SPECIAL PLANNING COMMISSION
Meeting Agenda

Thursday, December 12, 2024

1:30 PM

City Hall Council Chamber

44950 Eldorado Drive, Indian Wells, CA 92210

Welcome to a meeting of the Indian Wells Planning Commission.

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

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

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

Pages

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

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

B. APPROVAL OF THE FINAL AGENDA

C. PUBLIC COMMENTS

ALLOWED FOR ONLY THE LISTED ITEMS ON THE SPECIAL AGENDA

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

D. PUBLIC HEARINGS

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

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

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

D.1 **Adopt Resolution No. PC 2024-09 Recommending Approval of Modification to Conditional Use Permit No. 2-90-05 to Construct and Operate up to Six New Pickleball Courts with Associated Gold Cart Parking, Lighting, Drainage and Landscaping Improvements** 6

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

RECOMMENDED ACTION:

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

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

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

D.2 **Reviewing Findings of the Safer Streets Public Engagement Process and Consider Finding of Consistency of Proposed Improvements with the City's General Plan Circulation Element; and Finding the Action to be Categorically Exempt from CEQA Under Section** 111

15301, Class 1 (c) of Title 14 of the California Code of Regulations

RECOMMENDED ACTION:

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

FINDS the action exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (c) of Title 14 of the California Code of Regulations; and

ADOPTS Resolution No. PC 2024-10 recommending the City Council **FINDS** the roadway improvements identified in the Safer Streets For All Report consistent with the City's General Plan Circulation Element, and recommends **APPROVAL** of the specific Right-of-Way improvements along Fairway Drive and Eldorado Drive to the City Council.

E. MATTERS FROM STAFF

F. MATTERS FROM COMMISSIONERS

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

F.1 COMMISSIONER CONWAY

F.2 COMMISSIONER SCHUBERT

F.3 COMMISSIONER WELCH

F.4 VICE CHAIR BAHNEMAN

Design Review Committee

F.5 CHAIR SCHLEIMER

Design Review Committee

G. ADJOURNMENT

To a regularly scheduled meeting of the Planning Commission to be held at 1:30 p.m. on January 30, 2024 in the City Hall Council Chamber.

Affidavit of Posting
I, Maria Alvarez, certify that on December 6, 2024 I caused to be posted a
notice of the Special Planning Commission Meeting to be held on December 12, 2024 at 1:30 p.m.in the City Hall Council Chamber. Notices were posted at Indian Wells Civic Center and City's Website [www.cityofindianwells.org]



Maria Alvarez, Senior Administrative Assistant

INDIAN WELLS PLANNING COMMISSION
December 12, 2024

To: Planning Commission

From: Community Development Department

Prepared by: Luis Rubalcava, Senior Planner

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

RECOMMENDED ACTION:

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

FINDS the project exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301, Existing Facilities, and Section 15303, Construction or Conversion of Small Structures; and

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

BACKGROUND/DISCUSSION:

Delawie, an architecture and design firm representing the Indian Wells Country Club ("IWCC"), has submitted a Conditional Use Permit ("CUP") Modification application proposing to construct and operate up to six new pickleball courts within a portion of the existing driving range immediately adjacent to the existing IWCC Clubhouse. This item was continued from the November 21, 2024, Special Planning Commission meeting due to an error in the Resident Letter that accompanied the Public Hearing Notice sent to neighboring residents within 500-feet of the subject property.

The IWCC clubhouse campus serves as the main facility for supporting its golf course and provides additional recreational amenities for the private club's members, including

bocce ball and an indoor fitness center (Attachment 2). The new pickleball courts are part of the IWCC efforts to provide additional amenities for its club members and enhance the overall patron experience.

The Indian Wells Country Club was founded in 1956 as one of the first private clubs in the desert. The existing clubhouse was originally approved under CUP 2-90-5 by the City Council on January 17, 1991, authorizing the construction of a 56,000 square-foot private membership clubhouse in compliance with the applicable zoning regulations at that time. A subsequent modification to CUP 2-90-05 in 1998 allowed the expansion of the clubhouse to 62,555 square feet. The expansion of clubhouse complex was approved and developed consistent with the current General Plan land use for the site as Golf and Recreation with a Golf Course Overlay and Residential Very Low Density ("RVLD") base Zone.

Currently, most of the City's private Country Club clubhouses lie within the Golf Course Overlay Zone with the underlain RVLD base Zone, and contain various ancillary amenities such as tennis courts, pools, spas, sports clubs, and pickleball courts (Attachment 3). As the only Country Club within the City's jurisdiction without pickleball courts, the IWCC would also like to include this amenity for their club members. Notably, while the uses within the IWCC's existing 36-holed golf course are restricted to the requirements of the Golf Course Overlay, the proposed location for the pickleball courts, within a portion of the driving range amenity, is located outside the Golf Course Overlay. The Golf Course Overlay is conterminous with the golf course, and per Section 21.08.260 of the Indian Wells Municipal Code ("IWMC"), golf courses specifically exclude driving ranges.

As this area is outside of the Golf Course Overlay and designated by the General Plan land use map as Open Space Golf and Recreation with the RVLD base zoning, conditional uses include recreational facilities, such as tennis courts, bocce ball courts, pools, pickleball courts, etc., with approval of a CUP or CUP Mod. This is consistent with the City's historical General Plan and Zoning interpretation that has conditionally permitted the development of clubhouses and recreational facilities in areas where the Golf Course Overlay exists with an RVLD base zone.

Section 21.06.040 of the IWMC requires that the Planning Commission review and make a recommendation to the City Council to approve, conditionally approve or disapprove major CUP modifications. Furthermore, Section 21.23.030 of the IWMC conditionally permits clubhouses and recreational facilities within the RVLD Zone. The current CUP Modification application meets the review and approval procedure required by the IWMC for modifications to existing clubhouse amenities in the City.

ANALYSIS:

The CUP Modification requests the construction and operation of outdoor amenities associated with the clubhouse consisting of up to six new pickleball courts with

approximately 11,521sf of surface area, eleven new golf cart parking spaces, eleven 20-foot-tall court lights, a 1,730sf waiting area with pavers, a 2-foot-deep drainage basin, and 2,172sf of landscape modifications (Attachment 4). The new amenities and associated improvements will be developed on a portion of the existing driving range amenity, located immediately adjacent to the clubhouse driveway and parking lot. Drainage patterns will be slightly modified to route stormwater runoff from the additional impervious surface to a 2-foot-deep retention basin. Clubhouse staff will collect all additional waste associated with the improvements and route it to the existing refuse enclosures in the main clubhouse loading area. Vehicular circulation and parking will remain as it exists, with no additional road or access changes. The following will briefly describe the varying components of the development.

General Plan Consistency

The subject property and surrounding golf course and clubhouse areas are within the Open Space Golf and Recreation General Plan Land Use Designation as indicated in the City's Land Use Element. Further, the development aligns with established goals and policies in the City's Conservation and Open Space Element that encourage open space and recreational opportunities for the City's residents. Overall, the General Plan's Open Space and Recreation **designation** prioritizes conservation of open space and recreational opportunities that complement golf course operations while maintaining proper access and parking. Although the pickleball courts are located outside the Golf Course Overlay **Zone** due to it not being within the golf course's boundaries, the project supports the broader recreational intent of the General Plan by expanding recreational amenities for members and the general public. Specifically, the project is consistent with General Plan Policy IIIA2.4, which promotes recreational opportunities for residents by providing additional recreational facilities within the City that help to enhance the quality of life and further the City's vision as a destination resort community.

Land Use and Zoning Compliance

The IWCC clubhouse campus is located within Subarea 8.4 of the City's Planning Area 8 (Attachment 5). The campus is surrounded by the existing 36-hole golf course, with the nearest residential uses located approximately 500-feet east. Subarea 8.4 contains a Golf Course Overlay with RVLD base Zone. Per Section 21.40.020 of the IWMC, the Golf Course Overlay is coterminous with the boundaries of the 36-hole golf course itself, which excludes the driving range (Section 21.08.260). The proposed location of the pickleball courts is therefore within the clubhouse campus area designated for golf and recreation with the RVLD base zoning.

In accordance with IWMC Section 21.23.30, country clubs/golf courses and recreational facilities are permitted uses within the RVLD base zone, subject to approval of a CUP or CUP Modification. The new pickleball court facilities and associated improvements will serve as an additional amenity for the club members of the IWCC. These courts will

complement existing recreational facilities within the clubhouse campus, including the driving range and practice area, bocce ball courts, and fitness center. The development, as conditioned meets the required findings listed in IWMC 21.06.040(d) as described in the attached resolution (Attachment 1).

Parking

Vehicular access, circulation, and parking will remain as existing, without any proposed driveways or access points included as part of the improvements. The clubhouse was originally conditioned to maintain not less than 190 parking spaces on site to support the clubhouse activities. A parking study was conducted by Urban Crossroads to determine the parking impact of new pickleball courts (Attachment 6). The study found that the overall parking requirements for the site with improvements range from 246 to 251 parking spaces. It concluded that the 198 existing vehicle stalls and 136 golf cart stalls, with the added 11 golf cart spaces, will bring the total onsite parking to 334 spaces overall. Considering the current members routinely access the facility using either golf carts or their private automobiles, the existing parking, with the addition of 11 golf cart spaces, will adequately serve the existing clubhouse uses and six new pickleball courts.

Noise

A noise study was conducted to determine the potential impacts of pickleball gameplay noise on nearby sensitive receptors, including the nearest residential properties located 400-feet to the east (Attachment 7). The IWMC provides exterior noise standards that limit daytime noise at residential property lines to 55dBA with sustained noise level allowances for short cumulative time periods between 1 minute and 30 minutes, with a maximum of 75dBA not to be exceeded. The study found that the pickleball activity noise levels between the proposed court location and the nearest residential properties to the east would average 51dBA over 30 minutes of continuous play. These findings suggest that the associated pickleball game play noise levels would be in compliance with the City's exterior noise standards. However, the study did acknowledge that the nature of pickleball noise may fluctuate with intensity of play, equipment type and unpredictable vocal levels. Due to these unpredictable noise fluctuations, the study recommended noise barrier treatments around the East and South sides of the courts, to further attenuate noise levels at the neighboring residential properties. The project proponent has committed to including a 12ft tall noise barrier as a Project design feature, and it is included as Condition No. 6 in the attached Resolution. The project noise study concluded that a 12ft noise barrier would further attenuate the pickleball hitting noise to ~50dBA, which would be similar to existing ambient conditions at the nearest sensitive receptors. The Sound Seal Noise Barrier (Attachment 8) would be finished in a tan color, consistent with the City's requirement for desert tones, and was reviewed and approved by the City's Design Review Committee ("DRC") as part of their required architectural and landscape review of the project.

Lighting

The proposed improvements include new court lighting at a maximum of 20 feet above the court surface. A lighting study (photometric) was prepared for the project to demonstrate the projected illumination levels onsite and at surrounding properties. According to the study, the new court lighting would result in no light trespass (0.0 footcandles) at the nearest residential property lines located approximately 400-feet east of the pickleball court location (Attachment 9). The hours of operation for the pickleball courts shall be consistent with those of the adjacent Indian Wells Country Club Clubhouse, which varies throughout the year but shall not operate past 8pm on any day of the week.

Landscape

The proposed improvements include modifications to 2,768sf of landscape area designed by a professional landscape architect (Attachment 10). Consistent with the City's landscape standards, the proposed landscape improvements have been designed to complement the existing landscaping, including a minimum of five diverse plant species and thirteen new palm trees added to the site.

The City's DRC met on October 24, 2024, to review the project's overall site design to ensure the general appearance of the improvements are compatible with the existing built and landscape environment. The DRC unanimously approved the project's overall design including sound barrier walls, determining it was compatible with the character and standards of the existing clubhouse and surrounding community (Attachment 11).

Community Outreach

Staff has spoken with the Applicant who contends that the project's final design presented here is a culmination of over two years of discussion between the Indian Wells Country Club ownership and its members. As part of the City's public noticing requirements for Public Hearings, the Community Development Director opted to extend the public noticing requirement from a 300-foot radius of the exterior boundaries of the subject parcel, to 500-feet ensuring a broader outreach to the surrounding property owners. At the time the Agenda was produced and circulated for the December 12 Planning Commission Hearing, planning staff had received 27 letters in support, and 8 letters opposed to the Project (Attachment 12).

FISCAL IMPACT:

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA"), the State and local CEQA Guidelines, and the environmental regulations of the City. The City, acting as Lead Agency, has determined the modification to CUP No. 2-90-05 qualifies as being Categorically Exempt from CEQA under Section 15301, Existing Facilities, and Section 15303, Construction or Conversion of Small Structures.

CEQA Guidelines Section 15301 describes Class 1 categorical exemptions as follows:

> "Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use."

The Project will be developed on part of the existing, disturbed driving range and would not expand Country Club use.

CEQA Guidelines Section 15303 describes Class 3 categorical exemptions as follow:

> "15303. New Construction or Conversion of Small Structures
>
> Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel."

Sections 15303(a) through (f) provide examples of structures that qualify as Class 3 projects, which include, but are not limited to, those summarized herein: (a) one single-family residence, or a second dwelling unit in a residential zone; (b) a duplex or similar multi-family residential structure totaling no more than four dwelling units; (c) a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area; (d) utility extensions; (e) accessory structures including garages, carports, patios, swimming pools, and fences; and (f) steam sterilization units to treat medical waste. The proposed project is consistent with the definition and examples listed in Section Guidelines section 15303. The proposed Project would result in the construction and operation of up to six (6) pickleball courts with associated improvements that can be considered an accessory structure and ancillary use to the adjacent clubhouse found in close proximity. The Project will not involve

any use of hazardous substances and will consist of "construction and location of limited numbers of new, small facilities or structures.

CEQA Guidelines section 15300.2 establishes six (6) exceptions to categorical exemptions. The Project, which involves the construction and operation of six (6) new pickleball courts and associated improvements, have been evaluated to determine whether any exceptions apply. None of the exceptions apply to the Project for the following reasons:

(a) Location. The Project is located within the existing Indian Wells Country Club property which has previously been developed for Golf Course and Recreational uses. The subject property is not located in a sensitive environmental area of hazardous or critical concern as designated or mapped by federal, state, or local agencies.

(b) Cumulative Impact. The Project is a standalone project with a single phase of construction. The project is not part of a series of projects that may contribute to a substantial cumulative impact on the environment. This exception to categorical exemptions does not apply to the Project

(c) Significant Effect. The Project does not involve any unusual circumstances that will create a reasonable possibility that the activity will have a significant effect on the environment. Noise impacts have been studied and found to be within the City's exterior noise standards for residential properties, and will be even further reduced through a noise barrier system that will maintain existing ambient noise levels. Light pollution has been studied and has confirmed no light trespass at the nearest residential property located approximately 400-feet from the Project site. Further, stormwater drainage patterns will be improved to accommodate the new facilities, mitigating any potential impacts from water runoff. The Project is not expected to have any significant environmental impacts.

(d) Scenic Highways. The subject property is not located within the viewshed of any scenic highways and will not result in any impact to scenic resources such as trees, historic buildings, rock outcroppings or similar resources. Landscaping and other project improvements have been reviewed by the City's Design Review Committee and was found consistent with the aesthetic quality and character of the surrounding area.

(e) Hazardous Waste Site. The subject property is not identified as an environmental cleanup site, hazardous waste or substances site (Cortese), or site containing a Leaking Underground Storage Tank (LUST). There are no known hazardous materials, and the project site is not listed as a hazardous waste site listed on Section 65962.5 of the Government Code.

(f) Historical Resources. The Indian Wells Country Club and its facilities are not designated as local, state, or federal historic resources. The Project would have no

impact on a historical resource. Therefore, this exception to categorical exemptions does not apply to the Project.

As described in the above analysis, the proposed Project is consistent with the terms of the Class 3 exemption under CEQA Guidelines section 15303 and Class 1 exemption under CEQA Guidelines section 15301. The exceptions to categorical exemptions detailed in CEQA Guideline section 15300.2 do not apply to the Project. Therefore, the Project is exempt from CEQA under each of the Class 1 and Class 3 exemptions.

ATTACHMENTS:

1. Resolution No. PC 2024-09
2. Aerial Vicinity Map
3. Existing Clubhouse Aerials
4. Site plan and Color and Materials board
5. Planning Area 8
6. Parking Study
7. Noise Study
8. Noise Barrier Datasheet and Rendering
9. Photometric Study
10. Landscape Plans
11. DRC Approval Letter
12. Public Comment Letters

RESOLUTION NO. PC 2024-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDIAN WELLS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE MODIFICATION TO CONDITIONAL USE PERMIT NO. 2-90-5 TO CONSTRUCT AND OPERATE UP TO SIX NEW PICKLEBALL COURTS WITH ASSOCIATED GOLF CART PARKING, LIGHTING, DRAINAGE, AND LANDSCAPING IMPROVEMENTS ADJACENT TO THE EXISTING INDIAN WELLS COUNTRY CLUB CLUBHOUSE LOCATED AT 46000 CLUB DRIVE (APN 623-160-050) AND FINDING THE ACTION TO BE EXEMPT FROM CEQA UNDER CEQA GUIDELINES SECTION 15301 and 15303

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

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

WHEREAS, on November 21 and December 12, 2024, a duly noticed public hearing on the Project was held by the Planning Commission; and

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

Conditional Use Permit:

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

   FACT: The proposed Project site is located within the Open Space Land Use designation of the City's General Plan and zoned Residential Very Low Density ("RVLD") with a Golf Course Overlay, which governs the use and development of established and future golf courses. The Golf Course Overlay Zone regulations pertain exclusively to the 36-holes of golf in the Indian Wells Country Club, however the Project is sited outside the golf course boundaries. The Golf Course Overlay is conterminous with the 36-hole golf course (Section 21.40.020), and per Section 21.08.260 of the Indian Wells Municipal Code ("IWMC"), golf courses specifically exclude driving ranges. Development within the clubhouse complex, outside the golf course boundaries is governed by the Open Space Golf and Recreation General Plan Land Use Designation and the RVLD base Zone. The proposed modification to the Conditional Use Permit No. 2-90-5 is in accord with the objectives of the City's Zoning Ordinance and the purpose of the General Plan and the RVLD Zone in which the site is located. The Project remains in accordance with the existing General Plan Open Space and Recreation Plan (Policies IIIA-1.1 and IIIA-2.4)

by preserving the golf course open space resources and providing additional recreational opportunities for the members of the Indian Wells Country Club. The proposed expansion of recreational amenities within the clubhouse area of the Indian Wells Country Club is also consistent with the intended use under the original CUP approval.

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

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

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

   FACT: As conditioned, the modification to CUP No. 2-90-05 complies with all applicable provisions of the City's Zoning Code. The construction and operation of the six pickleball courts and the associated improvements is considered a major modification to CUP No. 2-90-5 and the Project's review and approval procedure is consistent with IWMC Section 21.06.040. Further, in accordance with IWMC Section 21.23.30, country clubs/golf courses and recreational facilities are permitted uses within the RVLD base Zone, subject to approval of a CUP or CUP Modification. The proposed Project provides additional amenities to the members of the Indian Wells Country Club and conforms with the applicable provisions of the City's Zoning Code.

California Environmental Quality Act (CEQA):

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

   FACT: This Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA"), the State and local CEQA Guidelines, and the environmental regulations of the City. The City, acting as Lead Agency, has determined the modification to CUP No. 2-90-05 qualifies as being Categorically Exempt from CEQA under Section 15301, Existing Facilities, and Section 15303, Construction or Conversion of Small Structures.

   CEQA Guidelines Section 15301 describes Class 1 categorical exemptions as follows:

   "Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use."

The Project will be developed on part of the existing, disturbed driving range and would not expand Country Club use.

CEQA Guidelines Section 15303 describes Class 3 categorical exemptions as follow:

"15303. New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel."

Sections 15303(a) through (f) provide examples of structures that qualify as Class 3 projects, which include, but are not limited to, those summarized herein: (a) one single-family residence, or a second dwelling unit in a residential zone; (b) a duplex or similar multi-family residential structure totaling no more than four dwelling units; (c) a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area; (d) utility extensions; (e) accessory structures including garages, carports, patios, swimming pools, and fences; and (f) steam sterilization units to treat medical waste. The proposed project is consistent with the definition and examples listed in Section Guidelines section 15303. The proposed Project would result in the construction and operation of up to six (6) pickleball courts with associated improvements that can be considered an accessory structure and ancillary use to the adjacent clubhouse found in close proximity. The Project will not involve any use of hazardous substances and will consist of "construction and location of limited numbers of new, small facilities or structures.

CEQA Guidelines section 15300.2 establishes six (6) exceptions to categorical exemptions. The Project, which involves the construction and operation of six (6) new pickleball courts and associated improvements, have been evaluated to determine whether any exceptions apply. None of the exceptions apply to the Project for the following reasons:

(a) Location. The Project is located within the existing Indian Wells Country Club property which has previously been developed for Golf Course and Recreational uses. The subject property is not located in a sensitive environmental area of hazardous or critical concern as designated or mapped by federal, state, or local agencies.

(b) Cumulative Impact. The Project is a standalone project with a single phase of construction. The project is not part of a series of projects that may contribute to a substantial cumulative impact on the environment. This exception to categorical exemptions does not apply to the Project

(c) Significant Effect. The Project does not involve any unusual circumstances that will create a reasonable possibility that the activity will have a significant effect on the environment. Noise impacts have been studied and found to be within the City's exterior noise standards for residential properties, and will be even further reduced through a noise barrier system that will maintain existing ambient noise levels. Light pollution has been studied and has confirmed no light trespass at the nearest residential property located approximately 400-feet from the Project site. Further, stormwater drainage patterns will be improved to accommodate the new facilities, mitigating any potential impacts from water runoff. The Project is not expected to have any significant environmental impacts.

(d) Scenic Highways. The subject property is not located within the viewshed of any scenic highways and will not result in any impact to scenic resources such as trees, historic buildings, rock outcroppings or similar resources. Landscaping and other project improvements have been reviewed by the City's Design Review Committee and was found consistent with the aesthetic quality and character of the surrounding area.

