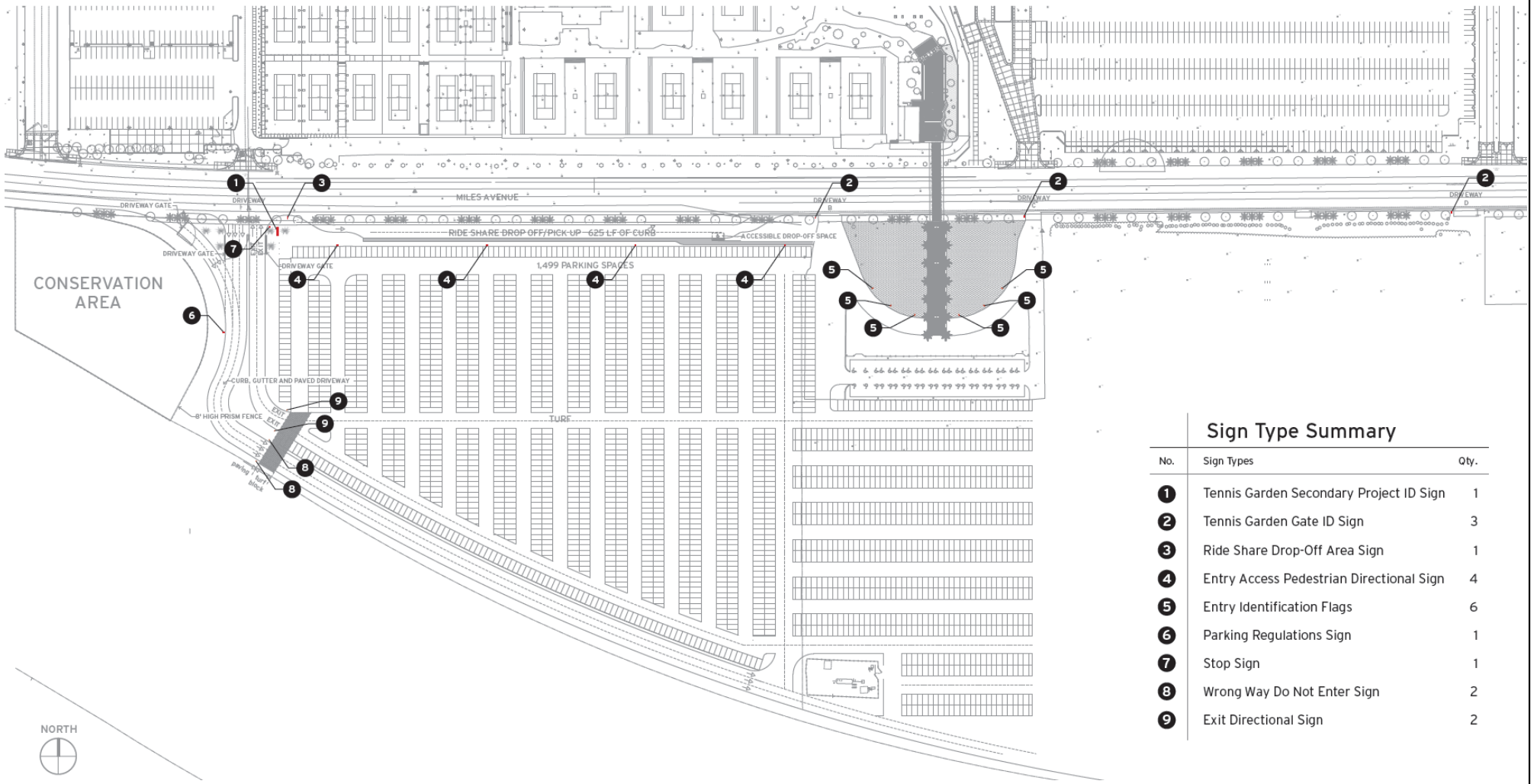
NORTH

SITE PLAN
PARKING LOT EXPANSION - INDIAN WELLS TENNIS GARDEN
EXHIBIT 3



Sign Type Summary

No.	Sign Types	Qty.
1	Tennis Garden Secondary Project ID Sign	1
2	Tennis Garden Gate ID Sign	3
3	Ride Share Drop-Off Area Sign	1
4	Entry Access Pedestrian Directional Sign	4
5	Entry Identification Flags	6
6	Parking Regulations Sign	1
7	Stop Sign	1
8	Wrong Way Do Not Enter Sign	2
9	Exit Directional Sign	2

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NORTH

SIGNAGE LOCATION PLAN
PARKING LOT EXPANSION - INDIAN WELLS TENNIS GARDEN
EXHIBIT 4

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☐	Biological Resources	☒	Cultural Resources	☐	Energy
☒	Geology /Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology / Water Quality	☐	Land Use / Planning	☐	Mineral Resources
☐	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☐	Transportation/Traffic	☒	Tribal Cultural Resources
☐	Utilities / Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

DETERMINATION: On the basis of this initial evaluation (To be completed by the Lead Agency)

☒	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☐	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

:

Signature: Jon Berg, Community Development Director City of Indian Wells	10/28/2022 Date:

Environmental Checklist and Discussion:

The following checklist evaluates the proposed project's potential adverse impacts. For those environmental topics for which a potential adverse impact may exist, a discussion of the existing site environment related to the topic is presented followed by an analysis of the project's potential adverse impacts. When the project does not have any potential for adverse impacts for an environmental topic, the reasons why there are no potential adverse impacts are described.

1. AESTHETICS -- Would the project**:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning or other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Source: Indian Wells General Plan; CalTrans State Scenic Highways; Indian Wells Tennis Garden Signage Design, The Design Factor, 2020; Indian Wells Tennis Garden South of Miles Drop Off Lighting Submittal, Main Electric Supply, Co.

a) **Less than Significant Impact.** The topography of the Coachella Valley affords opportunities for mountain views from most jurisdictions, including the City of Indian Wells. The views of the surrounding mountains are considered scenic vistas, which can be viewed from public rights-of-way and sidewalks. From the project site, the most prominent mountain views relate to the Santa Rosa Mountains to the south. The San Jacinto Mountains are located northwest of the project, and are distant and obstructed by existing structures and landscaping. All mountain ranges are located over a mile away and none have any formal designation as a scenic vista.

The existing site is currently rough graded and stabilized with sod grass. The project site is surrounded by Miles Avenue and the Tennis Gardens to the north, existing fields for overflow parking to the east, the Whitewater River Flood Control Channel to the south, and vacant land to the west. Depending on viewpoint location, landscaping and manmade infrastructure (i.e., electrical boxes) create brief obstructions to the views of the scenic vistas to motorists and pedestrians traveling along Miles Avenue.

The project proposes a sod farm that will seasonally serve as a parking lot for events at the Indian Wells Tennis Gardens. Vertical construction, such as buildings, is not proposed as a part of the project. The operation of the project as a sod farm will not result in the obstruction of the southern mountain ranges when viewed from the public viewshed of Miles Avenue and adjacent sidewalks. Moreover, because no uses to the south are directly adjacent, the project would not result in significant impacts. The Zone Text Amendment will not impact aesthetics. Therefore, the proposed project is expected to have less than significant impacts related to this topic.

Mitigation: None

b) **No Impact.** The proposed project contains relatively level land without scenic resources, such as trees, rock outcroppings, that could be damaged by grading, stockpiling or hauling activities. No County or State eligible or designated scenic highways are in the project vicinity. Therefore, no impacts related to this issue are expected from the implementation of the project.

Mitigation: None

c) **Less than Significant Impact.** The project is located in an urban area and is largely adjacent to streets and drainage facilities (Miles Avenue and the Whitewater River Flood Control Channel). The proposed project site has been rough graded and stabilized with sod grass. It is bounded by Miles Avenue on the north, the Whitewater River Flood Control Channel on the south, a sod grass area used for special event parking on the east, and vacant land to the west. Views from the site are characteristically urban, with distant mountain views to the south. Conversion to a temporary parking area would result in a visual character similar to the sod farm and temporary parking uses to the east and the Tennis Garden to the north. Views of the site from residences to the south would not be substantially changed, since they are slightly below the site (generally viewing upward) and separated almost 500-feet by the intervening flood control channel. Thus, the operation of the sod farm/temporary parking will not impact the scenic quality of the area since the proposed project will be similar to uses located to the east.

Additionally, the sod farm/temporary parking lot will include signage throughout the site and along Miles Avenue. According to the Planned Sign Program, the project signage will consist of ID signs, ride-share drop-off signs, entry access pedestrian directional signs, a sign for parking regulations, stop sign, wrong way sign, and exit directional signs. The signs will be consistent with the existing signs associated with the Indian Wells Tennis Garden. The exhibits below illustrate examples of the proposed signs. The City of Indian Wells will review the Planned Sign Program to ensure that the proposed signs will be consistent with the existing area, and not create a significant impact to the scenic quality of the area.

Exhibit 1-I Ride Share Drop-off Sign

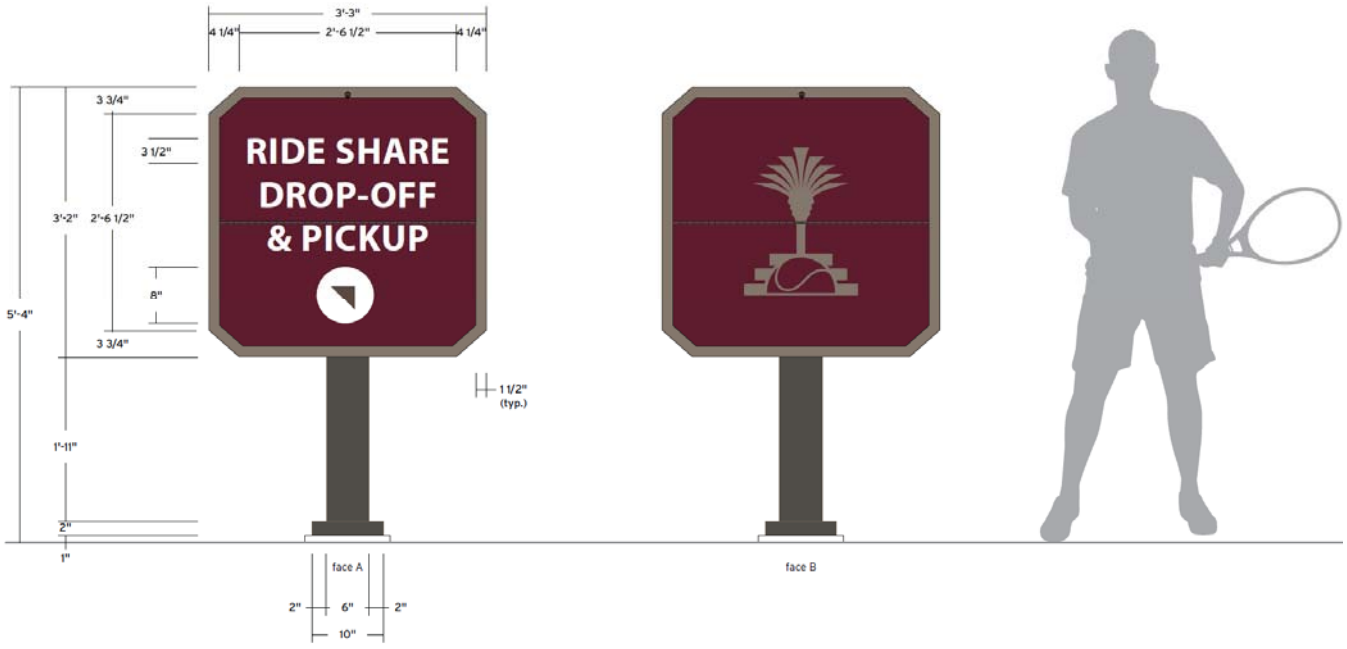


Exhibit 1-II Access and Exit Signs

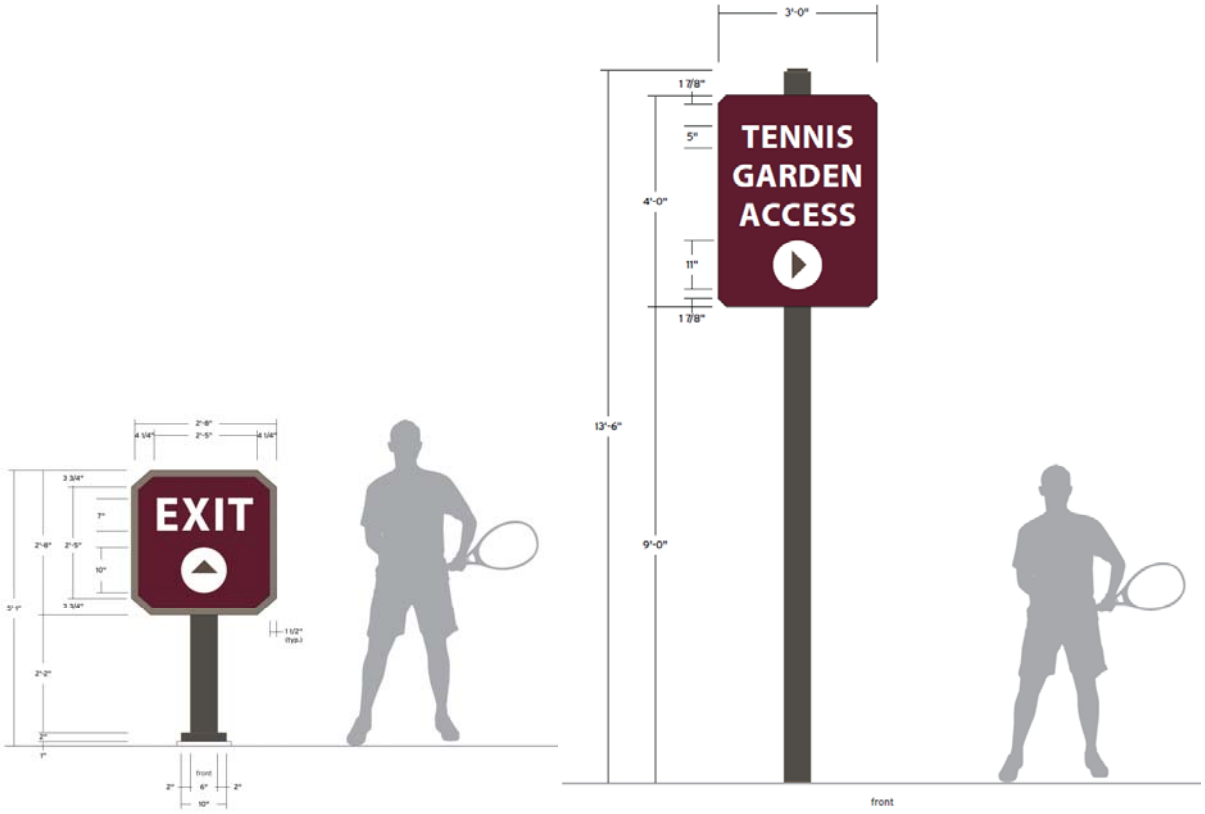
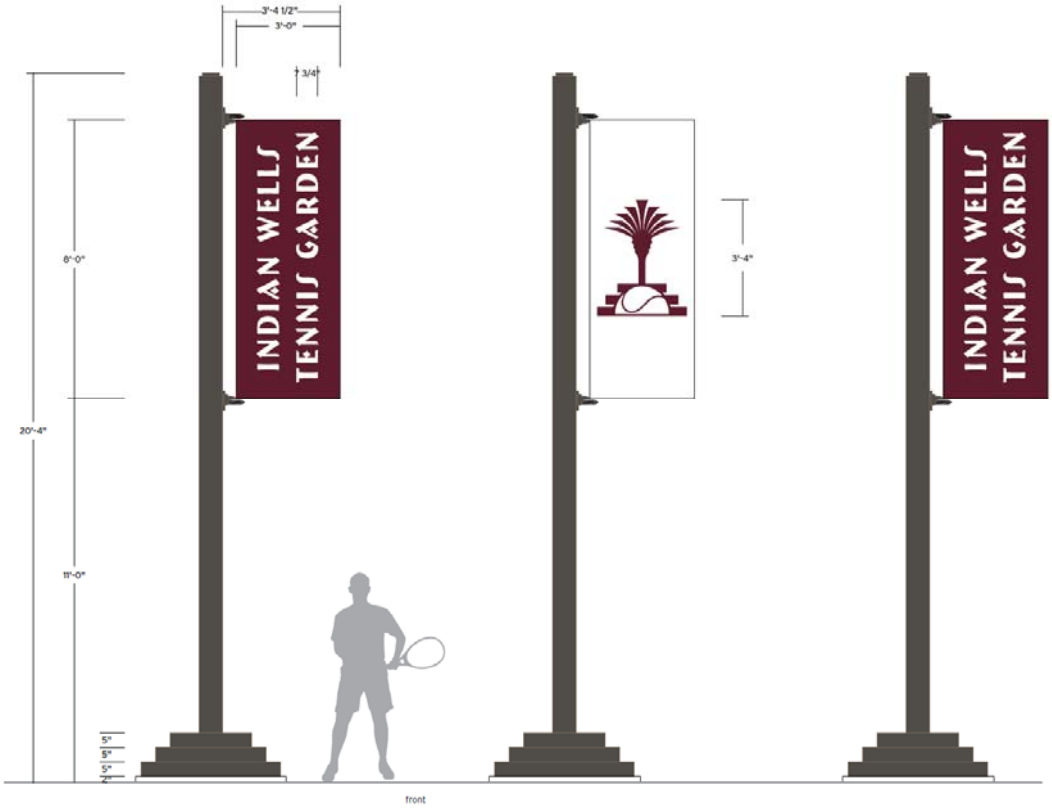


