**CITY OF INDIAN WELLS**
**Community Development Department**
44950 Eldorado Drive
Indian Wells, CA 92210
(760) 776-0229

# ENVIRONMENTAL INITIAL STUDY

**Project Title:** Indian Wells General Plan Update

**Case No:** Environmental Assessment Case No. 2024-02

**Lead Agency Name and Address:**
City of Indian Wells
Community Development Department
44950 Eldorado Drive
Indian Wells, CA 92210

**Applicant:**
City of Indian Wells
c/o Jon Berg, Community Development Director
44950 Eldorado Drive
Indian Wells, CA 92210

**Prepared By:**
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Rancho Mirage, CA 92270
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**Contact Person and Phone Number:**
Jon Berg, Community Development Director
Community Development Department
(760) 776-0229

**Project Location:** South and east of the City of Palm Desert; West of the City of La Quinta; North of the Santa Rosa and San Jacinto National Monument, Riverside, California

## PROJECT DESCRIPTION

### *General Plan Update Location*

The City of Indian Wells (City) occupies an area of roughly 15 square miles. Indian Wells is located in the Coachella Valley area of Riverside County, approximately 14 miles southeast of Palm Springs. Indian Wells is bounded by the City of Palm Desert to the north and west, by the City of La Quinta to the east, and by unincorporated areas of Riverside County to the north and south. Regional access to the City is provided by Interstate 10, a major east-west highway which provides access to Indian Wells and the Inland Empire region, which encompasses the cities in Riverside County, including those in the Coachella Valley, and San Bernardino County. State Route 74 provides access from the Coachella Valley and the San Diego metropolitan area via State Route 371 and 79.

### *Surrounding Properties*

The Planning Area discussed throughout this environmental document encompasses the entire City of Indian Wells, which is generally surrounded by several local jurisdictions including the cities of Palm Desert to the north and west, La Quinta to the east, and Indio to the northeast, and unincorporated areas of Riverside County to the south and northeast. For the purpose of the General Plan Update and associated documents, the "Planning Area" is defined as the area encapsulating the City limits, over which the City exercises land use authority and provides public services. See Figure 1, *Regional Location Map,* for the location of Indian Wells in relation to the surrounding cities and Figure 2, *Planning Area,* for the boundary of Indian Wells. The following land uses are identified along common boundaries and areas near Indian Wells:

*City of Palm Desert*

- Conventional Suburban Neighborhood
- Golf Course & Resort Neighborhood
- Small Town Neighborhood
- Resort & Entertainment
- Suburban Retail Center
- Employment
- Public Facility/Institutional
- Open Space

*City of La Quinta*

- Low Density Residential
- Medium/High Density Residential
- General Commercial
- Tourist Commercial
- Open Space - Natural
- Open Space - Recreation

*City of Indio*

- Country Estates
- Equestrian Estates
- Residential – Low
- Residential – Medium
- Mixed Use (DA)
- Mixed Use (SP)
- Neighborhood Commercial
- Business Park

*Unincorporated Riverside County*

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Retail
- Open Space Recreation
- Open Space Rural
- Conservation Habitat

### *City History*

The City of Indian Wells was incorporated in 1967. Prior to its incorporation, it was a Cahuilla Indian village in 1820. During the gold rush, Indian Wells became an important stop along the trail from Los Angeles to the desert gold mines. In the early 1900s, the date industry was established in the Indian Wells area and date palm ranches became profitable. Early prominent settlers established homesteads within Indian Wells and opened the first market and post office by 1915. The relatively high-water table in the Coachella Valley allowed the agricultural industry to develop. Fueled by the abundance of water, the area was soon converted from a primarily agricultural community to that of a golf resort destination with the area's first golf courses opening in the 1950s. Since then, Indian Wells has continued to grow, with the development of resort hotels, golf courses, and luxury residential communities, and has maintained its residential-resort lifestyle. Indicative of the residential-resort lifestyle, more than half of the residential base of Indian Wells consists of seasonal and part-time residents.

***Existing Development (Baseline Conditions)***

The current General Plan land use designations (described in detail below) identify the long-term planned use of land. The Riverside County Assessor's office maintains a database of existing "on-the-ground" land uses on individual parcels, including the number of dwelling units and related improvements such as non-residential building square footage. Approximately 9,146 acres, out of 9,333 total acres in the City are developed, or currently under construction. While approximately 187 acres are vacant.

There are 9,333 acres within the Planning Area. Table 1 below indicates the existing uses within the Planning Area. Currently, approximately 6,395 acres are developed as open space, parks and golf course uses, 1,403 acres are developed as residential uses, and approximately 187 acres are vacant. Figure 3 also illustrates the existing uses within the Planning Area. These are considered the baseline conditions.

The City currently includes 4,694 single family units and 349 multifamily units, for a total of 5,043 residential units; 1,546,833 square feet of nonresidential space (i.e., office, sports, commercial, etc.); and offers 1,509 jobs within the City.

**Table 1 Existing Development within Indian Wells**

| Existing Uses | Acres |
|---|---|
| Commercial | 158 |
| Natural Preserve | 155 |
| OS, Parks, Golf | 6,395 |
| Public Facilities | 22 |
| Residential Attached | 211 |
| Residential Detached | 1,193 |
| Residential/Watercourse Interface | 19 |
| Sports Complex | 63 |
| Streets | 515 |
| Utility/Maintenance Lot | 22 |
| Vacant | 187 |
| Watercourses, Drainage Channels | 391 |
| **Total** | **9,333** |

***Current General Plan***

The state of California requires every city and county in California to adopt a General Plan, which is the local government's long-term blueprint "for the physical development of the city and any land outside its boundaries that bears relation to its planning." The General Plan represents the community's view of its future and expresses the long-term growth and development goals. It addresses issues that impact the entire city, such as how land is used, where buildings are built, the locations of roads and parks, safety, noise, and more.

The General Plan contains the goals and policies upon which the City Council and Planning Commission will base their future land use decisions. All city plans, zoning, and private development must be consistent with the policies in the General Plan.

The City's General Plan was last comprehensively updated in 1996 and has been amended periodically since that time. The Housing Element was updated in 2013 (5th Cycle), and again in 2024, (6th Cycle) as required by State Housing Law.

Figure 4 shows a map of the current General Plan land use designations in the Planning Area. Per the current General Plan Land Use Map, Indian Wells is dominated by large areas of open space, including open space used for golf and recreation, and by low density residential development. Resorts and sports complexes are also prominent in the City. The Table 2 below lists the parcel specific acreage for current land uses within the Planning Area. Of the designated land uses, the largest land use designation within the Planning Area is Open Space, with 4,320 acres of land designated for this use. There is also a significant amount of land designated as Very Low Density Residential (2,306 acres).

Buildout of the current General Plan would result in 5,455 single family units and 816 multifamily units, for a total of 6,271 residential units; 5,132,104 square feet of nonresidential space; and 6,217 jobs.

**Table 2 Current General Plan Designations**

| Current General Plan Designation | Acres |
|---|---|
| Civic, Public Facility | 29 |
| Commercial, Community Commercial | 88 |
| Commercial, Professional Office | 7 |
| Commercial, Resort Commercial | 185 |
| Commercial, Sports Complex | 63 |
| Low Density Residential | 162 |
| Medium Density Residential | 46 |
| Medium High Density Residential | 18 |
| Open Space, Golf and Recreation | 1,317 |
| Open Space, Natural Preserve | 195 |
| Open Space, Open Space | 4,320 |
| Open Space, Public Benefit (PB-1) | 34 |
| Open Space, Public Park | 6 |
| Open Space, Watercourse | 557 |
| Residential, Very Low Density Residential | 2,306 |
| **Total** | **9,333** |

***Proposed Project***

The City of Indian Wells is proposing a comprehensive General Plan Update (i.e., the "project"). New policies are proposed that emphasize maintaining its tranquil and luxurious resort environment, promoting fiscal resiliency, and creating a sustainable and resident future for current and future residents. The General Plan Update (GPU) addresses land use, mobility, open space, conservation, safety, noise, and economic development. The GPU will be organized into six elements: Land Use, Mobility, Resource Management, Public Safety, Economic Development, and Housing. As previously noted, the City's Housing Element has been updated and adopted by the City Council in 2022.

The General Plan Update includes an update to the City's Land Use Map (see Figure 5). It proposes to change the current land use designation of two locations, as indicated in Table 3 below.

**Table 3 Changes to the General Plan Land Use**

| Location | APN | Existing Use | Current Land Use Designation | Proposed Land Use Designation (GPU) |
|---|---|---|---|---|
| 1 | 633-150-077 & 633-150-071 | Golf Course | Golf and Recreation | Resort Commercial |
| 2 | 633-310-035 & 633-410-051 | Vacant | Community Commercial | Resort Commercial |

In addition, the General Plan Update proposes changes to the Whitewater River Channel consistent with ongoing efforts to improve the Channel. Specifically, approximately 6.82 acres of the Whitewater River Channel will be removed from designation as part of the storm channel and added to the designation of developable acreage for resort commercial uses utilizing approved channel re-design. The improvements will include engineered fill material and new slope protection on the southern slope of the Channel in the vicinity of Miles Avenue.

Buildout of the proposed General Plan Update would result in 5,455 single family units and 816 multifamily units, for a total of 6,271 residential units (consistent with the current General Plan); 5,159,667 square feet of nonresidential space (27,563 more square feet than the current General Plan); and 6,310 jobs (93 more jobs than the current General Plan).