(e) Hazardous Waste Site. The subject property is not identified as an environmental cleanup site, hazardous waste or substances site (Cortese), or site containing a Leaking Underground Storage Tank (LUST). There are no known hazardous materials, and the project site is not listed as a hazardous waste site listed on Section 65962.5 of the Government Code.

(f) Historical Resources. The Indian Wells Country Club and its facilities are not designated as local, state, or federal historic resources. The Project would have no impact on a historical resource. Therefore, this exception to categorical exemptions does not apply to the Project.

As described in the above analysis, the proposed Project is consistent with the terms of the Class 3 exemption under CEQA Guidelines section 15303 and Class 1 exemption under CEQA Guidelines section 15301. The exceptions to categorical exemptions detailed in CEQA Guideline section 15300.2 do not apply to the Project. Therefore, the Project is exempt from CEQA under each of the Class 1 and Class 3 exemptions.

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

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

SECTION 2. The Community Development Director shall transmit this recommendation to the City Council, and the Planning Commission recommends that Resolution No. PC 2024-09 be scheduled for a public hearing before the City Council.

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Indian Wells, California, at a regular meeting held on this 12th day of December, 2024.

_____
JOHN SCHLEIMER
CHAIR

CERTIFICATION FOR RESOLUTION NO. PC 2024-09

I, Jon Berg, Community Development Director of the Planning Department of the City of Indian Wells, California, **DO HEREBY CERTIFY** that the whole number of the members of the Planning Commission is five (5); that the above and foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the Planning Commission of the City of Indian Wells on the 12th day of December, 2024, by the following vote:

AYES:
NOES:

ATTEST:

_____
JON BERG
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED AS TO FORM:

_____
FOR
BEST & KRIEGER, LLP
CITY ATTORNEY

EXHIBIT "A"

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

December 12, 2024

GENERAL:

1. The Applicant shall defend, indemnify, and hold harmless the City of Indian Wells and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City of Indian Wells, its officers, employees, or agents to attack (including any judicial proceedings or an referendum), set aside, void, or annul any approval or condition of approval of the City of Indian Wells concerning this project, including but not limited to, any alleged act or failure to act related to the California Environmental Quality Act ("CEQA"), any approval or condition of approval by the Planning Commission or City Council. The City shall promptly notify the Applicant of any such claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. Applicant shall defend, with counsel mutually chosen by City and Applicant Applicant's own cost, expense and risk, any and all such aforesaid suits, actions or other proceedings of every kind that may be brought or instituted against City, its officials, officers, employees and agents. Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City, its officials, officers, employees or agents in any such suits, actions or other proceedings. Applicant shall also reimburse City for the cost of any settlement paid by City arising out of any such claims, demands, causes of action, costs, expenses, liabilities, loses, damages, injuries, suits, actions, or other proceedings. Such reimbursement shall include payment for City's attorney's fees and costs, including expert witness fees. Applicant shall reimburse City, its officials, officers, employees and agents for any and all legal expenses and costs, including expert witness fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Applicant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its officials, officers, employees or agents. In all cases, the City reserves the right, at its own option and cost, to choose its own attorney to represent the City, its officials, officers, employees, and agents in the defense of the matter.

2. In the event that any condition contained herein is determined to be invalid or legally unenforceable, then all remaining conditions shall remain in force.

3. This approval of modification to CUP No. 2-90-05 shall be used within one (1) year after final approval or it shall become null and void unless the time limit is extended by the City Council per Municipal Code Section 21.06.040(e). The phrase "be used" above shall mean the application by the Applicant for, and approval and issuance by the City of, applicable building permits to start construction of the phased project.

4. All relevant Conditions of Approval from CUP No. 2-90-05, including any subsequent modifications, shall remain in effect for this modified CUP.

5. The pickleball courts shall be used exclusively by members of the Indian Wells Country Club and their guests. Any changes in usage shall require approval from the City.

6. The Applicant shall implement all noise mitigation measures recommended in the approved Noise Study conducted by Salas O'Brien on file with the City. Specifically, the Applicant shall install a continuous 12-foot-high noise barrier along the east and south sides of the pickleball courts. The noise barrier shall be designed and constructed using materials and specifications detailed in the Noise Study to reduce noise levels to approximately 50dBA at the nearest residential property lines consistent with existing ambient noise levels.

7. The Applicant shall maintain the facilities, including but not limited to the noise barriers, waiting area, lighting, drainage area, parking and landscaping, in an acceptable and safe condition to the satisfaction of the City of Indian Wells, for the life of the Project.

8. As determined by the Community Development Director, if the City receives substantive noise complaints caused by the operation of the new pickleball courts, the Director or designee shall have the authority to require additional noise attenuating measures as recommended in the Noise Study, including but not limited to, adding additional noise barriers, the use of quieter paddles and balls, and limiting operational hours to ensure associated noise levels do not exceed the pre-existing ambient conditions at the nearest residential homes.

9. The pickleball courts shall only be allowed to operate between the hours of 8:00 a.m. and 8:00 p.m., seven days a week.

10. A minimum of 198 vehicle parking spaces and 147 golf cart parking spaces shall be maintained on-site in accordance with the approved Parking Study conducted by Urban Crossroads.

11. The project shall be developed in accordance with the approved plans, and failure to comply with any conditions of approval shall be deemed just cause for revocation of project approval by the City Council. However, the Community Development Director or designee shall have the authority to approve minor deviations in the conditions of approval, and all plans including the construction drawings, if deemed necessary by both the Applicant and the City to implement the Project as conditionally approved.

12. Upon submittal of construction drawings to the Building Department for plan check review, all departmental conditions of approval for the project shall be included on the sheet following the title sheet, or the first sheet of the plans. A site plan shall also be attached to all sets of construction drawings. This condition shall be a minimum requirement for acceptance of construction drawings for the Building plan check review.

13. All plans shall be coordinated for consistency.

14. The Applicant shall pay development impact fees at the established rates. Such fees may include, but not be limited to, new construction fee, park or open space fees, school fees, drainage fees, sewer fees, TUMF fee, local CVMSHP development impact fee, building permit and plan check fees.

15. All signage must be in compliance with Indian Wells Municipal Code Title 17 and all other applicable Code sections. Proposed deviations from the Title 17 of the Indian Wells Municipal Code shall be submitted for consideration as an application in compliance with Indian Wells Municipal Code Section 21.06.050.

16. Approval of this modified conditional use permit shall not waive compliance with all applicable sections of the Indian Wells Municipal Code, all other applicable City ordinances, and applicable specific plans.

17. Construction shall occur between the hours of 7:00 am and 5:00 pm, Monday through Friday, 8:00 am and 5:00 pm, Saturday and no construction on Sunday or national holidays per Municipal Code Section 9.06.047. The Community Development Director may grant a temporary waiver from these hours in limited circumstances where a special need is demonstrated.

18. Within fifteen (15) days of final approval by the City Council, the Applicant shall submit in writing, a statement indicating that the Applicant has read and agrees to the conditions imposed herein. Approvals of land use and related applications hereunder shall become void, and any privilege, permit, or other authorization granted shall be deemed to have terminated if compliance with this condition has not been completed within the specified time limits.

LANDSCAPING:

19. Detailed landscaping and irrigation plans shall be submitted for approval by either the Community Development Director and/or the Coachella Valley Water District.

20. Above ground-mounted utility locations shall require approval by the Community Development Director. All detector check and backflow assemblies shall be located in planting areas.

21. Any exposed detector check/backflow devices shall be painted a neutral/earth tone color and any pipes extending above ground shall be finished and painted to match the device.

22. All ground-mounted utility appurtenances shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming and/or landscaping to the satisfaction of the Community Development Director.

23. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this project.

LIGHTING:

24. All lighting shall be designed and installed to minimize on-site and off-site glare onto adjacent property. Lighting shall comply with the approved Photometric Plan, and any modifications require prior approval from the Community Development Director.

25. The maximum height of all light fixtures shall not exceed 20-feet above the court surface. All lighting shall be shielded and directed downward to minimize glare and light spillover onto adjacent residential areas.

26. Lighting shall operate only between 8:00 a.m. and 8:00 p.m., consistent with the hours of operation for the courts.

BUILDING AND SAFETY

27. A pre-construction meeting, scheduled with the Building Division, shall be held with all applicable City staff members, Applicant, contractor, superintendent, and all subcontractors prior to start of construction.

28. Prior to the issuance of a building permit for construction, the Applicant shall first obtain and present to the Building Department permits and/or clearances from the following agencies/individuals as applicable:

    a. City Fire Marshal
    b. City Public Works Director
    c. Community Development Director
    d. Coachella Valley Water District (CVWD)

29. Seismic design consideration shall be in accordance with the provisions of the current California Building Code and the seismic design parameters of the Structural Engineers Association of California.

30. Building construction will be designed in accordance with the energy conservation requirements imposed by the California Energy Commission and Title 24 of the California Administrative Code.

31. The Project shall comply with all applicable provisions of the Americans with Disabilities Act (ADA).

32. The Project is to be built according to Building and Safety Standards and comply with any applicable City of Indian Wells Municipal Code Regulation.

33. The Project site shall be clean and free of trash and construction debris, and all construction equipment shall be removed from the site prior to issuance of a certificate of occupancy.

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

PUBLIC WORKS/ENGINEERING:

35. A Preliminary Geotechnical Investigation and Report shall be prepared by a competent Geotechnical Engineer, and submitted to and reviewed by the City, prior to commencement of any precise grading activities. Said Report(s) shall be referenced on the Precise Grading Plans. Said Report shall comply with the City of Indian Wells Geotechnical Policy Guidelines, including requirements for Subsidence. All grading shall conform to the recommendations contained in the Preliminary Geotechnical Investigation and Report and shall be observed by the Geotechnical Engineer of Record.

36. All projects disturbing less than one acre are not required to prepare a SWPPP or file an NOI, but shall manage storm water drainage during construction by complying with one or more of the measures described in the Green Building Standards Code (CGBC). Implementation of Best Management Practices (BMP's) in accordance with IWMC 16.52.020 shall satisfy CGBC requirements.

37. All projects disturbing 5,000 square feet or more shall be required to prepare and submit to the City for approval a Fugitive Dust Mitigation Application and Plan. Dust and vehicular track-out shall be controlled in accordance with an approved Plan, including but not limited to daily cleaning of dirt and debris from of all adjacent streets. Dirt and debris shall not be permitted to enter any storm drain system. During periods of high winds or wind gusts exceed 25 mph, all grading shall cease and the site shall be continuously watered to prevent fugitive dust.

38. Complete Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region prior to Grading Permit submittal.

39. Prior to issuance of a Building Permit, a Precise Grading Permit shall be obtained by the Applicant. Said permit may be issued after submittal, review, and approval of a Precise Grading Plan. The Precise Grading Plan shall comply with Chapter 18 of the Indian Wells Municipal Code and the Indian Wells Public Works Engineering Handbook.

40. Prior to issuance of a Precise Grading Permit, the Applicant shall submit and obtain approval of all of the following:

    a. Precise Grading Plan that shall be prepared by a qualified Engineer and shall conform to the recommendations contained in a Preliminary Geotechnical Report(s).
    b. Fugitive Dust Control Application and Plan.
    c. Refundable dust deposit in the amount of $2,000 per acre.

41. Construction in the 500 year, .2% Annual Chance Flood Hazard (X) shall be per Indian Wells Municipal Code 16.36 Flood Plain Management.

42. All compaction reports, grade certifications and as-built of the precise grading plan shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.

END OF CONDITIONS

ATTACHMENT #2



PROJECT NORTH

A1 EXISTING AERIAL

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

LICENSED ARCHITECT
JASON N. HORIUCHI
C-34285
03.31.2025
STATE OF CALIFORNIA

Indian Wells Country Club

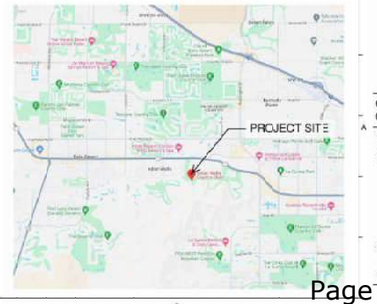
INDIAN WELLS COUNTRY CLUB PICKLEBALL COURT

46000 CLUB DRIVE
INDIAN WELLS, CA 92210

PROJECT NO. 24214

REV	DATE ISSUED	REASON
	06.27.24	CUP MODIFICATION

VICNITY MAP



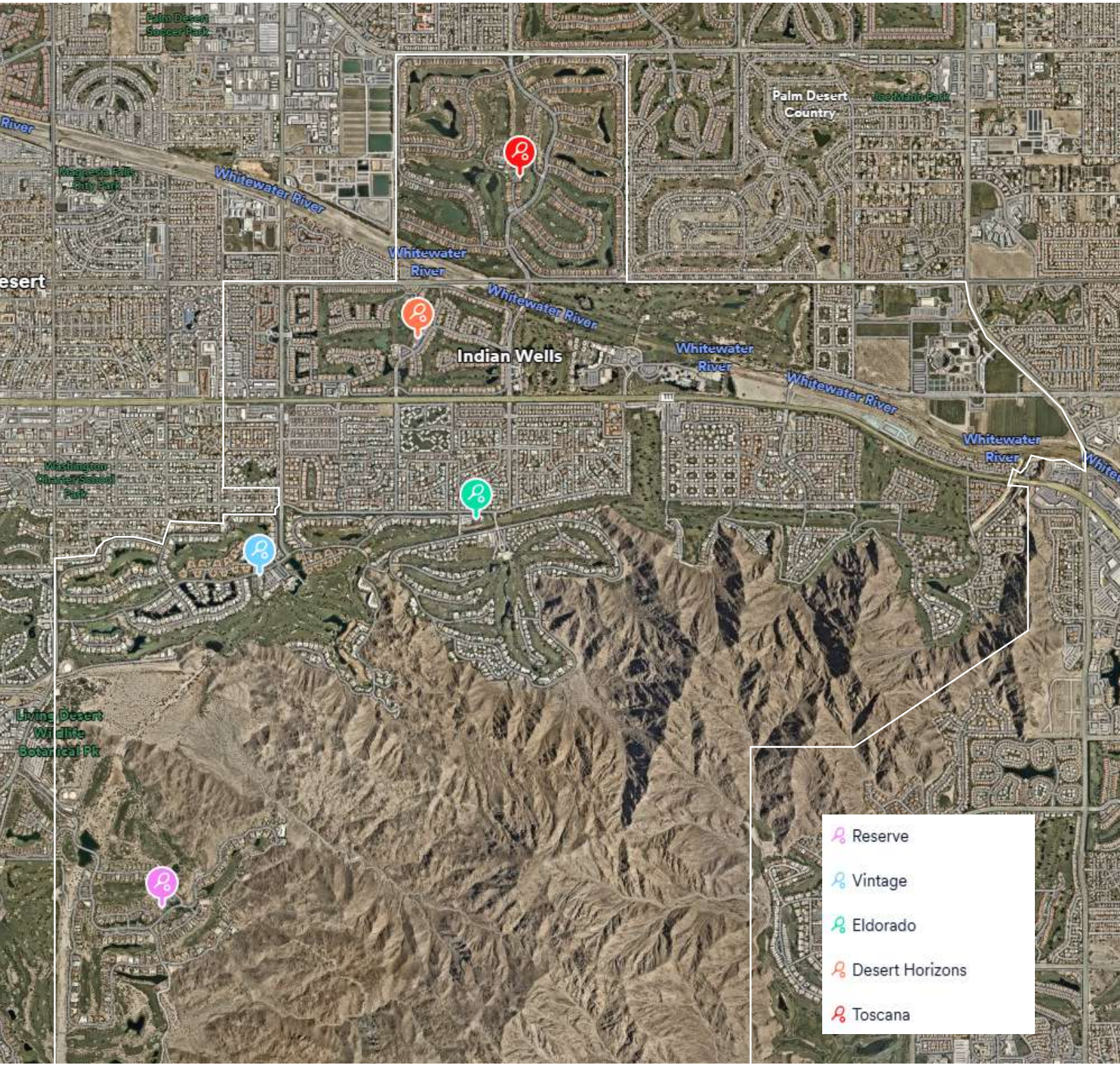
CUP MODIFICATION
06.27.2024

Sheet Title
SITE AERIAL

Sheet No.
AS101

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR ELEVATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT
01 January, 2000