Exhibit 1-III Tunnel Identification Flags



As illustrated in the exhibits above, the proposed signage for the project will provide directional guidance for the participants and guests of the Indian Wells Tennis Gardens.

Overall, the proposed project would not create conflict with the existing scenic quality of the area due to the project's visual and operational consistency with the properties east of the project. Additionally, the City's review and approval of the Planned Sign Program will ensure that the proposed signage will be consistent with the existing signage for the Tennis Gardens. Less than significant impacts are expected related to this topic.

Project Design Features: The Planned Sign Program establishes standards and illustrates signs proposed for the project. The Program will be reviewed by the City of Indian Wells.

Mitigation: None

d) **Less than Significant Impact.** Light and glare are determined to have a significant environmental impact if a project would create substantial glare or if the project lighting would exceed the City lighting standards or those typical of the project vicinity. The subject property is currently undeveloped with no existing light sources. Lighting in the area results from single family residential neighborhoods, resort complexes (Esmeralda, Indian Wells Golf Club, Hyatt), street lighting (Highway 111 and Miles Avenue) and the Indian Wells Tennis Garden. The project site itself is bordered by the Whitewater River Flood Control Channel, Miles Avenue, a sod-farm, and vacant land.

Use of the Tennis Garden lighting is primarily limited to a spring tournament and other special events. Lighting consists of permanent tennis stadium and practice court lights mounted on 90-feet tall steel poles, and temporary portable lighting up to 25-feet high used on sod grass overflow parking areas. The Tennis Garden is subject to a detailed City approved, lighting plan before large events are held. The certified 2013 Supplemental EIR for the Indian Wells Tennis Garden Improvement Project concluded that tournament lighting, including temporary parking lots would not result in significant environmental impacts.

The proposed project would create a temporary parking lot and possible sod farm with no new permanent sources of light or glare. It would function as an extension of the temporary parking areas to the east and is surrounded by the Whitewater River Flood Control Channel on the south and Miles Avenue on the north. Pole mounted lighting fixtures are proposed during special events, subject to the same requirements (height, intensity, shielding, etc.) as other temporary parking lots currently being used by the Tennis Garden. According to the project-specific lighting submittal by Main Electric Supply, Co., the project will include pole-mounted light fixtures with asymmetric forward throw light distribution. The light fixtures will be downward-oriented with a matte black finish to avoid any glare. Motion sensors on the lighting fixtures will provide multi-level lighting control based on motion. Examples of the proposed light fixtures are provided below.

Exhibit 1-IV

Because residences to the south are approximately 500-feet away and have upward views of the site, headlights from vehicles entering and exiting the property and temporary parking lot lighting would not be directly visible. Additionally, incorporation of the proposed project into the Indian Wells Tennis Garden outdoor lighting plan is included as part of the project. As stated, the Zone Text Amendment will not impact aesthetics. Therefore, the proposed project is expected to have less than significant impacts related to this topic.

Project Design Features: Lighting of temporary, special event parking areas will be included as part of the outdoor lighting plan for the Indian Wells Tennis Garden.

Mitigation: None

2. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of forest land, timberland, or timberland zoned Timberland Production?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Source: Farmland Mapping and Monitoring Program, California Department of Conservation, accessed December 2021. Indian Wells General Plan.

a-e) **No Impact.** The proposed project will not involve the disturbance or conversion of any designated farmland or other form of agricultural resource. The project site is not designated as Farmland according to the Farmland Mapping and Monitoring Program (FMMP). According to the 2016 California FMMP Geographic Information Systems database, the project site is categorized as Other Lands. Per the FMMP, this category of land is not considered important farmland. The Other Lands designation is used to identify properties that are not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. Additionally, land directly surrounding the project site to the north, south, and west are not categorized as Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance. Areas east of the project is designated as Prime Farmland, however, these areas are currently being used as temporary parking for the Indian Wells Tennis Gardens and existing sod farm. Therefore, no impacts related to this issue are expected from the implementation of any project scenario.

According to the Williamson Act Program 2008 Status Report, no portion of land within a one-mile radius of the project is recognized as being under a Williamson Act Contract. According to the Williamson Act and FMMP Maps, the project site is not under Williamson Act contract, nor is it classified as Farmland. The proposed project will not impact or remove land from the City or County's agricultural zoning or

agricultural preserve. Therefore, no impacts related to this issue are expected from the implementation of any project scenario.

The proposed project is designated by the City of Indian Wells General Plan and Zoning maps for urban land use. Surrounding land uses include vacant land, flood channel, residential, and sports facilities. No forest land, timberland, or timberland zoned Timberland Production Areas are situated on or in the immediate surroundings of the site. As a result, the proposed project will not conflict with or result in the eventual conversion of such land. Therefore, no impacts related to this issue are expected from the implementation of any project scenario.

The proposed project is located in an existing urban setting. No forest land occurs on the project site or surrounding area because forest vegetation is not characteristic of the Coachella Valley desert environment. As a result, no forest land will be affected, and no impacts related to this issue are expected from the implementation of any project scenario.

As previously described, the project site and vicinity are designated by the City of Indian Wells General Plan and Zoning maps for urban use. No farmland or forest land is situated within or adjacent to the project. Therefore, the proposed project would not result in the conversion of farmland or forest land to non-agricultural or non-forest use. The Zone Text Amendment will not impact agricultural resources other than allowing the operation of the Sod Farm. Therefore, no impacts related to this issue are expected from the implementation of any project scenario.

Mitigation: None

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☐	☒

Sources: *Final 2016 Air Quality Management Plan* (AQMP), by SCAQMD, March 2017; *Final 2003 Coachella Valley PM10 State Implementation Plan* (CVSIP), by SCAQMD, August 2003; *Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan*, by the California Air Resources Board, February 2010; South Coast AQMD Rule Book;

Summary of Existing Air Quality Regulatory Framework:

The project site and Coachella Valley regional context are situated within the Riverside County portion of the Salton Sea Air Basin (SSAB), under jurisdiction of the South Coast Air Quality Management District (SCAQMD) and the adopted 2016 Air Quality Management Plan (2016 AQMP). The 2016 AQMP serves as a regional blueprint toward achieving the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) with the most current strategies to effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy. The 2016 AQMP also accounts for information and assumptions from the 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) to support the integration of land use and transportation toward meeting the federal Clean Air Act requirements. Local air quality in relation to the applicable standards for criteria air pollutants is measured three established Coachella Valley monitoring stations that are part of the SCAQMD Monitoring Network Plan: Palm Springs (AQS ID 060655001), Indio (AQS ID 060652002), and Mecca (Saul Martinez - AQS ID 060652005). The 2016 AQMP also provides guidance for the State Implementation Plans (SIP) for attainment of the applicable ambient air quality standards.

Particulate Matter (PM10):

As indicated in the 2016 AQMP, the Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). In the Coachella Valley, the man-made sources of PM10 are attributed to direct emissions, industrial facilities, and fugitive dust resulting from unpaved roads and construction operations. High-wind natural events are also known contributors of PM10. The Clean Air Act (CAA) requires those states with nonattainment areas to prepare and submit the corresponding State Implementation Plans (SIPs) to demonstrate how these areas will attain the National Ambient Air Quality Standards (NAAQS). The implementation strategies include modeling, rules, regulations, and programs designed to provide the necessary air pollutant emissions reductions.

Pertaining to PM10 attainment, the Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP) was approved by the U.S. Environmental Protection Agency (EPA) on December 14, 2005. It incorporated updated planning assumptions, fugitive dust source emissions estimates, mobile source emissions estimates, and attainment modeling with control strategies and measure commitments. Some of those measures are reflected in SCAQMD Rules 403 and 403.1, which are enacted to reduce or prevent man-made fugitive dust sources with their associated

PM10 emissions. The CVSIP established the controls needed to demonstrate expeditious attainment of the standards such those listed below:

- Additional stabilizing or paving of unpaved surfaces, including parking lots;
- A prohibition on building new unpaved roads;
- Requiring more detailed dust control plans from builders in the valley that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development (as opposed to mass grading) to minimize fugitive dust;
- Designating a worker to monitor dust control at construction sites; and
- Testing requirements for soil and road surfaces.

On February 25, 2010, the ARB approved the 2010 Coachella Valley PM10 Maintenance Plan and transmitted it to the U.S. EPA for approval. With the recent data being collected at the Coachella Valley monitoring stations, consideration of high-wind exceptional events, and submittal of a PM10 Re-designation Request and Maintenance Plan, a re-designation to attainment status of the PM10 NAAQS is deemed feasible in the near future according to the 2016 AQMP.

Ozone and Ozone Precursors:

The Coachella Valley portion of the Salton Sea Air Basin (SSAB) is deemed to be in nonattainment for the 1997 8-hour ozone standard. Coachella Valley is unique in its geography due to its location downwind from the South Coast Air Basin (SCAB). As such, when high levels of ozone are formed in the South Coast Air Basin, they are transported to the Coachella Valley. Similarly, when ozone precursors such as nitrogen oxides (NOx) and volatile organic compounds (VOCs) are emitted from mobile sources and stationary sources located in the South Coast Air Basin, they are also transported to the Coachella Valley. It is worth noting that SCAQMD has determined that local sources of air pollution generated in the Coachella Valley have a limited impact on ozone levels compared to the transport of ozone precursors generated in SCAB.

The U.S. EPA classifies areas of ozone nonattainment (i.e., Extreme, Severe, Serious, Moderate or Marginal) based on the extent to which an area exceeds the air quality standard for that pollutant. The higher the exceedance level, the more time is allowed to demonstrate attainment in recognition of the greater challenge involved. However, nonattainment areas with the higher classifications are also subject to more stringent requirements. In the 2016 AQMP, the attainment target date for the 1997 8-hour ozone standard was listed as June 15, 2019. However, based on recent data for higher levels of ozone experienced in 2017 and 2018, it was determined that the Coachella Valley region could not practically attain the said standard by the established deadline. Given that additional time is needed to bring the Coachella Valley into attainment of the ozone standard, SCAQMD submitted a formal request to the United States Environmental Protection Agency (U.S. EPA) to reclassify the Coachella Valley from Severe-15 to Extreme nonattainment, with a new attainment date of June 15, 2024. The reclassification ensures that the Coachella Valley will be given the needed extension to make attainment feasible and prevent the imposition of the non-attainment fees on major stationary sources. This process would also require SCAQMD to develop or update the State Implementation Plan (SIP) documentation to demonstrate how the area will meet the standard on or before June 15, 2024.

SCAQMD continues to reduce ozone and improve air quality in the Coachella Valley, in part by providing more than $50 million in grant funding towards paving dirt roads and parking lots, clean energy projects and cleaner vehicles. Future emission reductions anticipated to occur in the South Coast Air Basin associated with current and planned regulations on mobile and stationary sources are expected to contribute to improvements in ozone air quality in the Coachella Valley and lead to attainment of the standard.

Methodology:

The traditional method of determining air quality impacts involves quantifying the project's construction and operational criteria air pollutant emissions using the California Emissions Estimator Model (CalEEMod). CalEEMod is computer software developed in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and California Air Districts to calculate criteria air pollutants and greenhouse gas emissions from land use projects using widely accepted methodologies. Sources of these methodologies and data include, but are not limited to, the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle. Once emission levels are calculated for the project, they are compared to the South Coast AQMD Air Quality Significance Thresholds applicable to the Coachella Valley region for construction and operational categories respectively. The criteria air pollutants are Nitrogen Oxides (NOx), Volatile Organic Compounds (VOCs), Particulate Matter (PM10 and PM2.5), Sulfur Dioxide (SO2), Carbon Monoxide (CO), and Lead (Pb) at the thresholds indicated on Table III-1

Table III-1
SCAQMD's Air Quality Significance Thresholds (Pounds/Day)

Emission Source	CO	VOC	NOx	SOx	PM10	PM2.5
Construction or Operation	550	75	100	150	150	55

Source: Air Quality Analysis Guidance Handbook and SCAQMD Air Quality Significance Thresholds, April 2019

a) **Less than Significant Impact.** The proposed project involves the implementation of a temporary parking lot and sod farm improvements on a site condition where a majority of the construction milestones have been completed under prior approvals, including site clearing, earthwork (grading), irrigation installation, and sod installation. The construction work was undertaken in accordance with an approved Fugitive Dust Control Plan to prevent particulate matter emissions. The remaining construction work necessary for project implementation is limited in scope and scale, involving the installation of hardscape and signage for a reduced portion of the project and a ride service turn out. Given the extent of construction completion under prior approvals leading to the current baseline condition, the remaining short-term site work is expected to generate minimal criteria air pollutant emissions levels not capable of reaching or exceeding the South Coast AQMD Air Quality Significance Thresholds. Therefore, pertaining to construction related emissions, less than significant impacts are anticipated. The project operations involving parking for seasonal events and sod farming are attributed to an existing approved project as this area will serve existing ticket holder vehicles and will not increase traffic. Therefore, the proposed project will not be a source of additional vehicular trips or operations that haven't already been accounted for in the prior environmental review undertaken for the Indian Wells Tennis Garden.