***Project Objectives***

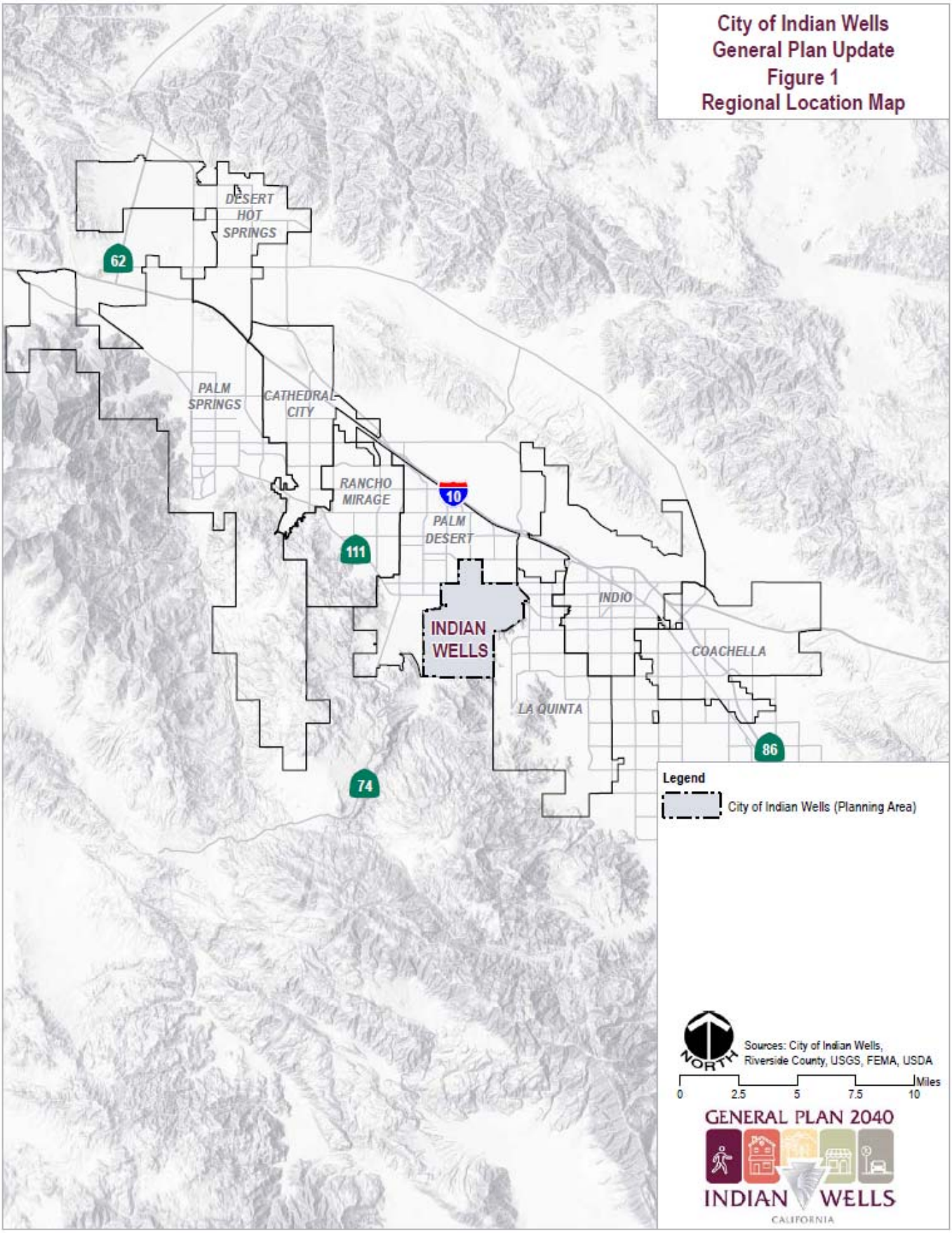
The following objectives form the physical, economic, and environmental framework upon which the General Plan Update is built:

- Maintain the City's residential-resort lifestyle.
- Accommodate a range of land uses (commercial, residential, open space, and public uses).
- Maintain adequate sites to accommodate the City's Regional Housing Needs Allocation (RHNA).
- Develop a diverse set of land uses including employment-generating land uses that create new jobs and ensure long-term economic benefits and stability for the City of Indian Wells.
- Promote the development of a connected community that is enhanced by sidewalks, shade from trees, pedestrian benches, safe pedestrian crossings, and landscaping along streets, and providing buffers between surrounding uses.
- Encourage the development of a multimodal circulation network that provides a safe and efficient level of connectivity for vehicles, bicyclists, pedestrians, and transit users.

- Provide adequate infrastructure, services, and utilities to meet the needs of the community by requiring new developments to pay their fair share for required improvements.

***Other public agencies whose approval is required:***

None


City of Indian Wells
General Plan Update
Figure 1
Regional Location Map
DESERT HOT SPRINGS
62
PALM SPRINGS
CATHEDRAL CITY
RANCHO MIRAGE
10
PALM DESERT
111
INDIO
INDIAN WELLS
COACHELLA
LA QUINTA
86
74
Legend
City of Indian Wells (Planning Area)
NORTH
Sources: City of Indian Wells, Riverside County, USGS, FEMA, USDA
0
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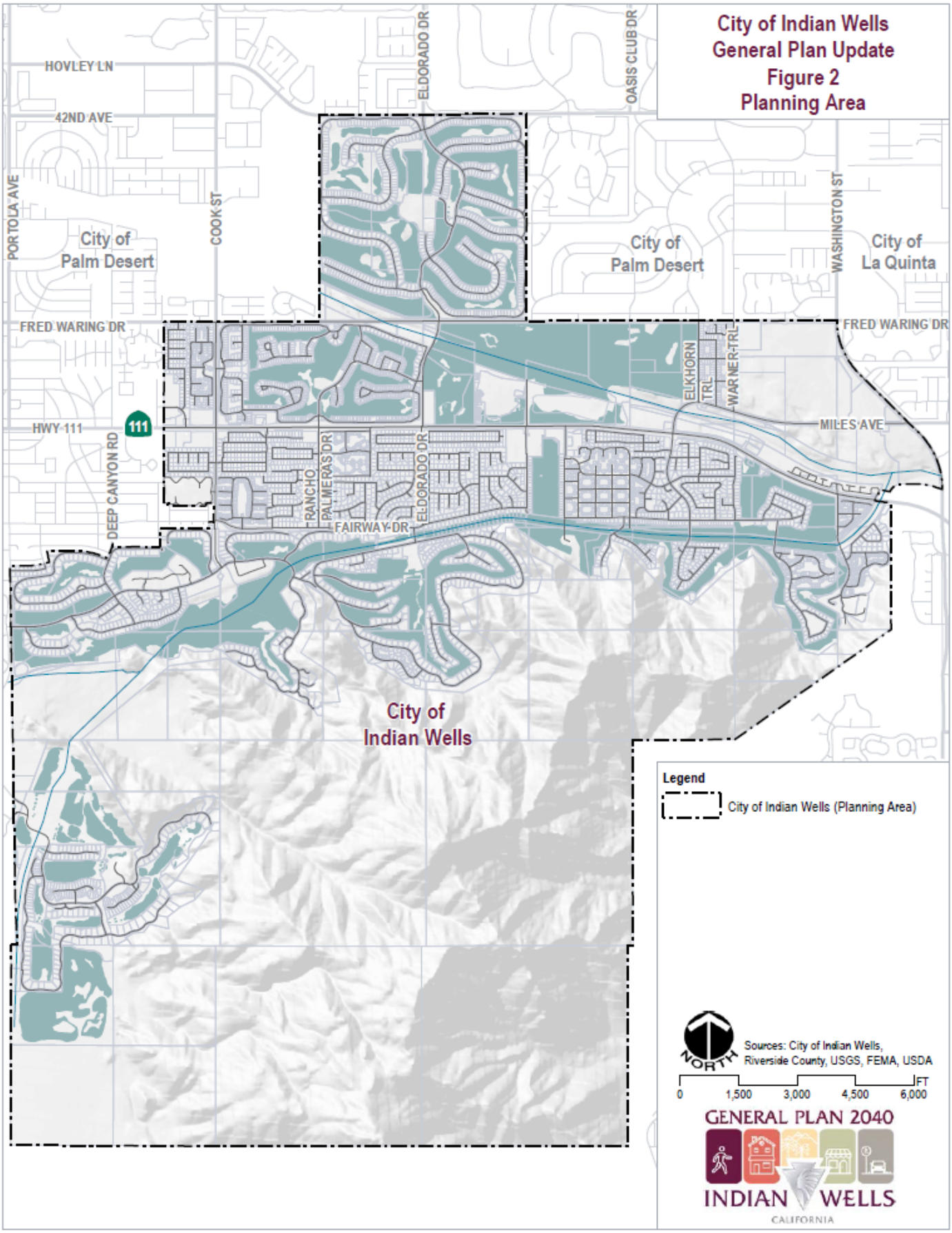
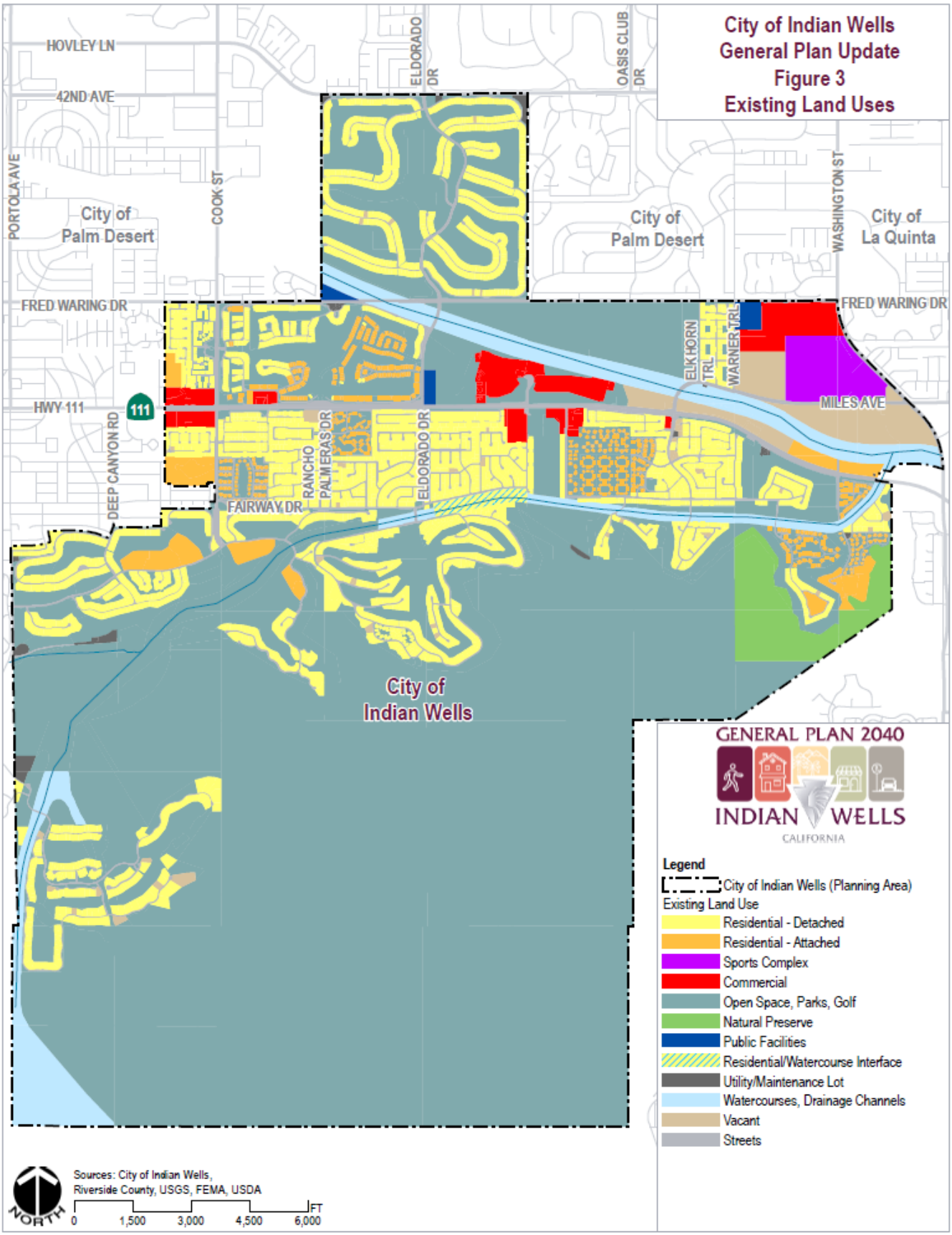
5
7.5
10
Miles
GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA


City of Indian Wells
General Plan Update
Figure 2
Planning Area
HOVLEY LN
42ND AVE
PORTOLA AVE
COOK ST
ELDORADO DR
OASIS CLUB DR
WASHINGTON ST
City of Palm Desert
City of Palm Desert
City of La Quinta
FRED WARING DR
FRED WARING DR
HWY 111
111
DEEP CANYON RD
RANCHO PALMERAS DR
ELDORADO DR
FAIRWAY DR
ELKHORN TRL
WARNER TRL
MILES AVE
City of Indian Wells
Legend
City of Indian Wells (Planning Area)
NORTH
Sources: City of Indian Wells, Riverside County, USGS, FEMA, USDA
0
1,500
3,000
4,500
6,000
FT
GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA


City of Indian Wells
General Plan Update
Figure 3
Existing Land Uses
HOVLEY LN
42ND AVE
PORTOLA AVE
COOK ST
ELDORADO DR
OASIS CLUB DR
WASHINGTON ST
City of Palm Desert
City of Palm Desert
City of La Quinta
FRED WARING DR
FRED WARING DR
HWY 111
111
DEEP CANYON RD
RANCHO PALMERAS DR
ELDORADO DR
FAIRWAY DR
ELK HORN TRL
WARNER TRL
MILES AVE
City of Indian Wells
GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA
Legend
City of Indian Wells (Planning Area)
Existing Land Use
Residential - Detached
Residential - Attached
Sports Complex
Commercial
Open Space, Parks, Golf
Natural Preserve
Public Facilities
Residential/Watercourse Interface
Utility/Maintenance Lot
Watercourses, Drainage Channels
Vacant
Streets
NORTH
Sources: City of Indian Wells,
Riverside County, USGS, FEMA, USDA
0
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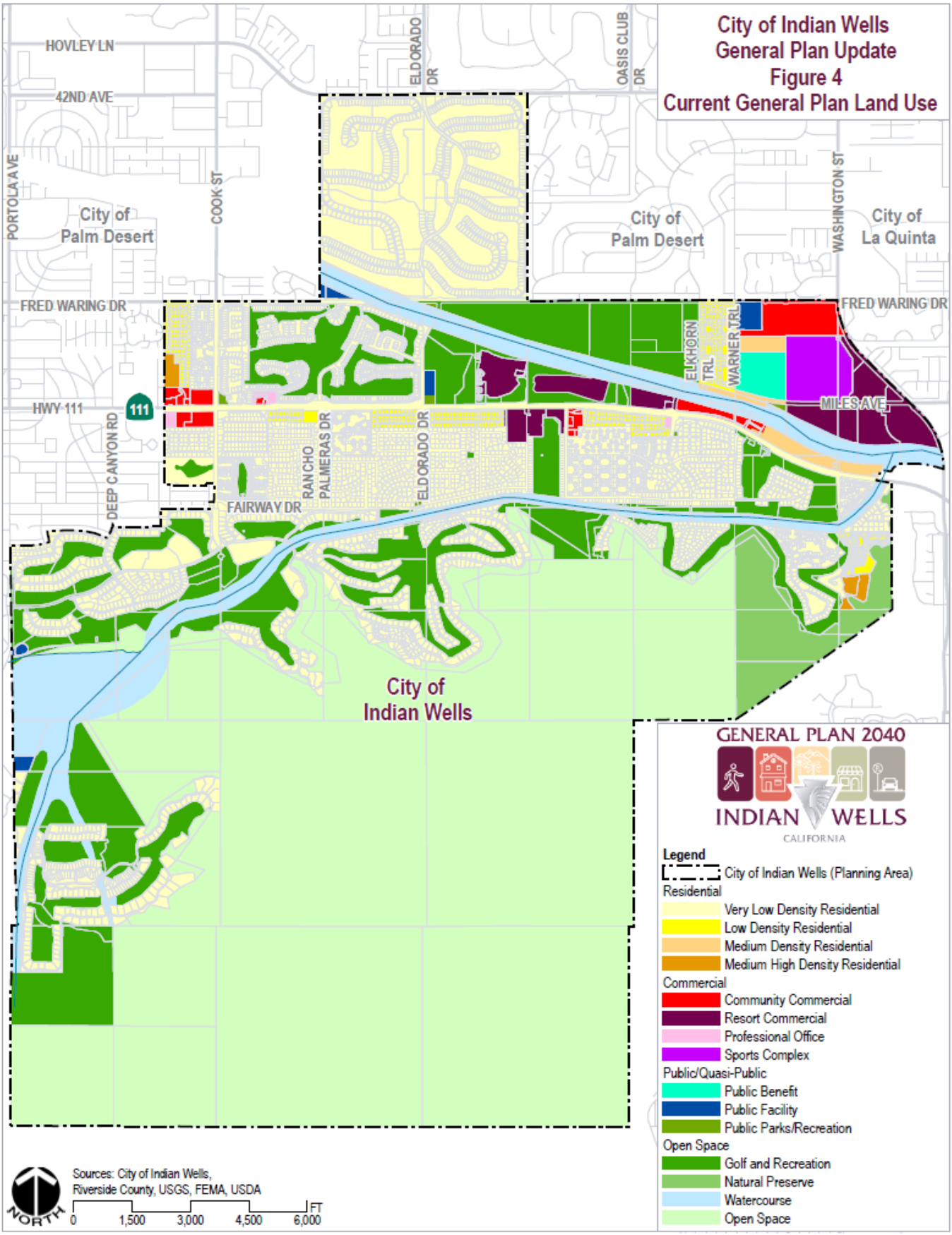
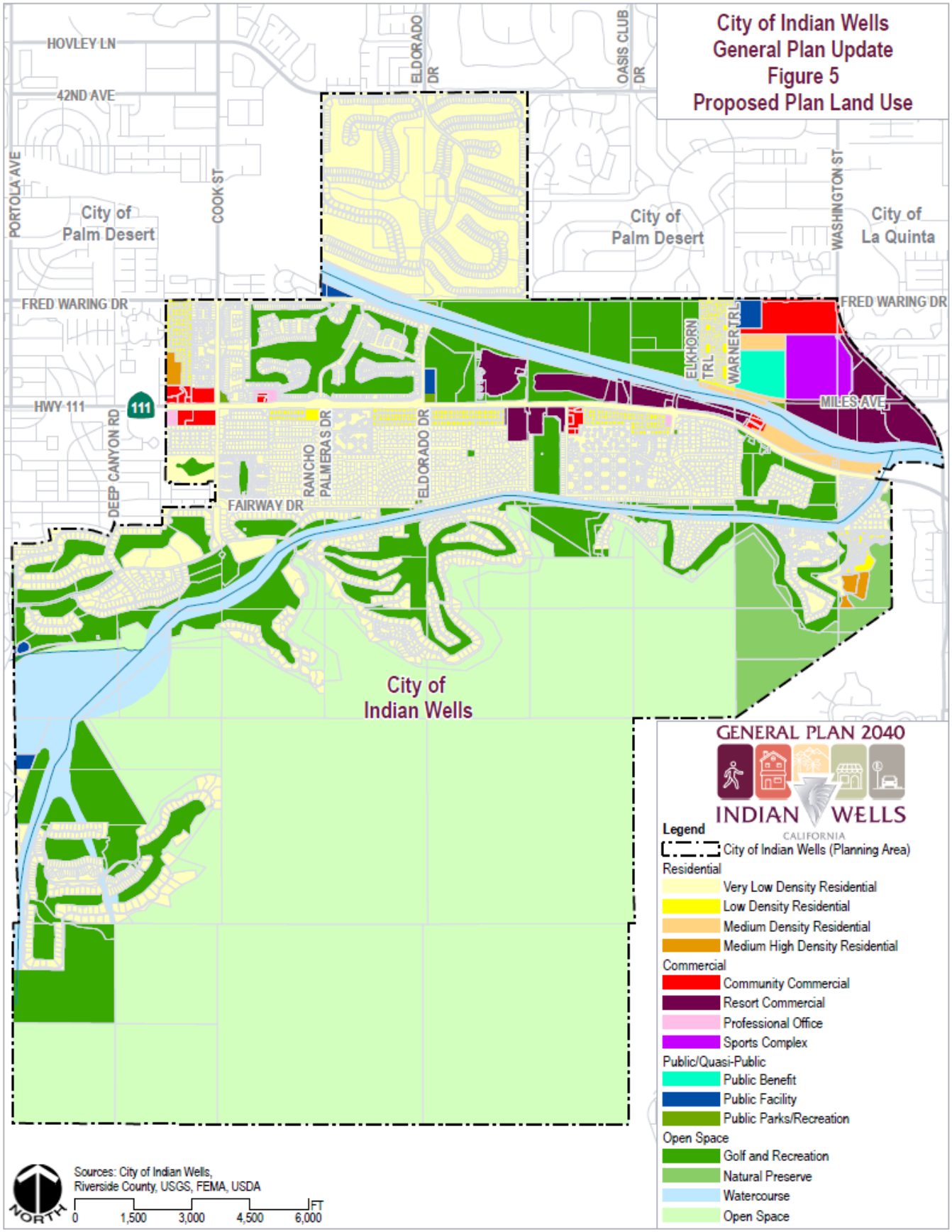
3,000
4,500
6,000
FT