INDIAN WELLS - PRIVATE CLUBHOUSES WITH PICKLEBALL COURT AMENITIES



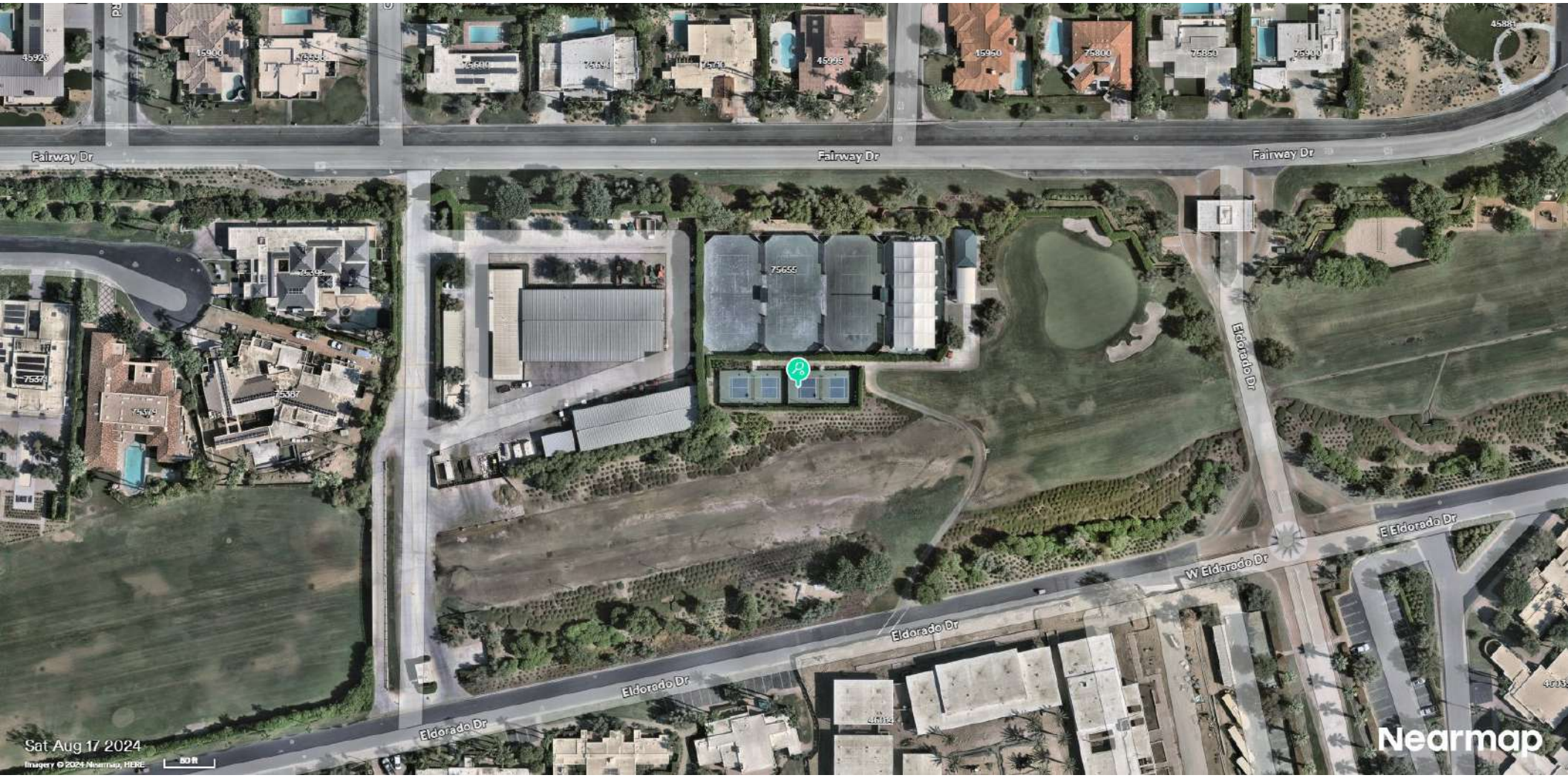
RESERVE CLUB



VINTAGE CLUB



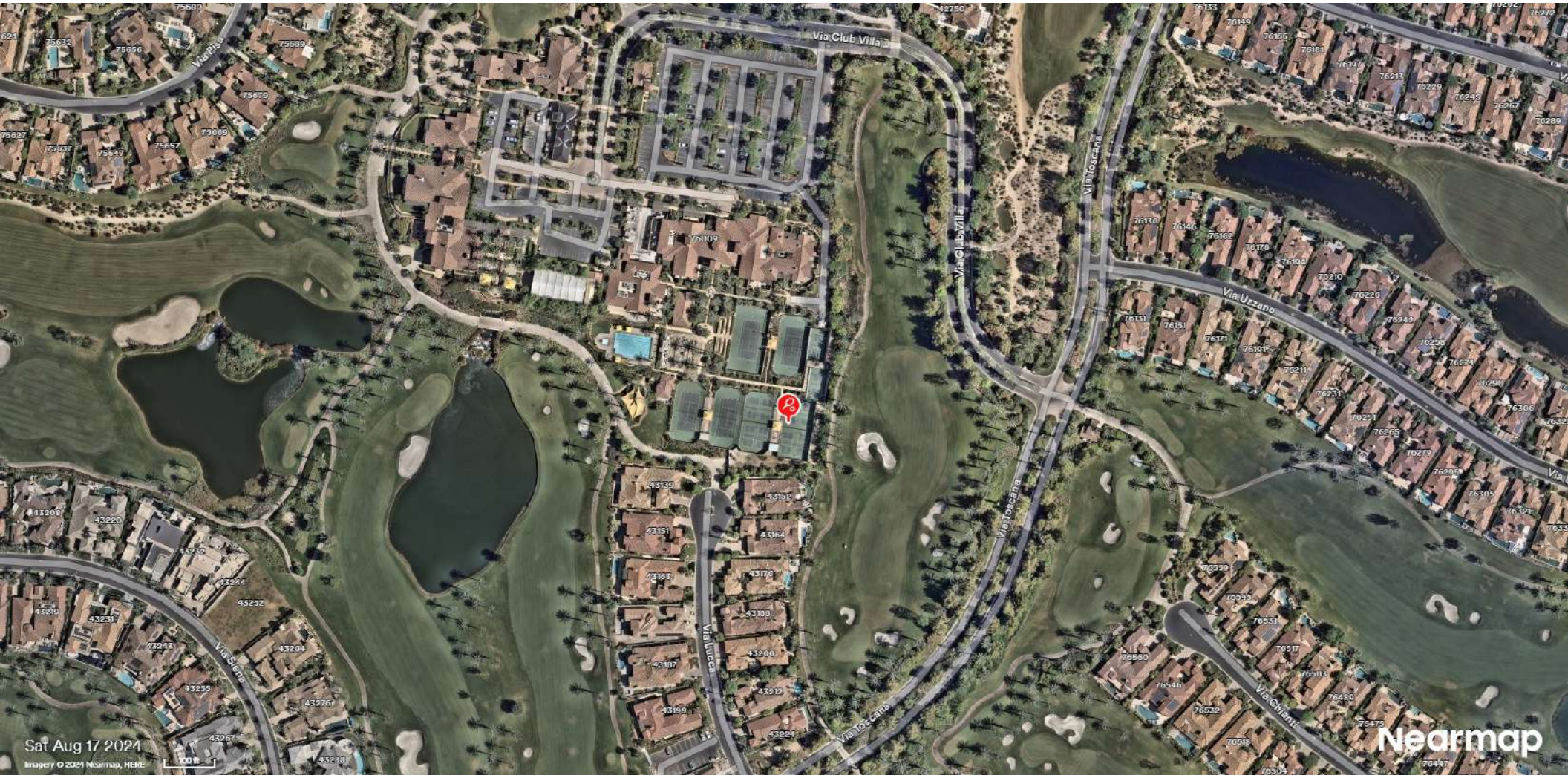
ELDORADO CLUB

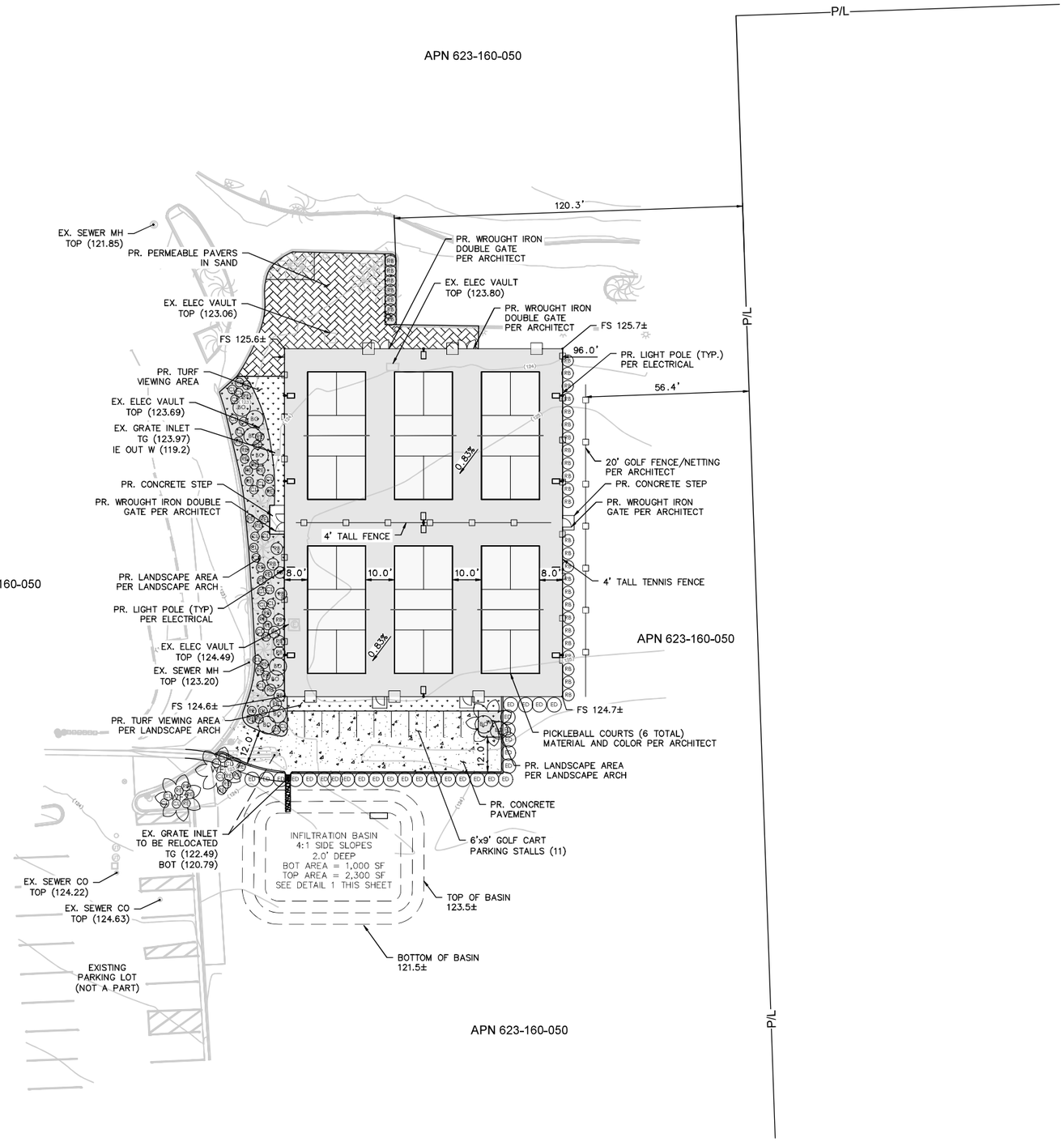


DESERT HORIZONS CLUB



TOSCANA CLUB



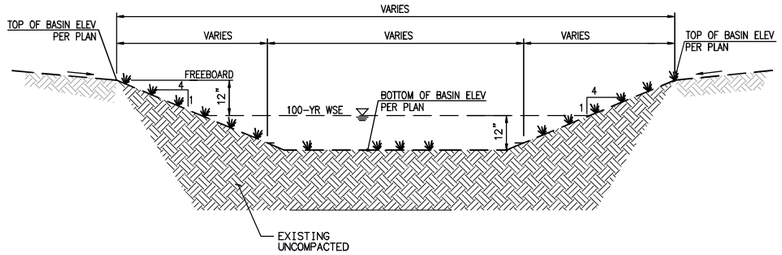


LEGEND

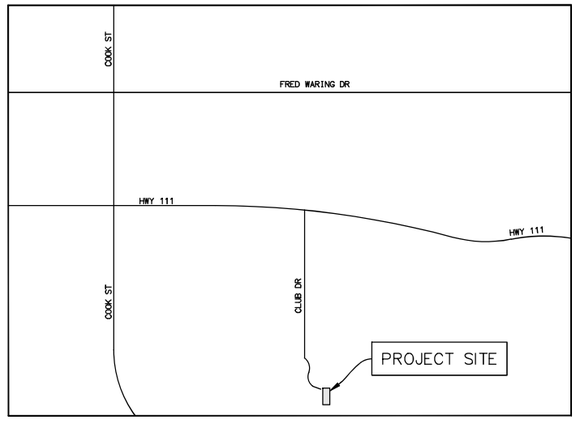
- PR. CONCRETE (1768 SF)
- PR. PAVERS (1730 SF)
- PR. LANDSCAPING (1570 SF)
- PR. TURF (602 SF)
- PR. PICKLEBALL COURTS (5320 SF)
- PR. SURROUNDING SURFACE (6201 SF)

QUANTITIES

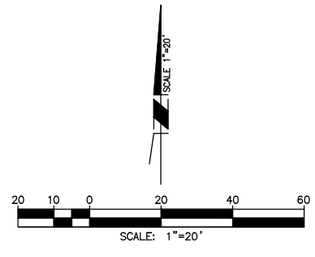
PROJECT SITE (ACRES)	0.54
GRADING CUT (CY)	222
GRADING FILL (CY)	222
IMPORT/EXPORT (CY)	0



DETAIL 1 - INFILTRATION BASIN TYPICAL SECTION
NTS



VICINITY MAP



#	DATE	REVISION	BY

INDIAN WELLS PICKLE BALL COURTS

INDIAN WELLS COUNTRY CLUB
INDIAN WELLS, CALIFORNIA

CIVIL SITE PLAN - CONDITIONAL USE PERMIT

SCALE
DRAWN BY
CHECKED BY
DATE
JOB NO.

SHEET NUMBER

C-100



PAVERS



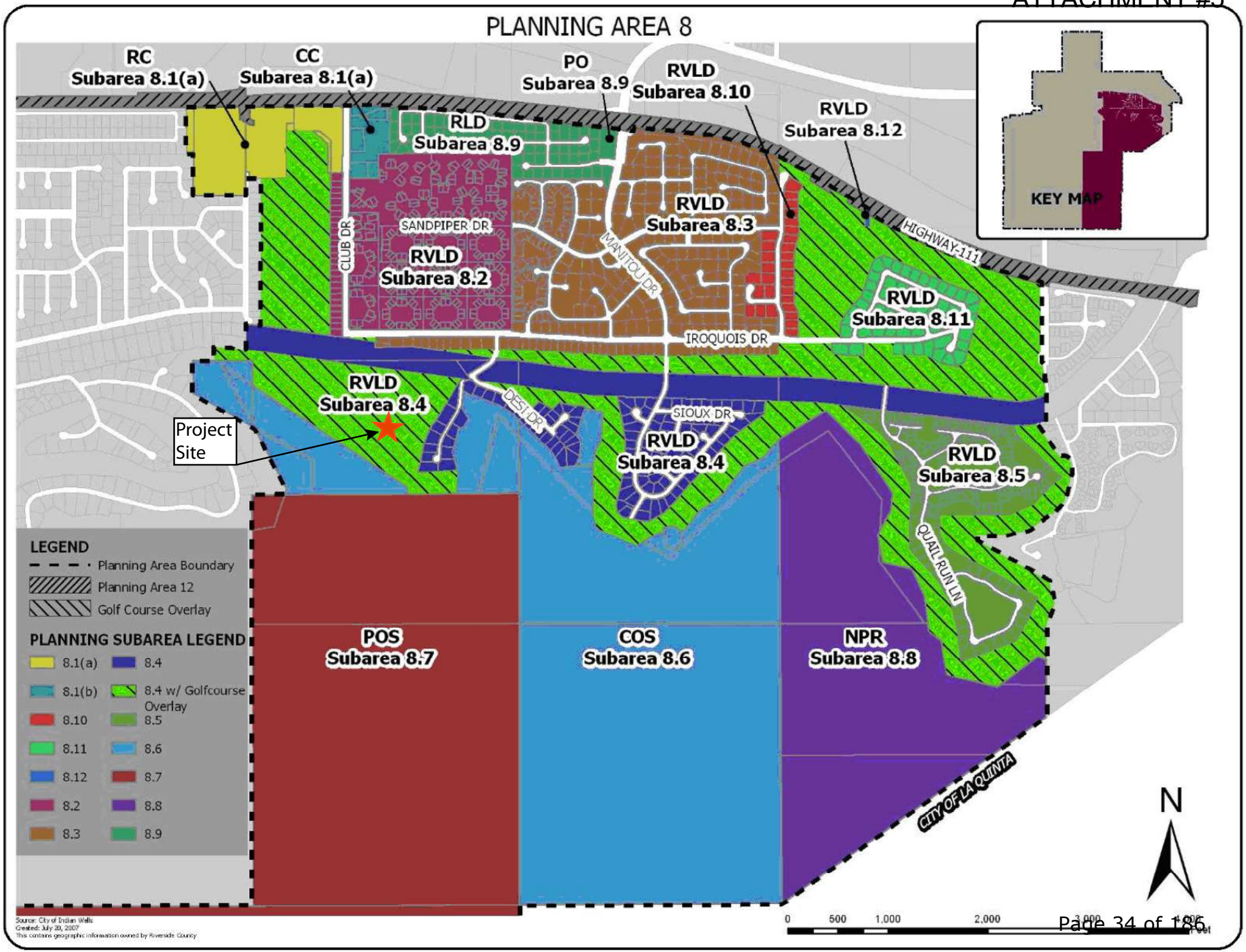
PICKLEBALL COURT SURFACE
- SLATE AND BLUE



BLACK VINYL PICKLEBALL FENCING



INTEGRAL COLOR PAVING TO
MATCH EXISTING


PLANNING AREA 8
RC
Subarea 8.1(a)
CC
Subarea 8.1(a)
PO
Subarea 8.9
RVLD
Subarea 8.10
RVLD
Subarea 8.12
RLD
Subarea 8.9
KEY MAP
SANDPIPER DR
CLUB DR
RVLD
Subarea 8.2
RVLD
Subarea 8.3
MANITOU DR
HIGHWAY-111
RVLD
Subarea 8.11
IROQUOIS DR
RVLD
Subarea 8.4
Project
Site
DESI DR
SIOUX DR
RVLD
Subarea 8.4
RVLD
Subarea 8.5
QUAIL RUN LN
LEGEND
Planning Area Boundary
Planning Area 12
Golf Course Overlay
PLANNING SUBAREA LEGEND
8.1(a)
8.1(b)
8.10
8.11
8.12
8.2
8.3
8.4
8.4 w/ Golfcourse Overlay
8.5
8.6
8.7
8.8
8.9
POS
Subarea 8.7
COS
Subarea 8.6
NPR
Subarea 8.8
CITY OF LA QUINTA
N
0
500
1,000
2,000
Source: City of Indian Wells
Created: July 20, 2007
This contains geographic information owned by Riverside County

MEMORANDUM

URBAN CROSSROADS

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

INDIAN WELLS COUNTRY CLUB PARKING ASSESSMENT

Alison N. Morita,

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

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

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

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

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

PROPOSED IMPROVEMENTS

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

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

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

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

EXHIBIT 1: EXISTING PARKING SUPPLY

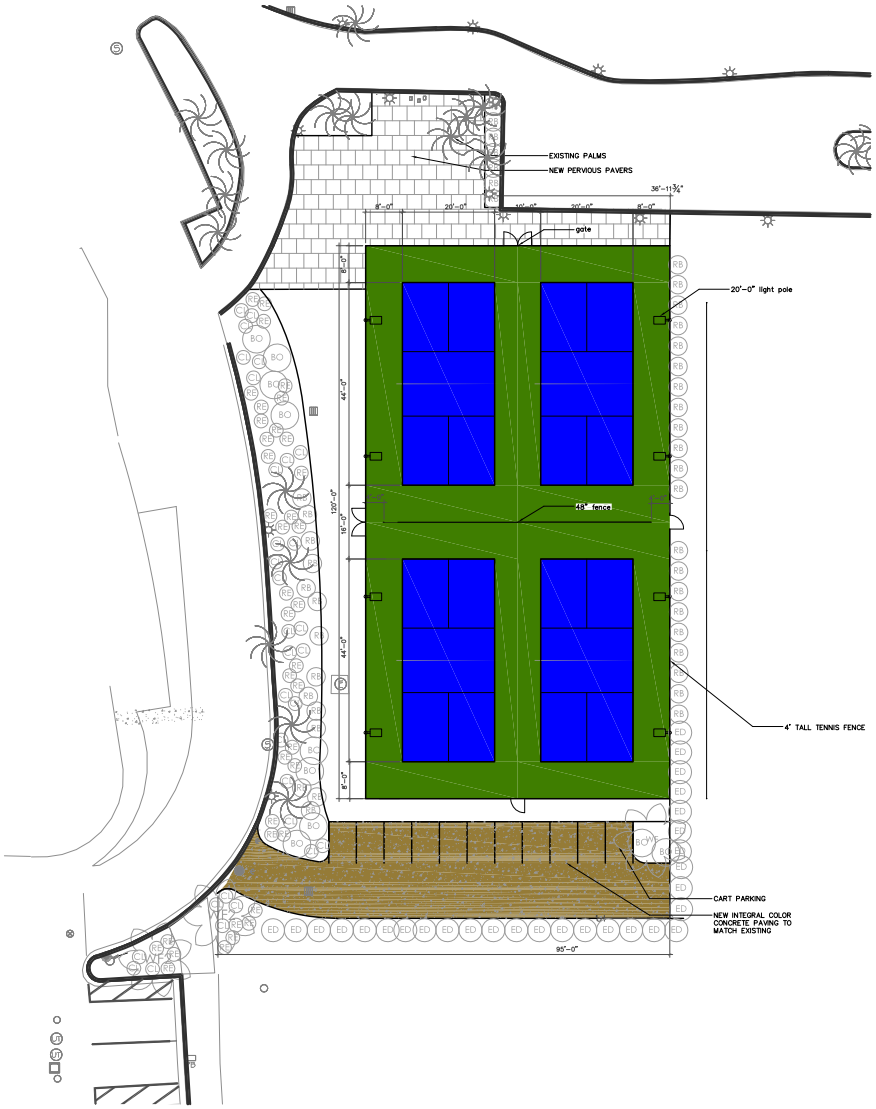


N

EXISTING PARKING:
198 CAR PARKING SPACES
125 CART PARKING SPACES
323 TOTAL PARKING SPACES

EXHIBIT 2: PICKLEBALL COURT SITE PLAN OPTIONS

OPTION 1: 4 PICKLEBALL COURTS



OPTION 2: 6 PICKLEBALL COURTS

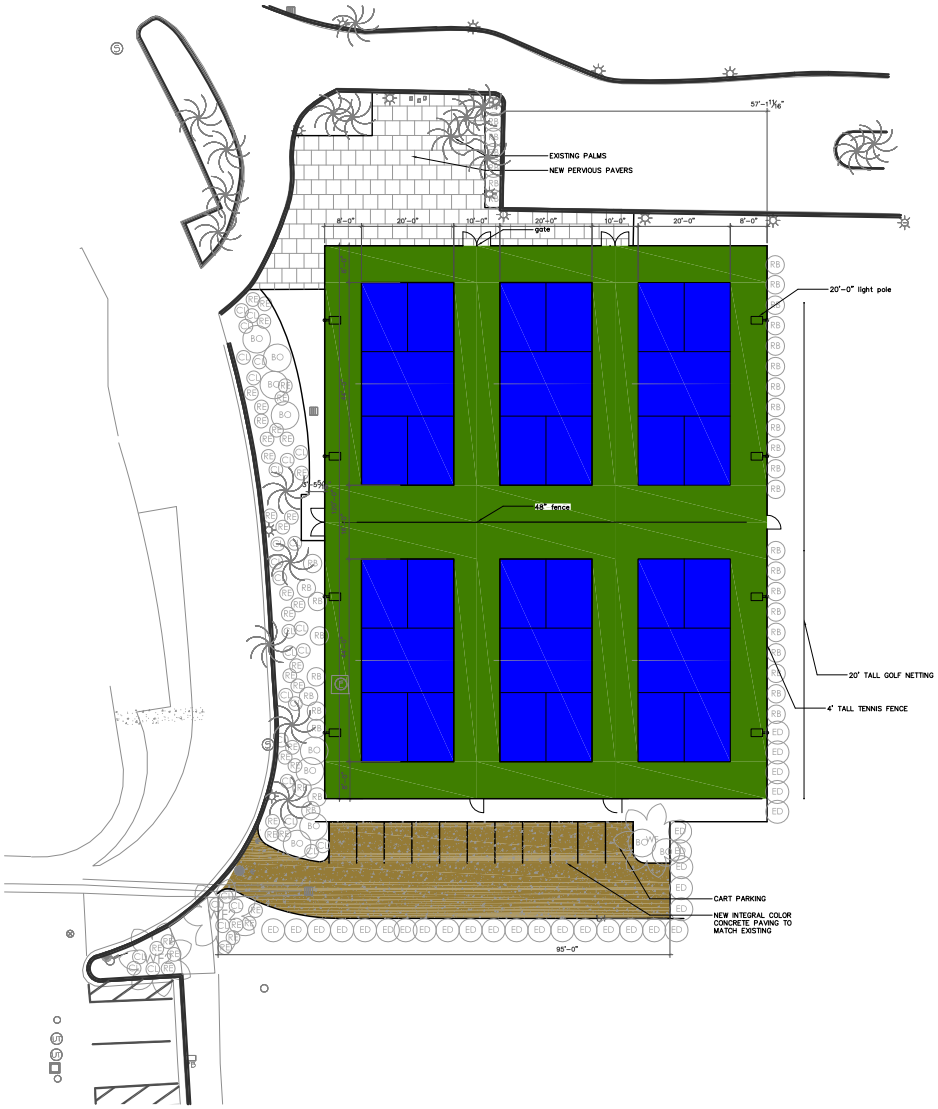


Table 1: Existing and Proposed Project Uses

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

CITY OF INDIAN WELLS PARKING CODE

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

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

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

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

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

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

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

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

OTHER RELEVANT CITY CODES

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

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

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

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

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

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

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

Table 3: Parking Code Requirement for Project if Public

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

[1] SP = Space

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



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

N

ITE PARKING GENERATION

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

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

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

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

Table 4: ITE Parking Generation for Project

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

[1] SP = Space

CONCLUSION

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

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

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

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

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

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

Respectfully submitted,

URBAN CROSSROADS, INC.

John Kain

Marlie Whiteman

John Kain, AICP
Principal

Marlie Whiteman, PE
Senior Associate

JN: 15521 Parking Assessment

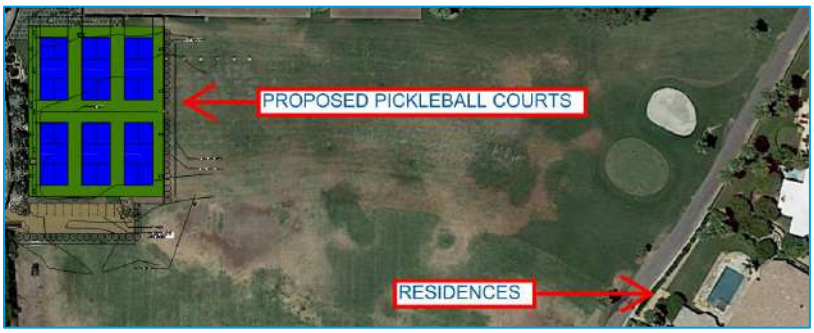
Salas O'Brien

New Pickleball Courts, Initial Noise Study

Indian Wells Country Club # 2465-67241-00

INTRODUCTION

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



Key Takeaways

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

INDIAN WELLS NOISE RESTRICTIONS

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

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

§ 9.06.040. Noise standards.