In addition to the emission levels discussed above, another measure of determining consistency with the governing AQMP is outlined in Chapter 12, Section 12.2 and Section 12.3 of SCAQMD's CEQA Air Quality Handbook (1993), as provided and evaluated below:

Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Given the limited scope and scale of construction work, as well as the prior environmental review accounting for the parking lot operations, project emission levels associated with the proposed project are expected to occur below the South Coast AQMD Air Quality Significance Thresholds for any criteria air pollutant category, including PM10 and ozone precursors, and therefore would not conflict with the AQMP according to this criterion.

Consistency Criterion No. 2: The project will not exceed the assumptions in the AQMP based on the years of project build-out phase.

The proposed development will not considerably exceed the locally adopted land development assumptions and would be consistent with the land use and growth projections factored into the 2016 AQMP.

In summary, the project is not expected to result in emission levels, population growth or land use changes that would interfere with the City or region's ability to comply with the most current air quality plans, such as the 2016 AQMP and State Implementation Plan strategies for PM10 and ozone level attainment efforts. Moreover, the project's short-term construction and long-term operational emissions would be minimal and below the established regional thresholds for criteria air pollutant emissions. The Zone Text Amendment will not impact air quality resources. Pertaining to the obstruction of an applicable air quality plan, less than significant impacts are anticipated.

Mitigation: None

b) **Less Than Significant Impact.** The Coachella Valley portion of the Salton Sea Air Basin (SSAB) was formerly classified as "Severe-15" nonattainment for the 1997 8-hour ozone national ambient air quality standard with an attainment deadline of June 15, 2019. Over the past 15 years, the air quality in the Coachella Valley has steadily improved because of the implementation of emission control measures by SCAQMD and California Air Resources Board (CARB). However, in 2017 and 2018, higher ozone levels were experienced throughout the State of California due to changes in meteorology, biogenic emissions, and/or anthropogenic emissions. As a result of the higher ozone experienced in 2017 and 2018, it was determined that the Coachella Valley could not practically attain the 1997 8-hour ozone standard by the 2019 deadline. The inability to attain the standard is largely due to weather conditions that are impacting not only the Coachella Valley and the South Coast Air Basin, but the entire State of California and Western United States. As a result, SCAQMD requested a reclassification that would extend the attainment deadline to June of 2024. The reclassification has allowed South Coast AQMD up to five years to reach attainment. SCAQMD has prepared additional documentation and will be implementing additional measures to comply with the June 2024 deadline. Current and planned regulations on mobile and stationary sources are expected to contribute to improvements to ozone air quality in the Coachella Valley.

The project-related short-term construction and long-term operational emissions for a limited construction scale and operation are not expected to exceed the regional thresholds of significance established by SCAQMD for ozone precursors, such as NOx and ROG/VOC. By complying with the adopted thresholds, the proposed development is also complying with the overall attainment strategies reflected in the currently adopted 2016 AQMP.

Furthermore, the Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). The U.S. EPA-approved Coachella Valley PM10 State Implementation Plan is in place with an attainment strategy for meeting the PM10 standard. Some of the existing measures include the requirement of detailed dust control plans from builders that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development to minimize fugitive dust.

As previously discussed, the previously approved construction site work was undertaken per an approved Fugitive Dust Control Plan, with various measures to prevent particulate matter emissions from site preparation, earthwork logistics, utility installation, and sod installation leading to the current baseline condition largely stabilized with irrigated sod cover. Per Chapter 8.20 (Fugitive Dust Control) of the Indian Wells Municipal Code, a Fugitive Dust Control Plan must be prepared and approved prior to any ground disturbance operations involving an area of more than 5,000 square feet. Implementation of the Fugitive

Dust Control Plan is required to occur under the supervision of an individual with training on Dust Control in the Coachella Valley. The plan will include methods to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. The most widely used measures include proper construction phasing, proper maintenance/cleaning of construction equipment, soil stabilization, installation of track-out prevention devices, and wind fencing. The remaining construction site work, limited in scope and scale, is expected to continue following the approved dust control plan to comply with the City and SCAMQD regulations on this matter, therefore preventing exceedance of the thresholds of significance established by SCAQMD for PM10.

Since project-related emissions would be consistent with the Air Quality Management Plan, the Coachella Valley PM10 and Ozone SIP, and all SCAQMD Air Quality Significance Thresholds, long-term operational air quality impacts associated with the project should not be considered cumulatively considerable. Less than significant impacts are anticipated.

Mitigation: None

c) **Less than Significant Impact.** A sensitive receptor is a person or group in the population particularly susceptible (i.e., more susceptible than the population at large) to health effects due to exposure to an air contaminant. Sensitive receptors and the facilities that house them are of particular concern if they are located in close proximity to localized sources of carbon monoxide, toxic air contaminants, or odors. Residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities are generally considered sensitive receptors.

The nearest residential property is located approximately 500 feet to the south and is separated from the project by the Whitewater River right-of-way. Given the limited scope and scale of construction necessary to carry out the project, project emissions are not expected to reach or exceed the regional and localized criteria air pollutant thresholds. As previously discussed, the approved construction activities leading to the baseline conditions have incorporated the measures of an approved Fugitive Dust Control Plan to reduce and prevent particulate matter emissions. The remaining work will be undertaken in accordance with the same category of measures. Therefore, the project would not result in emissions capable of exposing sensitive receptors to localized substantial pollutant concentrations. Moreover, the proposed project is not a location known to be exposed to existing or planned sources of substantial emissions. Less than significant impacts are anticipated.

Mitigation: None

d) **Less than Significant Impact.** As previously analyzed and disclosed, project emissions are not expected to exceed the applicable South Coast AQMD Air Quality Significance Thresholds or Localized Significance Thresholds. The proposed uses are not expected to include or be located near the types of facilities or operations commonly known to generate odors, such as wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, or food packaging facilities. Therefore, the project is not expected to result in odor or other emissions adversely affecting nearby neighbors or a substantial number of people. Less than significant impacts are anticipated.

Mitigation: None

4. **BIOLOGICAL RESOURCES** -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Source: Indian Wells General Plan; Indian Wells General Plan Environmental Impact Report; Coachella Valley Multiple Species Habitat Conservation Plan; United States Geological Survey topographical map La Quinta 7.5 Min. Quadrangle.

a) **No Impact.** The proposed project site has been rough graded and stabilized with sod grass. The project property is surrounded by Miles Avenue to the north, the Whitewater River Flood Control Channel to the south, a sod farm used for special event parking to the east, and vacant land to the west. The project proposes to operate as a sod farm with temporary special event parking associated with the Indian Wells Tennis Gardens, similar to the property east of the project.

The property is within the boundary of the regional Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP), which outlines policies for conservation of species habitats and natural communities. According to the Natural Communities and Development Map of the CVMSHCP (Figure 3-1), the project site is designated as Urban Land and lies outside of recognized vegetative communities, including Sonoran Desert Scrub, Chenopod Scrub, Stabilized Dunes, Desert Fan Palm Oasis. The project is not within the boundaries of any designated CVMSHCP Conservation Area and contains no known significant biological resources.

The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) and the City of Indian Wells are participants in the CVMSHCP and the project will be required to comply with all relevant CVMSHCP plan policies, including the payment of development impact fees, as appropriate. The project would also include obtaining any necessary permits from the Regional Water Quality Control Board (RWQCB). The Zone Text Amendment will not impact biological resources. Therefore, no impacts related to this issue are expected from the implementation of the project.

Mitigation: None

b) **No Impact.** The proposed project site is located in an upland area and does not contain any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS). No blue-line stream exists within the property as depicted in the United States Geological Survey (USGS) topographical map (La Quinta 7.5 Min. Quadrangle). As previously noted, the project lies within the boundaries of the CVMSHCP, but not in a Conservation Area. Therefore, no significant impacts are anticipated to result from the implementation of the project.

Mitigation: None

c) **No Impact.** No federally protected wetlands (marsh, vernal pool, coastal, etc.) are evident within the project site and, according to the National Wetlands Inventory from the USFWS, no designated wetland resources are adjacent to the project. The project site is currently graded and stabilized with sod grass. Minimal permeable surfaces on the existing roadway will be created by the project resulting in increased runoff. Therefore, no significant impacts are anticipated to result from the implementation of any project scenario.

Mitigation: None

d) **No Impact.** The project occurs in an urbanized area and no migratory wildlife corridors or native wildlife nursery sites are found on the property or in the immediate surroundings. The proposed project will not interfere with movement of any native resident or migratory fish or wildlife species. The project site has been rough graded and stabilized with sod grass. Past disturbance of the site makes it unlikely that the site served as a migratory wildlife corridor or a native wildlife nursery site. Therefore, no impacts are anticipated from the implementation of the project.

Mitigation: None

e) **No Impact.** The project has been rough graded and stabilized with sod grass. The project will comply with the CVMSHCP and there are no other unique local policies or ordinances protecting biological resources that would cause a conflict nor does the site support high value biological resources that could be affected. Therefore, no impacts are anticipated from the implementation of the proposed project.

Mitigation: None

f) **No Impact.** The project is within the boundary of the CVMSHCP, however, the site is not part of a designated Conservation Area nor does it contain any protected biological resources identified by either the CVMSHCP or the City General Plan EIR. The project would not result in the development of any permanent use aside from leveling the site and soil stabilization with sod grass or other temporary method. Since the project is not in a Conservation Area and the City, as a participant in the MSHCP, is required to comply with all relevant CVMSHCP policy. No impacts are anticipated from the implementation of any project scenario.

Mitigation: None

5. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Sources: Phase I Cultural Resources Survey, CRM Tech, 2014.

a) **Less than Significant Impact with Mitigation.** A Phase I Cultural Resources Survey of the subject property was performed by CRM Tech in July and August of 2014. This included a historical/archaeological resources records search, historical background research, and contact with Native American representatives, and an intensive-level field survey of the entire project area. The results of the records search indicated that two previously recorded archaeological sites of prehistoric (i.e., Native American) origin, 33-001530 and 33-007924, were located partially within the project area at the westerly and easterly boundaries respectively. These areas were treated with an archaeological testing and evaluation program in 2002-2003. As a result, Site 33-007924 was found not to meet CEQA's definition of a "historical resource." Site 33-001530, on the other hand, was determined to qualify as a "historical resource," but any potential impacts to the site were deemed to have been adequately mitigated through data recovery accomplished during that study.

During the field survey, additional cultural materials were found to have been exposed due to sand dune migration, in areas both within and outside the previously delineated boundaries of Site 33-001530. While most of the artifacts are common for prehistoric sites in the Indian Wells area and elsewhere throughout the Coachella Valley, the discovery of additional human cremation remains warrants further archaeological investigation, including subsurface excavation. Scattered artifacts were also observed in the area of Site 33-007924, but the quality and quantity of these finds do not call for the previous significance evaluation of the site to be revisited. No further cultural resources investigations are recommended for Site 33-007924.

Following consultation with the Agua Caliente Band of Cahuilla Indians (ACBCI), the area that contained human cremation remains was protected by the formation of a conservation area. The project boundaries were revised to remove the areas where cremation related resources were discovered. Project-related disturbance will not occur within the areas determined to consist of significant cultural resources.

Although the project will not disturb the areas containing significant cultural resources, any future findings discovered onsite during grading or ground disturbance operations will be governed by the City's Archaeological Resources Grading Standards (Municipal Code 18.06). Additionally, the project is required to retain a qualified archaeologist during project-related ground disturbing activities. The Zone Text Amendment will not impact cultural resources. Impacts are expected to be less than significant following implementation of Mitigation Measures listed below.

Mitigation Measures:

CR-1 The presence of a qualified archaeologist shall be required during all project-related ground disturbing activities, including clearing and grubbing. In the event that potentially significant archaeological materials are discovered, all work must be halted in the vicinity of the archaeological discovery until the archaeologist can assess the significance of the find, and its potentially eligibility for listing in the California Register of Historical Resources (CRHC).

CR-2 An approved Native American Cultural Resource Monitor(s) shall be present during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

b) **Less than Significant Impact with Mitigation**. As discussed, the project proponent will implement the measures presented in the project specific Cultural Analysis. Following implementation of the Mitigation Measures mentioned previously, the project is anticipated to result in less than significant impacts relative to archaeological resources.

Mitigation Measures: Compliance with **CR-1** and **CR-2**

c) **Less than Significant Impact**. As mentioned previously, human cremation remains were identified on site during the Phase 1 Cultural Resources Survey in 2014. However, significant cultural resource areas determined in the Cultural Resources Survey and in consultation with ACBCI, have been removed from the project boundaries. The project will not develop in areas determined to contain significant cultural resources.

Moreover, the California Health and Safety Code, Section 7050.5, and the CEQA Guidelines Section 15064.5 require that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be those of Native American, or has reason to believe that they are those of Native American, the coroner shall contact by telephone within 24 hours the Native American Heritage Commission (NAHC). In turn, the NAHC contacts the nearest known relative to determine the preferred method of retrieval and/or interment to be applied. Because human remains were identified during the Phase 1 cultural analysis, these noticing protocols for the County Coroner and the NAHC have already been implemented and are mandated for any further remains that may be located. Therefore, impacts will be less than significant.

Mitigation Measures: None

6. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Sources: Indian Wells General Plan.

a-b) **Less than Significant Impact.** The approximately 17-acre project is currently vacant and undeveloped. The project proposes to develop a sod grass field to operate as parking for seasonal events for the Indian Wells Tennis Gardens, and a year-round sod farm on 12.5 acres, and open space on 2 acres. The project will include the development of a sod grass field, paved ingress and egress paths, pedestrian walkways, a rideshare drop-off and pick-up lane, as well as a 2-acre area on the western portion dedicated for conservation. Currently, the project site does not consume energy resources since it is currently vacant and undeveloped. Energy use, in the form of electricity, natural gas, and petroleum, during construction and operation of the project is discussed below.

Construction

Electricity

Temporary electrical power for lighting and electronic equipment, such as computers inside interim construction trailers (if utilized), would be provided by SCE. Electricity consumed for onsite construction trailers, which are used by managerial staff during the hours of construction activities, as well as electrically-powered lights are expected to use a minimal amount of electricity. However, the electricity used for such activities would be temporary and negligible.

Natural Gas

Natural gas is not anticipated to be required during construction of the project. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed under the following petroleum subsection. Any minor amounts of natural gas that may be consumed due to project construction would be temporary and negligible and would not have an adverse effect.

Petroleum

Petroleum would be consumed throughout construction of the project. Fuel consumed by construction equipment would be the primarily energy resource expended over the course of construction, while vehicle miles traveled (VMT) associated with the transportation of construction materials and construction worker commutes would also result in petroleum consumption. Heavy-duty equipment used for project construction would rely on diesel fuel, as would haul trucks involved in off-hauling materials from excavation. Construction workers are expected to travel to and from the project site in gasoline-powered passenger vehicles. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive that is used for comparable activities or use of equipment that would not conform to current emission standards (and related fuel efficiencies). Less than significant impacts are expected.

Operation

Electricity

The project proposes the operation of a sod grass field to be used as temporary parking during events held at the Indian Wells Tennis Gardens, and a year-round sod farm. Electricity use during operation of the site will include portable lights to illuminate the temporary parking lot during events. The temporary lights may be the primary use of electricity for the proposed project. Additionally, the entry and gate signs proposed

for the project are designed to illuminate internally with L.E.D. fixtures. The project's potential use of electrically-powered lights is expected to require a minimal amount of electricity. However, the electricity used for such activities would be temporary (would occur only during events) and negligible.

Natural Gas
Natural gas is not anticipated to be required during operation of the project. No impact.