City of Indian Wells
General Plan Update
Figure 4
Current General Plan Land Use
HOVLEY LN
42ND AVE
PORTOLA AVE
COOK ST
ELDORADO DR
OASIS CLUB DR
WASHINGTON ST
City of Palm Desert
City of Palm Desert
City of La Quinta
FRED WARING DR
FRED WARING DR
HWY 111
111
DEEP CANYON RD
RANCHO PALMERAS DR
ELDORADO DR
FAIRWAY DR
ELKHORN TRL
WARNER TRL
MILES AVE
City of Indian Wells
GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA
Legend
City of Indian Wells (Planning Area)
Residential
Very Low Density Residential
Low Density Residential
Medium Density Residential
Medium High Density Residential
Commercial
Community Commercial
Resort Commercial
Professional Office
Sports Complex
Public/Quasi-Public
Public Benefit
Public Facility
Public Parks/Recreation
Open Space
Golf and Recreation
Natural Preserve
Watercourse
Open Space
Sources: City of Indian Wells, Riverside County, USGS, FEMA, USDA
NORTH
0
1,500
3,000
4,500
6,000
FT


City of Indian Wells
General Plan Update
Figure 5
Proposed Plan Land Use
HOVLEY LN
42ND AVE
PORTOLA AVE
COOK ST
ELDORADO DR
OASIS CLUB DR
WASHINGTON ST
City of Palm Desert
City of Palm Desert
City of La Quinta
FRED WARING DR
FRED WARING DR
HWY 111
111
DEEP CANYON RD
RANCHO PALMERAS DR
ELDORADO DR
FAIRWAY DR
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City of Indian Wells
GENERAL PLAN 2040
INDIAN WELLS
CALIFORNIA
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City of Indian Wells (Planning Area)
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Commercial
Community Commercial
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Public Benefit
Public Facility
Public Parks/Recreation
Open Space
Golf and Recreation
Natural Preserve
Watercourse
Open Space
Sources: City of Indian Wells, Riverside County, USGS, FEMA, USDA
NORTH
0
1,500
3,000
4,500
6,000
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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:** (To be completed by the Lead Agency)
On the basis of this initial evaluation:

| | |
|---|---|
| ☐ | 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:<br>City of Indian Wells | 7/23/2024<br>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 and other regulations governing scenic quality? | ☒ | ☐ | ☐ | ☐ |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | ☒ | ☐ | ☐ | ☐ |

a) **Potentially Significant Impact.** Scenic vistas within the City include the surrounding mountains, including the Santa Rosa Mountains which delineates the City's southern boundary. The City's location on the valley floor and adjacent to the Santa Rosa Mountains allow various views of the surrounding landforms. Although there are no adopted or proposed designated scenic views, scenic corridors, or vista points within the City, the scenic vistas can be viewed from public streets (i.e., neighborhood streets or Highway 111), public property, and private property.

The City of Indian Wells is largely developed. Remaining vacant lots within the City are primarily located along Highway 111 and Miles Avenue. Future development in accordance with the General Plan Update would allow for development of currently undeveloped parcels, which have the potential to impact scenic vistas in Indian Wells. The PDEIR will analyze the General Plan Update's impacts to scenic vistas as a result of the buildout of the City.

b) **Potentially Significant Impact.** The General Plan Update occupies the entirety of Indian Wells. According to the California Scenic Highway Mapping System of the California Department of Transportation (Caltrans), there are no state-designated scenic highways in or near the City of Indian Wells. State Route 74 in Palm Desert is the closest eligible scenic route. Historic buildings are found within the City and scenic tree resources may be found within the City as well. Potential impacts to these scenic resources will be further analyzed in the PDEIR.

c) **Potentially Significant Impact.** Although the City is largely built out and developed with buildings, recreational areas, street improvements, and infrastructure, future development in accordance with the General Plan Update has the potential to impact the overall visual character of Indian Wells, particularly its vacant and undeveloped areas primarily located along Highway 111 and Miles Avenue. Thus, impacts to the scenic quality are potentially significant. Potential impact to the scenic quality will be further analyzed in the PDEIR.

d) **Potentially Significant Impact.** As previously stated, the City of Indian Wells is largely developed with buildings, streets, and infrastructure. The existing residential communities, commercial and resort areas (i.e., parking lots, businesses), streetlights, traffic signals, and signage throughout the City currently contribute to daytime and nighttime lighting. Vehicular traffic throughout the public and private streets also contributes to the daytime and nighttime light. The City is largely developed, with approximately 187 vacant acres available for future development. The development of the vacant areas will result in increased nighttime lighting within the City. Therefore, the PDEIR will analyze the impact of light and glare generated by the development of the GPU.

| **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. 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? | ☒ | ☐ | ☐ | ☐ |

a) **Potentially Significant Impacts.** According to the 2022 California Farmland Mapping and Monitoring Program data, a majority of the City is comprised of Urban and Built-Up Land. Urban and Built-Up Land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The City also contains Other Land which comprises of the mountain range in the southern portion of the City as well as portions of the Coachella Valley Stormwater Channel. Other Land is land 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. Additionally, there is approximately 43 acres of Prime Farmland off Miles Avenue and Washington Street. Prime Farmland is irrigated land with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date. The approximately 43 acres of Prime Farmland is currently a sod farm.

According to the GPU Land Use/Zoning Map, the sod farm is zoned for commercial use. In the GPU, conversion of the sod farm is not anticipated. The significance of the conversion of the site to nonagricultural use will be evaluated in the EIR.

b) **No Impact.** According to the California Department of Conversion California Williamson Act Enrollment Finder, there is no land within the City that is designated under the Williamson Act. Additionally, zoning for agricultural use does not occur within the City. The implementation of the GPU will not impact or remove land from the City or County's agricultural zoning or agricultural preserve. Therefore, no impacts are expected, and further study is not required in the EIR.

c) **No Impact.** The City of Indian Wells does not have land designated as forest land, timberland, or timberland zoned Timberland Production within the City boundaries. Additionally, these activities do not occur within

the City or the Coachella Valley. No impacts are anticipated, and further study is not required in the EIR.

d) **No Impact.** As stated in discussion c), above, no forest land occurs in the City or in the surrounding area because forest vegetation is not characteristic of the Coachella Valley desert environment. No impacts are expected, and further study is not required in the EIR.

e) **Potentially Significant Impact.** As previously described, the City includes approximately 43 acres of farmland located off Miles Avenue and Washington Street that is currently zoned for commercial use. The GPU does not discuss the conversion of the farmland, but it can be assumed that the farmland could be converted to nonagricultural uses according to the zoning of the land. There is no other farmland within the City. The significance of the conversion of the site to nonagricultural use will be evaluated in the EIR.

| **3. AIR QUALITY –** Where available, the significance criteria established by the applicable air quality management 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? | ☒ | ☐ | ☐ | ☐ |

a) **Potentially Significant Impact.** The City of Indian Wells and its 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). Existing air quality in relation to the applicable air quality standards for criteria air pollutants is measured at established air quality monitoring stations throughout the SCAQMD jurisdiction. The three permanent monitoring stations in the Coachella Valley are located in Palm Springs (AQS ID 060655001), Indio (AQS ID 060652002), and Mecca (Saul Martinez - AQS ID 060652005).

To comply with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), SCAQMD has adopted an Air Quality Management Plan (AQMP), which is updated regularly with strategies to effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy. The most current version of the AQMP (2022 AQMP) was adopted in December 2022 to continue serving as a regional blueprint for achieving the federal air quality standards. The 2022 AQMP includes the most current strategies to meet the air quality standards and ensure that public health is protected to the maximum extent feasible. It also includes a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. Moreover, the 2022 AQMP provides guidance for the State Implementation Plans (SIP) for attainment of the applicable ambient air quality standards.

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. Appropriate air quality measures to prevent fugitive dust are required by the City's Fugitive Dust Control ordinance and plan implementation requirements, which are consistent with SCAQMD Rules 403 and 403.1 that apply to the Coachella Valley strategy for reducing fugitive dust emissions.

The General Plan Update will involve the buildout of the City, which will include residential, commercial, and open space uses. Future projects within the City will be subject to the rules and guidelines under the 2022 AQMP and the applicable State Implementation Plan for PM10 and Ozone. The Air Quality Study quantitative findings will help determine whether the GPU's emission levels will exceed any of the applicable thresholds and whether those levels have the potential to obstruct the attainment efforts of the 2022 AQMP. The PDEIR will further elaborate on the GPU's compliance with the applicable air quality

plan and level of significance. The PDEIR will rely on the Air Quality Study results to compare the project-related emissions against the established regional and localized thresholds. The findings of significance pertaining to compliance with the AQMP and other relevant air quality plans will be disclosed in that evaluation.

b) **Potentially Significant Impact.** The Coachella Valley portion of the Salton Sea Air Basin (SSAB) is in nonattainment for the 1997 8-hour ozone standard and PM10 standard. The attainment status of each standard is summarized below.

Particulate Matter (PM10):

The Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). 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 Air Quality Study for this project will quantify the potential construction and operational PM10 emission levels resulting from the project to determine compliance and feasible mitigation, as necessary.

Ozone and Ozone Precursors:

Furthermore, 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 nitrogen oxides (NOx), volatile organic compounds (VOCs) and ozone are produced in the South Coast Air Basin, they are transported to the Coachella Valley. The 2022 AQMP has found and established that the Coachella Valley does not have large sources of smog-forming emissions and therefore, local sources of air pollution have a limited impact on ozone levels compared to the transport of ozone precursors generated upwind in the SCAB. Based on the 2022 AQMP, the attainment date for the said ozone standard is August 2033. The Air Quality Study for the GPU will quantify the potential construction and operational ozone precursor emission levels resulting from City buildout to determine compliance and feasible mitigation, as necessary.

c) **Potentially Significant Impact.** A sensitive receptor is a person in the population who is 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. Land uses considered by the SCAQMD to be sensitive receptors include residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities.