(a) Exterior Noise Standards.

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

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

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

City of Indian Wells, CA

§ 9.06.040 § 9.06.041

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

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

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

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

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

BACKGROUND

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

MEASUREMENTS OF AMBIENT & REFERENCE PICKLEBALL NOISE

Ambient Level

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

Paradise Pickleball Reference Noise Level

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

NOISE CONTROL ANALYSIS & DISCUSSION

Distance

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

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

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

Distance + Additional Losses from Barrier Treatments

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

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

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

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

Other Possible Pickleball Noise Mitigation Strategies

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

- REPORT COMPLETE -

SOUND CURTAINS
BY SOUND SEAL

SPEC DATA SHEET **BBC SERIES**



BBC-EXT-N

EXTERIOR GRADE
NOISE BARRIER/SOUND ABSORBER COMPOSITE

The configuration of Sound Seal's **BBC-EXT-N** product offers the benefits of both a sound absorber and noise barrier for outdoor applications. Each curtain is custom fabricated to include A non-reinforced 1-LB psf loaded vinyl barrier is bonded to a 1" thick exterior grade vinyl-coated polyester faced quilted fiberglass absorber. Each is finished with grommets across the top and bottom, and vertical-mating exterior-grade Velcro along the edges for easy installation.

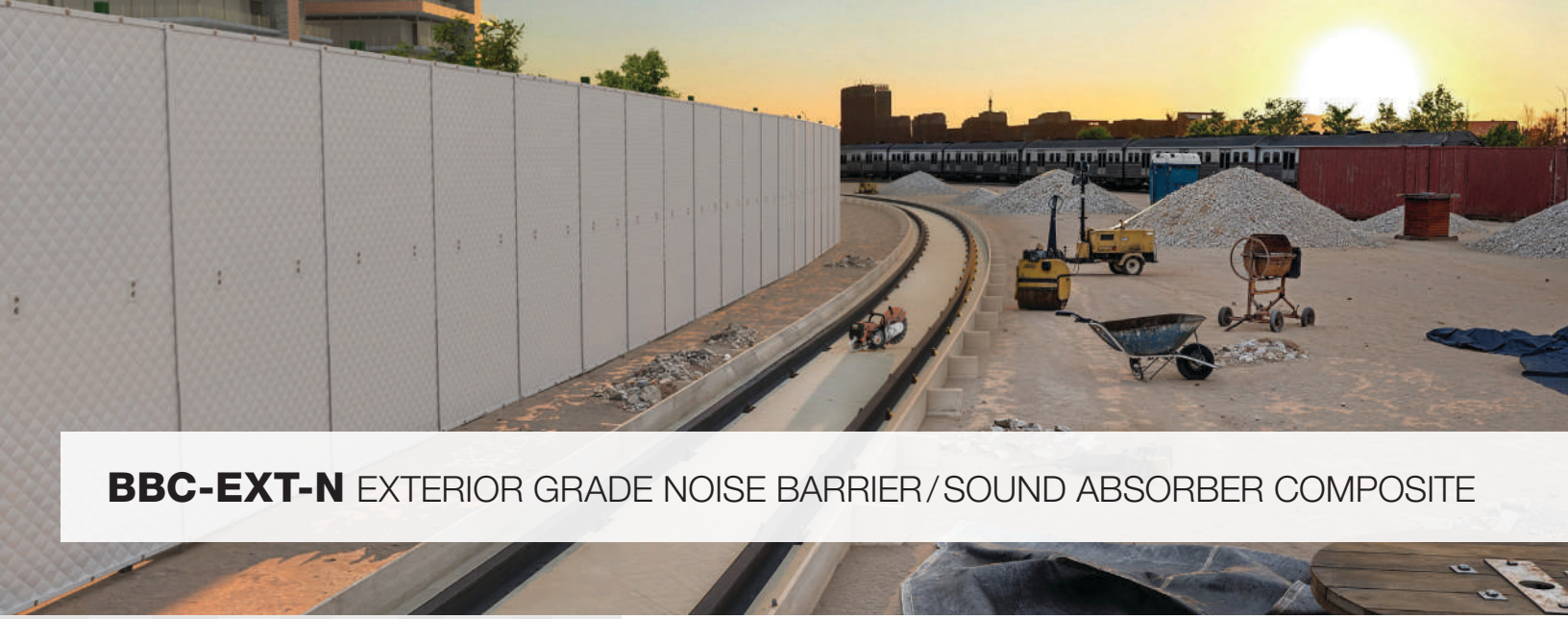
FEATURES:

- Excellent acoustical performance (STC-29/NRC .65)
- Nominal Thickness: 2"
- Weight: 1.25 lb psf
- Minimum lifespan of 7+ years*

*when properly installed

APPLICATIONS:

- Used as an economic Sound Curtain on temporary construction projects
- Available with a 2" thick sound absorber



BBC-EXT-N EXTERIOR GRADE NOISE BARRIER/SOUND ABSORBER COMPOSITE

ACOUSTICAL PERFORMANCE

Sound Transmission Loss Coefficients at the Octave Band Frequencies (Hz)							
Frequency (Hz)	**125**	**250**	**500**	**1K**	**2K**	**4K**	**STC**
BBC-EXT-N	15	17	28	37	45	52	29

ASTM E-90 & E 413

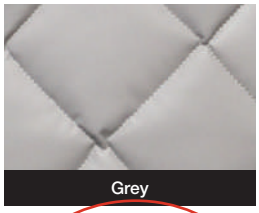
Sound Absorption Coefficients at the Octave Band Frequencies							
Frequency (Hz)	**125**	**250**	**500**	**1K**	**2K**	**4K**	**NRC**
BBC-EXT-N	.17	.30	.83	.82	.59	.37	.65

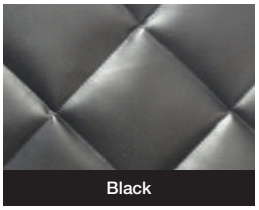
ASTM C 423

SIZING

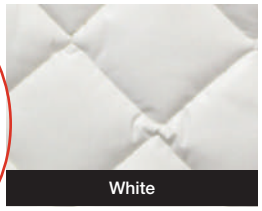
Standard panel width is 54"

AVAILABLE COLORS


Grey


Black


Tan


White

Color Disclaimer — Due to inconsistencies of various monitors, lighting sources, digital photography and fabric dye lot variations, we cannot guarantee that the color you see on your screen accurately portrays the true color of the product. Screen images are intended as a guide only. Swatch samples available upon request.

AVAILABLE BARRIER COLORS

Gray, Tan, Black, Light Blue*

*subject to availability

SPECIFICATIONS:
Visit **www.soundseal.com**
or call **1.800.569.1294**

soundseal.com/bbcx

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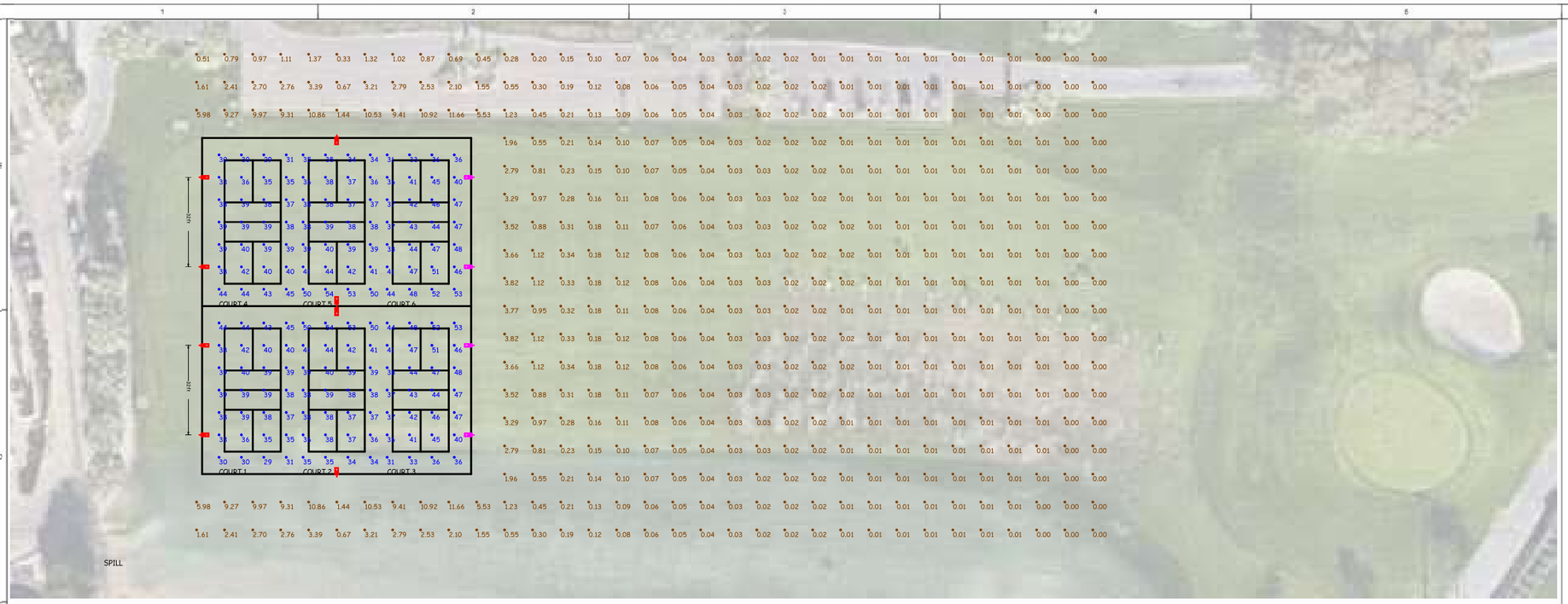
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EXAMPLE RENDERING


EXAMPLE RENDERING

ATTACHMENT #9



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	6	A	SINGLE	ZNM-55L-CT-50 (ZONE MEDIUM) @ 20' MTG. HT.	0.940	53525	436
	4	A1	SINGLE	ZNM-55L-CT-50-EHS-B-60 (ZONE MEDIUM) @ 20' MTG. HT.	0.940	52343	438
	1	B	TWIN 180	ZNM-55L-CT-50 (ZONE MEDIUM) @ 20' MTG. HT.	0.940	53525	436

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
COURT 1	Illuminance	Fc	37.82	45	29	1.55
COURT 2	Illuminance	Fc	40.00	54	34	1.59
COURT 3	Illuminance	Fc	42.86	53	31	1.71
COURT 4	Illuminance	Fc	37.82	45	29	1.55
COURT 5	Illuminance	Fc	40.00	54	34	1.59
COURT 6	Illuminance	Fc	42.86	53	31	1.71
SPILL	Illuminance	Fc	0.72	11.66	0.00	N.A.

Date:8/20/2024
Filename: INDIAN WELLS CC7.AGI

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

Calculations use a LED-Maintained Lamp Lumen factor based upon 50,000 hours of life, derived from IES TM.21-11.

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



ZONE Medium - Sport/Court Light

(ZNM)

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A1 PHOTOMETRIC STUDY

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San Diego, CA 92110
(619) 299-6690
delawie.com

PSC lighting

Indian Wells Country Club

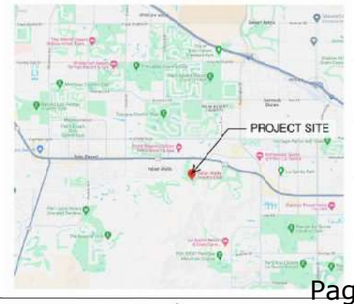
INDIAN WELLS COUNTRY CLUB PICKLEBALL COURT

46000 CLUB DRIVE
INDIAN WELLS, CA 92210

PROJECT NO. 24214

REV	DATE ISSUED	REASON
	08.27.24	CUP MODIFICATION

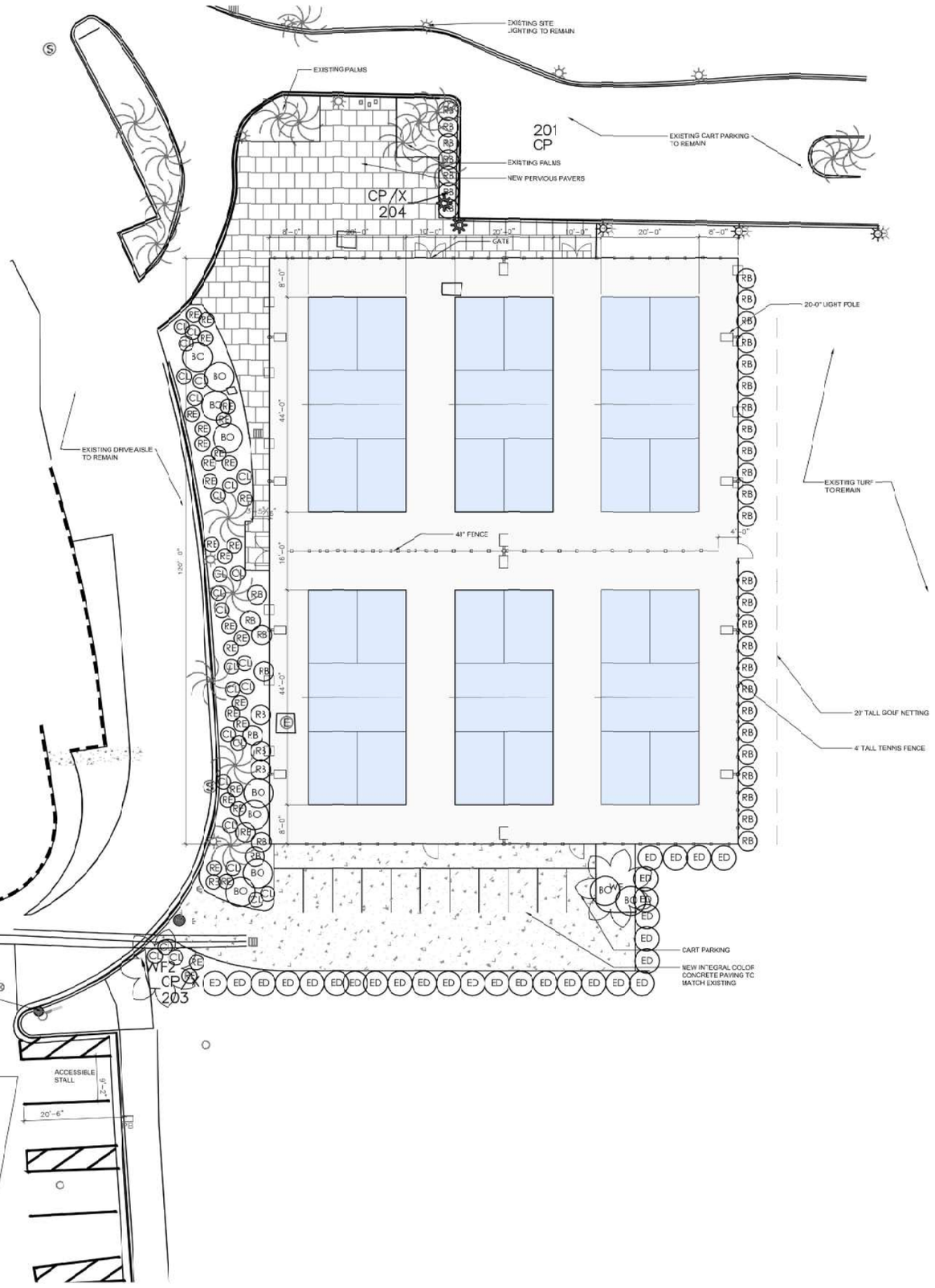
VICINITY MAP



CUP MODIFICATION
08.27.2024

Sheet Title
PHOTOMETRIC STUDY

Sheet No.
E-101



PLANTING LEGEND

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

SHRUBS	CODE	BOTANICAL / COMMON NAME
KO	BO	BOUGAINVILLEA X 'OO-LA-LA' TM OO-LA-LA BOUGAINVILLEA
CL	CL	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH
ED	ED	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE
RB	RB	RUELLIA BRITTONIANA / BLUE BELLS
RE	RE	RUSSELIA EQUISETIFORMIS FIRECRACKER PLANT

NORTH

SCALE: 1" = 10'-0"

VICNITY MAP

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(619) 299-6690
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Indian Wells Country Club

INDIAN WELLS COUNTRY CLUB PICKLEBALL COURT

46000 CLUB DRIVE
INDIAN WELLS, CA 92210

PROJECT NO. 24214

REV.	DATE ISSUED	REASON
	06.27.24	CUP MODIFICATION

CUP MODIFICATION
06.27.2024

Sheet Title
PROPOSED COURT AND SITE PLAN

Sheet No.
AS102

A1 PROPOSED COURT AND SITE PLAN

1" = 10'-0"

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LSA LIGHTING
ZONE MEDIUM SPORT/COURT LIGHT IN BLACK FINISH

D1 PROPOSED LIGHTING



RE- RUSSELIA EQUISETIFORMIS-
FIRECRACKER PLANT



WF2- WASHINGTONA X FILIBUSTA-
HYBRID FAN PALM



BO- BOUGAINVILLEA



CL- CALLISTEMON VIMINALIS-
LITTLE JOHN WEEPING BOTTLEBRUSH



ED- ELAEOCARPUS DECIPIENS-
JAPANESE BLUEBERRY TREE



RB- RUELLIA BRITTONIANA-
BLUE BELLS

A1 PROPOSED PLANTING

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LICENSED ARCHITECT
JASON N. HOMEN
C-34285
03.31.2025
STATE OF CALIFORNIA

Indian Wells Country Club

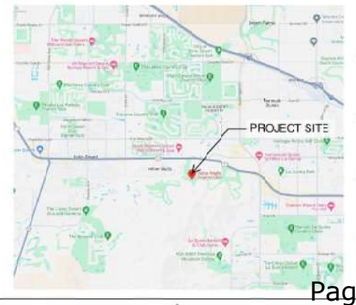
INDIAN WELLS COUNTRY CLUB PICKLEBALL COURT

46000 CLUB DRIVE
INDIAN WELLS, CA 92210

PROJECT NO. 24214

REV	DATE ISSUED	REASON
	06.27.24	CUP MODIFICATION

VICNITY MAP



CUP MODIFICATION
06.27.2024

Sheet Title
PLANTING AND LIGHTING

Sheet No.
A-701

INDIAN WELLS
CALIFORNIA

October 31, 2024

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

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

Mrs. Morita,

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

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

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

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

Best Regards,

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

Maria Alvarez

From: Mark Butier Jr. [redacted]
Sent: Friday, November 15, 2024 11:26 AM
To: Luis Rubalcava
Cc: Jon Berg; Jesse Jimenez; Maria Alvarez
Subject: RE: Planning Commission Meeting - request to reschedule

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Luis,

Thank for your timely and professional response to our request. City staff has been exceptional addressing the appeals of the residents impacted by this issue. You indicated in your voice mail that the December 19th Planning Commission hearing will be a "Special Session" and "may be impacted" by the Christmas holiday. My wife made the effort yesterday to canvas the neighborhood of homes that will be directly impacted by this proposed facility. (Residents on Club Terrace, Desi, and Iroquois Drive). We have a list of those residents who were home and advised them of the proposed action before the City for approval. **It is important for City staff, Planning Commissioners, City Council and Executive Management to know that not a single resident was aware of this proposal and public outreach was never done...nothing!** Several were aware of the proposal to site this facility near the Cove area of IWCC and that it was rejected. **IWCC Management did nothing to communicate the current option before City Planning.**

We recognize the City has elected to push the hearing to December 19th due to the error in the first Notice. It would be prudent for all parties given the complete lack of communication from IWCC to push this discussion until after the first of the year. We have advised several of the impacted residents of the new date. Many have expressed they may be traveling due to the Christmas Holiday and want to be present for any formal City hearing.

We recognize the City staff is responding to a petitioner and is obligated to follow a highly prescriptive statutory process. I am intimately familiar with municipal planning requirements after four decades of delivering large scale civil infrastructure. It starts with engaging the impacted community. I have nothing more than anecdotal evidence to share at this point but most strongly feel that this has been done in a clandestine manner. Step one was skipped and consequently, you have some very upset residents.

We are formally asking for the issue to be tabled until the first of the year until.

Regards,

Mark Butier

From: Luis Rubalcava <lrubalcava@indianwells.com>
Sent: Thursday, November 14, 2024 5:57 PM
To: Mark Butier Jr. <[redacted]>

Cc: Jon Berg <jberg@indianwells.com>; Jesse Jimenez <jjimenez@indianwells.com>; Maria Alvarez <malvarez@indianwells.com>
Subject: Planning Commission Meeting - request to reschedule

Good evening,

My name is Luis Rubalcava and I am a Planner with the City of Indian Wells. I am emailing in response to your phone call regarding the Conditional Use Permit Modification at the Indian Wells Country Club. More specifically, the project involves the construction and operation of up to six new pickleball courts. It is currently scheduled to be heard before the Planning Commission on November 21, 2024. However, residents have recently brought to our attention an error in the resident letter accompanying the public hearing notice sent out on November 7, 2024. The letter mistakenly references the “Ironwood” Country Club instead of the “Indian Wells” Country Club.

While the official Notice accurately states the project location and was properly circulated, the error in the accompanying letter may cause confusion among residents. In light of this, and considering heightened concerns, staff will request that the Planning Commission continue the item to their December hearing. This will allow for proper re-noticing to the residents and help avoid any misunderstandings or negative perceptions arising from the clerical error.

Should you have any questions, please do not hesitate to contact me.