Petroleum
The proposed project will not result in the continuous consumption of petroleum during operation of the site. Guest and employee vehicles will consume petroleum during events at the Indian Wells Tennis Gardens. Over the lifetime of the project, the fuel efficiency of vehicles in use is expected to increase, as older vehicles are replaced with newer more efficient models. Therefore, it is expected that the amount of petroleum consumed due to the vehicle trips to and from the project site during operation would decrease over time. Additional advancement of technology includes the use of plug-in hybrid and zero emission vehicles in California, which will also decrease the amount of future petroleum consumed in the state. With the foregoing, operation of the project is expected to use decreasing amounts of petroleum over time, due to advances in fuel economy. The project is proposed to serve existing attendees and will not increase vehicle use on Miles Avenue.

The temporary lights may be the primary use of petroleum for the proposed project. The project's potential use of petroleum generator powered lights is expected to require a minimal amount of petroleum. However, the fuel used for such activities would be temporary (would occur only during events) and negligible.

In conclusion, the project would result in a minimal increase in energy use during construction and operation compared to the existing (graded) conditions. However, based on the findings described above, project construction and operation are not anticipated to result in potentially significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Additionally, the project will not conflict with or obstruct a State or local plan for renewable energy efficiency, since the project operations will not change. The Zone Text Amendment will not impact energy resources. Less than significant impacts are anticipated.

Mitigation: None

7. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource of site or unique geologic feature?	☐	☒	☐	☐

Source: The Alquist-Priolo Earthquake Fault Zoning (AP) Act, California Department of Conservation; Indian Wells General Plan; Riverside County General Plan, Safety Element, 2016; Riverside County General Plan Geotechnical Report 2000.

a) i. **Less than Significant Impact.** According to the Alquist-Priolo Earthquake Fault Zones designated by the California Division of Mines and Geology, the project site is not located within a State or County designated fault zone. The closest known potentially active faults are located approximately 5.5 miles to the northeast. These faults are recognized as the Coachella and Southern Branch of the San Andreas Fault System. Furthermore, the City of Indian Wells General Plan Seismic Response Zone Map (Figure IVA-2) does not designate the project site as being exposed to any specific Geologic Hazard. Also, the project would not create any permanent structures or occupancy of the site that could expose individuals to earthquake faulting. Therefore, less than significant impacts are anticipated from the implementation of the project.

Mitigation: None

ii. **Less than Significant Impact.** Seismic activity is typical of the Coachella Valley and Southern California with the potential to generate intense seismic shaking. Based on the Seismic Response Zone Map in the City's General Plan, the project site is located in an area considered to have shaking intensity rating of "IV". This finding is based on the Riverside County Special Study on seismic ground-shaking potential,

conducted in 1983. The City's close proximity to the San Andreas Fault System places the majority of its area within the "High" shaking intensity category. The project proposes a sod farm and seasonal parking lot south of the Indian Wells Tennis Gardens. Because the project would not create any permanent structures or occupancy of the site, it would not expose any new buildings with human occupancy to strong seismic shaking. Therefore, the proposed project is expected to have less than significant impacts related to this topic.

Mitigation: None

iii. **Less than Significant Impact.** According to the City of Indian Wells General Plan Seismic Response Zone Map (Figure IVA-2), the project is not located in an area of the City with high liquefaction potential. The City's General Plan states the Riverside County Seismic-Geologic map does not identify any areas of potential liquefaction within the City boundaries. Additionally, the project would not create any permanent structures. Therefore, it would not expose new buildings with human occupancy to the effects of liquefaction, such as differential settlement. The proposed project is expected to have less than significant impacts related to this topic.

Mitigation: None

iv. **No Impact.** The site itself and surrounding lands are predominantly level and would not be susceptible to landslides. The Whitewater River Flood Control Channel does contain side slopes; however, the channel slopes have been designed, excavated, and compacted to reduce the potential for slope instability. In addition, the proposed project will not expose any people or property to harm because it only proposes temporary parking use. Additionally, no rockfall, earthflows, or slumps are observable at the project site. Therefore, the proposed project is expected to have less than significant impacts related to this topic.

Mitigation: None

b) **Less than Significant Impact**. The proposed project will involve grading activities which will be performed according to a grading plan approved by the City as required by Title 18 of the Indian Wells Municipal Code. The plan will include measures to control water and wind-born erosion. The project site is greater than one acre in size and will require compliance with the National Pollution Discharge Elimination System (NPDES) as well as South Coast Air Quality Management District regulations. Compliance with adopted procedures for grading and erosion will mitigate any impacts associated with grading the site. Standard City procedures require the developer to prepare and implement (throughout all construction activities) a Stormwater Pollution Prevention Plan (SWPPP) and a Fugitive Dust (PM10) Management Plan. According to the Soil Survey of Riverside County, Coachella Valley Area, the project site is underlain primarily by Myoma fine sand (MaD), which has a slight erosion hazard. The Zone Text Amendment will not impact geology resources. Therefore, the proposed project is expected to have less than significant impacts related to this topic.

Mitigation: None

c) **Less than Significant Impact.** The approximately 17-acre project proposes a sod grass field on approximately 12.5 acres of the site to operate as seasonal event parking for the Indian Wells Tennis Gardens, and a year-round sod farm. The project is currently vacant and undeveloped and proposes minor demolition on Miles Avenue to construct the ride share turn out. However, there are no existing buildings or paved areas, or the development of new structures. The project site was analyzed for the likelihood of potential hazards such as landslides, liquefaction, and subsidence. The findings are discussed as follows:

As identified in portion a) iii. of this Geology and Soils Section, liquefaction occurs when loose, unconsolidated, saturated, sandy soils are subjected to ground vibrations during a seismic event. This occurs in areas where the ground water table is within 50 feet of the ground surface and when seismic events occur

the sudden increase in water pressure in the pores between soil particles and the loss of cohesion with the soils causes them to act like a liquid. Per the City General Plan, the City is not susceptible to liquefaction.

Lateral spreading is the lateral displacement of gently sloping ground as a result of pore pressure build-up or liquefaction in a shallow underlying deposit during an earthquake. As discussed in a) iii, there are no areas of potential liquefaction in the City; therefore, the potential for lateral spreading is low. Impacts are anticipated to be less than significant.

As discussed in portion a) iv. of this Geology and Soils Section, the City of Indian Wells indicates that the project is located in an area of low susceptibility of being impacted by rock falls and landslides. The existing project site is characterized by relatively flat topography. Due to the absence of steep slopes near the project site, impacts of landslides are not expected.

The Indian Wells General Plan states that subsidence of the ground surface is generally caused by the withdrawal of groundwater from an area. Several regions of subsidence have been documented in Riverside County, all of them in deep, alluvium-filled valleys. Subsidence can be caused by both human activities and natural causes, such as earthquakes. In most cases, the cause of ground subsidence in the Coachella Valley is typically due to declining groundwater levels. Figure S-7, in the Riverside County General Plan, indicates that the subject site is situated in an area susceptible for ground subsidence due to withdrawal of fluids. The recognition that ground subsidence is an environmental restraint has forced agencies, such as the U.S Geological Survey and the Coachella Valley Water District, to devote resources to the study and mitigation of this potential hazard. However, per the General Plan, the City of Indian Wells is not identified to be in an area of potential subsidence.

Hydroconsolidation, or soil collapse typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with human-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. When saturated, collapsible soils undergo a rearrangement of their grains, and the water removes the cohesive (or cementing) material. Rapid, substantial sediment results. The project site is currently undeveloped; therefore, grading and soil compaction will occur on the site to assure that suitable subsurface soils are able to withstand the foundation of the project structures. The subsurface soils were evaluated prior to the City's approval of the project, as a part of the previous review process. Therefore, it is unlikely that soils prone to collapse underlay the project property.

The project is currently vacant and undeveloped and proposes minor demolition on Miles Avenue to construct the ride share turn out. However, there are no existing buildings or paved areas, or the development of new structures. The project will not result in liquefaction, lateral spreading, landslides or rockfalls, subsidence, or collapse, due to the developed character of the site. Therefore, no impacts are anticipated.

Mitigation: None.

d) **No Impact.** According to the Checklist of Geotechnical Hazards and Potential Mitigation Measures contained within the City of Indian Wells General Plan EIR, hazards attributed to collapsible and expansive soils are rated from 'none to moderate" for the general plan study area. Because the project would not create any permanent structures, it would not expose new buildings with human occupancy to the effects of expansive soils. In addition, grading activities will be performed according to a grading plan approved by the City as required by Title 18. Therefore, the proposed project is expected to have less than significant impacts related to this topic.

Mitigation: None

e) **No Impact.** The project will not result in any permanent structures required to connect to the public sewer system and no septic tanks or alternative waste water disposal systems are proposed. Therefore, no impacts are anticipated from the implementation of the project.

Mitigation: None

f) **Less than Significant Impact with Mitigation**. According to the Indian Wells General Plan Paleontological Resources discussion (page IIIA-8), Indian Wells as a whole has a low potential for paleontological resources due to presence of deep underlying deposits of alluvian, fluvian and aeoloian formations on the valley floor. The Riverside County General Plan EIR supports this conclusion, showing Indian Wells as having a Low Paleontological sensitivity. However, a recorded paleontological site (CA-RIV-5876) was found on the proposed Indian Wells Town Center Specific Plan site slightly east of the project, located on the west side of Washington Street and both north and south of Miles Avenue. Due to the proposed project's proximity to the area where paleontological resources were found in Indian Wells Town Center Specific Plan, the project site will be required to retain a qualified paleontologist during grading activities to monitor the site and address any resources found. Any findings will be analyzed in procedures found in Municipal Code 18.06 and MM GEO-1. The Implementation of this Standard Condition and Mitigation Measure is expected to reduce impacts to less than significant.

Standard Conditions or Requirements: Municipal Code 18.06, Archaeological Resources Grading Standards

Mitigation Measures:

MM GEO-1 A qualified paleontologist shall be retained and present during the first days of monitoring. Once the paleontologist has had a chance to assess the sediments and paleontological potential of the project area, he/she may make a recommendation to reduce the monitoring effort, as appropriate, or continue with full time monitoring. This decision shall be communicated along with the rationalization to the City for their records

8. **GREENHOUSE GAS EMISSIONS** -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Sources: *Final 2016 Air Quality Management Plan* (AQMP), by SCAQMD, March 2017; *Final 2003 Coachella Valley PM10 State Implementation Plan* (CVSIP), by SCAQMD, August 2003; *Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan*, by the California Air Resources Board, February 2010; California Greenhouse Gas Emissions for 2000 to 2019, Trends of Emissions and Other Indicators, 2021 Edition, California Air Resources Board; Release No. 18-37 & 19-35, California Air Resources Board Press Release, July 2018 and August 2019.

Summary of Statewide Greenhouse Gas Regulations and Trends:

Greenhouse gases (GHG) are a group of gases that trap solar energy in the Earth's atmosphere, preventing it from becoming too cold and uninhabitable. Common greenhouse gases in the Earth's atmosphere include water vapor, carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), ozone, and chlorofluorocarbons to a lesser extent. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO2 as byproducts, thereby impacting the levels of GHG in the atmosphere. Carbon dioxide equivalent (CO2e) is a metric used to compare emissions of various greenhouse gases. It is the mass of carbon dioxide that would produce the same estimated radiative forcing as a given mass of another greenhouse gas.

To address the long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions.

California's annual statewide GHG emission inventory is an important tool for determining historical emission trends and tracking California's progress in reducing GHGs. In concert with data collected through various California Global Warming Solutions Act (AB 32) programs, the GHG inventory has been considered critical in demonstrating the state's progress in achieving the statewide GHG target. The inventory provides estimates of anthropogenic GHG emissions within California. CARB is responsible for maintaining and updating California's GHG Inventory.

On July 11, 2018, CARB announced in a press release (No. 18-37) that greenhouse gas pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. Moreover, according to the CARB report on California Greenhouse Gas Emissions for 2000 to 2017 (published in 2019), which tracks the trends of GHG emissions, California's GHG emissions have followed a declining trend between 2007 and 2017. In 2017, emissions from GHG emitting activities statewide were 424 million metric tons of CO2 equivalent (MMTCO2e), 5 MMTCO2e lower than 2016 levels and 7 MMTCO2e below the 2020 GHG Limit of 431 MMTCO2e. The largest reductions are attributed to the electricity sector, which continues to see decreases as a result of the state's climate policies. The transportation sector remains the largest source of GHG emissions in the state, but saw a 1 percent increase in emissions in 2017, the lowest growth rate over the previous 4 years.

On August 12, 2019, California Governor Gavin Newsom announced in a press release (No. 19-35) that GHG emissions in California continued to fall ahead of schedule in 2017 as the state's economy grew ahead of the national average, according to the California Air Resources Board's latest state inventory of climate-changing emissions. The data also shows that for the first time since California started to track GHG emissions, the state power grid used more energy from zero-GHG sources like solar and wind power than from electrical generation powered by fossil fuels.

The CARB report on California Greenhouse Gas Emissions for 2000 to 2019 (2021 Edition) indicates that in 2019, emissions from GHG emitting activities statewide were 418.1 million metric tons of carbon dioxide equivalent (MMTCO2e), 7.1 MMTCO2e lower than 2018 levels and almost 13 MMTCO2e below the 2020 GHG Limit of 431 MMTCO2e. The 2021 report also indicates that transportation emissions have continued to decline in 2019 as they had done in 2018, with even more substantial reductions due to a significant increase in renewable diesel (up 61 percent from 2018), making diesel fuel bio-components (biodiesel and renewable diesel) 27 percent of total on-road diesel sold in California. Total electric power emissions decreased by almost 7 percent in 2019, due to a continuing increase in renewable energy, including a 46 percent increase in available hydropower in 2019.

a) **Less than Significant Impact.** In 2008, SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for projects where the SCAQMD is lead agency. A threshold for projects where SCAQMD is not the lead agency has not been adopted. The City of Indian Wells also has not adopted a GHG numeric threshold of significance. From the interim GHG guidance, a GHG emission level of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) has served as measure to distinguish small projects that can be screened out while achieving the emission capture rate of 90 percent for all new or modified projects subject to environmental review. According to the SCAQMD guidance, the 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions.

   The limited scope and scale of the construction and operations necessary to carry out the project allow for the reasonable determination that the associated GHG emissions would occur considerably below the screening threshold of 3,000 MTCO2e per year, including sources associated with amortized construction, area, energy, mobile, waste, and water usage. The screening threshold is typically met or exceeded by traditional land development (e.g. residential, commercial) involving full construction and introducing additional trips and other sources of GHG emissions. Implementation of the proposed project is not expected to solely generate more trips or involve new facilities, but rather serve the existing operations previously entitled and approved. The Zone Text Amendment will not impact greenhouse gas emissions. As such, the project is not expected to result in GHG emissions that may have a significant on the environment. Less than significant impacts are anticipated.

   Mitigation: None

b) **Less than Significant Impact.** As previously mentioned in discussion a), under Assembly Bill 32 passed in 2006, California must reduce its emissions to 1990 levels (431 million metric tons) by 2020. Senate Bill 32, signed in 2016, requires the state to go even further than AB 32 and cut emissions 40 percent below 1990 levels by 2030—the most ambitious carbon goal in North America. California's primary programs for reducing greenhouse gases to 1990 levels by 2020 are the Renewables Portfolio Standard, the Advanced Clean Cars Program, the Low Carbon Fuel Standard and the Cap-and-Trade Program. Additional programs address a variety of greenhouse gas sources. These include the Short-Lived Climate Pollutants Strategy, the Sustainable Communities Strategy and the Sustainable Freight Action Plan. The 2030 Scoping Plan, adopted by CARB, lays out how these initiatives work together to reduce greenhouse gases to achieve California's 2030 target of 260 million metric tons and also to reduce smog-causing pollutants. This target will require California to more than double the rate at which it has been cutting

climate-changing gases. Future reductions will occur against a backdrop of natural sources of GHGs which are increasingly variable because of the climate change California is already witnessing.