The General Plan Update consists of undeveloped land. The PDEIR will analyze in further detail the location of the nearest sensitive receptors and will provide a Localized Significance Threshold (LST) analysis, as applicable, per the SCAQMD methodology.

d) **Potentially Significant Impact.** As previously introduced, buildout of the GPU may impact residential uses and other land uses that may be considered sensitive receptors in substantial numbers throughout the City. The PDEIR will analyze the project's potential impacts involving emissions (such as those leading to odors) relevant to adverse impacts on a population.

| 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? | ☐ | ☐ | ☐ | ☒ |

a) **Potentially Significant Impact**. The City of Indian Wells is almost fully developed, thus the natural biological resources in most areas have been lost. Most of the remaining undeveloped biological resources are confined to the Santa Rosa Mountains in the southern portion of the City. Most native vegetation found in the City is also located in the southern portions of the City in the Santa Rosa and San Jacinto Conversation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

Undeveloped land throughout the City could contain vegetation such as patches of Sonoran desert creosote bush scrub, desert saltbush scrub, Sonoran mixed woody and succulent scrub, mesquite hummocks, and various types of stabilized desert sand fields. The presence of these plant communities could provide habitat for desert plant and wildlife. Future development under the General Plan Update may impact sensitive species habitats. The PDEIR will evaluate sensitive species, current regulatory requirements, and potential impacts to sensitive species and habitat.

b) **Potentially Significant Impact**. In the City, riparian habitats could exist between Cook Street and Washington Street inside the Coachella Valley Stormwater Channel. Narrow bands of desert riparian areas consisting of desert dry wash woodland, tamarisk scrub, Sonoran cottonwood-willow riparian forest, and coastal/valley freshwater marsh occur along the desert washes and drainages, adding additional diversity to the desert habitats of the remaining natural lots. The PDEIR will analyze whether the GPU would affect 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) **No Impact.** The City does not contain federally protected wetlands, marshes, or other natural drainage features. There is the Coachella Valley Stormwater Channel and Deep Canyon Stormwater Channel in the City. The Coachella Valley Stormwater Channel is managed by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Management of this wash includes implementing all the Conservation Objectives and Required Measures delineated in the CVMSHCP and implementing permit conditions that pertain to the Valley Floor Reserve Management Unit, guiding the management of the wash. As a result, implementation of the GPU would not result in the direct removal, filling, or other hydrological interruption to any of these resources. No impacts are expected, and no further analysis is needed.

d) **No Impact.** The City does not act as a wildlife movement corridor due to the current built environment as well as the presence of urban/suburban development encompassing much of the City. Any development occurring from the GPU shall comply with the CVMSHCP through the payment of mitigation fees required by new developments. Additionally, development in the City is required to follow Policy IIIA.4.2 set forth by the City. Policy IIIA.4.2 requires development proposals to identify significant biological resources and provide mitigation including the use of adequate buffering, selective preservation, the provision of replaceable habitats, the use of sensitive site planning techniques, and other appropriate measures. Both of these required measures would ensure that there would be no impact on the movement of any native resident or migratory species or with established native resident or migratory wildlife corridors or impede on the use of native wildlife nursery sites. No impacts are expected, and no further analysis is needed.

e) **No Impact.** The City lies within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) which outlines policies for conservation habitats and natural communities and is implemented by the City of Indian Wells. There are no other unique local policies or ordinances protecting biological resources that would cause a conflict. Any development occurring from the GPU shall comply with the CVMSHCP through the payment of mitigation fees required by new developments within the City. No impacts are expected; therefore, no further analysis is required.

f) **No Impact.** As discussed above, the City of Indian Wells is a participant of the CVMSHCP. This plan outlines policies for conservation habitats and natural communities and is implemented by the City of Indian Wells. The southern portion of the City is included in the Santa Rosa and San Jacinto Mountains Conservation Area; however, no development is proposed in the Conservation Area. No impacts are expected, and no further analysis is needed.

| **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 as 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 formal cemeteries? | ☐ | ☐ | ☒ | ☐ |

a) **Potentially Significant Impact.** The City of Indian Wells is almost fully developed, and most of the remaining undeveloped biological resources are confined to the Santa Rosa Mountains in the southern portion of the City. There are undeveloped parcels in the City that could contain unknown historical and archeological resources which have not yet been discovered. A cultural resources study will be conducted for the City to determine whether historical resources exist onsite. The PDEIR will discuss the findings of the cultural resources study and provide mitigation measures, if necessary

b) **Potentially Significant Impact.** The City consists of mostly Quaternary alluvium, lake, dune sand, and Pleistocene nonmarine deposits, with Mesozoic granitic rocks along the Santa Rosa Mountains, which encompass the southern portion of the City.

The project could occur in a highly sensitive area based on local historical data of the Coachella Valley. At elevations ranging roughly between 5 and 25 feet above mean sea level, the project area lies near the former shoreline of Holocene Lake Cahuilla, an ancient freshwater lake that repeatedly filled the Coachella Valley between 900 and the 1730s A.D. Over the centuries, the inundation and desiccation of Holocene Lake Cahuilla greatly influenced all aspects of local Native lifeways. Because of its location near the shoreline to this now-vanished freshwater lake, the area around the project area would have provided a highly favorable setting for Native American habitation prior to the 18th century. The PDEIR will discuss the findings of the cultural resources study and the possible impacts to archeological resources from the implementation of the GPU and provide mitigation measures if necessary.

c) **Less than Significant Impact**. As described above, implementation of the GPU could occur in a highly sensitive area, and ground disturbing activities could result in the identification of additional resources, including cremations. Pursuant to the California Health and Safety Code Section 7050.5, and the CEQA Guidelines Section 15064.5, 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 Native American or has reason to believe that they are those of Native American, the coroner shall contact the Native American Heritage Commission within 24-hours. Compliance with the California Health and Safety Code shall ensure that proper actions shall be taken in the event of a discovery or recognition of any human remains during project construction activities. Compliance with State law provisions is mandatory and would ensure impacts to human remains are less than significant. The PDEIR will provide further discussion of the discovery of human remains onsite.

| **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? | ☒ | ☐ | ☐ | ☐ |

a) **Potentially Significant Impact.** The City of Indian Wells is largely developed with residential use, commercial uses, resort facilities, and infrastructure. The uses within the City consume energy in the form of electricity, natural gas, and petroleum. Imperial Irrigation District (IID) and Southern California Edison (SCE) provides electricity to the City, while the Southern California Gas Company (SoCal Gas) provides natural gas. The GPU will result in the buildout of the City, which includes approximately 187 vacant acres. The buildout of the General Plan area will result in the increased consumption of energy resources. Therefore, the DEIR will analyze whether the GPU would result in the wasteful, inefficient, or unnecessary consumption of energy resources.

b) **Potentially Significant Impact**. State and local plans have been established to set goals and guidelines to enforce the implementation of energy efficient building materials and features. The General Plan Update will be analyzed in the PDEIR for compliance and consistency with state or local plans for renewable energy or energy efficiency to determine project impacts.

| **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 substantial direct or indirect 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 or site or unique geologic feature? | ☒ | ☐ | ☐ | ☐ |

a) i. **Potentially Significant Impact.** The City of Indian Wells, similar to most of Southern California, is susceptible to earthquakes due to the active faults that traverse the Coachella Valley. The potential for ground rupture due to fault movement is commonly related to the seismic activity of known fault zones. There are three major faults in Riverside County: the San Andreas, San Jacinto, and Elsinore faults. The Alquist-Priolo Earthquake Fault Zone encompasses the San Andreas fault. Under the Alquist-Priolo Earthquake Fault Zoning Act, the location of structures for human occupancy across the surface trace of an active fault is restricted. Although no known active or inactive faults traverse through the project site, due to the various faults in the region, seismic-related rupture at the project property will be analyzed in further detail in the PDEIR. An analysis of the project's location to the closest Alquist-Priolo Earthquake Fault Zone will also be included in the PDEIR. This analysis will consult state, regional and local resources and maps of existing faults in relation to the project.

ii. **Potentially Significant Impact.** Seismically induced ground shaking is anticipated throughout the entire Coachella Valley due to the multiple faults that traverse the region, which are capable of causing damage to the City. All three faults in the region, the San Andreas, San Jacinto, and Elsinore faults, have the potential to produce strong seismic shaking in the City. The strength of the ground shaking is accredited to the distance from the fault, where the intensity decreases the further it is from the causative fault. Due to the multiple active faults in the Coachella Valley area, it is likely that the site will experience ground

shaking during the life of the project. Impacts of seismically-induced ground shaking at the project site will be analyzed further in the PDEIR.

iii. **Potentially Significant Impact.** The Public Safety Element of the Indian Wells General Plan indicates that liquefaction involves the sudden loss of strength in a saturated, cohesionless soil (typically sand) which is the result of shock or strain, such as in an earthquake. The shock causes the soil to behave like a liquid. Liquefaction is most likely to occur where groundwater is less than 30 feet from the surface. A project-specific soils report will be completed at the project site to analyze geotechnical conditions at the project, including potential groundwater depth. Impacts of seismically-induced liquefaction at the project property will be analyzed in the PDEIR.

iv. **Potentially Significant Impact.** Secondary effects of seismic ground shaking, such as slope failures, rockfalls and landslides may occur in the City, especially throughout elevated areas. Landslides are not likely to occur within the region, since the areas of steep slopes, located in the southern part of the City, are primarily composed of strong bedrock. Nevertheless, rockfall hazards can occur in the mountains and foothills during a strong earthquake. Seismically-induced rockfalls and landslides are not anticipated to impact the implementation of the GPU since the areas of steep slopes in the southern part of the City are primarily composed of bedrock. Nevertheless, rockfall hazards can occur in the mountains and foothills during a strong earthquake. Therefore, seismically-induced rockfalls and landslides will be analyzed in the PDEIR.

b) **Potentially Significant Impact.** Erosion is influenced by several factors including climate, topography, soil types, rock types, and vegetation. Natural erosion processes are often accelerated through human activities such as agricultural or land development through grading and the reduction of surface area stabilization. Erosion is a main concern in the Coachella Valley, including the City of Indian wells, due to the negative affects it has on infrastructure and human health. Wind, water, and human activities can lead to soil erosion. The implementation of the GPU could develop both vacant and developed land. Development of these areas may be impacted by windborne, waterborne, and human generated erosion during project development. These impacts will be analyzed further in the PDEIR.

c) **Potentially Significant Impact.** Future development in accordance with the GPU may result in development on unstable soils and geologic units. The PDEIR will evaluate these potential impacts.

d) **Potentially Significant Impact.** Expansive soils, as defined by the Riverside County General Plan, have a significant amount of clay particles which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils, making them potentially hazardous. These soils can also be widely dispersed, occurring in both hillside areas and low-lying alluvial basins. Expansive soils can cause structural damage, cracked driveways and sidewalks, heaving of roads and highway structures, and disruption of pipelines and other utilities. Expansive soils can occur near water sources. Expansive soils could be present within the City. Future development accommodated by the GPU may be proposed and/or located on expansive soils. The hazard of expansive soils is potentially significant and will be evaluated in the PDEIR. Expansive soils will be analyzed and discussed in greater detail in the PDEIR.

e) **No Impact.** The City is located within the Coachella Valley Water District's service area for sewer. Development occurring from the implementation of the GPU would connect to the existing infrastructure. No septic systems are proposed. Therefore, no impacts are anticipated, and no further analysis is necessary.

f) **Potentially Significant Impact.** Paleontological resources include the fossilized remains or traces of animals and plants from a previous geologic period. The West Coachella Valley has yielded a variety of fossils in the past but these resources are mainly found in the sedimentary formations typical of lower upland areas. The valley floors in the City are underlain by deep alluvial, fluvian, and aeolian deposits, mainly sand, silt, and gravel, which in some areas are hundreds of feet thick. These deposits have a low

potential for yielding fossils. However, older alluvium within the City could have the potential for fossil material content. Further analysis will be provided in the PDEIR.

| 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? | ☒ | ☐ | ☐ | ☐ |

a) **Potentially Significant Impact:** 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.