INDIAN WELLS
CALIFORNIA

Luis Rubalcava, AICP
Senior Planner

44-950 Eldorado Dr., Indian Wells, CA 92210-7497
lrubalcava@indianwells.com | 760.776.0229 | www.IndianWells.com

Maria Alvarez

From: Luis Rubalcava
Sent: Monday, November 18, 2024 4:48 PM
To: Robert Bauman
Cc: Jon Berg; Maria Alvarez
Subject: RE: IWCC proposed pickleball courts

Good afternoon,

Your public comment has been received and will be included as part of the application's record.

Thank you.

INDIAN WELLS
CALIFORNIA

Luis Rubalcava, AICP
Senior Planner

44-950 Eldorado Dr., Indian Wells, CA 92210-7497
lrubalcava@indianwells.com | 760.776.0229 | www.IndianWells.com

From: Robert Bauman <[redacted]>
Sent: Monday, November 18, 2024 4:33 PM
To: Luis Rubalcava <lrubalcava@indianwells.com>
Subject: IWCC proposed pickleball courts

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

I own at [redacted], I am also a social member at IWCC. I just learned of this proposal and am concerned that the notorious adverse noise and light effects of this so-called sport will be much greater than the management of ClubCorp are suggesting. I will be out of town on Dec12 but I urge you and your colleagues to consider this proposal with the utmost skepticism. Thank you. Please share with your colleagues.
RJ Bauman

The Honourable Robert J Bauman, KC.
Cell: [redacted]
Email [redacted]

'24 11-18 #11:15

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

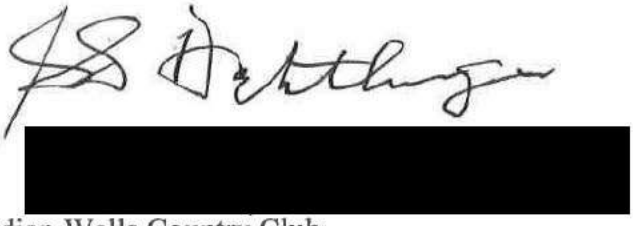
Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

Enhancing our club's amenities with pickleball facilities can contribute positively to our community's health and well-being, encouraging physical activity and promoting social connections among residents. Furthermore, this investment can help position our club as a leader in providing modern recreational options, ultimately increasing our membership base and supporting the club's sustainability.

I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,



Indian Wells Country Club

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,



Indian Wells Country Club

Peter Webb & Denise Garcia
[redacted]
Indian Wells, CA, 92210
[redacted]
11/19/2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,

Peter Webb & Denise Garcia
Indian Wells Country Club

Joe Cantalamessa
[redacted]
Indian Wells, CA 92201
[redacted]

November 19, 2024 via email: lrubalcava@indianwells.com

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,

Joe and Judy Cantalamessa, Members
Indian Wells Country Club

Kelly Asper
[redacted]
Indian Wells, CA 92210
[redacted]

November 20, 2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I am writing to express my EXTREME OPPOSITION for the addition of pickleball courts at Indian Wells Country Club. As a member and resident of this community, I believe that the proposed area for the pickleball courts will disrupt our beautiful quality of life at the Club and neighborhood due to the creation of noise pollution for our community.

As a golfer, I don't want to hear it.

As a resident, I don't want to hear it.

I am a member of another Club that has pickleball courts, and no one can tell me that the proposed courts will be quiet. It's total BS.

The courts should be placed over by the Indian Wells Resort hotel so that the road noise from HWY 111 cancels out the "bonk, bonk, bonk" noise. Or put them over at the tennis garden.

A quiet, luxury neighborhood is not a place for pickleball courts.

I respectfully urge the city council to DENY the request to add pickleball courts to Indian Wells Country Club.

Thank you for considering my opinion.

Sincerely,



Kelly Asper
Indian Wells Country Club

Michael Black
[redacted]
Indian Wells CA

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,
Michael Black
Indian Wells Country Club

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; jjimenez@indianwells.com.
Subject: Pickle Ball at IWCC
Date: Friday, November 22, 2024 12:07:58 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

As a member of Indian Wells Country Club, my wife and I are 100% behind the installation of Pickle Ball Courts on the property.

Wayne B Eisenberg
[redacted]
La Quinta, CA 92253
[redacted]

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; Jesse Jimenez
Subject: Indian Wells Country Club Pickle Ball Courts
Date: Thursday, November 21, 2024 8:27:51 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Garth Evans
[redacted]
Indio, CA, 92201
[redacted]
November 21, 2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.
Sincerely,

Garth and Tracy Evans
Indian Wells Country Club

Dan and Jean Waibel
[redacted]
Indian Wells, CA 92210

December 3, 2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

Since we are unable to show our support in person, we are writing to express our strong support for the addition of six pickleball courts at Indian Wells Country Club (IWCC). The Coachella Valley has been a vacation spot to us for 40 years. We purchased our home across the wash from the Clubhouse in early 2022 and were drawn to the specific area by the vibrant and active retiree population, a well-managed City and the strength of the activity programming at IWCC. As members of this community and a passionate advocate for recreational activities of all types, we believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members. We have witnessed this firsthand by the recent investment in the Bocce ball courts and the boost to social activity that this programming caused.

We have reviewed IWCC's application in detail and are impressed with the commitments they have made to mitigate any potential background sound levels and light pollution to the area residents. It is rare to see this level of diligence. It is important to remember that IWCC is making a long-term capital investment in our community, and we would be remiss to not respond positively to that well planned commitment. We respectfully urge the city council to consider this proposal favorably. We believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. We look forward to discussing this matter further and we appreciate your support.

Sincerely,

Dan and Jean Waibel

Dan and Jean Waibel
[redacted]

[redacted]
Indian Wells, CA. 92210

December 4, 2024

Dear Planning Commission

Re: Pickle Ball Courts

We are full-time residents along the 9th hole of IWCC—the 3rd house east of the Club Drive rackety wooden bridge. Pickle ball is a popular but noisy sport. The following are our concerns:

*The impulsive pop-pop sound is usually between 1000-2000 Hertz, close to a human's most sensitive frequency range, and can be heard from further away.

*As players try to hit the ball in the sweet spot of the paddle, the ball increases in both speed and noise.

*Multiple games being played at the same time can also intensify the overall noise level—add players also hollering and cheering.

*Sounds from games can bounce off nearby buildings, rocks, and mountains—creating echoes, making the noises louder, and carrying them further.

*Traffic will definitely increase over the already noisy wooden bridge that leads to the clubhouse and proposed courts.

*Historically, property values will decrease 10-20% with the increased noise pollution and traffic.

We are wondering why the club could not also have an agreement with the Indian Wells Tennis Garden for pickle ball like they have for tennis?

Respectfully submitted,
Tom Lowman Leslie Lowman
Tom and Leslie Lowman

From: [redacted]
To: Sonya Branson
Cc: Maria Alvarez; Luis Rubalcava
Subject: RE: 12/12/24 Planning Meeting- Indian Wells CC Pickleball Courts
Date: Thursday, December 5, 2024 7:54:09 AM
Attachments: Image001.png

Ms. Branson,

Your comment has been received and will be made part of the public record and distributed to the Planning Commissioners for their consideration in reviewing the Agenda item on December 12, 2024.

Best regards,

INDIAN WELLS
CALIFORNIA

Jon Berg
Community Development Director
44-950 Eldorado Dr., Indian Wells, CA 92210-7497
jberg@indianwells.com | 760.776.0239 | www.IndianWells.com

From: Sonya Branson [redacted]
Sent: Thursday, December 5, 2024 7:38 AM
To: Luis Rubalcava <lrubalcava@indianwells.com>; Jon Berg <jberg@indianwells.com>; malavarez@indianwells.com; jmenez@indianwells.com
Cc: Sonya Branson [redacted]
Subject: 12/12/24 Planning Meeting- Indian Wells CC Pickleball Courts

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Dear Planning Commissioners, I'm writing to request your support and approval for the addition of Pickleball courts at Indian Wells Country Club, as approved by the Indian Wells Design Committee.

I am a resident of Indian Wells and live on the 9th hole of the Indian Wells Country Club, directly across from the driving range and the proposed location of the recently approved Indian Wells Design Committee approved courts.

I split my time between Indian Wells and Huntington Beach, CA. When in Huntington Beach, I play golf and Pickleball at The Huntington Country Club. When in Indian Wells, we play golf.

I mention The Huntington Club in Huntington Beach, because they also faced challenge by a few nearby residents a few years back when wanting to add 8 Pickleball Courts.

I'm please to report, however, that after working with The City and showing mitigating sound designs and providing noise studies, similar to IWCC, a total of 8 courts were approved over 2yrs ago by the City of Huntington Beach.

And, the courts and club have since thrived harmoniously with all residents and members, including many new members of the community for well over a year now, promoting a healthy outdoor activity for all ages and fitness level.

I've attached a couple photos, in an attempt to show the proximity of these courts to homes/rooftops, which are in much closer proximity to multi-million ($3-$4m) homes than the courts proposed at Indian Wells Country Club.
These courts are literally within 100yards of the surrounding homes. And, since the courts were built and have been open they have not faced backlash from surrounding neighbors. Instead have added new members of the community to the Club to enjoy a fun and healthy outdoor activity for all.

Thus, I'm very excited, with your Approval, that Indian Wells CC and the Indian Wells community will be able enjoy the addition of the fastest growing sport of Pickleball within the Indian Wells Country Club amenities and setting.

Respectively,
Sonya Branson
[redacted]







ROBERT A. BERNHEIMER
A PROFESSIONAL LAW CORPORATION
WWW.ROBBERNHEIMER.COM

[redacted] - Indian Wells, CA 92210
Phone [redacted] Fax [redacted]

December 2, 2024

VIA EMAIL:

Chris Freeland, City Manager — cfreeland@indianwells.com
Jon Berg, Community Development Director — jberg@indianwells.com
Todd Leishman, City Attorney — todd.leishman@bbklaw.com
City of Indian Wells
44-950 Eldorado Drive
Indian Wells, CA 92210

Re: Indian Wells Country Club – Proposed Pickleball Courts

Gentlemen:

This firm has the privilege of representing a number of homeowners that would be affected by the installation of pickleball courts in the driving range of Indian Wells Country Club. The purpose of this letter is two-fold. First, we request that the Planning Commission Hearing currently set for December 12th be continued until January to allow many of the affected residents to be in-town to participate at the Planning Commission Hearing. Please advise ASAP if this matter will be continued so we know what hearing date to prepare for.

Second, I want to briefly outline why this proposal is absolutely prohibited under the City's Zoning Ordinances. In summary, the proposed Pickleball Courts are located in the Indian Wells Country Club Golf Course Overlay Zone, which prohibits any uses not necessary for the maintenance and operations of golf.

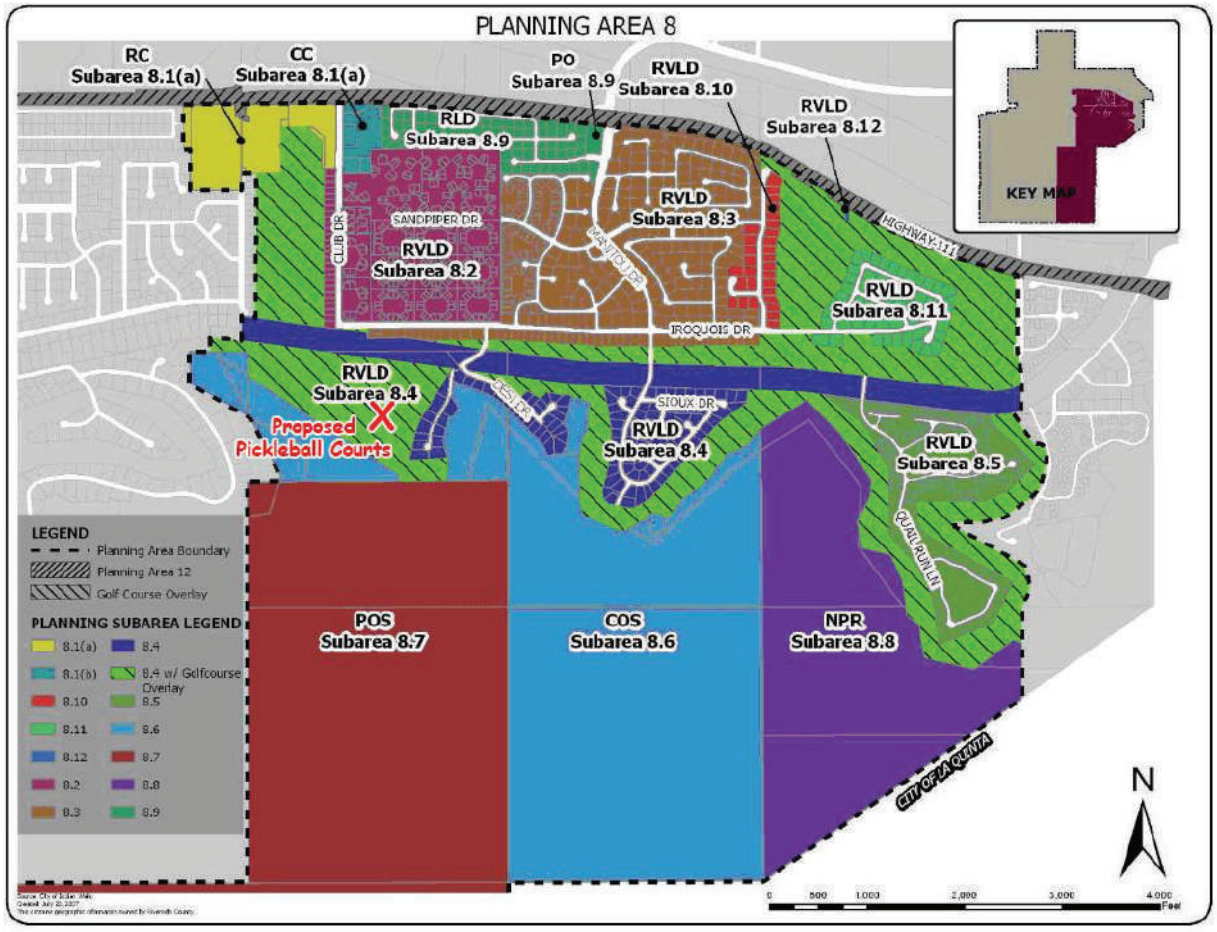
As seen in the City's Zoning Map, the zoning for this property is "Open Space, Golf & Recreation."



One might initially think that since this is Pickleball, it is "Recreation" and therefore allowed under the City's Zoning Code. However, the location of the proposed Pickleball Courts is also within Planning Area 8, Subarea 8.4. See § 21.14.080 Planning Area 8 (Sandpiper/Indian Wells Country Club Area). This is a Golf Course Overlay Zone:

> "(d) Subarea 8.4. This established area, the Indian Wells Country Club area, is zoned Very Low Density and is overlaid with the Golf Course Overlay Zone which pertains to the 27-hole golf course."

As can be further seen in the map below from the City's Zoning Ordinance, the area of the Proposed Pickleball Courts is within the Golf Course Overlay.



Under the City's Zoning Ordinances for Golf Course Overlay Zones:

> "**only uses necessary for the operation and maintenance of the subject golf course shall be permitted in this district.**"
> § 21.40.030, emphasis added.

The City's Zoning Ordinance further defines the Golf Course Overlay Zone in § 21.12.040 (a):

> "Golf Course. **This overlay zone shall** apply to all public and private golf courses within the City to **insure that they are operated and maintained for their intended purpose, the playing of golf**.
>
> Within this zone, **uses not directly related to the operation and maintenance of the subject golf course shall be prohibited**." Emphasis added.

It seems self-evident that "Pickleball" is not an activity which is directly related to the operation and maintenance of the Indian Wells Country Club golf courses. Therefore, Pickleball Courts are prohibited at this location.

Finally, we believe the addition of 6 noisy Pickleball Courts adjacent to residential homes cannot receive a categorical exemption under CEQA. While some jurisdictions have used a categorical exemption to install a couple Pickleball Courts, install 6 this close to homes should at a minimum trigger an Initial Study to determine the potential impacts.

Based on the above, we hope staff will reconsider its recommendation for approval of this application, follow its own zoning ordinances and protect the quality of life for numerous residences in this area by changing its recommendation to denial of the application.

If you would like to discuss the contents of this letter, the hearing or the application further, I am available at your convenience.

Cordially,

Robert A. Bernheimer

From: [redacted]
To: Luis Rubalcava
Subject: In support of...
Date: Tuesday, November 19, 2024 3:19:39 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

November 19, 2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my strong support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

Enhancing our club's amenities with pickleball facilities can contribute positively to our community's health and well-being, encouraging physical activity and promoting social connections among residents. Furthermore, this investment can help position our club as a leader in providing modern recreational options, ultimately increasing our membership base and supporting the club's sustainability.

I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity, and for your time. I look forward to discussing this matter further and am hopeful for your support.

Have a wonderful Thanksgiving…and thanks for all you do at the City!!!!

Sincerest Appreciation,

Amy Harrington
[redacted]
Indian Wells Country Club

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; Jesse Jimenez
Cc: mary Ingram
Subject: Indian Wells Country Club - Pickleball Courts
Date: Tuesday, November 19, 2024 7:24:14 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Dear Members of the Indian Wells City Council:

I hope this letter finds you well.

I am writing to express my strong support for the addition of pickleball courts at Indian Wells Country Club. As a dedicated member of this community and a passionate advocate for recreational activities, I believe this enhancement would greatly benefit both the club and the broader Indian Wells community.

Pickleball is one of the fastest-growing sports in the nation, celebrated for its accessibility and appeal to individuals of all ages and skill levels. Its inclusive nature fosters social interaction and community engagement, making it an ideal addition to our club's amenities. By introducing pickleball courts, we can offer current members a dynamic new activity while also attracting prospective members who are eager to enjoy this popular sport.

Beyond its recreational appeal, adding pickleball facilities aligns with our community's commitment to health and wellness. This investment would encourage greater physical activity, nurture social connections among residents, and position Indian Wells Country Club as a leader in providing modern, diverse recreational options. Moreover, these enhancements would contribute to the club's sustainability by increasing membership and enriching its overall offerings.

I respectfully urge the city council to consider this proposal favorably. With your support, I am confident we can successfully integrate pickleball into the club, further elevating the recreational opportunities available in Indian Wells.

Thank you for your time and thoughtful consideration. I welcome the opportunity to discuss this proposal further and am hopeful for your support in making this vision a reality.

Sincerely,
Tamara Baron
[redacted]

From: [redacted]
To: Luis Rubalcava; Jesse Jimenez; Jon Berg; Maria Alvarez; indianwells@invitedclubs.com
Subject: Indian Wells Country Club PB courts
Date: Monday, December 2, 2024 8:54:13 PM

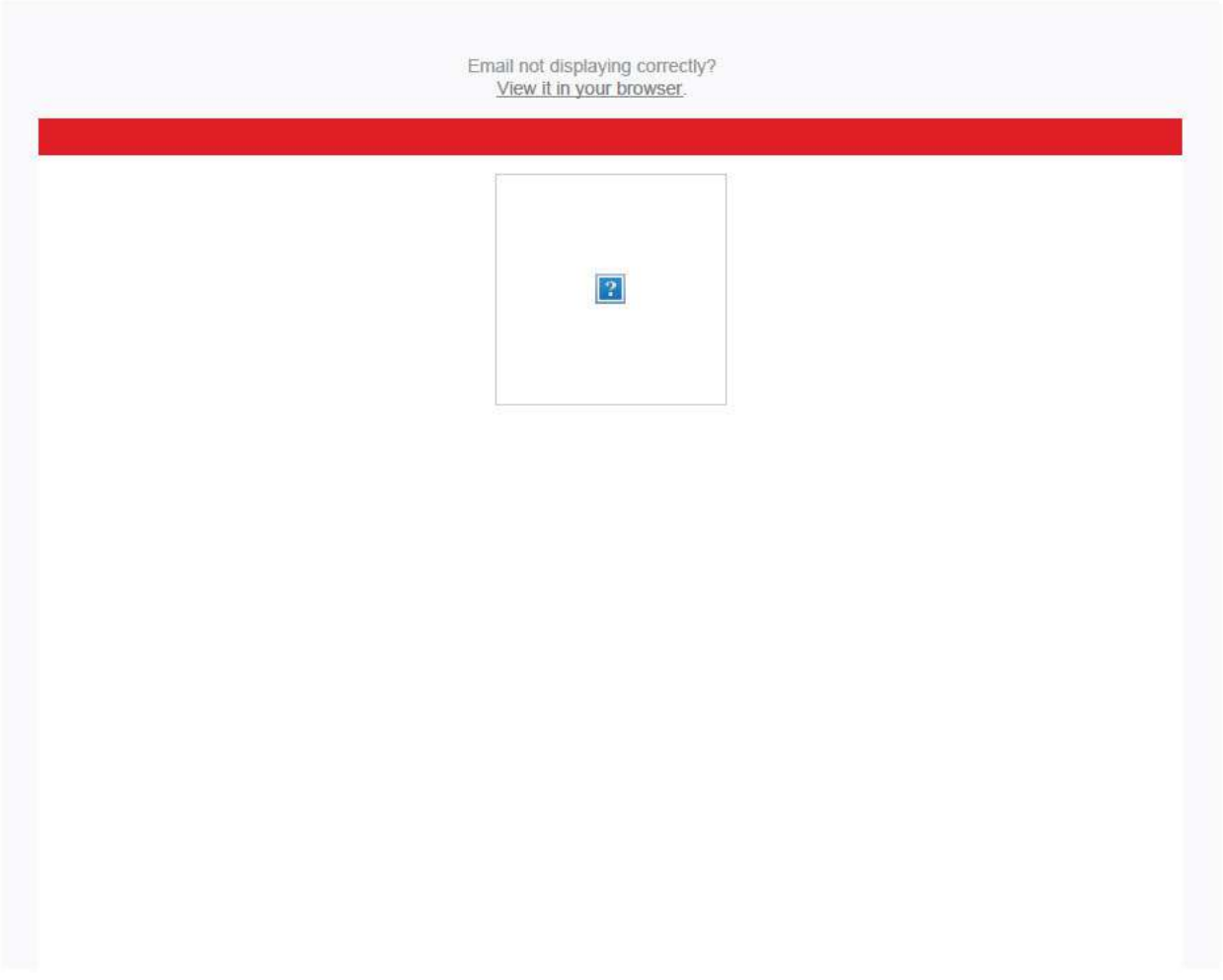
CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Hi Luis, Jon, Maria and Jesse,
We are members of the Indian Wells Country Club and residents of the city of Indian Wells. I am writing to be in favour of the proposed Pickle Ball Courts at Indian Wells Country Club. Having the new courts will greatly enhance the club appeal for new membership and also improve the membership experience of existing members. Sorry we won't be able to make it on Dec 12th, but please count us in for support.