As announced in multiple press releases by the California Governor and demonstrated in the most recent CARB report on emissions trends, California statewide GHG emissions dropped below the 2020 GHG Limit in 2016 and have remained below the 2020 GHG Limit since then, generally dropping since 2004. In 2019, emissions from GHG emitting activities statewide were 418.1 million metric tons of carbon dioxide equivalent (MMTCO2e), 7.1 MMTCO2e lower than 2018 levels and almost 13 MMTCO2e below the 2020 GHG Limit of 431 MMTCO2e. The 2021 report also indicates that transportation emissions have continued to decline in 2019 as they had done in 2018, with even more substantial reductions due to a significant increase in renewable diesel (up 61 percent from 2018), making diesel fuel bio-components (biodiesel and renewable diesel) 27 percent of total on-road diesel sold in California. Total electric power emissions decreased by almost 7 percent in 2019, due to a continuing increase in renewable energy, including a 46 percent increase in available hydropower in 2019.

In this context, the limited scope and scale of the construction and operations necessary to carry out the project would not conflict with the existing strategies adopted for the purpose of reducing emissions of greenhouse gases and would be expected to occur below the screening threshold of 3,000 MTCO2e per year, including sources associated with amortized construction, area, energy, mobile, waste, and water usage. Less than significant impacts are anticipated.

Mitigation: None

9. **HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Source: Enforcement and Compliance Fault Zoning Act, California Department of Conservation; Enforcement and Compliance History Online, EPA, 2022; EnviroStor, Department of Toxic Substances Control, 2022; GeoTracker, State Water Resources Control Board, 2022

a) **Less than Significant Impact**. The proposed project will not construct any permanent facilities that would involve the transport, use or disposal of hazardous materials. The only potentially hazardous materials present may be associated with minor leaks from poorly maintained vehicles that park at the temporary parking facility during special events. However, because parking would only occur for a short period of time each year, any leakage would be negligible without impact on the project or its surroundings. All agricultural materials associated with the proposed sod farm such as herbicides will be applied as regulated. Additionally, no onsite storage of these materials is expected to occur. The Zone Text Amendment will not produce impacts associated with hazardous materials. Therefore, the proposed project is expected to have less than significant impacts related to this topic.

Mitigation: None

b) **No Impact.** As noted previously, the proposed project will not create any permanent development and temporary parking lots do not involve hazardous materials. Therefore, conditions that would cause the accidental release of hazardous materials into the environment are not present and no impacts related to this issue are expected to result from the implementation of the proposed project.

Mitigation: None

c) **No Impact.** There are no existing or proposed schools within one-quarter mile of the proposed project. The closest school to the project is Gerald R. Ford Elementary School, approximately 0.35 miles northwest of the proposed project. Therefore, no impacts related to this issue are expected to result from the implementation of the proposed project.

Mitigation: None

d) **Less than Significant Impact.** The project site is currently undeveloped and vacant. The project proposes to develop a sod grass field to operate as a temporary parking lot during events, and a sod farm year-round. In order to comply with Government Code 65962.5 and its subsections, record searches on the project property were performed within multiple database platforms. The resources consulted included GeoTracker, EnviroStor, and the EPA Enforcement and Compliance History Online (ECHO).

GeoTracker is a database maintained by the State of California Water Resources Control Board that provides online access to environmental data. It serves as the management system for tracking regulatory data on sites that can potentially impact groundwater, particularly those requiring groundwater cleanup and permitted facilities, such as operating underground storage tanks and land disposal sites.

EnviroStor is a database maintained by the State of California Department of Toxic Substances Control (DTSC). The EnviroStor database identifies sites with known contamination or sites for which there may be reasons to investigate further. It includes the identification of formerly contaminated properties that have been released for reuse; properties where environmental deed restrictions have been recorded to prevent inappropriate land uses; and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Moreover, the ECHO database focuses on inspection, violation, and enforcement data for the Clean Air Act (CAA), Clean Water Act (CWA) and Resource Conservation and Recovery Act (RCRA) and also includes Safe Drinking Water Act (SDWA) and Toxics Release Inventory (TRI) data.

In October 2022, a search was performed on all three database platforms. The GeoTracker, EnviroStor, and ECHO database results did not identify any Leaking Underground Storage Tank (LUST) Cleanup Sites, Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, DTSC Cleanup Sites, or Permitted Underground Storage Tanks on the project property.

The EnviroStor database identified one registered facility within a 0.5-mile radius of the project. The site includes Gerald R. Ford Elementary School located at 44210 Warner Trail, approximately 0.3 miles northwest of the project property. This site is listed as a school site, and no action was required as of February 20, 2020.

The GeoTracker database identified two registered facilities within a mile radius of the site. The first site includes ARCO AM/PM #5419/ARCO #5896, located at 46150 Washington Street, and approximately 0.58 miles southeast of the project site. The second site is Simon Motors located at 78611 Highway 111, and approximately 0.70 miles southeast of the project site. Both sites are listed as LUST Cleanup Sites, however, both have a status of Completed Case Closed as of October 2003 and May 2001, respectively.

The ECHO database listed five facilities within a mile radius of the project site. The facilities are listed as follows:

- Indian wells Tennis Gardens at 78200 Miles Avenue, north of the project. this site is registered with the RCRA as an active other facility. No violations.
- Garden of Champions, LLC. At 78200 Miles Avenue, approximately 0.23 miles northeast of the project. This site is registered by the RCRA as an active other facility. No violations.

- Jim Greenlee, located at 78180 Cortez Lane, approximately 0.74 miles south of the project site. This site is listed by the RCRA as an active other facility. No violations.
- Indian Wells Golf Resort, located at 77075 Fred Waring Drive, approximately 0.80 miles southwest of the project site. This site is listed as an active small quantity generator (SQG) facility by the RCRA. No Violations.
- Jessica Ledbetter, at 76805 Roadrunner Drive, approximately 0.91 miles southwest of the project site. This site is listed as an active other facility by the RCRA. No violations.

The registered facilities do not currently have any violations (as indicated on the ECHO database) and are not anticipated to impact the project property.

Per the records search pursuant of Government Code 65962.5, the project site was not registered as having any Leaking Underground Storage Tank (LUST) Cleanup Sites, Land Disposal Sites, Military Sites, DTSC Hazardous Waste Permits, DTSC Cleanup Sites, or Permitted Underground Storage Tanks onsite. Less than significant impacts are anticipated.

Mitigation: None

e) **No Impact.** The proposed project is not located within two miles of an airport. The closest airport to the project is the Bermuda Dunes Airport, approximately 2.40 miles northeast of the proposed project. Therefore, no impacts related to this issue are expected to result from the implementation of any project scenario. The proposed project is not within the vicinity of a private airstrip. Therefore, no impacts related to this issue are expected to result from the implementation of any project scenario.

Mitigation: None

f) **Less than Significant Impact.** The Community Safety Element of the City's General Plan identifies safety hazards relevant to the City of Indian Wells, and emergency preparedness in the City. The City also adopted a Local Hazard Mitigation Plan, which is continually updated, addresses the planned response to extraordinary emergency situations associated with natural or human caused disasters. Based on these resources, the two main evacuation routes in the City include Highway 111, Washington Street, Fred Waring Drive, and Cook Street. The project site is currently undeveloped and vacant. The project proposes a sod grass field to operate as a temporary parking lot and sod farm. Currently, the properties east of the project operate as temporary parking lots for the Indian Wells Tennis Gardens, north of the project. Paved ingress and egress roads will be located within the project site, and the sod grass will be striped to indicated paths and parking spaces. Existing roadways and emergency evacuation routes will not be altered or reconfigured. Less than significant impacts are anticipated.

Mitigation: None

g) **No Impact**. The project property is located south of Miles Avenue, in the City of Indian Wells. The project site is surrounded by developed land to the north, sod grass fields to the east, the Whitewater River Flood Control Channel to the south, and vacant land to the west. The project site is currently vacant and undeveloped. The proposed site lies within the Resort Commercial land use and zoning designation in the City. The project property is identified as having no fuel (no hazard). Areas identified as having high or very high fire threats are located south of the City. Per CalFire's Very High Fire Hazard Severity Zones (VHFHSZ) map, VHFHSZ areas are located in the southern portion of the site, at the Santa Rosa Mountains. Consult the Wildfires Section of this environmental document for further discussion. Conclusively, the project site is located in an area with no fire threat to the City; therefore, impacts regarding wildland fires are not expected.

Mitigation: None

10. **HYDROLOGY AND WATER QUALITY** -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would result in substantial erosion or siltation on- or off-site?				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Sources: Flood Insurance Rate Map # 06065C2231H, Federal Emergency Management Agency, Effective 4/19/2017; *Water Quality Control Plan for the Colorado River Basin Region*, January 2019; *2020 Coachella Valley Regional Urban Water Management Plan*, June 2021; *Indian Wells Tennis Garden Southwest Temporary Parking Lot Precise Grading and Paving Plan*, November 2021; *Fugitive Dust Control Plan*, August 2021, *Stormwater Pollution Prevention Plan*, August 2021.

Summary of Regulatory Framework Relevant to Hydrology and Water Quality:

Hydrology refers to the occurrence, distribution, and movement of surface water, including water found in rivers and stormwater drainage systems. Stormwater particularly refers to the surface runoff and drainage resulting from rain events. Stormwater runoff and surface drainage patterns are determined by the soil conditions, topography, and associated gradients of the land. Surface water quality refers to selected physical, chemical, or biological characteristics found in stormwater in relation to existing standards. Groundwater is the water found underground in the voids in soil, sand, and rock. It is stored in and moves slowly through aquifers. Groundwater supplies are naturally replenished, or recharged, by precipitation that seeps into the land's surface and by replenishment efforts made by local water agencies.

The Clean Water Act (CWA) of 1972 was enacted to restore and maintain the chemical, physical, and biological integrity of the nation's waters by regulating the discharge of pollutants to waters of the U.S. from point sources. The National Pollutant Discharge Elimination System (NPDES) was enacted as a program under the CWA to regulate non-point source discharges from urban land runoff and other diffused sources that were also found to contribute to runoff pollution. Under CWA, the Environmental Protection Agency (EPA) delegated the NPDES program responsibility to various state, tribal, and territorial governments, enabling them to perform many of the

permitting, administrative, and enforcement aspects of the program. California is a delegated NPDES state and has authority to administer the NPDES program within its limits.

The Porter-Cologne Water Quality Control Act (California Water Code section 13000 et seq.) is the principal law governing water quality regulation for surface waters in California, thus effectuating the delegated provisions of the federal CWA and its NPDES program. It has set forth a comprehensive program to protect water quality and the beneficial uses applicable to surface waters, wetlands, and ground water and to point and nonpoint sources of pollution. The Porter-Cologne Act establishes that, as a matter of policy, all the waters of the State shall be protected; all activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason; and that the state must be prepared to exercise its full power and jurisdiction to protect the quality of water in the state from degradation. The Porter-Cologne Act established the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs), including Region 7, Colorado River Basin Regional Water Quality Control Board, which has jurisdiction in the City of Indian Wells and project site.

Under this framework, the Colorado River Basin Water Quality Control Plan (Basin Plan) serves as the guiding document prepared, adopted, and maintained to identify the existing and potential beneficial uses of waters of the State and establish water quality objectives to protect these uses. It is worth noting that as defined in Section 13374 of the California Water Code (CWC), the term "Waste Discharge Requirements" (WDRs) is equivalent of the term "permits" and is therefore attained through a regulatory compliance process. Compliance with WDRs is achieved through the appropriate permit registration process under the applicable National Pollutant Discharge Elimination System (NPDES) programs described in this section.

At the regional level, the project is located within the Whitewater River Watershed, which is an arid desert region encompassing approximately 1,645 square miles. Within this watershed, an area of approximately 367 square miles (22 percent) encompassing most of the existing development in the Coachella Valley region, is regulated under the established Whitewater River Region Municipal Separate Storm Sewer System Permit (MS4 Permit). The Riverside County Flood Control and Water Conservation District (RCFC&WCD), Mission Springs Water District, and the incorporated Coachella Valley cities, including Indian Wells have joint permittee responsibility for coordinating the regional MS4 Permit compliance programs and other activities aimed at reducing potential pollutants in urban runoff from land development construction, municipal, commercial, and industrial areas to the maximum extent possible. These public entities are generally in charge of stormwater management within their jurisdiction.

At the local level, hydrology and stormwater regulations are codified in Chapter 16.52 of the Indian Wells Municipal Code (City of Indian Wells Storm Water Management and Discharge Control Ordinance). The intent of this ordinance is to regulate non-storm water discharges to the municipal separate storm drain; control the discharge to municipal separate storm drains from spills, dumping or disposal of materials other than storm water; and reduce pollutants in storm water discharges to the maximum extent practicable and in a manner pursuant to and consistent with the Clean Water Act. Land development projects are also required to comply with the City's Engineering Division requirements, which include standards for grading plans, storm water improvement plans, and hydrology studies, as applicable.

Existing Conditions:

The existing site conditions reflect the implementation in progress of the *Indian Wells Tennis Garden Southwest Temporary Parking Lot Precise Grading and Paving Plan*, approved in 2021 to establish a sod parking surface with associated hardscape, landscaping, and signage, while properly protecting the conservation area from physical disturbance. The associated compliance plans also included an approved Fugitive Dust Control Plan (PM10 Plan) and a Stormwater Pollution Prevention Plan (SWPPP). The land disturbance activities are covered under the National Pollution Discharge Elimination System (NPDES) via WDID 733C394655. The said improvement plans have resulted in various stages of construction implementation, including conservation area protection (fencing), perimeter controls, clearing, grubbing, earthwork balancing, irrigation installation, sod installation in accordance

with the permit approvals. The hardscape and signage installation are understood to be pending completion. As a result, the current site conditions exhibit a leveled surface with irrigated sod, while the designated conservation area of approximately two acres is fenced from physical encroachment or disturbance. Based on the most current published U.S. Geological Survey (USGS) Topographic Map, La Quinta Quadrangle, 7.5-Minute Series, the project limits are absent of any mapped and naturally occurring drainage flow lines, wash areas, or water bodies. The nearest drainage feature is the adjacent Whitewater River, which occurs as an engineered flood control facility to the south within a designated right-of-way that is managed by the Coachella Valley Water District (CVWD). Moreover, based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 06065C2231H, effective April 19, 2017, the project site occurs within a Zone X designation, corresponding to an "area of minimal flood hazard", which by classification is not considered a Special Flood Hazard Area (SFHA) or a designated floodway. In this vicinity, the SFHA designations are limited to the Whitewater River right-of-way that is located outside of the project site and area of disturbance.

a) **Less than Significant Impact.** As previously described, the existing conditions reflect the implementation in progress of the approved grading, paving, and environmental compliance plans required to undertake the conservation delineation, earthwork balance, irrigation installation, and sod grass installation on the project site. The site mobilization and ground disturbance activities have been subject to the measures and best management practices of an approved Stormwater Pollution Prevention Plan (SWPPP) in accordance with the State's most current NPDES Construction General Permit (CGP), Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ. The project activities are covered under WDID 733C394655. Compliance with the CGP required the preparation of a Notice of Intent (NOI) and a project-specific SWPPP designed to prevent potential adverse impacts to surface water quality, including erosion and siltation, during the period of construction. The site-specific compliance plan identified a strategy of storm water Best Management Practices (BMPs) in accordance with Section XIV (SWPPP Requirements) of the CGP. Storm water BMPs refer to a schedule of activities, prohibitions, practices, maintenance procedures, and other management practices to avoid, eliminate, or reduce the pollution of the receiving waters, primarily focused on preventing erosion, siltation, illicit discharge, and contamination. The SWPPP included such measures as erosion control, sediment control, storm drain inlet protection, proper waste management and pollution prevention. The SWPPP was prepared concurrently with the grading and paving plans as a requirement for grading permit issuance. Compliance of this plan during construction has been regulated and enforced as part of the local agency site inspection protocols. In addition to the SWPPP requirements, the activities leading to the current condition have been subject to restrictions established under Municipal Code Sections 8.24.010 and 16.52.020, which prohibit adverse conditions to surface water quality, such as erosion, siltation, non-stormwater discharge, material spills, and other forms of construction-related occurrences. The remaining construction activities necessary to carry out the project will be performed in accordance with the active SWPPP measures and applicable NPDES requirements.