The GPU is anticipated to contribute to Greenhouse Gas Emissions from sources that include area, energy, mobile, waste, and water usage. The PDEIR will evaluate the proposed development to describe and calculate the sources and amounts of greenhouse gas emissions resulting from GPU implementation. The findings will be based on a Greenhouse Gas Assessment undertaken for the GPU.

b) **Potentially Significant Impact:** The PDEIR will evaluate the GPU's ability to comply with the established plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gases. As part of that assessment, the PDEIR will review how the GPU complies with the Climate Change goals, policies and programs established by the City. Where necessary, GPU operations may be able to incorporate mitigation measures from the California Air Pollution Control Officers Association (CAPCOA). The extent to which GHG emissions are reduced will be documented and disclosed in the CalEEMod results, which is the platform for quantifying GHG emissions.

The PDEIR will assess the proposed GPU's ability to comply with the State and local plans and policies adopted for the purpose of reducing GHG emissions by taking into account the applicable efficiency-based GHG reduction measures and conclusions of a Greenhouse Gas Assessment.

| 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? | ☐ | ☐ | ☐ | ☒ |

a) **Potentially Significant Impact**. The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxicity properties. The State of California defines hazardous materials as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing federal, state, and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer's specifications dictate the proper use, handling, and disposal methods for the specific substances. In most cases, it is a violation of Federal or State law to improperly store, apply, transport, or dispose of hazardous materials and waste.

Implementation of the General Plan Update would result in the development of residential, commercial, and resort uses, which may use and store hazardous materials for their function. The transport of hazardous materials along highways and local roads creates potential risks for spills and leaks from nonstationary sources (i.e., trucks). The buildout of the GPU could result in the transport, use, or disposal of hazardous materials for existing and future developments and uses. Therefore, the PDEIR will analyze the potential impacts of the transport, use, and disposal of hazardous materials related to the GPU.

b) **Potentially Significant Impact**. As stated above, implementation of the GPU would result in the development of residential, commercial, and resort uses, which may use and store hazardous materials for their function. The transport of hazardous materials along highways and local roads creates potential risks for spills and leaks from nonstationary sources (i.e., trucks). Therefore, the PDEIR will analyze the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as a result of the GPU.

c) **Potentially Significant Impact.** The City of Indian Wells is located within the Desert Sands Unified School District (DSUSD) area. One school is located within Indian Wells, and includes Gerald R. Ford Elementary School, at 44210 Warner Trail.

Due to the school's location within the City, the PDEIR will analyze the potential for the GPU to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in proximity to the school.

d) **Potentially Significant Impact.** As previously discussed, the City of Indian Wells is largely developed, with approximately 116.3 acres of undeveloped area. Development of vacant parcels could occur on hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, pursuant to Government Code 65962.5 and its subsections, record searches throughout the City were performed within multiple database platforms. The resources consulted will include GeoTracker, EnviroStor, and the EPA Enforcement and Compliance History Online (ECHO). Findings within the database will be provided in the PDEIR and results of the record searches will determine whether the project area is included on a list of hazardous materials sites and will be analyzed in the EIR.

e) **No Impact.** The City of Indian Wells is located approximately 2 miles southwest of the closest airport, the Bermuda Dunes Airport. The City is not located within the Bermuda Dunes Land Use Compatibility Plan. Therefore, the PDEIR will not analyze the project's potential to result in a safety hazard or excessive noise for people residing or working in the City associated with an Airport Land Use Compatibility Plan. No impacts are expected.

f) **Potentially Significant Impact.** Although the City of Indian Wells is largely developed, buildout of the GPU would involve the construction and development of vacant areas in the City. The GPU could potentially result in changes to the circulation patterns or emergency access routes during future construction activities. Therefore, impacts to emergency response plans will be evaluated in the PDEIR.

g) **No Impact**. The City of Indian Wells is not prone to wildfires due to the desert environment, which does not support large brush. The City is located north of the Santa Rosa Mountains. Thus, development abuts wildland areas. However, the Santa Rosa Mountains and the desert environment does not cultivate dense vegetation to grow or provide fuel for wildfires.

CAL FIRE conducts fire hazard severity mapping, including mapping areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), define the application of various mitigation strategies and influence how buildings are constructed and how property is protected within State Responsibility Areas (SRAs) to reduce risk associated with wildland fires. In addition, CAL FIRE must recommend Very High Fire Hazard Severity Zones (VHFHSZ) identified within any Local Responsibility Area (LRA). According to the California Fire Hazard Severity Zone Viewer, there are no FHSZ zones located within the GPU Planning Area and no threat of wildland fire. Likewise, there are no VHFHSZ zones within the Planning Area.

Federal Responsibility Areas (FRAs) are lands administered or controlled by the Federal Government for which federal agencies have administrative and protection responsibility. There are five FRAs within the mountainous areas that serve as the backdrop for Indian Wells. However, the areas adjacent to the established FRAs are designated for open space uses. Development is not proposed in areas adjacent to the mountainous areas of the City. Therefore, buildout of the City per the General Plan Update is not expected to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Additional discussion regarding wildfire impacts to the project are provided in the Wildfire Section of this Initial Study. Based on the findings above and in the Wildfire Section, the project will not be impacted by wildfires and no further analysis in the PDEIR is necessary.

| 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 groundwater quality? | ☒ | ☐ | ☐ | ☐ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded 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: | ☒ | ☐ | ☐ | ☐ |
| i) Result in substantial erosion or siltation on- or offsite; | ☒ | ☐ | ☐ | ☐ |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | ☒ | ☐ | ☐ | ☐ |
| 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; | ☒ | ☐ | ☐ | ☐ |
| 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? | ☒ | ☐ | ☐ | ☐ |

a) **Potentially Significant Impact.** The design, construction, and operation of the GPU is required to comply with the applicable Clean Water Act (CWA), National Pollutant Discharge Elimination System (NPDES), state, and City of Indian Wells Public Works Engineering Standards that are designed to prevent violations or impacts to surface water quality standards and waste discharge requirements pertinent to surface or ground water quality.

During the period of construction, the future projects must comply with the State's most current NPDES Construction General Permit (CGP), which involves the preparation of a Notice of Intent (NOI) and a project-specific Storm Water Pollution Prevention Plan (SWPPP), designed to prevent potential adverse impacts to surface water quality, including erosion and siltation, during the period of construction. The required SWPPP must be prepared concurrently with final engineering design and must meet all NPDES plan review elements with plan review by the City of Indian Wells. The City's review and approval process ensures that all responsible parties and compliance plan elements are properly demonstrated. Proper SWPPP implementation during construction will be regulated and enforced as part of the local agency site inspection protocols.

Future projects will be required to submit and obtain approval for 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 Municipal Separate Storm Sewer (MS4) Permit, and the City's engineering requirements. The WQMP is a compliance plan required to account for the stormwater facilities and management conditions to be followed by the site operator during the life of the project (post-construction). Plan approval involves recording an agreement of the WQMP against the property to ensure that the City is allowed access and enforcement on this matter.

The PDEIR will assess in further detail how the GPU will achieve compliance with Federal, State, and local regulations designed to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters, during construction and operation. The supported findings resulting from further assessment, along with any mitigation deemed necessary, will be provided in the PDEIR.

b) **Potentially Significant Impact.** The Coachella Valley Groundwater Basin is the primary groundwater source for Indian Wells, with Coachella Valley Water District (CVWD) being the domestic water purveyor serving the City. The Coachella Valley Groundwater Basin has an estimated storage capacity of 40 million acre-feet (AF) of water within the upper 1,000 feet and is divided into four subbbasins: 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.

Although the GPU is not expected to interfere with existing or planned recharge facilities, the PDEIR will further assess in greater detail how the scale of water consumption in relation to the regional groundwater resources, including the pertinent conservation and recharge strategies. The findings resulting from further study, along with any mitigation deemed necessary, will be provided in the PDEIR.

c i-iii) **Potentially Significant Impact.** The Planning Area lies in the Coachella Valley at the base of the Santa Rosa Mountains. The topography of the area is a result of regional landforms, fault movements, climate, and erosion. Most of the city lies within the gentle sloping, valley floor. There is some minimal topography within the valley from incised drainage, but most of the valley is relatively flat.

The U.S. Natural Resource Conservation Service (NRCS) delineates soil units and compiles soils data as part of the National Cooperative Soil Survey. Soil erosion data for the City of Indian Wells was obtained from the NRCS. As identified by the NRCS web soil survey, the erosion factor K within the Planning Area varies from 0.02 to 0.55, which is considered a low to high potential for erosion. Generally, erosion potential within the Planning Area increases to the south. Combined with low annual precipitation, the City soils are not deemed to be prone to existing erosion or siltation.