Thank you, sincerely,

Rongrong and Shahzad Karim

---------- Forwarded message ---------
From: **Indian Wells Country Club** <indianwells@invitedclubs.com>
Date: Mon, Dec 2, 2024 at 5:07 PM
Subject: A Message from your General Manager
To: [redacted]



A Message from your General Manager

Happy Monday Members,

In reflecting on the past couple of weeks for my message, I would be remiss if I didn't mention that I failed to address you at the Opening Party. The band had started, and honestly, they were so darn good that I didn't want to interrupt. My apologies, and welcome home!

Thanksgiving Feast at the Club did not disappoint! We served close to 220 members and their families and guests. What a spread it was, too. Thank you to all who attended, and please check out the pictures below.

I invite you to the December 12 Indian Wells Planning Commission meeting at 1:30 at Indian Wells City Hall. It has come to my attention that a group of Members and residents are fighting the project, and our voices must be louder. The project has passed the Design Committee, and we have satisfied the city's light and noise pollution requirements in our third-party studies. **Found here**. A picture of the proposed courts is **here**, and you can view the project site as it relates to the Club and our **neighbors here.** Please note a Member's existing court in the neighborhood to the affected homes, members, and Club. Please attend in support of the pickleball courts, and thus the future of our Club. Added amenities mean more members, a stronger future, tax dollars for the city, and capital investment from Invited. We must show up for the meeting and voice our support. Please come to the meeting and write to the city in favor of IWCC Pickleball. Luis Rubalcava lrubalcava@indianwells.com; Jon Berg jberg@indianwells.com; Maria Alvarez malvarez@indianwells.com; Jesse Jimenez jjimenez@indianwells.com. Please reach out with any questions.

Thank you to all who have supported our collaboration with the City of Indian Wells for the Toys for Little Marines and Sailors Toy collection. Your generosity is going to make some little marines and sailors very special. There is still time to support this worthy cause.

Drop boxes for gifts can be found at the Concierge Desk and in Winstroms Pro Shop.
Check out more information here.

Looking ahead, it's time to hone your golf cart decorating skills for our annual IWCC Holiday Golf Cart Parade. We will parade around the community and finish in our circle drive for a reception and Tree-Lighting Ceremony in our lobby. The cart parade begins at the Cove. Light appetizers and festive libations are for this joyous event: December 18, 4:00 p.m. Register now. I can't wait to see all the great carts!

Check out the Five Things You Should Know below, and I will see you at the Club!

Pictures from around the Club



Speakeasy New Year's Eve Gala

Registration is now open for the Indian Wells Speakeasy New Year's Eve Gala! Join us for incredible music, dancing prohibition-era cocktails and more! Dress to impress at this 20 era's Speakeasy-themed New Year's Eve Celebration. Doors open at 7 p.m. Dinner will be served at 8 p.m., and balloon drop at midnight! Celebrate the New Year with us!

Opening Party Registration



Five Things You Should Know...

1. **December 6-8:** MGA Legacy Tournament. Horse Race and Stag Night Friday!

2. **December 9**: Grand Cru Holiday Wine Dinner. Sold Out!

3. **December 12**: Holiday Yappy Hour and Shop and Sip 3:30 p.m. Desis Deck

4. **December 18**: Annual Cart Parade and Tree Lighting 4:00 p.m. Begins at the Cove.

5. **December 20:** Winter Drive-in Movie. 5:00 p.m. Featuring "Elf"! Register here.



760.345.2561
46000 Club Drive
Indian Wells, CA 92210



You have received this email because you are a member of a club in the Invited Network or you expressed an interest in membership or private events. You can manage your email preferences or opt-out of future such emails HERE.

To help ensure deliverability, please add indianwells@invitedclubs.com to your address book.

Invited Network and Affiliated Clubs
5221 North O'Connor Blvd., Suite 300
Irving, Texas 75039-3786

Privacy Policy



From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; Jesse Jimenez
Subject: Indian Wells Pickleball Court Application
Date: Thursday, November 21, 2024 11:43:41 AM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

Enhancing our club's amenities with pickleball facilities can contribute positively to our community's health and well-being, encouraging physical activity and promoting social connections among residents. Furthermore, this investment can help position our club as a leader in providing modern recreational options, ultimately increasing our membership base and supporting the club's sustainability.

I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,

Valerie Connor
Indian Wells Country Club
[redacted]
Indian Wells, CA 92210

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; Jesse Jimenez
Cc: Rob Vanden Broek
Subject: IWCC Pickleball Court Application
Date: Tuesday, November 19, 2024 4:45:41 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,

Rob Vanden Broek
Indian Wells Country Club
[redacted]

Indian Wells, CA 92210

From: [redacted]
To: Luis Rubalcava
Subject: IWCC pickleball courts
Date: Thursday, November 14, 2024 1:16:37 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

I have just been told by a neighbor that the club plans to install 6 pickleball courts and, frankly, I'm shocked and dismayed that once again the club shows total disregard for the residents of the country club.

My wife and I live in the first house on the south side of Iroquois Drive heading from Club Drive, and we are directly opposite the area where I understand the courts are planned for. Clearly, this would have a major impact on us, especially since we have already been subjected to abuse by the club due to the noise from their Club Drive bridge.

If the club has money to spend, then their first priority should be to replace that bridge. Ken Suemalo, the city engineer, inspected the bridge around 3 years ago, and declared it dangerous then, and we have seen no action to improve its condition.

The noise pollution of the bridge starts around 5:30 am and often continues through the evening until 10pm or later. I would expect the planned courts to make the noise even worse. It affects our sleep and has harmed my wife's mental health.

Therefore, I strongly object to the planned pickleball courts at least until the bridge problem is corrected.

Respectfully,

David Harman PhD

Sent from Proton Mail for iOS

From: [redacted]
To: Maria Alvarez; Luis Rubalcava; Jon Berg; jjimenex@indianwells.com
Subject: IWCC Pickleball Courts
Date: Tuesday, December 3, 2024 12:11:09 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

We are homeowners at [redacted] and write to express our support for the 6 pickleball courts being considered at IWCC. As residents, we find it frustrating that there is very few pickleball (if any) options within the City limits. While we prefer the City address the lack of playing opportunities by creating a public court complex, at least these IWCC courts would be a step in the right direction as more courts lead to more access.

Has the City ever considered developing a pickleball facility on the land that sits behind and adjacent to the Indian Wells Resort Hotel or some other vacant parcel in Indian Wells? Could a pickleball complex be incorporated into the golf course redesign? More people at the resort would create more dining use.

Any way, as to the project before you, we hope you approve the IWCC project and do not let a small group derail a well-thought out location.

Randy & Jana Sperring

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; Jesse Jimenez
Subject: IWCC Pickleball Letter of Support
Date: Wednesday, November 20, 2024 8:11:16 AM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Georgia Moe
[redacted]
Indian Wells, CA 92210
[redacted]

11/19/2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my 100% support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that

with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,
Georgia Moe
Indian Wells Country Club

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; Jesse Jimenez
Cc: inidanwells@invitedclubs.com
Subject: IWCC Pickleball proposal- NOT in favor
Date: Monday, November 18, 2024 6:23:31 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Luis, Jon, Maria, and Jesse,

First let me say it was a pleasure to meet a couple of you today when I stopped by City Hall. I very much appreciate your assistance, the insight you provided, and your courtesy and professionalism regarding my inquiries about the proposed pickleball court addition to the Country Club.

Members and residents have been kept pretty much in the dark on the progress of this initiative. And as club members, we were never asked to voice our opinions or offered an opportunity to vote on the matter. And even though a vote would have likely indicated a majority favoring it, I am one of the unlucky few whose quality of life will most certainly be negatively and permanently impacted by these courts.

Despite what a noise study might say, I am quite sure that I will be able to hear- and will be annoyed by- the sounds generated by the daily games. And while I appreciate the apparent attempt at noise abatement, I am unswayed by its promised effectiveness (and trusting that it will work, only to find out after the fact it doesn't, is a mistake I

cannot afford to make).

This says nothing of the impact to the driving range, which I also believe is a serious miscalculation and misuse of precious real estate.

As a result, I must register my **strong opposition** to this proposed CUP. I am guessing my neighbors on Club Terrace and Iroquois may have similar concerns, and I will be eliciting their responses as well.

Thanks for your time.

William Mountain
[redacted]

From: [redacted]
To: Luis Rubalcava
Subject: IWCC pickleball
Date: Tuesday, November 19, 2024 2:40:35 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

I will be out of town on December 12 so I am unable to attend the meeting concerning pickleball at Indian Wells Country Club.

I am strongly in favor of it. The facility is badly needed as we are one of the only country clubs in Coachella Valley that does not have a pickleball facility. It not only enhances the health of the community but it will help home sales and home prices within IWCC. I personally know 2 families that did not purchase here because they wanted pickleball where they live.

I have been informed that noise and light studies have been performed and there are not any problems in regard to that.

Please vote to approve pickleball courts within IWCC,

Thank you.
Ellie Marks
[redacted]
Indian Wells, CA

California Brain Tumor Association

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; Jesse Jimenez
Subject: Pickle Ball Support
Date: Wednesday, November 20, 2024 8:14:12 AM
Attachments: image001.png

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Janet Clements Miller
[redacted]
Indian Wells, CA 92210
[redacted]
[Date]

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,

Jan

Indian Wells Country Club

Jan Clements, Senior Vice President
Corporate Client Group Director
Family Wealth Director, Financial Advisor

NMLS #[redacted]

The Clements Wealth Management Group at Morgan Stanley
[redacted]
Phone: [redacted]
Mobile: [redacted]
Toll Free: [redacted]
Fax: [redacted]

[redacted]
Please visit our website:
[redacted]

Named to the 2024 Forbes Best-In-State Wealth Advisors ranking
Source: Forbes.com (Awarded April 2024) Data compiled by SHOOK Research LLC based on time period from 6/30/22-6/30/23.
Award Disclosures

Named to the 2023 Forbes America's Top Women Wealth Advisors ranking
Source: Forbes.com (Awarded Jan 2023) Data compiled by SHOOK Research LLC based on time period from 9/30/21 – 9/30/22.
Awards Disclosures

Named to the 2023 Forbes Best-In-State Wealth Advisors ranking
Source: Forbes.com (Awarded April 2023) Data compiled by SHOOK Research LLC based on time period from 6/30/21-6/30/22.
Award Disclosures

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From: [redacted]
To: Jon Berg; Maria Alvarez; Jesse Jimenez; Luis Rubalcava
Subject: Pickleball at IWCC - Support Letter
Date: Wednesday, November 20, 2024 8:14:14 AM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Scott Moe
[redacted]
Indian Wells, CA 92210
[redacted]

11/20/2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my 100% support for the addition of pickleball courts at Indian Wells Country Club. My wife and I have been waiting for this wonderful opportunity. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that

with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,
Scott Moe
Indian Wells Country Club

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; Jesse Jimenez Jesse
Cc: Ellen Marks
Subject: pickleball at IWCC
Date: Tuesday, December 3, 2024 8:22:05 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Hello City of Indian Wells,

Thank you for the opportunity to consider having pickleball available to residents within Indian Wells. We are thrilled that Indian Wells Country Club has submitted a request to construct courts within IWCC property. Pickleball is a strongly desired amenity that is missed within IWCC and has caused some past residents to move on to communiities that offer this as well as other ammenitites. As Indian Wells residents since 2006, we look forward to IWCC offering pickleball. We have been discouraged over the past years with the challenges put forth by others to get this much needed ammenity in place. Our appreciation goes to you to assist in making this happen.
Lavonne Bissell and Lou Urrutia, Indian Wells Residents since 2006

From: [redacted]
To: Luis Rubalcava
Subject: Pickleball courts at IWCC
Date: Wednesday, December 4, 2024 10:16:21 AM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Dear Luis,
We are members of IWCC - [redacted]
We strongly support the installation of pickleball courts in our club. It is such a popular sport and people seek out clubs that have courts.
Thank you,
Teresa and Ed Urquhart

From: [redacted]
To: Luis Rubalcava
Subject: Re: Pickle ball courts
Date: Tuesday, November 19, 2024 2:15:04 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Pickle ball courts and driving range so close together should not be. A disturbance for golfers. Indian Wells CC was born as a golf club. Please find a more convenient site.Thank you.
E Evans
Ps Will try to go to the meeting at City Hall on Thursday.
EE

> On 19 Nov 2024, at 10:54, Luis Rubalcava <lrubalcava@indianwells.com> wrote:
>
> Good morning,
>
> Thanks for reaching out. If you are referring to the new Pickleball Courts proposed as part of added amenities to the Indian Wells Country Club, those will be located adjacent to the existing clubhouse just to the east. Below is an aerial image of where the Pickleball courts are proposed, outlined in red. The IWCC management is requesting to construct and operate up to 6 courts at this site.
>
> Attached is also a Landscape plan that helps visualize the courts and its surrounding landscape improvements.
>
> Let me know if I can provide any additional information.
>
> <image001.png>
>
> <Indian Wells Arrowhead logo with the words Indian Wells California.>
> Luis Rubalcava
> Senior Planner
> 44-950 Eldorado Dr., Indian Wells, CA 92210-7497
> lrubalcava@indianwells.com <mailto:lrubalcava@indianwells.com> | 760.776.0229 | www.IndianWells.com <https://www.IndianWells.com>
> -----Original Message-----
> From: [redacted]
> Sent: Monday, November 18, 2024 6:40 PM
> To: Luis Rubalcava <lrubalcava@indianwells.com>
> Subject: Pickle ball courts

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Hi, this is Ebe Evans, [redacted] I am not sure I understand where the planned pickel Ball courts will be located. Is there a plan to visualize?
Thanks

EE
<2. Aerial Vicinity Map.pdf>
<7. Landscape Plans.pdf>

From: Jon Berg
To: [redacted]
Cc: Maria Alvarez
Subject: RE: Pickle Ball
Date: Wednesday, November 20, 2024 7:40:25 AM
Attachments: image001.png

Mr. Penner,

Your comment has been received and will be made part of the public record and distributed to the Planning Commissioners for their consideration in reviewing the Agenda Item on December 12, 2024.

Best Regards,

INDIAN WELLS
CALIFORNIA

Jon Berg
Community Development Director

44-950 Eldorado Dr., Indian Wells, CA 92210-7497
jberg@indianwells.com | 760.776.0229 | www.IndianWells.com

From: Darrell <[redacted]
Sent: Tuesday, November 19, 2024 5:55 PM
To: Jon Berg <jberg@indianwells.com>
Subject: Pickle Ball

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Darrell Penner
[redacted]
Indian Wells,CA 92210
[redacted]

November 19,2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,

Darrell Penner
Indian Wells Country Club

From: [redacted]
To: Luis Rubalcava
Subject: Support for Pickleball Courts @ Indian Wells CC
Date: Thursday, November 21, 2024 8:14:13 AM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

JoAnn West
[redacted]
Indian Wells, CA 92210
[redacted]
November 21 2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210
Dear Members of the Indian Wells City Council and Planning Division,

I am a member of Indian Wells Country Club and live inside the gates. I am also a pickleball enthusiast. I currently play at the Palm Desert Resorter in Palm Desert. There are several members of Indian Wells CC that also play at the Resorter. I am excited about the prospect of having pickleball courts at Indian Wells Country Club! I know that there are other members of Indian Wells CC that would play at our own club if the courts existed.

I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members. I am also a golfer and play at many courses here in the Coachella Valley. Most of them have pickleball courts as one of their amenities. I think it is absolutely imperative that Indian Wells Country Club continue to add other recreational activities to remain competitive with other country clubs. We need to engage younger members if we want to survive in this industry. Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Sincerely,

JoAnn West

Indian Wells Resident

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez
Subject: Supporting IWCC Pickleball Project
Date: Tuesday, November 19, 2024 3:54:15 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Marv Ingram
[redacted]

Indian Wells, Ca. 92210
[redacted]

[redacted]
November 19, 2024

City of Indian Wells
44-950 El Dorado Drive
Indian Wells, CA 92210

Dear Members of the Indian Wells City Council,

I hope this letter finds you well. I am writing to express my support for the addition of pickleball courts at Indian Wells Country Club. As a member of this community and a passionate advocate for recreational activities, I believe that incorporating pickleball into our club's amenities would significantly enhance our offerings and attract more members.

Pickleball is one of the fastest-growing sports in the nation, appealing to a diverse demographic. Its popularity stems from its accessibility and the social interaction it fosters, making it an ideal addition to our club. By introducing pickleball courts, we would not only provide our current members with a fun, engaging activity but also create an attractive feature for potential new members.

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I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

Thank you for considering this opportunity. I look forward to discussing this matter further and am hopeful for your support.

Have a happy Thanksgiving and be safe

Sincerely,

Marv Ingram
Indian Wells Country Club

From: [redacted]
To: Maria Alvarez; Luis Rubalcava; Jon Berg; Jesse Jimenez
Subject: IWCC Pickleball - In Support of the Project
Date: Thursday, December 5, 2024 1:40:43 PM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Hey folks, my name is Sean Coonce and together with my wife, Amy Harrington, we live in Indian Wells Country Club at [redacted], Indian Wells, CA 92210.

I'm writing to you in **full support** of the pickleball project that the club is hoping to install. It's going to do a world of good for the club and community.

I respectfully urge the city council to consider this proposal favorably. I believe that with your support, we can successfully integrate pickleball into our club and enrich the recreational landscape of Indian Wells.

I'm more than happy to connect in person if you have further questions. All the best,

Sean Coonce

From: Jon Berg
To: [redacted]
Cc: Maria Alvarez; Luis Rubalcava
Subject: RE: 12/12/24 Planning Meeting- Indian Wells CC Pickleball Courts
Date: Friday, December 6, 2024 8:08:48 AM
Attachments: image001.png

Mr. and Mrs. Williamson,

Your comment has been received and will be made part of the public record and distributed to the Planning Commissioners for their consideration in reviewing the Agenda Item on December 12, 2024.

Best regards,

INDIAN WELLS
CALIFORNIA

Jon Berg
Community Development Director

44-950 Eldorado Dr., Indian Wells, CA 92210-7497
jberg@indianwells.com | 760.776.0229 | www.IndianWells.com

From: Elaine Williamson [redacted]>
Sent: Thursday, December 5, 2024 7:18 PM
To: Chris Freeland <cfreeland@indianwells.com>; Jon Berg <jberg@indianwells.com>; jiminez@indianwells.com; Luis Rubalcava <lrubalcava@indianwells.com>; malaverez@indianwell.com
Subject: 12/12/24 Planning Meeting- Indian Wells CC Pickleball Courts

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Subject: 12/12/24 Planning Meeting- Indian Wells Country Club Pickleball Courts

Dear Planning Commissioners,

We're writing to request your support and approval for the addition of Pickleball courts at Indian Wells Country Club, as approved by the Indian Wells Design Committee.

We're residents of Indian Wells and live within the gates of the Indian Wells Country Club and we are strong proponents of getting Pickleball courts into our immediate community.

We're tennis players and within the past few years we've also became Pickleball players and love it! And Pickleball is now the number one fastest growing sport. Since we're fortunate to live in a warm weather climate these Pickleball courts will provide an excellent opportunity for not only socializing and interaction between neighbors of all ages but huge health benefits as well! It seems like a Win/Win situation for everyone!

Thanks in advance for your consideration and hopefully your support and your approval!

From: [redacted]
To: Luis Rubalcava; Jon Berg; Maria Alvarez; Jesse Jimenez
Cc: "dennis.coker@invitedclubs.com"
Subject: Indian Wells Country Club - proposed pickleball courts
Date: Friday, December 6, 2024 6:55:00 AM

CAUTION: This email originated outside our organization. Be cautious with any links or attachments.

Indian Wells Planning Commission,

I'm a member of Indian Wells Country Club and live close by. I am strongly in favor of the proposed 6 pickleball courts as designed close to the club house on the edge of the golf driving range. I understand that all relevant studies (sound, light, etc) have been thoroughly examined and appropriate mitigations are included in the permit application.

I suspect that any neighbor opposition is a knee jerk NIMB reaction and in this case, without any real merit.

Unless the City of Indian Wells takes the position that no pickleball courts are allowed within the City, I can't imagine that the circumstances with this IWCC application would dictate anything other than approval. I urge you to do just that, APPROVE the permit application.

Thank you,
Jay Blasingame
[redacted].

Best regards,
Elaine and Neil Williamson
[redacted]
Indian Wells

INDIAN WELLS PLANNING COMMISSION
December 12, 2024

To:	Planning Commission
From:	Public Works Department
Prepared by:	Ken Seumalo, Public Works Director
Subject:	**Reviewing Findings of the Safer Streets Public Engagement Process and Consider Finding of Consistency of Proposed Improvements with the City's General Plan Circulation Element; and Finding the Action to be Categorically Exempt from CEQA Under Section 15301, Class 1 (c) of Title 14 of the California Code of Regulations**

RECOMMENDED ACTIONS:

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

FINDS the action exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (c) of Title 14 of the California Code of Regulations; and

ADOPTS Resolution No. PC 2024-10 recommending the City Council **FINDS** the roadway improvements identified in the Safer Streets For All Report consistent with the City's General Plan Circulation Element, and recommends **APPROVAL** of the specific Right-of-Way improvements along Fairway Drive and Eldorado Drive to the City Council.