Certain land development proposals involve the requirement to submit and obtain approval of a Project-Specific Water Quality Management Plan (WQMP) in accordance with the current standards of the *Whitewater River Region Water Quality Management Plan for Urban Runoff*, the *Whitewater River Watershed MS4 Permit*, and the City of Indian Well's Engineering Division standards. The WQMP requirements apply to discretionary new development and redevelopment activities that fall into the category of Priority Development Project (PDP) categories, as determined in the Whitewater River MS4 Permit and the WQMP Applicability Checklist for the Whitewater River Region. PDP categories involve certain forms of development (residential, commercial, industrial) at a scale and condition prone to producing urban runoff. The proposed parking lot facility will primarily rely on self-retaining pervious (sod grass) surface for the stalls, compared to conventional paving. Hardscape and paving will be limited to the ingress/egress driveways, ride share drop-off/pickup facilities, and sidewalk. Based on these conditions, the project does not appear to meet the PDP criteria to warrant a WQMP. Final determination of a WQMP requirement will be made by the City. If required, the project-specific WQMP would be conditioned to follow the standard content and format requirements applicable to the Whitewater River Region. As currently designed in the precise grading plans, the sod grass drive aisles and stalls of the project are designed to slope inward to prevent a runoff condition from the facilities.

Additionally, the application of agricultural chemicals is regulated by the United States Department of Agriculture (USDA). The project will conduct sod farm operations in compliance with USDA and product regulations.

In summary, the construction work that will be carried out to complete the proposed project will continue to comply with the regulations and measures established in current SWPPP and associated permit registration documents applicable under the CWA, NPDES, and local requirements to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters. Being a sod parking lot will result in condition of stormwater self-retention during the life of the project, therefore preventing an urban runoff condition that would typically result from a conventional paved parking surface. Following City engineering review and approval for any pending applicable plans, the project is expected to avoid waste discharge violations. The Zone Text Amendment will not impact hydrology resources. Less than significant impacts are expected.

Mitigation: None

b) **Less than Significant Impact.** The project site and entire City of Indian Wells are located within the domestic water service area of Coachella Valley Water District (CVWD), which covers approximately 1,000 square miles and serves approximately 110,000 homes and businesses. The Coachella Valley Groundwater Basin is the primary groundwater source for the project region's domestic water purveyors, including CVWD. Based on the California Department of Water Resources (DWR), the Coachella Valley Groundwater Basin has an approximate storage capacity of 39.2 million acre-feet (AF) of water within the upper 1,000 feet and is divided into four subbasins: Indio, Mission Creek, Desert Hot Springs, and San Gorgonio. The project site is specifically underlain by the Indio Subbasin, which is also known as the Whitewater River Subbasin. DWR has estimated that the Indio Subbasin contains approximately 29.8 million AF of water in the first 1,000 feet below the ground surface, representing approximately 76 percent of the total groundwater in the Coachella Valley Groundwater Basin. Local groundwater management is currently taking place under the framework of the 2020 Coachella Valley Regional Urban Water Management Plan (2020 RUWMP), the preparation of which involved the collaboration of the six urban water suppliers in the Coachella Valley. The 2020 RUWMP describes the region's water supplies and anticipated demands through 2045, along with each agency's programs to encourage efficient water use.

In 2002, CVWD developed the 2002 Coachella Valley Groundwater Management Plan in collaboration with other local stakeholders with a focus on reducing overdraft, preventing groundwater level decline, protecting groundwater quality, and preventing land subsidence. In 2010, the 2010 Coachella Valley Groundwater Management Plan Update was prepared to document the accomplishments in reducing overdraft and address changed conditions since 2002.

In 2014, the California Legislature signed a three-bill legislative package into law, collectively known as the Sustainable Groundwater Management Act (SGMA), allowing local agencies to manage groundwater resources in a sustainable manner. SGMA required that a Groundwater Sustainability Plan (GSP) or Alternative Plan to a GSP (Alternative Plan) be adopted for basins and subbasins designated by the DWR as medium- and high-priority basins. Basin prioritization is based on a variety of factors such as population, number of wells, and other information determined to be relevant by DWR. The Indio Subbasin was designated as a medium-priority subbasin by DWR.

CVWD, Coachella Water Authority (CWA), Desert Water Agency (DWA), and Indio Water Authority (IWA) collectively represent the Indio Subbasin Groundwater Sustainability Agencies (GSAs). In January 2017, the GSAs submitted to DWR the 2010 Coachella Valley Water Management Plan (2010 CVWMP), accompanied by an Indio Subbasin Bridge Document, as a SGMA-compliant Alternative Plan. On July 17, 2019, DWR approved the Alternative Plan with a requirement to submit an Alternative Plan Update by

January 1, 2022 and every five years thereafter. Based on the Indio Subbasin SGMA documentation, the combined strategies have resulted in significant groundwater storage increases across the subbasin, thus allowing the region to comply with the framework for sustainable management.

In 2019, the six urban water suppliers in the Coachella Valley, including CVWD, agreed to collaborate on the preparation of the 2020 RUWMP with regional and individual agency content. In June of 2021 CVWD's Water Shortage Contingency Plan (WSCP) was prepared to outline each agency's actions that could be taken during a water shortage to reduce demands. According to the WSCP, drought conditions are not expected to affect CVWD's Colorado River water supply due to the agency's high priority allocation. Colorado River water is not a direct source of urban water supply; it is used for groundwater replenishment and non-potable uses. If a reduction in Colorado River water supply occurred, CVWD would initially reduce deliveries to groundwater replenishment projects. Drought conditions in the Sierra Nevada would have an effect on the SWP water allocation; thus reducing the SWP Exchange water received by CVWD and DWA. This water is used for replenishment of the groundwater basin and is not a direct source of urban water supply. Consequently, water use restrictions due to drought involving the SWP water supply would likely be implemented only as a result of a prolonged drought. During dry periods when less imported water is available, groundwater production is expected to exceed the amount of recharge, and the volume in storage will be reduced. However, these reductions can be reversed in years when additional imported water is available. The Coachella Valley Groundwater Basin is deemed to be a large basin which provides a buffer during dry periods, thus allowing the agencies to develop long-term plans and programs to manage regional water supplies.

CVWD collaborates with the operation and maintenance of three replenishment facilities serving the Indio Subbasin: Whitewater River Groundwater Replenishment Facility, the Thomas E. Levy Groundwater Replenishment Facility, and the Palm Desert Groundwater Replenishment Facility. Artificial replenishment, or recharge, is recognized by the water districts as one of the most effective methods available for preserving local groundwater supplies, reversing aquifer overdraft and meeting demand by domestic consumers. According to the CVWD web site on Groundwater Replenishment and Imported Water, local agencies have percolated over 650 billion gallons of water back into the aquifer. In the central part of the Coachella Valley, groundwater recharge is provided by the recently constructed first phase of the Palm Desert Groundwater Replenishment Facility, operated by CVWD. According to the CVWD web site, this facility is expected to add up to 25,000 acre-feet of Colorado River water annually into the aquifer. Combined with water conservation and efficiency requirements, individual development projects can contribute to groundwater sustainability by implementing the required stormwater runoff and infiltration facilities.

The established groundwater replenishment facilities described above for the Indio Subbasin are not located near the project. Therefore, from the aspect of land use and location, project implementation is not deemed to be in conflict with any existing or planned groundwater recharge facility or associated infrastructure.

The proposed project will be completed in a site that has previously undergone various stages of construction leading to the installation of irrigation infrastructure that utilizes non potable water and sod coverage consistent with previously approved plans that are served by existing well site facilities operated by the project proponent and permitted through the Riverside County Department of Environmental Health. As a result, the project will not result in a considerably increase in water demand over the baseline condition that has resulted from prior approvals. The operator will be expected to furnish the applicable rate payment to the regulatory agencies based on the water use, including any associated fees contributing toward groundwater recharge. Therefore, less than significant impacts are anticipated.

Mitigation: None

c) i) **Less than Significant Impact.** As previously discussed, the project site reflects the progress of construction from previously approved improvement plans, the scope of which included engineered elevations and gradients supporting a self-retaining condition on a predominantly pervious parking surface due to the use of sod instead of traditional paving. These previous activities were covered under the NPDES Construction General Permit via WDID 733C394655 that remains active. As required, the 2-acre conservation area was previously delineated to avoid physical disturbance from the approved activities, while the neighboring stormwater channel right-of-way was also deemed off-limits from physical encroachment or disturbance. The existing project limits do not include any naturally occurring drainage or flood-prone patterns. Therefore, the proposed project will not involve any substantial alteration of drainage pattern in a manner that would result in substantial erosion or siltation. The construction work that will be carried out to complete the proposed project will continue to comply with the regulations and measures as a function of the SWPPP and associated permit registration documents in accordance with the NPDES requirements, the scope of which includes erosion and siltation prevention via the use of standard perimeter control and soil stabilization measures.

As a standard requirement, the remaining construction activities, limited in scope and scale, shall be properly restored to a stabilized condition consisting of landscaping, sod cover, hardscape, and inert groundcover per the approved plans. The post-construction project condition will be a self-retaining area due to the use of pervious sod grass surface and engineered grades. During the life of the project, the sod grass surface will be maintained comparable to a landscaped area, such that erosion and siltation will be prevented through the stabilized surface. Project-related runoff will be conveyed along engineered flow lines, gradients or patterns incorporated in accordance with the approved grading plans. In doing so, the project will prevent a condition of generating excess drainage, erosion, and siltation in compliance with Municipal Code Section 21.70.040. Less than significant impacts are expected pertaining to erosion or siltation, on- or off-site.

Mitigation: None

ii) **Less than Significant Impact.** The proposed development would employ a predominantly pervious surface stabilized with sod groundcover for circulation aisles and stalls. Hardscape (impervious) improvements will be limited to the ingress/egress driveways and drop off lanes. In accordance with the approved plans, site grading has been completed so that minor site grades and gradients result in stormwater self-containment that is percolated via the previous sod surface. As a result, the project would not result in an incremental increase in impervious groundcover that would otherwise translate to an increase in surface runoff quantities. Based on this condition, less than significant impacts are expected pertaining to surface runoff and associated flooding on- or off-site.

Mitigation: None

iii) **Less than Significant Impact.** The City of Indian Wells is a Permittee of the Whitewater River Watershed Municipal Separate Storm Sewer System (MS4) permit area. Within the City limits, MS4 facilities include a system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) designed for collecting and conveying stormwater. Storm drain facilities can be public or private. Examples of public facilities include pipes, gutters, channels, and basins occurring on the public right-of-way and/or maintained by a public agency. The City is also served by regional flood control facilities, including the engineered Whitewater River and associated Coachella Valley Stormwater Channel that are maintained by CVWD.

The project site has undergone various stages of site clearing, grading, and sod stabilization per approved plans. The traditional land development process generally results in the conversion of pervious ground surface (pre-development condition) into a setting with a higher impervious cover, occurring through the introduction of buildings, streets, and hardscape (post-development condition). This conversion generally

leads to an increase in post-construction runoff volumes and rates compared to the pre-development condition. In contrast, the project would carry out the previously approved facilities consisting primarily of pervious sod surfaces that would therefore not introduce an increase in impervious cover compared new buildings or traditional paved areas. As a result, the project would not considerably increase runoff in a manner that would affect the City's storm drain system or contribute additional sources of polluted runoff through urban runoff discharge. During the life of the project, the limited paved areas and predominantly sod areas will be maintained for stability through the standard site operations. Less than significant impacts are anticipated.

Mitigation: None

iv) **Less than Significant Impact.** According to the Federal Emergency Management Agency (FEMA) FIRM Panel Number 06065C2231H, effective April 19, 2017, the entire project is covered by Zone X, an "area of minimal flood hazard". The project site is therefore not considered to be in a floodplain or a special flood hazard area (SFHA), where any impediments or redirection of flood flows could occur. The existing Whitewater River, located immediately south of the project, is operated as an engineered flood control facility by CVWD and occurs within a designated right-of-way that will not be encroached upon by the project. Therefore, pertaining to the interference or redirection of flood flows, less than significant impacts are anticipated.

Mitigation: None

d) **No Impact**. The project is not located near any coastal areas or any large body of water and therefore is not prone to tsunami hazards or seiche risks. The project site is not located in a floodplain or special flood hazard area. The neighboring flood control channel located south of the project is specifically operated and maintained by CVWD. As a standard operation, the proposed site uses are not expected to involve the storage or handling of any significant quantities of hazardous substances or petroleum products that would in turn be vulnerable to release due to flooding. Therefore, no impacts are anticipated.

Mitigation: None

e) **Less than Significant Impact.** The project site has been developed to the point of establishing a stabilized sod surface in accordance with the approved plans. The completed facilities will predominantly involve stabilized pervious surfaces and engineered gradients to allow for stormwater self-retention, therefore preventing a condition of urban runoff discharge. Being that the proposed facilities do not appear to meet the definition of a Priority Development Project (PDP) as defined by the Whitewater River Region MS4 Permit documentation, the project is expected to be exempt the WQMP requirements that are more applicable to traditional land development activities. Therefore, the project is not expected to be in conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Less than significant impacts are anticipated.

Mitigation: None

11. **LAND USE AND PLANNING** - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Source: Indian Wells General Plan; Indian Wells Municipal Code.

a) **No Impact**. The proposed project site is currently vacant, and no portion is situated adjacent to any existing and established residential communities, or commercial properties. The project is largely isolated by a flood control channel, a sod grass field, street ROW and vacant land. Therefore, the project would not divide an established community and no impacts are expected to result from the implementation of the proposed project.

Mitigation: None

b) **Less than Significant Impact**. The proposed project site has a General Plan/Zoning designation of Resort Commercial (RC). Currently, temporary parking lots are not permitted in this zone. However, the project includes a Zoning Text Amendment (ZTA) that would allow discretionary approval of temporary parking lots and sod farming activities as a Conditional Use in this location. Approval of a Conditional Use Permit (CUP) is also included in the project, which will result in findings that the project is compatible with the area along with any necessary conditions of approval. Therefore, the proposed project would be consistent with applicable City plans, policies and regulations and impacts from project grading would be less than significant.