The PDEIR will analyze the GPU's potential to result in erosion or siltation throughout the City; increase the rate or amount of surface runoff in a manner that would result in flooding; or create runoff water which would exceed the capacity of existing or planned stormwater drainage systems. The further study and supported findings of this topic, as well as any mitigation deemed necessary, will be part of the PDEIR assessment.

c iv) **Potentially Significant Impact**. The Federal Emergency Management Agency (FEMA) has a database that maps flood potential across the United States. FEMA mapping provides important guidance for cities in planning for flooding events and regulating development within identified flood hazard areas. FEMA's National Flood Insurance Program (NFIP) is intended to encourage state and local governments to adopt responsible floodplain management programs and flood measures. As part of the program, the NFIP defines floodplain and floodway boundaries that are shown on Flood Insurance Rate Maps (FIRM). Special Flood Hazard Areas (SFHA) identified by FEMA are referred to as the base flood or 100-year flood hazard areas. A 100-year flood hazard area is defined as an area that will be inundated by a flood event having a 1-percent chance of being equaled or exceeded in any given year. Moderate flood hazard areas are areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. Areas of minimal flood hazard are areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

The 100-year flood zone in the City is generally restricted to the Whitewater River flood control channel and the Deep Canyon flood control channel. The only developments within the 100-year floodplain zones are golf courses in the flood control channels. There are residential areas located within the 500-year floodplain zones, generally south and east of the Deep Canyon flood control channel.

The PDEIR will provide further review and findings related to the GPU's potential to result in flooding.

d) **Potentially Significant Impact.** The existing and proposed storm drain system within the GPU area is expected to meet the local MS4 and City requirements by including the properly sized conveyance systems and retention facilities.

Flood Hazard: As previously stated, the 100-year flood zone is generally restricted to the Whitewater River flood control channel and the Deep Canyon flood control channel. The only developments within the 100-year floodplain zones are golf courses in the flood control channels. There are residential areas located within the 500-year floodplain zones, generally south and east of the Deep Canyon flood control channel.

Tsunami: The project is not located near any coastal areas and therefore is not prone to tsunami hazards.

Seiche Zone: The project site is not located in any mapped seiche zones.

Risk release of pollutants due to project inundation: The Planning Area is not located within a dam inundation area, and therefore no risks exist from dam failure.

The PDEIR will analyze this topic in further detail.

e) **Potentially Significant Impact.** Within the GPU, future projects are required to implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region MS4 Permit and with the City's on-site retention standards. The final form of the WQMP will be consistent with final engineering documents to incorporate the grading, hydrology, and other improvement plans to demonstrate how the site design, source controls, and operation and maintenance program will achieve compliance. The aspect of stormwater management and water quality measures will be further studied in the PDEIR to result in supported findings.

| 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? | ☒ | ☐ | ☐ | ☐ |

a) **No Impact**. Implementation of the GPU would involve development of vacant land and redevelopment in other areas within Indian Wells. New development under the GPU would not physically divide any established communities in the City of Indian Wells. The GPU will maintain the existing communities and neighborhoods within the City. Therefore, the PDEIR will not analyze the GPU's potential to physically divide an established community.

b) **Potentially Significant Impact**. The GPU proposes to revise various land uses throughout the City. The PDEIR will evaluate the GPU's potential to 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.

| 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? | ☐ | ☐ | ☐ | ☒ |

a) **No Impact.** The northeastern portion of the City is in zone MRZ-3. This zone is an area which contains mineral deposits, but their significance cannot be determined based on available data. The remaining areas of the City are within zone MRZ-1. This zone is an area where adequate information indicates that there are no significant mineral deposits present or where it is judged that there is little likelihood of their presence. No impacts are expected related to the loss of availability of known mineral resources; therefore, further analysis in the EIR is not required.

b) **No Impact.** Mineral resources that are known to exist in the Coachella Valley region primarily consist of sand and gravel (aggregate) typically deposited along and near local drainages. Aggregate material is deemed necessary to the local building industry as a component of asphalt, concrete, road base, stucco and plaster. Local or regional construction industries tend to be dependent on readily available aggregate deposits within reasonable distance to the market region. The City is not recognized as a mineral resource recovery site delineated in the County of Riverside General Plan, or the resource maps prepared pursuant to SMARA. No impacts are expected as a result of project implementation. No further study is required.

| **13. NOISE** -- Would the project result in: | Potentially Significant Impact | Less Than Significant 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? | ☐ | ☐ | ☐ | ☒ |

a) **Potentially Significant Impact**. It is likely that buildout of the General Plan Update will lead to temporary or permanent increases in ambient noise levels in the City of Indian Wells. Permanent noise increases would occur from stationary sources (i.e., equipment such as HVAC) and non-stationary sources (i.e., vehicular traffic). A noise analysis will be conducted, and issues relating to short-term construction and long-term operational noise impacts related to buildout of the GPU will be further evaluated in the EIR.

b) **Potentially Significant Impact.** It is likely that development of the General Plan Update may lead to temporary increases of groundborne vibration during construction of the vacant areas within the City. Groundborne vibration during operation of the GPU would be a result of vehicular traffic along the private and public streets. A noise analysis will be conducted, and issues relating to the short-term construction and long-term operational vibration impacts related to buildout of the GPU will be further evaluated in the PDEIR.

c) **No Impact.** The closest airport to the project site is the Bermuda Dunes Airport, located approximately 2 miles northeast of the City of Indian Wells. The City is located outside of the 65, 60, and 55 CNEL noise contours associated with the airport facility. Furthermore, the City is not located within the Bermuda Dunes Airport Land Use Plan planning area. Therefore, the PDEIR will not analyze the airport's noise impact on the GPU.

| 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? | ☐ | ☐ | ☐ | ☒ |

a) **Potentially Significant Impact.** The population of Indian Wells is 4,774 people (Department of Finance, 2023). The proposed General Plan Update would allow the construction of new housing, of various densities, as well as employment generating opportunities with commercial and resort developments throughout the City. The General Plan Update is proposed to generate housing and jobs, thus increasing growth in the area. Therefore, implementation of the GPU has the potential to induce substantial population growth both directly and indirectly. The PDEIR will analyze direct and indirect growth due to the development and operation of the GPU compared to buildout of the existing General Plan. The PDEIR will evaluate whether the project would result in substantial unplanned growth.

b) **No Impact.** The General Plan Update will result in buildout of the City, including the development of vacant lands throughout the City to residential, commercial, and open space uses. Changes to the developed areas of the City are not proposed as part of the GPU. The vacant lots do not currently provide housing for people. Therefore, buildout of the GPU would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. The PDEIR will not further analyze whether implementation of the GPU will result in the displacement of substantial numbers of existing people or housing.

| 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? | ☐ | ☐ | ☒ | ☐ |

a) **Fire**

**Potentially Significant Impact.** The City of Indian Wells contracts with Riverside County Fire Department/ Cal Fire (RCFD) for a full range of fire and emergency services 24 hours a day, 7-days a week.

The City entered into a cooperative agreement with the County of Riverside, through its Cooperative Fire Programs Fire Protection Reimbursement Agreement. This agreement ensures the City is provided with an array of full services from fire protection to hazardous materials discharge and medical emergencies. The fire department operates under a Regional Fire Protection Program, which allows all their fire stations to provide support as needed regardless of jurisdictional boundaries.

Cal-Fire/Riverside County Fire Department has one fire station located within the City of Indian Wells. Fire Station No. 55 is located within the Civic Center Complex at 44900 Eldorado Drive with a paramedic unit housing at the station that provides no-cost treatment and emergency transportation for City residents.

There are three additional fire stations in the cities surrounding Indian Wells (Station No. 71, 67 and 93). Station No. 71 is approximately 2.5 miles northwest of City limits, Station No. 67 is approximately 1.5 miles west of City limits in the southern portion of the City off Portola Avenue, and Station No. 93 is approximately 0.9 miles east of City limits from Washington Street and Miles Avenue. The fire station within the City, Station No. 55, is currently the first responder to the City, and Station No. 93 is the next closest Fire Station that would respond in the event Station No. 55 is out responding to an emergency call. Station No. 93 is equipped with a Paramedic Engine, Ambulance, and one ladder truck.

Implementation of the General Plan Update would result in the development of residential, commercial, and resort uses and may result in an incremental increase to the demand for fire services. The City exacts a development fee on all new development within the City to finance public facilities which goes towards the funding of fire facilities, and the City collects tax revenues to help fund fire services. The GPU's incremental increase in demand for fire services will be analyzed in the PDEIR.

**Police**

**Potentially Significant Impact.** Police services are provided by the Indian Wells Police Department, located at 44850 Eldorado Drive. According to a 2021 Matrix Study which analyzed the Indian Wells Police

Department, there were approximately 13 staff members in 2020. In 2020 based off daily patrol hours, there were 4.9 patrol officers serving the City.

The City exacts a fee from new developments to finance public facilities and collects tax revenues which go towards the funding of police services. The buildout of the GPU could result in an increase in demand for police services and will be evaluated in the PDEIR.

**Schools**

**Potentially Significant Impact**. The proposed project lies within the Desert Sands Unified School District (DSUSD). The only school in the City is Gerald R. Ford Elementary School located at 44210 Warner Trail. Implementation of the General Plan Update would result in the development of residential, commercial, and resort uses and could generate new residents and students.

Assembly Bill 2926 and Senate Bill 50 (SB 50) allow school districts to collect "development fees" for all new construction for residential/commercial and industrial use. According to the 2022 School Impact/Developer Fees, DSUSD developer fees are $4.79/sq.ft. for residential and $0.78/ sq.ft. for commercial. The District requires developer fees to assist with offsetting impacts of residents and employees generated by the project and the potential students that would be generated by residents. Monies collected are used for construction and reconstruction of school facilities. Development from the GPU will be required to contribute developer fees for school facilities. The PDEIR will calculate any changes to the number of project-generated students projected to attend schools in the Desert Sands Unified School District area and generally identify reported school deficiencies.

**Parks**

**Potentially Significant Impact**. The City has one park, The City of Indian Wells Park, located at the northeast corner of Highway 111 and Cook Street. The 6-acre park contains several walkways throughout the site, along with large grass areas, vegetation, and palm trees throughout. In addition to this park, there are 1,520 acres of land designated as Golf Course Recreation Overlay according to the Land Use Element. The Golf Course Recreation Overlay includes both private and public golf courses. The Golf Resort at Indian Wells is a 36-hole, publicly owned golf course. This golf course is located north of Highway 111, south of Fred Waring Drive, and East of Eldorado Drive. In addition, Indian Wells currently has six private golf clubs within the City.

According to the City website, there is a proposed park at the corner of Fairway Drive and Eldorado Drive though construction has not begun. The implementation of the GPU may create additional demand for public park facilities, due to an increase in population generated by the GPU. Development would be required to comply with the City's Development Impact Fees which include Park and Recreation fees to offset project impacts. The impact on parks from the implementation of the GPU will be analyzed in the PDEIR.