BACKGROUND AND ANALYSIS:

Public Safety is a priority with the City Council. It covers three sperate departments, specifically: Sheriff's Department for Law Enforcement; Fire Department for fires, disasters, and public health; and Public Works for traffic/transportation. As with every budget cycle, the City Council approves monies to support public safety efforts. In May of 2023, the Council approved a $43.4 million dollar Capital Improvement Program that included a phased Complete Streets (now branded Safer Streets to avoid confusion with the Federal "Complete Streets" program) project and Pedestrian Safety Improvements.

With this direction, staff initiated two projects: A City-Wide Traffic Safety Action Plan, and a public engagement effort to discuss pedestrian safety along Fairway Drive.

The City-Wide Traffic Safety Action Plan examined a five-year window of traffic accidents throughout the City. The purpose of this examination was to identify roadway corridors or intersections that exhibited higher than usual traffic accidents. These identified corridors are proposed to be budgeted for further study that focuses on causes and potential solutions. Another purpose of the study was to provide for a "toolbox" of traffic solutions for various roadway conditions. In addition, the toolbox solution describes the conditions in which each tool is useful as well as some consideration for unintended consequences. For example, if speeding or running stop signs is a problem, one traffic solution tool is the use of a traffic circle. The advantages of the traffic circle "tool" are they have fewer conflict points than traditional intersections and they provide traffic calming. The considerations or disadvantages are the potential need for additional right-of-way and that cyclists will need to blend with vehicle traffic for short segments through the circle element. This study was completed by the City's consultant and adopted by the City Council on June 20, 2024.

The pedestrian safety component of the Capital Improvement Program, in part, focused on implementing a temporary walkway along the south side of Fairway Drive between Eldorado Drive and Cook Street. Staff held public meetings in November 2023 and again in February 2024. The purpose of the November meeting was to collect feedback on residents' concerns about pedestrian safety and preferences for the path.

At the February meeting, Staff presented some design options as well as the associated costs. The cost estimate to install a temporary path was over $1 million. The community expressed the desire to abandon the temporary project in favor of evaluating a permanent solution. With that feedback, along with the directive from Council at the 2024 Strategic Planning to advance design, staff shifted focus to Phase I of Safer Streets.

Phase I, Safer Streets – Fairway Drive and Eldorado Drive

During analysis of the area along Fairway Drive, staff noted the residents' previous concerns about pedestrian safety, speeding along Fairway Drive, and the volume of traffic in this area. The first of three community engagement meetings was held on October 29 with two objectives: 1) solicit feedback regarding resident concerns along Fairway Drive and Eldorado Drive; and 2) introduce concept plans based on previous community input for both corridors for public evaluation and feedback.

At the initial community engagement meeting held on October 29, 2024, Staff and the City's consultant, Michael Baker International, incorporated feedback received from the November 2023 community meeting into several alternatives for both the Fairway Drive and Eldorado Drive segments. The strategy was to use tools from the City-Wide Traffic Safety Action Plan to address the community's concern for speeding, traffic volume, and pedestrian safety. With the information the team received from the first meeting, a second Community Engagement meeting was held on November 20, where Staff presented more refined alternatives for both corridors. Overwhelmingly, the Community supports action in these corridors to improve safety (Attachments 2, 3, 4).

Fairway Drive:

Based on feedback from the City's website, emails, and comments at the community meetings, Staff has prepared the following for consideration for Fairway Drive (Attachment 5):

1) Construct a walkway along the south side of Fairway Drive for pedestrian safety
2) Install Traffic Cushions along Fairway Drive to provide for traffic calming
3) Stripe Fairway Drive to accommodate one lane of traffic in each direction, provide a combination bicycle/golfcart lane in each direction, and maintain parking on the north side of Fairway Drive

Eldorado Drive:

Again, based on feedback from the City's website, emails, and comments at the community meetings, Staff has prepared the following for consideration for Eldorado Drive (Attachment 6):

1) Construct a walkway on each side of Eldorado for pedestrian safety
2) Install Traffic Cushions along Eldorado Drive to provide for Traffic Calming
3) Stripe a buffer zone to separate bicyclists and golf carts from vehicular traffic
4) Stripe Eldorado Drive to accommodate one lane of traffic in each direction and a combination bicycle/golfcart lane in each direction

Alternatives:

The Following options received noticeable interest, but were not as decisive as the options presented by staff:

1) Traffic Circle at the intersection of Fairway Drive and Eldorado Drive. The survey at the public meeting revealed of the 20-responses to this improvement, 10 were in favor of having a traffic circle constructed at this location.
2) Replacing the striped buffer on Eldorado Drive with a low height, landscaped buffer.

FISCAL IMPACT:

The findings of consistency of the proposed improvements with the General Plan's Circulation Element do not have a tangible cost. Any approval by the City Council will result in improvement costs.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This action has been reviewed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. The City, acting as Lead Agency, has determined that Under California Public Resources Code section 21080.20, CEQA does not apply to active transportation plans, pedestrian plans and bicycle transportation plans.

Furthermore, the proposed improvements within the existing street rights-of-way are categorically exempt under CEQA in accordance with Section 15301, Class 1 (c) of Title 14 of the California Code of Regulations, for Existing Facilities, including streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

ATTACHMENTS:

1. Resolution 2024-10
2. Community Feedback
3. Results of surveys from Community Meeting 1
4. Results of surveys from Community Meeting 2
5. Fairway Exhibits
6. Eldorado Exhibits

RESOLUTION NO. PC 2024-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDIAN WELLS, CALIFORNIA, FINDING THAT THE SAFER STREETS IMPROVEMENTS CONFORM TO THE INDIAN WELLS GENERAL PLAN

WHEREAS, the City Council of the City of Indian Wells ("City") has directed Staff to advance previously approved Capital Improvement Program Safety Improvements; and

WHEREAS, this program of projects is collectively called the Safer Streets Program; and

WHEREAS, the list of projects and improvements either enhances existing facilities or provides for new striping in accordance with the guidelines and requirements contained in the Indian Wells General Plan; and

WHEREAS, Staff has reviewed all plausible improvements and finds them to be consistent with the guidelines set forth in the Indian Wells General Plan; and

WHEREAS, the Planning Commission has considered evidence presented by the Public Works Department and other interested parties at public meetings held on October 29 and November 20, 2024; and

WHEREAS, pursuant to California Government Code Section 65401, the Planning Commission, as a recommending body, must make a finding that the Safer Streets Program conform with the Indian Wells General Plan; and

WHEREAS, the Planning Commission shall submit a report to the City Council regarding the Safer Streets conformity with the general plan in accordance with California Government Code Section 65401; and

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

Section 1. The Planning Commission has considered the Safer Streets capital improvement projects and has determined that their respective Improvements conform to the Indian Wells General Plan based upon the following findings:

1. The Safer Streets Program is consistent with the policies and restrictions of the City's General Plan, Circulation Element.
2. The proposed roadway improvements are consistent with the General Plan, Circulation Element because they contribute to a balanced circulation system that supports the travel demands of the land uses by promoting and encouraging active transportation modes, creating safe, comfortable and connected active transportation networks, and improving vehicular travel quality through the installation of asphalt overlay.

SECTION 2. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Indian Wells, California, at a regular meeting held on this 12TH day of December 2024.

_____
JOHN SCHLEIMER
CHAIR

CERTIFICATION FOR RESOLUTION NO. PC 2024-10

I, Jon Berg, Community Development Director of the Planning Department of the City of Indian Wells, California, **DO HEREBY CERTIFY** that the whole number of the members of the Planning Commission is five (5); that the above and foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the Planning Commission of the City of Indian Wells on the 12th day of December, 2024, by the following vote:

AYES:
NOES:

ATTEST:

_____
JON BERG
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED AS TO FORM:

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

Dear Safer Streets,

I walk for exercise here. I have to fight cars; bicycles & golf carts. I have been clipped by a car, and hit by cyclists. We could use sidewalks for walkers. When I am on the sidewalk facing Hwy 111, bicycle riders constantly force me to jump off the sidewalk to avoid bicycles. It's too bad we cannot do better. (1)

Hi there,
My wife and I are full time residents of Indian Wells and have a business two blocks away near Ruth Chris. We are huge advocates of cameras at the busy intersections. Cameras are proven way to not only make the streets safer in our neighborhood, but is also a huge generator of income. We constantly see people running red lights, speeding through the intersection of Highway 111 and Cook St. and taking advantage of the right turn lane, but going straight on through like the lane was meant for them specifically. Having a camera will capture all of this activity and help keep everybody a lot safer once they receive a fat ticket in the mail.

We have friends that are sheriffs that patrol the area, they are very limited as far as how many sheriffs are on duty per shift. Cameras would free the sheriffs up to do other important work to help keep us all safe. (2)

“

My suggestion is that you deal with ‘dragstrip 111’ before tackling any other area. (3)

”

“

Where are our police? Any chance they could increase patrolling our roads like in the good old days when there was more law and order? (4)

”

> How can you even think about spending money on streets that are safe as is. No car accidents, bike injuries, or walkers run over by bicycles, golf carts, or cars? Why don't you stop trying to reinvent the wheel and spend money repaving our neighborhood streets. Keep Indian Wells "quality of life" as is. We do not need to follow this Progressive policy of thinking. (5)

Hello,

The east bound traffic of Highway 111 needs a right turn lane onto Club Drive. Currently, the automobile turning right onto Club Drive has to hug the gutter in order to try to get out of the way of traffic continuing east on Highway 111. I am always afraid of being rear-ended as I make the right turn onto Club Drive. (6)

I live in Dorado Villas in the city and I would be fully supportive of expanding sidewalks along Cook, Eldorado and Fairway Streets.
I will not be in town for the meeting, but please consider this my vote for support of the effort to make our streets safer for pedestrians and bikers. (7)

We do not believe that proposed actions in the conceptual Safer Streets Indian Wells plans should be advanced in their present scope. For residents along Cook St., Rancho Palmeras Drive and Eldorado Drive, there may be some, particularly HOAs (La Rocca, The Cove, Dorado Villas and Casa Dorado, etc.), whose support in favor is in part motivated by the separate requirement by newly enacted State law setting limits on amounts of "ornamental" lawns by 2029. Notwithstanding, it should not be the duty of the City of Indian Wells to subsidize private property owners' legal responsibilities. Moreover the overreaching and unspecified claims in Safer Streets Indian Wells traffic control and bicycle & pedestrian traffic flow aren't relevant or sufficient to justify the investment in proposed changes. The possible exception might be proposal for turf reduction and an established new walking lane within the greenbelt along the south side of Fairway Drive, from Cook St. to Eldorado Dr. This is already heavily used by pedestrian walkers and dog walkers who justify its reconfiguration and improvement. But it may be such work might need some accommodation with other properties of The Vintage and Eldorado CC, depending on actual ownership of that areas). (8)

Good morning,
I cannot make the afternoon meeting on Oct. 29th, as I am a full time elementary school principal in the valley. I live on Fairway Dr. and would like to see a map of the potential area you are talking about on Eldorado and Fairway.
I would love a sidewalk along Eldorado for golf carts but as a resident on Fairway I would be concerned that you might be looking at encroaching on my property and I have a beautiful front lawn and I have invested a lot of drainage and repairs already that I would want maintained.
For the most part I would love to be supportive and work with whatever designs you have so far but would like to see a plan to provide any input.
If you could have an evening meeting during the week that would also be helpful.
(9)

My biggest complaint and safety fear are the people who run the “yellow-turning red” stop lights. Too many people are running lights that have already turned red. Are the cameras catching these people, and are they getting a ticket sent to the registered owner of the car captured on camera? This issue seems to plague Indian Wells (especially along Hwy 111 and along Fred Waring) and the entire Coachella Valley. I don’t notice this problem (as much) in other parts of California. There need to be repercussions for red light runners. Thank you. (10)

Hello,
My husband and I own a home on Pawnee Circle. We bike daily all around Indian Wells, and we would love sidewalks on Fairway, Eldorado, Cook, and Rancho Palmeras. It would be a lot safer and make the city even more walkable and bikeable. Cities that have more walkable and bikeable space have a much richer lifestyle, promoting health and well-being of the residents. And, of course, it is much safer for us to walk and bike in the city. We are concerned when cars drive past us. Many thanks. (11)

“

Please address the need for a right turn lane at Club Dr and HWY 111. Vicky’s, IW Resort and IWCC. Very busy intersection. (12)

”

Fairway between Eldorado and Indian Wells Ln.: We regularly see multiple speeders on this stretch of road. 40+MPH is more common than one might think. There are multiple walkers, bikers golf carts that frequent this section. No one is in favor of speed bumps but an electronic radar sign would be helpful especially on the south side of the street closest to the barranca. We have one on Osage but not on Fairway Dr?
This would remind folks to slow down and that the actual posted speed is 25 MPH. Many trucks, gardeners and pool folks and even residents don't pay any attention to a reasonable speeds since this road is not patrolled for speeders. Thank you. (13)

We own a condo off of Mountain Cove in Indian Wells and have for 10 years and we just can't get over the speed in which people drive down 111. Also, people go through red lights like crazy.

What we've learned here in San Diego is if police do speed checks, people learn very quickly to not speed or go through red lights.

All it would take is an officer pulling people over maybe one a week sitting there for about 1-2 hours at first. Word would spread and people will slow down and be more careful! Then maybe down to once a month.
Thank you. (14)

I'm unable to make the meeting in Indian Wells tomorrow since I'm out of town until Friday. However, I wanted to share feedback with you: A lot has been done in Indian Wells to improve road safety for pedestrians and cyclists. As a cyclist, I appreciate the effort, especially the designated bike "lanes" on the right side of the roads—amenities that many cities lack.

However, despite these improvements, I don't feel safe cycling near the main roads here. Cars travel at high speeds, and the bike lanes are only marked by a painted line, offering no real protection. Without a physical barrier, it often feels as if this line is invisible to drivers. Consequently, I avoid biking on the main roads in Indian Wells altogether. Instead, I load my bike into my car and drive into La Quinta, where the roads are quieter and bike lanes tend to be wider, making the experience feel much safer.

We had an opportunity for a safer, more connected path with the CV Link, but it seems this chance has slipped by. This is surprising to me because I spend my summers and falls in Park City, Utah, which has over 350 miles of dedicated bike paths. There, city council members, who value both safety and an active lifestyle, actively support protected paths that even do more elaborate things like cross under roads to minimize the risks at intersections for both cyclists and pedestrians.

In Park City, no one advocates for fewer bike and pedestrian paths; everyone appreciates the value they bring. I read that the main opponents of the CV Link in Indian Wells argued it would lead to more crime. But, to me, that doesn't hold up. If anything, it's easier to access homes for criminal activity from the road out front - via cars and trucks - than from a bike path tucked behind. The notion that these path make cities "less safe" doesn't resonate with me.

Now, with the City Council requiring a vote for citizen approval to move forward with CV Link, the project is effectively blocked. This was a brilliant strategic move by those opposed, essentially ensuring it will never pass. If I were choosing a place to buy a home today, I'd look for areas with dedicated bike paths, given how many people I know—both cyclists and pedestrians—who've been hit by cars.

Thank you. (15)

Dear IW City Council,

Your safe streets study should include a speed study of Rancho Palmeras Drive. Drivers speed up and down the street from Hwy 111 & Fairway up Rancho Palmeras without any regard for safety. I propose speed bumps on Rancho Palmeras Drive. Thank you. (16)

Dear IW City Planning,

I appreciate the meeting today about safer streets in Indian Wells. I am a constant walker over on Fairway and Eldorado. My biggest concern is a path designated just for walkers/joggers and those walking their dogs. I want a separate path to keep cool and for my poodles to keep cool so tall trees for shade. I have lived in IW for over 25 years and have seen an increase in traffic on Fairway and Eldorado. I appreciate some lighting like what exists on Hwy 111. Of course, I take a flashlight at night as well. Bikers and ebikes don't mix with pedestrians so we need a separate path. Thank you. (17)

“

I live on Camino Del Rey. I want a crosswalk on Eldorado and Fairway to make it safer to get to the Fairway Park. It is currently a very dangerous intersection. (18)

”

Hi team,

Allow me to offer many thanks for your effort and invitation to feedback. I appreciate the sincerity of the forum today. I'll offer feedback to the approach and alternatives.

I've read all 120 pages of the report and will get to your toolbox next, but your preparation today merits a quick note out to you while my reactions are fresh. I recognize the technology that brought feedback to scale with real-time surveys drove some of the agenda, but I would have benefited from some education along the way. I did some AI research on mini-traffic circles and road dieting before the meeting, but found the scale of the drawings made it difficult to see what was going on in each drawing. Being new to the engineering at hand, this allowed little time to consider the consequence of the variations. In the next meeting, please take time to explain the effect of bubbles, chicanes, mini-round-abouts and visual obstructions so we are better informed as you seek our feedback. This is all new to me.

You're keen to recognize the number one objective should be to make Fairway and Eldorado less appealing alternatives to Highway 111. And, of course, to slow down the drivers that must use the roads. I agree that the additional burden of through-traffic brings noise and safety risks. When considering mixed use, greater attention should be given to the extraordinary volume of golf cart traffic in our village of leisure. If you can't spend another day biking and driving a golf cart around town, imagine each alternative with a golf cart and pedestrian on the trail at the same time. This will eliminate several alternatives. I'm a solo cyclist and a walker so I appreciate every accommodation you have made. Each scenario is an improvement.

My opinion favors Alternative Four of the Eldorado series because it optimizes the distance between cars and the living areas and swimming pools we call home. Send vehicles down a winding path. The novelty will make it to tourism catalogs and real estate guides. More importantly, it will improve quality of life. Today, conversation in my back yard must stop while cars, trucks and construction equipment accelerate as vehicles go northbound on Eldorado from Fairway Drive. Option four leverages a simple rule of science. Sound and light travels straight until it is absorbed or bounced in another direction. It doesn't bend. The additional vegetation creates a welcome buffer from a rattling landscaping trailer, shifting gear box or accelerating engine. Make them thick and short plantings to maximize the effect. Place the thickest ones where the headlights of weaving cars point into homes. Avoid tall trees that cast shadows on solar panels. Yep, that matters. I can show you the performance degradation caused by palms the other side of Eldorado.

I'll close with a simple idea for you to balance prevailing opinion, since we must all make concessions to move forward to a safer community. Living in a house that's not changed since it was built in 1979, I have one of the lowest walls along Eldorado. As to sidewalks and bike lanes bordering my property, I say welcome. Share the sunsets and mountain views with me. I gladly prefer nosy neighbors to noisy vehicles. I can make friends in conversation over the wall with a pedestrian. That will never happen with a contractor racing home at 40 miles per hour from a job in Palm Desert. Compliments to you for all you are doing! Thanks.

P.S. Be sure to let staff at Riverside County know you lowered the speed limit on Fairway. Once they update their database and share the change with the GPS system operators that drive the algorithms used in wayfinding systems like Google Maps, Apple Maps and Waze, more GPS routes will lead drivers to stay on Highway 111. While there is much that goes into the recommended route, every little bit helps! From what I understand, you'll need to contact the Riverside County Department of Transportation at the Riverside County Administrative Center at 951-955-6880. I'm sure they will be glad to hear from you. (19)

Hi,
Thanks for doing this. I just wanted to reiterate two points I made to the moderator at the close of the meeting:
1. The improvement suggestions were rather timid when much more aggressive and likely effective measures would more positively impact the number one identified priority: reduce speeding.
An antipodean member of the audience suggested speed cameras as a low cost solution. The firefighter who identified himself as John (resides at Cook / Fairway) said erecting a bogus sign advising speed bumps ahead markedly reduced speeding (works until motorists discover the bumps/humps are not there). Also not mentioned: multiple way stops, roundabouts. Lane narrowing is also a good idea.
La Jolla Blvd in the Bird Rock area of San Diego used to be a speedway until the city installed about 6 roundabouts, reduced lanes from four to two and provided angled parking on one side and parallel on the other. Very effective and makes for a much more pleasant drive.
There's an even less expensive "round about" scheme in evidence in west Culver City on Albright Ave between Venice Blvd and Washington Pl. Basically the intersection is narrowed and a planter is installed in the middle forcing cars to slow down to navigate around the center planter to get to the street of their choice. Similar intersections exist in the Brentwood section of Los Angeles between San Vicente and Sunset. You should check them out.
2. The interactive questionnaire did not provide traffic calming choices. I'm not sure how meaningful the answers can be as nothing addressed the public's number one concern of reducing speeding traffic.
Again thanks for providing the opportunity to have input. (20)

Good morning Team,
I am more concerned about the racetrack aka hwy 111 being dealt with first. Also, the plants/shrubs at some corners that block the view of oncoming traffic. Repectfully, (21)

Dear Community Planning,
Thank you for providing so many great options for the safer streets and enabling community input. The plans are really exciting! We cannot be at the meeting, but wanted to provide some input.
For Fairway, our view is option 2 is a clear favorite. It provides some curvature, and importantly, a landscape buffer from traffic. The landscape buffer really improves the biking and walking experience. It feels more park-like. As bikers, we also prefer staying offer the street. I was biking in the bike lane on Fairway yesterday morning and cars were going, very close to me. It's really unsettling. The wonderful thing about the 111 paths is that we are away from traffic and immersed with landscaping. There are not enough people walking to make it an issue to share the space in one multi-use path. If there was some more landscaping in the landscape buffer or on the other side of the path) (palm trees and flowers, etc.), that would also increase the appeal of Fairway.
For El Dorado (and we live off El Dorado so are particularly invested in it!), we like option 3. Options 1 and 2 do not provide enough greenery. Option 4 seems like too much curvature. Option 5 was our second choice, but it has the drawback of messing up the existing really lovely partition. Option 2 provides more greenery and a lovely landscape buffer.
Thanks so much for considering our input! In general, I think option 2 for Fairway and option 3 for El Dorado will significantly increase the usability of the streets and not only will not increase the cement footprint (which we hear has been a concern), but seemingly will offer a feeling of more greenery and feel less urban. The current streets are wider than necessary for the traffic and having more usable space for recreation is a great improvement. Having these places to walk and bike without cars zooming by you increases safety and promotes overall health and well-being and community interaction. We hope you will also add paths to Cook and Rancho Palmeras! (22)

Thanks for all of your work on research and plans. The traffic is negatively affecting the “quality of life” for many Indian Wells residents. We all would like quieter safer streets to enjoy our beautiful city.
Please add removing/diverting traffic from our local streets as one of the main objectives. There is more traffic than ever… where is it coming from? They shouldn’t be allowed to race down our local streets.
Yes to new simple path/large sidewalk on South side of Fairway to accommodate walkers, bikers and golf carts.
Yes to chicane on El Dorado…this will move traffic to the center hopefully slowing them down and give houses on either side an additional buffer (landscaping and sidewalk) to the traffic.
No to round about/circle at Fairway & El Dorado. That could add more of a distraction for neighbors by that intersection and be difficult for pedestrians to cross over to the park.
No to speed bumps, as they would create more noise for neighbors.
Please add a “no truck” sign on the east side of El Dorado (as there is on on the West side and on the north and south side of El Dorado.
Please decrease speed limit on El Dorado. Please tickets trucks that should not be on our roads.
Please add more enforcement especially on El Dorado. Traffic and begins at 5 am and is often heard during the night.
Consider closing the roads only to local traffic between 4pm-8am.
Consider ticket cameras as additional enforcement for speeders and trucks. (23)

We live on the corner of Fairway and Williams Rd. We have witnessed the speeding and increase in traffic since we moved here 11 years ago. We have voiced our opinions to city council members wanting to put in low speed (humps) and a DG (not cement) walking path on the south side of Fairway. The majority of speeding on Freeway is from workers. The reduction of the speed limit on Fairway to 30 mph has appeared to have helped a bit. Lowering Cook and El Dorado to 30 mph will also help. We attended the "safe streets" meeting on Nov. 29th and were shocked at the proposals. They were "over kill". We do not need all that striping, crosswalks, more bike lanes, etc.. That would completely change the beauty of Fairway making it look like a mini Hwy. 111 not to mention the expense. None of that is necessary. We would be horrified to see that looking out our windows. Speed humps work. Recently while we were in Carmel during "Car Week" after complaints from residents regarding cars speeding down Ocean Ave. the city installed temporary speed bumps and the problem was resolved immediately. So simple and cost efficient. Please do not destroy our beautiful neighborhood with unnecessary and costly "eye sores". All we need to do is ENFORCE our "existing" laws regarding speeding and oversized trucks and put in a few speed humps. Fairway is quiet on Saturdays and Sundays. It is primarily workers speeding and big trucks rerouting from Hwy. 111 Mon. thru Fri.. Please don't destroy the beauty of our neighborhood. (24)

My husband and I attended the last meeting and plan on being at the next one on November 20. I wanted to say that we live on Fairway and the problem, in addition to speeding trucks and vehicles, has really not been addressed fully in my mind in the plans presented. While I appreciate the time and effort that went into the plans, what we need on Fairway especially are speed humps - at least three of them, and perhaps four. The traffic has gotten out of control and is 80% workers trucks and vehicles all day long M-F. Perhaps if they had to endure speed humps they would not use Fairway as a cut-through when they have no reason to be on the street otherwise.