Mitigation: None

12. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Source: Mineral Land Classification Map, Riverside County, 2007; Indian Wells General Plan.

a,b) **No Impact.** According to the City of Indian Wells General Plan, the proposed project site is located within an area designated as MRZ-3 (areas where adequate information indicates no significant aggregate deposits are present). However, the presence of residences and existing sports facilities within the vicinity of the project site render mining of aggregate deposits infeasible in the area. Therefore, no impacts are expected to result from the implementation of any project scenario.

The property is not located within a locally important mineral resource recovery site and no impacts are expected from the implementation of any project scenario

Mitigation: None

13. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Source**:** Indian Wells General Plan; Indian Wells General Plan Environmental Impact Report; 2013 EIR Addendum for the Indian Wells Garden Improvement Project (SCH No. 98041039).

a) **Less than Significant Impact**. The proposed project would not establish any permanent land use that would generate operational noise. The site would be used temporarily for automobile parking during large Indian Wells Tennis Garden events. Automobile use and parking is an allowed activity in all land uses throughout the City (including residential areas) that, due to mandatory vehicle muffler requirements, does not generate excessive noise. Parking on the proposed project will be included in the overall parking plan for the Tennis Gardens and, as such, is required to adhere to all operational requirements established for the Tennis Garden tournaments and special events. These were analyzed in the 2013 EIR Addendum for the Indian Wells Tennis Garden Improvement Project (SCH No. 98041039). Construction activities will be of short duration, will occur at least 500-feet away from the nearest residential area and will be performed in accordance with the City's noise ordinance (Title 9.06).

Therefore, the project is consistent with the Indian Wells General Plan, noise ordinance, Tennis Garden operational plans and other applicable noise standards and impacts from all project scenarios would be less than significant.

The grading site will create an area occasionally used for parking and used as a sod farm during all other times. Since no permanent uses or occupied structures would result and the site is physically separated from adjacent uses by the adjacent flood control channel and by Miles Avenue, operational noise levels would be insignificant and below ambient levels in surrounding areas.

Temporary construction noise would occur. However, construction activities would be subject to the City's noise ordinance (Municipal Code Section 9.06). Also, because the site is largely surrounded by roads and drainage facilities, construction is physically separated from any occupied land use. Therefore, the proposed project is expected to have less than significant impacts related to this topic.

As discussed previously, completion of the parking lot will produce a temporary increase in ambient noise levels during construction activities. Use of parking by vehicles during the annual tennis tournament is not anticipated to elevate noise above pre-existing ambient levels on surrounding streets and in the surrounding area. Parking on the proposed project will be included in the overall parking plan for the Tennis Gardens and, as such, is required to adhere to all operational requirements established for Tennis Garden tournaments and special events. These were analyzed in the 2013 EIR Addendum for the Indian Wells Tennis Garden Improvement Project (SCH No. 98041039). The Zone Text Amendment will not result in

noise impacts. Since the project must comply with the City's noise ordinance (Municipal Code Section 9.06) and Tennis Garden special event operational plans, all proposed project scenarios are expected to have less than significant impacts related to this topic.

Mitigation: None

b) **No Impact.** Groundborne vibration also referred to as earthborne vibration, can be described as perceptible rumbling, movement, shaking or rattling of structures and items within a structure. Groundborne vibration can generate a heightened disturbance in residential areas. These vibrations can disturb residential structures and household items while creating difficulty for residential activities such as reading or other tasks. Although groundborne vibration is sometimes perceptible in an outdoor environment, it does not result in the degree of disturbance that is experienced inside a building. Vibration is quantified by various methods. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The PPV is most frequently used to describe vibration impacts to buildings but is not always suitable for evaluating human response (annoyance) because it takes time for the human body to respond to vibration signals. Instead, the human body responds to average vibration amplitude often described as the root mean squared (RMS). The RMS amplitude is the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body. RMS is commonly measured by Decibel notation (VdB), which serves reduce the range of numbers used to describe human response to vibration. Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration. Sensitive receivers for vibration include structures (especially older masonry structures), people (i.e., residents, the elderly and sick), and vibration-sensitive equipment and/or activities.

Table XIII-1, *Groundborne Vibration and Noise from Typical Construction Equipment*, below indicates the PPV and VdB of construction equipment at various distances.

Table XIII-1
Groundborne Vibration and Noise from Typical Construction Equipment

Equipment	Peak Particle Velocity (in/sec) (A)			Velocity Decibels (VdB) (B)		
	25 feet	50 feet	100 feet	25 feet	50 feet	100 feet
Small bulldozer	0.003	0.001	0.001	58	49	40
Jackhammer	0.035	0.016	0.008	79	70	61
Rock Breaker	0.059	0.028	0.013	83	74	65
Loaded truck	0.076	0.035	0.017	86	77	68
Auger Drill Rig	0.089	0.042	0.019	87	78	69
Large bulldozer	0.089	0.042	0.019	87	78	69
Vibratory Roller	0.210	0.098	0.046	94	85	76
Impact Pile Driver (upper range)	1.518	0.708	0.330	112	103	94
Impact Pile Driver (typical)	0.644	0.300	0.140	104	95	86
Sonic Pile Driver (upper range)	0.734	0.42	0.160	105	96	87
Sonic Pile Driver (typical)	0.170	0.079	0.037	93	84	75

Sources: Caltrans 2013b and FTA 2018

(A) Estimated PPV calculated as: PPV(D)=PPV(ref)*(25/D)^1.1 where PPV(D)= Estimated PPV at distance; PPVref= Reference PPV at 25 ft; D= Distance from equipment to receiver; and n= ground attenuation rate (1.1 for dense compacted hard soils).

(B) Estimated Lv calculated as: Lv(D)=Lv(25 feet)-30Log(D/25) where Lv(D)= estimated velocity level in decibels at distance, Lv(25 feet)= RMS velocity amplitude at 25 ft; and D= distance from equipment to receiver.

Note: No pile drivers, bulldozers, rock breakers, or auger drill rigs would be utilized during construction of the project.

As shown in Table XIII-1, specific vibration levels associated with typical construction equipment are highly dependent on the type of equipment used. Vibration levels dissipate rapidly with distance, such that even maximum impact pile driving activities would result in vibration levels below Caltrans' recommended 0.5 PPV threshold for transient vibration-induced damage in historic, older buildings at a distance of 100 feet. All other activities would be below Caltrans' threshold for transient vibration-induced damage in historic, older buildings at a distance of 25 feet. Historic, older buildings are not located adjacent or in the vicinity of the project property. Standard construction equipment (e.g., bulldozers, trucks, jackhammers) generally does not cause vibration that could cause structural or cosmetic damage but may be felt by nearby receptors. However, the use of bulldozers, rock breakers, auger drill rigs, or pile drivers will not occur onsite.

The project is surrounded by a combination of vacant and developed land. The Indian Wells Tennis Gardens is located north of the project, separated by Miles Avenue, and sod grass fields are located east of the project. The Whitewater River Flood Control Channel delineates the project's southern boundary. Construction of the project will involve the temporary operation of vehicles and equipment that could result in localized, short-term vibration increases during the permitted hours of construction established by the City. All construction equipment staging will be located within the temporary construction limits, while vehicular and equipment access to the construction site would be restricted to only the approved entry points that minimize disturbance to local traffic. Short-term increases in vibration and sound during construction are not expected to result in significant impacts.

After construction, the nature of the proposed sod grass field/sod farm property would not typically involve activities expected to generate excessive vibration or groundborne noise. All activities within the project will be required to adhere to the City's Noise Ordinance. Less than significant impacts are anticipated.

Mitigation: None

c) **No Impact.** The proposed project is not located within two miles of a public airport. The nearest airport facilities include the Bermuda Dunes Airport; both located approximately 2.4 miles from the project site. Therefore, no impacts related to this issue are expected to result from the implementation of the proposed project.

Mitigation: None

14. **POPULATION AND HOUSING** – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Source**:** Indian Wells General Plan.

a) **No Impact.** The proposed project does not include any permanent residential or commercial uses that would serve to directly generate additional population. The project proposes a to expand the existing sod grass parking lot facilities associated with the Indian Wells Tennis Gardens to accommodate seasonal event parking. Currently, areas east of the project are developed as sod grass parking and sod farms. The project site is currently vacant and undeveloped. Although the project will provide additional parking for the Indian Wells Tennis Gardens, the project will not extend any infrastructure that could indirectly induce growth. The Zone Text Amendment will not impact population and housing. Therefore, no impacts related to this issue are expected from the implementation of the proposed project.

Mitigation: None

b) **No Impact.** The proposed project will involve no demolition activities of existing structures or residences. Therefore, no replacement housing will be required, and no impacts related to this issue are expected from the implementation of the project.

Mitigation: None

15. **PUBLIC SERVICES** –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Source**:** Indian Wells General Plan.

a) **Fire**

No Impact. The proposed project will result in no permanent structures that would increase the demand for fire protection services in the area either during construction or operations. Fire department personnel are already required to be present on-site at the Tennis Garden during the annual BNP Paribas tennis tournament and other large events. The project assumes that an agreement between the City and the Tennis Garden will be in place with provisions that incorporate the project site into their oversight area. The proposed project will result in no permanent construction or additional population that would increase the need for services. The Zone Text Amendment will not impact public services. Therefore, no impacts related to this issue are expected from the implementation of the project.

Mitigation: None

Police

Less than Significant Impact. The proposed project will result in no permanent structures that would increase the demand for police protection services either during construction or operations in the area. Police department personnel are already required to be present on-site at the Tennis Garden during the annual tennis tournament and other large events. The project assumes that an agreement between the City and the Tennis Garden will be in place with provisions that the areas used for overflow parking would be included in their oversight area. The proposed project will result in no permanent construction or increased population that would result in added demand for services. Therefore, less than significant impacts related to this issue are expected from the implementation of the project.

Mitigation: None

Schools

No Impact. The proposed project lies within the Desert Sands Unified School District. The nearest elementary school to the project is Gerald R. Ford Elementary School, on 44-210 Warner Trail. Paige (Colonel Mitchell) Middle School, located on 43495 Palm Royale Drive, is the nearest secondary education facility. Furthermore, La Quinta High School is located on 79255 Westward Ho Drive, approximately 2 miles northeast of the project site.

The proposed project will result in a sod grass parking area/sod farm. There would be no permanent construction or additional student population that would increase demand for school facilities or services. Therefore, no impacts related to this issue are expected from the implementation of the project.

Mitigation: None

Parks

No Impact. The proposed project would not result in the construction of any permanent structures or additional population that would increase demand for park resources. Therefore, no impacts related to this issue are expected from the implementation of any project scenario.

Mitigation: None

Other Public Facilities

No Impact. The proposed project would not result in the increased need for any public services beyond those discussed in this section. Therefore, no impacts related to this issue are expected from the implementation of any project scenario.

Mitigation: None

16. **RECREATION** –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Source**:** Indian Wells General Plan.

a-b) **Less than Significant Impact**. The proposed project would not result in any increased population or demand for existing public parks or other recreation facilities in the City. Therefore, no impacts related to this issue are expected to result from the implementation of the project.

The proposed project would not result in any increased population or demand for existing public parks or other recreation facilities in the City. Therefore, no impacts related to this issue are expected to result from the implementation of the project.

Mitigation: None

17. **TRANSPORTATION** – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

a) **No Impact.**

Existing Transportation Conditions Summary

Regional access to the project site is provided by Washington Street approximately 0.3 miles east of the project site and Interstate 10 approximately 2.75 miles to the north. Local east/west circulation is provided by Highway 111. Washington Street provides the nearest north/south circulation.

Miles Avenue is a four (4) lane divided roadway trending in an east/west direction in the project vicinity. It is designated as a Primary Arterial with a 102' right of way. On-street parking is not allowed; Class II Bike Lanes are located along this roadway on the north and south side of the street section adjacent to the project. A future golf cart path is proposed along this roadway.

Currently the project area is vacant and undeveloped, however, it has been graded and vegetated with sod to mitigate dust. The northern boundary is defined by Miles Avenue. The southern boundary is formed by the Whitewater River Flood Control Channel. The eastern boundary is adjacent to an existing sod farm and parking area. The land adjacent to the western boundary is vacant. The street frontage has been improved with curb, gutter and sidewalk.

Project Summary

The project will provide overflow parking and an additional protected roadside drop off area for the Indian Wells Tennis Garden. For the balance of the year, the site will operate as a sod farm. By making additional overflow parking available to the Indian Wells Tennis Garden, the project would allow for improved traffic flow and traffic control on adjacent streets as well as providing improved parking options for existing event related traffic.

The proposed parking area will have two access points on Miles Avenue. The primary access point is located near the northwest corner of the proposed parking lot. An additional access point will be located west of the primary entry. Access to the existing parking lot to the east is proposed near the center of the eastern boundary of the subject property. The proposed onsite parking is anticipated to be designed similarly to the adjacent parking area to the east. Adjacent roadway improvements including vehicular access, sidewalk and the drop-off area would include safe site distances, intersection geometrics, turning movements and traffic flows.

Level of Service Standard (LOS)

LOS is not calculated to determine transportation impacts; however, it provides information regarding intersection capacity and general plan consistency for the City. LOS is a measure of transportation system performance based upon the ratio of traffic volume relative to the capacity of the roadway or intersection. The volume-to-capacity ratio (V/C) indicates the overall performance of the roadway segment or intersection and corresponds to a rating of A through F identifying its level of capacity utilization and

relative level of congestion. LOS A represents free-flow traffic with little or no delay whereas LOS F represents a breakdown of traffic flow and a high incidence of delay. The City of Indian Wells has established LOS D as the minimum level of service for its street segments.

The proposed project will not generate additional traffic that could negatively impact the LOS along Miles Avenue in this area. Parking associated events and with the adjacent parking area to the east, will have additional options for overflow vehicle parking. The proposed drop-off area will provide a safe location for activities (individual ride services) which are an existing condition.

Transportation Uniform Mitigation Fee (TUMF)

The Riverside County Transportation Commission (RCTC) is the appointed county congestion management agency for the County of Riverside. The 2011 Congestion Management Program (CMP) is set forth to directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

The Transportation Uniform Mitigation Fees (TUMF) program identifies network backbone and local roadways that are needed to accommodate growth. The regional program was put into place to ensure that developments pay their fair share, and that funding is in place for the construction of facilities needed to maintain an acceptable level of service for the transportation system. The TUMF is a regional mitigation fee program and is imposed and implemented in every jurisdiction in Western Riverside County.

Alternative Transportation

The City of Indian Wells is served by the SunLine Transit Agency. This agency provides bus services to the City and the region and also incorporates smaller vehicle programs.

SunDial is a valley wide, origin-to-destination paratransit service designed to meet the requirements of the Americans with Disabilities Act (ADA). The purpose is to provide next day public transportation service for persons who are unable to use regular SunLine service. SunDial service is available within 3/4 of a mile on either side of any local SunLine route (not including Commuter Link 220 & Line 95).

Transit service is reviewed and updated by SunLine periodically to addresses issues such as budget, ridership and community demand. Changes in land use can affect these periodic changes, which could lead to enhanced service where appropriate. Ridership is not anticipated to increase in association with the proposed overflow parking area and protected drop off area.

Conclusion

The proposed project will not result in an increase in event attendees, vehicles or use of public transport. The project's protected drop off area will allow ride services such as Uber or Lyft to safely drop off attendees to events.

The proposed project will be incorporated into the Tennis Garden Traffic Control Plan. By increasing parking capacity for existing attendees and providing a protected drop off area, the project is anticipated to help reduce congestion associated with events. Temporary parking areas, driveway entries, drop off area and adjacent roadway improvements (or repairs) will be reviewed and approved by the City.