**Other Public Facilities**

**Less than Significant Impact.** The GPU could increase residential, commercial and resort uses within the City. Therefore, the operation of these uses may result in an increase in demand for government services or other public facilities. The EIR will analyze the project's impact to other public facilities in Indian Wells.

| 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? | ☒ | ☐ | ☐ | ☐ |

a-b) **Potentially Significant Impact**. The parks and recreation needs of the City are different than a typical community. Indian Wells houses several private and public golf courses that coincide with the lifestyles of City residents. The City includes one 6-acre park, The City of Indian Wells Park, located at the northeast corner of Highway 111 and Cook Street. The 6-acre park contains several walkways throughout the site, along with large grass areas, vegetation, and palm trees throughout. In addition to this park, there are 1,520 acres of land designated as Golf Course Recreation Overlay according to the Land Use Element. The Golf Course Recreation Overlay includes both private and public golf courses. The Golf Resort at Indian Wells is a 36-hole, publicly owned golf course. This golf course is located north of Highway 111, south of Fred Waring Drive, and East of Eldorado Drive. In addition, Indian Wells currently has six private golf clubs within the City.

Implementation of the GPU could result in an increased use in the existing public park, however, the GPU development would comply with the City's parkland in lieu fee (Quimby) and other development impact fees. Further study of the project's impact to existing recreational facilities will be provided in the PDEIR.

| 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) **Potentially Significant Impact.** The project would generate traffic during both construction and occupancy. The traffic generated by the implementation of the GPU would generate traffic that could affect the performance of the circulation system of the area. The City of Indian Wells has adopted policies and ordinances which address the performance of the circulation system. The County of Riverside has adopted a Congestion Management Program that includes performance standards for major transportation corridors in the County. A detailed traffic impact analysis (TIA) will be prepared for the City. The TIA and the PDEIR will discuss the analysis of program plan, ordinance or policy issues associated with the GPU, including impacts and any mitigation, if required.

b) **Potentially Significant Impact.** The implementation of the GPU would generate traffic during occupancy that could increase the Vehicle Miles Travelled (VMT) in the area. The State of California, the County of Riverside and the City of Indian Wells have adopted policies, ordinances and plans which address the reduction of VMT in the State and the Vicinity. A detailed TIA will be prepared for the proposed project. The TIA will evaluate the impacts of the proposed Project on area VMT. The PDEIR will discuss the analysis of this topic and incorporate the results of the TIA, including impacts and any mitigation, if required.

c), d) **Potentially Significant Impact.** The implementation of the GPU would generate traffic during occupancy that could increase design and circulation related hazards onsite and in the vicinity. The City of Indian Wells, County Fire and County Sheriff's Department have adopted policies, ordinances and plans which address the reduction of design hazards and impacts to hazard response. As stated previously, a detailed TIA will be prepared for the City. The TIA will evaluate the potential impacts of the GPU implementation on the surrounding area and on emergency services. The PDEIR will analyze this topic and will incorporate the results of the TIA, including impacts and any mitigation, if required.

| **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-ii**)** **Potentially Significant Impact**. California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill 18 [SB 18]) requires local governments to contact, refer plans to, and consult with California Native American tribal organizations prior to deciding to adopt or amend a general or specific plan. The Tribal organizations eligible to consult have traditional lands in a local government's jurisdiction, and are identified, upon request, by the Native American Heritage Commission (NAHC). Tribes have 90 days to respond to local government notice, as to whether they want to consult with local government. As noted in the California Office of Planning and Research's Tribal Consultation Guidelines (2005), "The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places."

Assembly Bill 52 (AB 52) requires lead agencies to notify their local tribes about development projects. It also mandates lead agencies consult with tribes that are culturally affiliated with the geographic area of a proposed project or if the tribe has submitted a request to be notified. The tribe must respond to the lead agency within 30 days of receiving the notification if they wish to engage in consultation on the project, and the lead agency must begin the consultation within 30 days of receiving the request for consultation. Any information gained during the consultation process would be used to analyze impacts to Tribal Cultural Resources in the EIR.

Ground disturbance activities associated with the development allowed under the GPU could result in impacts to Tribal Cultural Resources. Therefore, it is recommended that the EIR evaluate this further.

| 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, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☒ | ☐ | ☐ | ☐ |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☒ | ☐ | ☐ | ☐ |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☒ | ☐ | ☐ | ☐ |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☒ | ☐ | ☐ | ☐ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☒ | ☐ | ☐ | ☐ |

a) **Potentially Significant Impact.** The GPU involves changes to the land use plan that will influence where growth and development would occur in the City. This has potential to increase water use, wastewater generation, stormwater drainage flows, electricity for power, natural gas, and telecommunication use. The PDEIR will evaluate these topics further.

b) **Potentially Significant Impact.** Groundwater is the primary source of domestic water supply in the Coachella Valley. Buildout under the GPU will include residential, commercial, and open space uses and could result in an increase in water demand that could exceed available and forecasted supplies. The potential impact on water supplies will be reviewed further in the PDEIR.

c) **Potentially Significant Impact.** The Buildout of the GPU could increase wastewater generation. The PDEIR will quantify and analyze the projected wastewater demand for the GPU buildout against the capacity of the Coachella Valley Water District's existing sewer infrastructure. The PDEIR will evaluate this topic further.

d) **Less than Significant Impact with Mitigation**. Burrtec is a private hauling company contracted with the City of Indian Wells to collect solid waste which includes trash, recycling, organics, and construction debris. The City of Indian Wells does not own or operate any landfill facilities and all waste is hauled to a Riverside County landfill. Buildout under the GPU could generate solid waste that may exceed the planned and existing capacity of landfills currently serving the City. Therefore, the PDEIR will analyze the capacity of the existing landfills and the potential solid waste generated by the project.

**e)** **Less than Significant Impact.** The project would be required to comply with all applicable solid waste statutes and guidelines. All development is required to comply with the mandatory commercial recycling requirements of Assembly Bill 341. The project will also comply with the recycling requirements of Cal Green and develop a waste management plan that will include diverting at least 50 percent of construction

material fill from landfills. No impacts are expected relative to applicable solid waste statues and regulations. However, this issue will be further analyzed in the PDEIR.

| 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 sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |
| d) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |

a-d) **No Impact.** The City of Indian Wells is situated along the foothills of the Santa Rosa Mountains. Wildfire risk is related to a number of parameters, including fuel loading (vegetation), fire weather (winds, temperature, humidity levels, and fuel moisture contents), and topography (degree of slope). Steep slopes contribute to fire hazards by intensifying the effects of wind to make 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. Although the developed areas within Indian Wells lie adjacent to the slopes of the Santa Rosa Mountains, the combination of the desert environment and the lack of vegetation along the slopes are not conducive to generate and fuel wildfires.

CAL FIRE conducts fire hazard severity mapping, including mapping areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), define the application of various mitigation strategies and influence how buildings are constructed and how property is protected within State Responsibility Areas (SRAs) to reduce risk associated with wildland fires. In addition, CAL FIRE must recommend Very High Fire Hazard Severity Zones (VHFHSZ) identified within any Local Responsibility Area (LRA). According to the California Fire Hazard Severity Zone Viewer, there are no FHSZ zones located within the GPU Planning Area and no threat of wildland fire. Likewise, there are no VHFHSZ zones within the Planning Area.

Federal Responsibility Areas (FRAs) are lands administered or controlled by the Federal Government for which federal agencies have administrative and protection responsibility. There are five FRAs within the mountainous areas that serve as the backdrop for Indian Wells. However, the areas adjacent to the established FRAs are designated for open space uses. Development is not proposed in areas adjacent to the mountainous areas of the City. Therefore, buildout of the City per the GPU is not expected to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Moreover, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires because the site and surrounding areas do not have dense vegetation or steep slopes, conducive for the spread of wildfires.

Buildout of the City per the GPU will provide development of infrastructure (water, sewer, and storm drainage). Development within the City will be required to comply with building standards and guidelines to reduce potential impacts of fires, resulting in decreased fire risk. The GPU would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Highway 111, Fred Waring Drive, Washington Street, and Cook Street provide regional

access to the City. Emergency access is achieved throughout the City. The City of Indian Wells has its own fire station, at 44900 Eldorado Drive, and police station at 44850 Eldorado Drive. The General Plan Update would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because it will provide emergency fire access to the various communities throughout the City and will not alter the City's existing street system. Emergency access would be compliant with the standards of the Fire Department to ensure proper vehicular access for emergency vehicles to the developed and undeveloped areas. As a result, the General Plan Update 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.

Due to the character of the urbanized areas of the City, fires would primarily be associated with structures, trash/debris, and vehicle fires. Structure fires, including homes, commercial buildings, and other facilities are of the greatest concern due to the potential for loss of life as well as property. Generally, the risk of injury and damage is greater for higher occupancy structures such as condominiums, apartment buildings, and hotels. In addition, higher density areas are of increased concern due to the larger number of people residing within a concentrated area and the potential for fires to spread from one structure to another. However, Indian Wells is community with a relatively low population density and generally good emergency access. As stated above, wildfires are not expected to occur within the City due to the lack of fuel surrounding the City. Therefore, the project would not 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 as a result of a wildfire. No impacts are anticipated.

Buildout of the GPU is not anticipated to be impacted by wildfires. No further study in the PDEIR is required.

| 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 degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☒ | ☐ | ☐ | ☐ |
| b) Does the project have 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) **Potentially Significant Impact.** Future development pursuant to the GPU would involve the buildout of the City of Indian Wells. As stated above, the proposed development could adversely impact the habitat of fish or wildlife species, causes a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Furthermore, historic sites have been recorded within the Indian Wells City limits and numerous others are listed as potential historic buildings. The City may have archaeological or paleontological resources that have not yet been discovered. Thus, biological and cultural resource impacts will be discussed further in the PDEIR.

The PDEIR will determine whether sensitive plant and wildlife species occur onsite, and the presence or absence of historical or prehistorical resources on the project site. The PDEIR will provide mitigation measures, if necessary, to reduce impacts to less than significant levels. The findings of these reports and the project's potential impact to biological and cultural resources will be analyzed in greater detail in the PDEIR.

b) **Potentially Significant Impact.** Implementation of the GPU and its land use changes could result in cumulative impacts to aesthetics, agricultural resources, air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, or utilities and service systems. Cumulative impacts to these resources, for which potentially significant impacts are identified in this Initial Study, will be further analyzed in the PDEIR.

c) **Potentially Significant Impact.** As discussed in the Initial Study, the GPU and its associated land use changes could potentially have harmful effects on the environment, which could affect humans either directly or indirectly. Impacts would be potentially significant, and these issues will be discussed in the PDEIR.