The proposed project would not result in the development of any permanent structures or increased population that would generate new demand for public transit, nor does its location affect the performance or safety of any existing facility. The project is not anticipated to conflict with an applicable plan, ordinance or Policy establishing measures of effectiveness for the performance of the circulation system. Following review and approval of improvement plans by the City of Indian Wells, less than significant impacts are expected.

The proposed Zone Text Amendment will rectify conflicts with the City's Municipal Code for the proposed sod farm. Less than significant impacts are expected.

Mitigation Measures: None

b) **No Impact.**

Vehicle Miles Travelled (VMT)

The California Environmental Quality Act (CEQA) procedures for determination of transportation impacts are an evaluation of Vehicle Miles Traveled (VMT,) due to Senate Bill 743 (SB 743). Vehicle delay and LOS are still used in Indian Wells traffic studies when required.

Methodology

The City of Indian Wells sets forth screening criteria under which projects are not required to submit detailed VMT analysis. This guidance for determination of non-significant VMT impact is primarily intended to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB 743. VMT screening criteria for development projects include the following:

- **Small Projects** with low trip generation based on the County Greenhouse Gas Emissions Screening Tables resulting in a 3,000 metric tons of Carbon Dioxide Equivalent per year screening level threshold. Project trip generation is less than 110 trips per day per the ITE Manual or other acceptable source determined by Riverside County.
- **Map Based Screening** within an area of development under threshold as shown on screening map allowed by the Engineering Department.
- **Local Essential Service** includes day care, park, medical/dental office building under 50,000 square feet, police or fire facility, and government offices which are considered local-serving facilities that shorten non-discretionary trips by putting those services closer to residents, resulting in an overall reduction in VMT.

Project Screening

The project is proposed to construct an overflow parking area for the existing traffic associated with the Indian Wells Tennis Garden in accordance with the criteria mentioned above and no further VMT analysis is needed.

Conclusions

The project is not anticipated to increase trip generation, so it is considered a small project. Therefore, the project will not conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b). No impacts are anticipated.

Mitigation: None

c) **Less than Significant Impact**. The project will be developed in accordance with City of Indian Wells design guidelines and will not create a substantial increase in hazards due to a design feature. Vehicle access points on Miles Avenue will be located with adequate visibility, and project-generated traffic will be consistent with existing traffic in the area.

The drop off area will be designed in accordance with the City's design standards. Adjacent roadway improvements will be reviewed and approved by the City of Indian Wells

A Construction Traffic Control Plan may be required as a condition of approval to be implemented throughout all construction activities. This plan will work to reduce potential impacts that may arise due to conflicts with construction traffic.

Special event overflow parking spaces and driving aisles would be defined by striping or other means in accordance with the traffic control plan in effect for the Indian Wells Tennis Garden.

The project is not anticipated to increase hazards due to geometric design feature or incompatible uses. Following the review and approval process at the City of Indian Wells, impacts are less than significant without mitigation.

Mitigation Measures: None

d) **Less Than Significant Impact**. Emergency Access: Regional access to the project site will continue to be provided via primary major roads, primary arterial roads and Highway 111.

Primary project access and emergency access will be provided at the proposed ingress/egress locations on the adjacent portions of Miles Avenue near the northwest corner of the project. An additional access point will connect to the sod farm/parking lot to the east. The project's pedestrian access points will be located with adequate visibility. Event generated traffic will generally remain the same. Vehicles utilizing the overflow parking area will be consistent with existing traffic in the area. Adjacent roadway improvements to Miles Avenue will be constructed and/or repaired.

Prior to construction, both the Fire Department and Police Department will review the project site plan to ensure safety measures are addressed, including emergency access. The project is not anticipated to result in inadequate emergency access. Approval of the overflow parking/sod farm project and the Zone Text Amendment are not anticipated to result in inadequate emergency access. Therefore, impacts are less than significant relative to inadequate emergency access.

Mitigation: None

18. TRIBAL CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial Adverse change in the significance of a Tribal cultural resource, defined in Public Resource Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i)Listed or eligible for listing in the California Register of Historical Resources, or in a local Register of historical resources as defined in Public Resource Code Section 5020.1(k), or;	☐	☐	☒	☐
ii)A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☒	☐	☐

a) i. **Less than Significant Impact**. As previously discussed, the site has been in a rough graded and stabilized with sod grass in an urbanized and developed area of the City. As determined in the Cultural Resources Section performed by CRM Tech in 2014, cultural resources were discovered within and near the project boundaries in 2014. Since then and following consultation with the ACBCI, the project's developmental boundaries have been reduced to eliminate possible disturbance on areas where significant cultural resources were previously discovered. Currently, there are no known historical structures or features located on the project site. Due to the site being reduced and previously graded and stabilized with sod grass, it is unlikely that tribal cultural resources are present. The Zone Text Amendment will not impact tribal cultural resources. Therefore, no impacts to tribal cultural resources are expected. Impacts related to tribal cultural resources are less than significant.

Mitigation Measure: None

b) ii. **Less than Significant Impact with Mitigation.** Public Resource Code 21074 identifies "Tribal Cultural Resources" as "sites, features, places, cultural landscapes, sacred places, and objects with culture value to California Native American Tribe" and that are either included or determined to be eligible for inclusion on the national, state, or local register of historic resources or that are determined by the lead agency, in its discretion, to be significant when taking into consideration the significance of the resource to a California Native American Tribe. Assembly Bill 52 (AB 52) requires lead agencies to notify their local tribes about development projects. It also mandates lead agencies consult with Tribes if requested and sets the principals for conducting and concluding the required consultation process. As previously discussed throughout this document, the project is proposing a sod farm and temporary parking lot on currently disturbed, vacant land. As previously stated, the project has been rough graded and stabilized with sod grass.

In 2014, CRM Tech initiated consultation in writing with 12 individuals on a referral list provided by the Native American Heritage Commission (NAHC). In addition, as referred by these tribal representatives or the appropriate tribal government staff, an additional five individuals were contacted, for a total of 17. In 2014, four of the tribal representatives responded in writing. One tribe deferred to the Agua Caliente Tribe

of Cahuilla Indians. One indicated that the tribe had no specific information regarding any sacred, religious, or culturally significant sites in or near the project site. The third tribe also deferred to other local tribes, however, requested notification of any discover of cultural resources during project development. Finally, the Agua Caliente Tribal Historic Preservation Officer, Pattie Garcia, identified the project location as part of the tribe's Traditional Use Area, and stated that tribal records indicated the presence of known cultural resources at this location. Therefore, copies of all cultural resources documentation related to the project area was requested for tribal review, including the records search results, past studies on the property, the present report, and any newly generated site record forms. The tribe also requested consultation with the City of Indian Wells, a site visit before the commencement of any ground disturbance, and the presence of an Approved Native American Cultural Resources Monitor during all ground-disturbing activities in the project area. These measures were completed prior to grading activities that have already taken place onsite. With the implementation of CR-1 and CR-2 impacts to Tribal Cultural Resources are less than significant.

Mitigation Measure: CR-1 and CR-2

19. **UTILITIES AND SERVICE SYSTEMS** – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Source**:** Indian Wells General Plan; CVWD website; CalRecycle website.

a) **No Impact.** The project site is in an urban setting currently served by existing utilities. Domestic water and wastewater services are provided to the site by the Coachella Valley Water District (CVWD). Non-potable water is provided to the site by an existing private well. Southern California Edison is the electric provider and SoCal Gas is the natural gas provider. Telecommunication connections are provided by Spectrum, all connections to these utilities are located near or within the project's boundary. The proposed sod farm and temporary parking project would not need to connect to natural gas or telephone and cable services. Electricity may be provided to the site through the existing infrastructure for lighting. The proposed project does not include any on-site buildings or habitable structures that would result in a demand for potable water or water facilities. There are no restrooms or other building facilities included in the expansion area that would require water. The project site is currently rough graded and stabilized with sod grass. The development of the proposed sod farm would require a new irrigation system. As such, the increased water demand from the existing private well associated with the sod farm is anticipated to be minimal. All project-related runoff will be conveyed along designated flow lines incorporated into the contoured landscaping features. No new construction of public water, wastewater, electric power, natural gas, or telecommunications facilities will need to be constructed or relocated as a result of the proposed project. No impacts are expected.

Moreover, the project property has been rough graded and stabilized with sod grass. The proposed project would result in the construction of minimal impervious surfaces. Drainage would remain similar to the existing condition without generating additional surface flows. The Zone Text Amendment will not impact utilities and service systems. Therefore, all proposed project scenarios are expected to have no impacts related to this topic.

Mitigation: None

b) **No Impact.** Groundwater is the primary source of domestic water supply in the Coachella Valley. The Coachella Valley Water District (CVWD) is the largest provider of potable water in the valley and currently provides potable water to the project site. As previously discussed above, there are no restrooms or other building facilities included in the expansion area that would require water. The project site is currently rough graded and sod grassed. The development of the project would result in a sod farm that would provide temporary parking during events associated with the Indian Wells Tennis Gardens. A new irrigation system would be required on the project site. As such, the increased water demand associated with the proposed park is anticipated to be minimal. The project would not involve any construction activities that would impact the existing water uses or would involve the operation of new or expanded facilities. The existing domestic water facilities would serve the site. The City will continue to contribute fees to CVWD proportionate to water demand, including any district-wide surcharges toward regional groundwater recharge efforts. Therefore, no impacts are expected pertaining to the available water supply as a result of the proposed sod farm.

Mitigation: None

c) **No Impact**. CVWD operates 6 water reclamation plants and maintains more than 1,000 miles of sewer pipelines and more than 30 lift stations that transport wastewater to the nearest treatment facility and nearly 6.3 billion gallons of wastewater is treated yearly. Compared to new development that would increase the population or generate employment, project implementation of the sod farm and temporary parking lot does not propose any public facilities that would increase the demand for wastewater resources. Therefore, no impacts relative to wastewater capacity are expected.

Mitigation: None

d) **No Impact.** Solid waste disposal and recycling services for the City of Indian Wells is provided by Burrtec. Solid waste and recycling services are already provided to the site. Waste and recycling collected from the site is be hauled to the Edom Hill Transfer Station. Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site. Cal-Recycle data indicates the Bandlands Disposal site has 15,748,799 cubic yards of remaining capacity, the El Sobrante Landfill has a remaining capacity of 143,977,170 tons of solid waste, and Lamb Canyon Disposal has a remaining solid waste capacity of 19,242,950 cubic yards.

As part of its long-range planning and management activities, the Riverside County Waste Management Department (RCWMD) ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year by as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan. The most recent 15-year projection by the RCWMD indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024 (County of Riverside 2015b). The project proposes a sod farm and temporary parking lot which will allow more attendees to park during events associated with the Indian Wells Tennis Gardens. However, an increase in solid waste would be nominal and any additional waste and recycling services would be within Burrtec's existing service capacity. Therefore, no impacts relative to solid waste is expected as a result of the proposed project.

Mitigation: None

e) **No Impact**. The City of Indian Wells has a franchise agreement with Burrtec Waste and Recycling Services to serve the solid waste disposal needs of the City, including the proposed project. All solid waste activities are carried out in compliance with the State, Federal and local statues regulating solid waste. All

development is required to comply with the mandatory commercial recycling requirements of Assembly Bill 341. The project is not anticipated to hinder or impede future compliance. Consequently, no impacts related to this issue are expected to result from the implementation of any project scenario.

Mitigation: None

20. **WILDFIRE –** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Source: Indian Wells General Plan Update; CAL FIRE High Fire Severity Zone Maps.

a-d) **No Impact**. The project site currently resides in an urban and developed area within the City of Indian Wells. The project site is currently vacant and undeveloped. The surrounding uses includes Miles Avenue and the Indian Wells Tennis Gardens to the north, existing sod grass fields to the east, the Whitewater River Flood Control Channel to the south, and vacant land to the west.

According to CAL FIRE's Fire Hazard Severity Zones (FHSZ) in State Responsibility Areas (SRA) Map, the project site is not located in an SRA or located in an area classified as very high fire hazard severity zone. Per CAL FIRE's map, the project property is located in a (incorporated) Local Responsibility Area (LRA). The project is not located in or near state responsibility areas or lands classified as very high, high or moderate fire hazard severity zones, therefore, no impacts are anticipated.

Wildfire risk is related to a number of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents), and topography (degree of slope). Steep slopes contribute to fire hazards by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. According to the Riverside County General Plan, wildfire susceptibility is moderate to low in the valley and desert regions on the western and eastern sides of the Salton Sea. Methods in which developments address wildland fires hazards includes establishing setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, use of low fuel landscaping, and use of fire-resistant building techniques.

As previously stated, the project property is located in a developed area of the City. Thick vegetation, which acts as wildfire fuel, does not occur in areas adjacent to the project. Additionally, the project is not located adjacent to steep slopes that are conducive to wildfires. The Whitewater River Flood Control Channel slopes delineates the project's southern boundary, however due to the lack of vegetation (wildlands) along these slopes, it is not likely for a wildfire to occur here. Overall, a wildfire is not expected to occur in the City and at the project site. As a result, the project site is not expected to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project site connects to an existing network of streets. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project

is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others affect the potential for landslides. The site itself and surrounding lands are predominantly level and would not be susceptible to landslides. The Whitewater River Flood Control Channel does contain side slopes; however, the channel slopes have been designed, excavated, and compacted to reduce the potential for slope instability. As a result, the project is not expected to expose people or structures to significant risks including downslope or downstream flooding or landslides, due to runoff, post-fire slope instability, or drainage changes. The Zone Text Amendment will not cause impacts associated with wildfires. No impacts are anticipated.

Mitigation: None

21. **MANDATORY FINDINGS OF SIGNIFICANCE**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a) **Less than Significant Impact with Mitigation.** As concluded in the Biological Resources section of this document, the proposed project would result in no impacts to biological resources. As concluded in the Cultural Resources section of this document, the project may result in impacts to cultural resources, however, these impacts can be reduced to less than significant levels with the implementation of mitigation measures CR-1 and CR-2. The project will submit a Zone Text Amendment to ensure that the project is compatible with the City of Indian Wells General Plan and Zoning and its surroundings. The project will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare of endangered plant or animal or eliminate important examples of the major periods or California history or prehistory. Based upon the information provided within this Initial Study, approval and implementation of the project is not expected to substantially alter or degrade the quality of the environment, including biological, cultural or historical resources. Less than significant impacts are expected.

Mitigation: See the Cultural Resources Section

b) **No Impact.** The proposed project and its location are found to be adequate and consistent with existing federal, State, and local policies and is a consistent land use with the City of Indian Wells General Plan and Zoning with the submittal and approval of a Zone Text Amendment (ZTA). The ZTA will allow the proposed sod farm and temporary parking to be specifically permitted on the subject property. Approval and implementation of the proposed project will result in no impacts related to cumulatively considerable impacts.

Mitigation: None

c) **No Impact.** The proposed project will not result in impacts related to environmental effects that will cause substantial adverse effects on human beings. The project is already disturbed and has been designed to comply with established design guidelines and standards. The City's review process of the Zone Text Amendment will clarify that sod farms/temporary parking lot uses are allowable in commercial zones,

ensuring that applicable guidelines are being followed. Based upon the findings provided in this document, no impacts are expected.

Mitigation: None

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Enforcement and Compliance Fault Zoning Act, California Department of Conservation.

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Mineral Land Classification Map, Riverside County, 2007.

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