One of the residents at the last meeting suggested the use of speed cameras along Fairway. I also think this is an excellent idea and would not be opposed to it.

And lastly, I think the workers coming and going from Eldorado CC and the Vintage need to be handed a notification as they enter that they need to reduce speeding along Fairway, Eldorado, Cook and Rancho Las Palmeras! Maybe it would help a little.

I like the idea of a sidewalk along Fairway, but prefer DG, meandering on the South side of Fairway. I don't see any problem with the bikers on our street. Even the packs of 20 at a time! They are usually out very early in the morning and I've never seen them to be a problem or to incur a problem. The DG sidewalk would take care of pedestrians who do not feel comfortable walking in the the street along Fairway (which is an issue for sure).

As for Eldorado, I agree a sidewalk is needed along one side only, but I don't feel any other change is necessary. The turn lanes work presently and the landscaped median is attractive and provides a buffer between traffic directions.

In the end, Fairway is a HUGE issue. It is out of control with regard to trucks, speed and amount of traffic.

Thank you for all your work and concern with regard to making our "streets safer." (25)

Hello again,

As I promised, I've reviewed the toolbox and studied the images of the Eldorado Drive (South) Preliminary Alternatives which conveniently picture my home in the entire series 1 through 5. The team from Michael Baker International was wise to choose our property with the geometrically shaped pool because it sits closer to Eldorado street than any other property.

While the rendering of Alternative 4 showing a chicane north of Altimira promised slower traffic and presented appealing natural buffers during the presentation on October 29th, closer inspection shows it fails the test of making the street safer. It will neither enhance pedestrian safety, promote bicyclist safety or improve motorist safety. By drawing traffic into what is now the bike lane, only six feet of sidewalk and newly planted ficus trees separate vehicles from a 40-inch-high wall. This brings the very real possibility that a vehicle will crash into the wall, sweeping any pedestrian or cyclist with it.

Only a thoughtful set up and perfect execution will keep drivers on the chicane road. The slightest distraction or disruption will not leave our residents time to avoid the wall. The average brake reaction time for Indian Wells residents is a half second. But a car traveling at 35 miles per hour will cross the distance of the buffer drawn in Alternative 4 in one-third the time. While missing a curve and crossing a sidewalk is scary enough, Alternative 4 creates even greater risk for the driver because the curve's apex was drawn where the wall is seven feet from a pool sitting three feet below street grade. One can imagine that the weight and speed of a vehicle at that height might carry the driver through the unreinforced wall and into nine feet of water.

Today, the property wall is fourteen feet from the existing lane of traffic. Only Alternative 1 and Alternative 2 create more room for walkers and pedestrians in the Eldorado Drive (South) Preliminary Alternatives. I recommend these two plans because they create the greatest distance between vehicles and pedestrians to foster a culture of shared road use. Sincerely, (26)

Upon further inspection of the renderings online...it appears the chicane moves the traffic too close to the properties that back up to El Dorado! While safety is the goal helping residents get a buffer from traffic is also crucial. Additionally distracted drivers (which is common here) causes more potential dangerous issues, including crashing into residents yards. The chicane is a BAD idea.
The goal should be safety and respect of the residents dealing with the ongoing traffic issues...safety, speed, noise.
No to the chicane on el Dorado! Option 1 is my vote as it pushes the traffic away from our home, which is the closest to the street and the lowest elevation.
Additionally many of us would like a flashing walk and stop on Osage/El Dorado as crossing El Dorado is difficult with the influx of traffic. (27)

I am a resident who lives on Fairway Drive and I am very concerned about the excess speeds and increased traffic from highway 111. I have reviewed the proposals submitted for Fairway and while I appreciate the effort put into them, I feel they will change the look of our beautiful community while not addressing the excessive speed problem. Similar to some of the other feedback I have read, I am proposing that we keep it simple and use speed bump/humps to slow traffic on Fairway. I originally was not a big fan of speed bumps/humps UNTIL I started observing them in other neighborhoods and realized that SPEED HUMPS REALLY DO WORK. They are simple, effective, economical and can be implemented much quicker and at a lower cost than the other options provided.
I also support a walkway on the south side of Fairway - DG preferred. This will give people a safe and naturally beautiful area to walk on, while bikes and golf carts can continue to utilize the street. Once again, this will keep it simple, solve the real issues and get the job done.

I would like to thank the consultants, Committee and the Council for taking the time and really listening to what the residents want. (28)

I attended the first session but will not be able to attend the second. Here are a few comments to put into the hopper:

- Despite the original IW plan not to have sidewalks, there needs to be walking paths to protect pedestrians. A simple dg path along Fairway and south Cook street would allow for a good walking circuit when including Hwy 111 and Eldorado - simple and low cost.
- Without a history of bike accidents, keeping the bike paths along the side of the streets seems to be working and can be kept the way they are.
- At another meeting I attended, the mayor mentioned trying to remove IW from the traffic light synchronization with the other cities since he feels it contributes to the increased traffic on Fairway. That is a very parochial view. I think we should definitely keep it as it is and appreciate how it's possible to drive on Hwy 111 without having to stop at endless traffic lights!
- The left turn lights on Cook and Cachuma (and Desert Horizons) are maddenly inefficient. The light stays red for way too long when there is no cars coming in either direction. Many people turn left when the light is still red because of the long wait. A blinking yellow light would be adequate instead. Or no left turn light at all with a yield sign to remind people not to turn in front of oncoming traffic (since I guess we are all too stupid to know when it's safe to turn left). Palm Springs has taken out many left turn lights since they are so inefficient.

Also, the categories of voting which were allowed at the last meeting didn't include some important ones like "safety". Since this whole effort is about safe streets shouldn't people be voting on whether the various options presented improve safety along with how atheistically pleasing they are.

Thanks for working on improving safe streets in IW! (29)

As I work full time, I am unable to make it to your meetings. I live on Fairway Drive, east of Eldorado, and feel that speed control through our neighborhood needs to be included in this discussion. The speed limit is 25 mph and yet cars are frequently traveling by our homes at 40+ mph.

I believe that simple solutions include installing a speed detector/read out (as has been installed on Osage) and placing several speed humps along Fairway, similar to the ones in Palm Desert on San Pablo adjacent to COD and the baseball fields.

I believe that these speed humps would be very effective on all of the streets that are of concern. They are designed so that you can pass over them easily if you are going the speed limit. However, if you are speeding, it is not pleasant driving over them.

I don't believe that the city should be reconfiguring Eldorado or any other street at great expense before trying much cheaper alternatives. (30)

Dear Planning Commissioners,

After listening to the proposed designs for Eldorado and Fairway Dr's, the more I'm convinced that we should not engage in these massive projects without more information and advice from Law Enforcement as to whether these proposals would actually reduce speed and therefore create a safer environment for pedestrians and vehicles. I'm especially concerned about placing "speed bumps/barriers" which I believe create bigger problems than they solve. (31)

“

The new street plan. Have there been accidents on the four streets? How many. Keep the bikes on 111. Why divert them to the four streets at huge cost? What about golf carts? (32)

”

ATTACHMENT #3

Untitled

Current run (last updated Oct 30, 2024 2:09pm)

40	44	23	52%
Activities	Participants	Average responses	Average engagement

What's your favorite place to go out to eat here in Indian Wells?



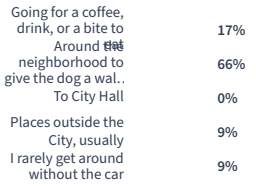
Responses

- Indian Wells Country Club
- Eureka
- Don diagos
- Eureka
- Grapefruit Basil
- Vicky's
- Indian Wells country club
- Don Diego
- Indian wells coffee
- Vicky's
- Kestrel
- eureka
- IW Coffee
- Indian Well Coffee
- Eureka
- Grapefruit & basel
- Home
- Vue
- Why
- Kestrel
- The Vue
- Eureka
- Pink Cabana
- Nobu
- Eureka
- My home.
- Don Diego
- Cactus Jack
- Kestrel
- My home
- Pink Cabaña
- Eureka
- Indian Wells Coffee Shop
- Eureka
- Pink Cabana
- Don Diego's
- N/A
- Miramonte
- Grapefruit Basil
- Vickey's Santa Fe

80%
Engagement

40
Responses

Assuming it's great weather out, where are you walking, biking, golf carting?



Response options	Count	Percentage
Going for a coffee, drink, or a bite to eat	6	17%
Around the neighborhood to give the dog a walk or get some fresh air!	**23**	**66%**
To City Hall	0	0%
Places outside the City, usually	3	9%
I rarely get around without the car	3	9%



Engagement

35

Responses

Are you familiar with the previous discussions regarding walkways on Fairway Drive or the City's Traffic Safety Action Plan?



Response options	Count	Percentage
Yes	**22**	**59%**
Sort of	9	24%
No	6	16%

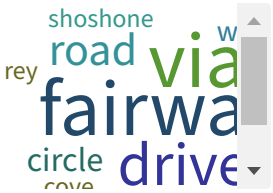


Engagement

37

Responses

What's the name of the street you live on?



Responses

Pueblo Road | Fairway | Valle vista | Williams Road | Fairway Drive | Calle del Norte | Pueblo Road | Williams Rd. | Fairway | Ontario Ct | Via Corona | Zuni Road | Fairway | Kiowa Drive/Fairway | Fairway | Purple Hills rd | Williams Rd | Painted Desert Drive | Via Cortona | Via Corona | Manzo | Via Cortons | Via Cortona | Fairway | Tahoe Circle | Camino del rey | Kiowa Drive | Cielito Drive | Via Corona | Chocta Circle | S Cove Dr | Shoshone | via Estancia | Fairway Drive

73%
Engagement

34
Responses

The original Fairway Drive project was initiated as a result of requests from the community. What concerns do you see along Fairway Drive?

Response options	Count	Percentage
No dedicated place to walk	12	33%
Cars speeding	**17**	**47%**
Vehicles blocking/lingering in the bike lane	0	0%
Landscape trucks idling in the morning	0	0%
None	6	17%
Other	1	3%

82%
Engagement

36
Responses

What's important for you to see in this project's objectives? (Please Rank)

Response options	Rank
Lowering speeds or calming traffic	1st
Creating dedicated walkways	2nd
Safe intersections	3rd
Aesthetic appeal	4th
Dedicated space for bicyclists	5th
Low cost improvements	6th
Creating or maintaining parking opportunities	7th
Other	8th

43% Engagement

19 Responses

What do you respond best to?

Response options	Count	Percentage
Sidewalk location	**25**	**71%**
Parking availability/location	0	0%
Intersection control	5	14%
Landscape treatments	0	0%
Bike facility type	2	6%
Landscaping	3	9%

80% Engagement

35 Responses

Do you have any concerns about certain elements?

Response options	Count	Percentage
Sidewalk location	**12**	**34%**
Parking availability/location	2	6%
Intersection control	7	20%
Landscape treatments	0	0%
Bike facility type	11	31%
Landscaping	3	9%

80% Engagement

35 Responses

Does Alternative 1 meet the project objectives?

Response options	Count	Percentage
Meets objectives	7	20%
Somewhat meets objectives	**18**	**51%**
Does not meet objectives	10	29%



Engagement

35

Responses

Is there anything else you would like to add about Alternative 1?

Responses



Engagement

20

Responses

How are you going to ensure that people drive where they are supposed to? Every morning when I walk I see golf carts driving in the bike lane, cars driving partially in the bike lane and when there are vehicles parked on the south side there is nowhere for me to walk except stepping into people's yards. Not good.

Speed bump/humps - need to slow things down. Have been observing bumps in other locations and they so the job keep things simple

The changes should optimize the regulatory required speed limit.

Diverting traffic and truck from our streets

Speed bumps work

Looks a bit like CV Link

Not a fan of alternate 1. Expanding Fairway Drive is not the objective. Calming the street and speeding is the number one goal.

Raise the cycle path to the same grade elevation as the walking path, pinching roadways

The only problem is mixing the golf carts and bikes. You can't have most golf carts in the car lanes as they are limited to 20 mph which is 10 mph slower than the speed limit and some cars will attempt to pass which would be unsafe.

No concrete sidewalk

No concrete sidewalk

Instead of 2 lanes cycle maybe one lane each way

Lack of need.

Slowing calming speed control

Speed bumps

Traffic buffer is it landscape or concrete

Responses

Every side street should have a pedestrian crossing.

More automobile traffic calming	No	No

What do you respond best to?

Response options	Count	Percentage
Sidewalk location	**14**	**50%**
Parking availability/location	1	4%
Intersection control	5	18%
Landscape treatments	3	11%
Bike facility type	2	7%
Landscaping	3	11%



Engagement

28

Responses

Do you have any concerns about certain elements?

Response options	Count	Percentage
Sidewalk location	2	7%
Parking availability/location	6	21%
Intersection control	10	34%
Landscape treatments	0	0%
Bike facility type	**11**	**38%**
Landscaping	0	0%



Engagement

29

Responses

Does Alternative 2 meet the project objectives?

Response options	Count	Percentage
Meets objectives	0	0%
Somewhat meets objectives	7	21%
Does not meet objectives	**26**	**79%**



Engagement

33

Responses

Is there anything else you would like to add about Alternative 2?

Responses



Engagement

20

Responses

- Agree it is Safer for pedestrians/leisure bikes but don't believe it slows down the road - please consider speed bumps - need to slow things down
- Again, I believe the goal is to discourage the non resident use and contractor use of Fairway in lieu of 111. The speeding is the main problem.
- Speed bumps work
- Alternative one made no provision for golf carts. Alternative two brings golf carts onto the sidewalk.
- Intersection pedestrian crossing
- Lane width
- Too expensive
- No
- Don't like it.
- It doesn't at all address the concerns of residents. Paved sidewalk is not necessary. Crossswalks also not necessary
- Not enough curve
- Poor showing of entire road. May be better if not too many curvaceous
- Competition between bikes and walkers unacceptable.
- Speed bumps
- Golf cart travel not clear. Bikes and pedestrians on same path may be concerning.
- There is no access at all for golf carts
- Not good for owners on fairway
- No chicanes
- Have you seen these snowbirds drive? You cannot turn the straight road into a windy road. This idea is terrible.
- Looks dumb and I hate it !

What do you respond best to?

Response options	Count	Percentage
Sidewalk location	**19**	**63%**
Parking availability/location	0	0%
Intersection control	9	30%
Landscape treatments	1	3%
Bike facility type	1	3%
Landscaping	0	0%



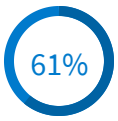
Engagement

30

Responses

Do you have any concerns about certain elements?

Response options	Count	Percentage
Sidewalk location	2	7%
Parking availability/location	3	11%
Intersection control	**14**	**52%**
Landscape treatments	4	15%
Bike facility type	4	15%
Landscaping	0	0%



Engagement

27

Responses

Does Alternative 3 meet the project objectives?

Response options	Count	Percentage
Meets objectives	13	39%
Somewhat meets objectives	**14**	**42%**
Does not meet objectives	6	18%



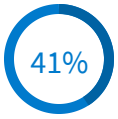
Engagement

33

Responses

Is there anything else you would like to add about Alternative 3?

Responses



Engagement

19

Responses

Not addressin my concern of speed and too many trucks/vehicles using as cut-through.

Speed bumps work

Do not like bulb outs

Bulb outs 👍 more separation of sidewalk from curb. Combine pedestrian and golf car path/cycling east.

The bulb out is good. It avoids parked cars at intersections and shortens the crosswalk. You continue to overlook the burden our golf carts bring. A wide multi-use path that fits a golf cart might bring carts onto the sidewalk rather than the bike lane.

How many bulb outs are being considered? One at Rancho Palmeras is not going to slow or restrict traffic. There is one stop sign in the mile long stretch from Cook to Eldorado.

Would like sidewalk closer to the vintage fence. Would like sidewalk between some landscaping

Narrow the side walk to 4 feet and widen bike/cart lane

Slow down traffic calming devices

No

Golf cart travel unclear.

No barrier between cars and walkway

So far the best

Not as aesthetically pleasing.

No

Still no consideration for golf carts

Parking rules eg residents, deliveries, limited parking time, etc

Maybe would not reduce speed.

Speed bumps

What do you respond best to?

Response options	Count	Percentage
Sidewalk location	**12**	**43%**
Parking availability/location	0	0%
Intersection control	10	36%
Landscape treatments	0	0%
Bike facility type	3	11%
Landscaping	3	11%



Engagement

28

Responses

Do you have any concerns about certain elements?

Response options	Count	Percentage
Sidewalk location	**5**	**21%**
Parking availability/location	3	13%
Intersection control	**5**	**21%**
Landscape treatments	3	13%
Bike facility type	4	17%
Landscaping	4	17%



Engagement

24

Responses

Does Alternative 1 meet the project objectives?

Response options	Count	Percentage
Meets objectives	8	28%
Somewhat meets objectives	**16**	**55%**
Does not meet objectives	5	17%



Engagement

29

Responses

Is there anything else you would like to add about Alternative 1?

Responses



Engagement

17

Responses

- Crosswalk at Eldorado and fairway
- Attention needs to be drawn to the difficulty of crossing the intersection of Fairway and Eldorado for pedestrians.
- We need to slow down the big trucks coming in and driving fast. Think speed bumps will slow them down. Also enforcement of current rules re trucks
- Terrible.
- Why are you disturbing our life style
- Turning lane at osage
- Like sidewalk. Buffer seems really ugly. Don't like separate bike path. Maybe golf/bike combo. Don't want to encourage massive bike groups to be going through the neighborhood
- Enforcement and more no truck signs and slower speed limit
- Bulb out not necessary
- Like the idea of the mid intersection pedestrian stopping point
- Landscaper to buffer back yard privacy of neighbors.
- When would it bump back out to two lanes?
- Sidewalks immediately before fairway drive
- Pretty good.
- Bike lane need to blend with bike lane on Fairway
- Nike
- Nike lane needs to blend on same side as Gairwau

What do you respond best to?

Response options	Count	Percentage
Sidewalk location	**8**	**40%**
Parking availability/location	0	0%
Intersection control	3	15%
Landscape treatments	2	10%
Bike facility type	4	20%
Landscaping	3	15%



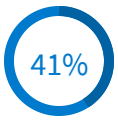
Engagement

20

Responses

Do you have any concerns about certain elements?

Response options	Count	Percentage
Sidewalk location	5	28%
Parking availability/location	2	11%
Intersection control	2	11%
Landscape treatments	2	11%
Bike facility type	**6**	**33%**
Landscaping	1	6%



Engagement

18

Responses

Does Alternative 2 meet the project objectives?

Response options	Count	Percentage
Meets objectives	6	27%
Somewhat meets objectives	**9**	**41%**
Does not meet objectives	7	32%



Engagement

22

Responses

Is there anything else you would like to add about Alternative 2?

Responses



Engagement

13

Responses

The speed camera will slow and de

No Ned for sidewalks

Let's not encourage biking. Casual biking can share path with golf carta. Do like the landscaping look

Too many bike lanes and no consideration for golf carts.

I live on the east side of El Dorado. My backyard is El Dorado. I will gladly trade nosey for noisy. Bike lanes, golf cart lanes and sidewalks may bring lookers over my wall, but I prefer that to the noisy trucks with trailers twenty feet from my bedroom.

Not a great solution. Looking for a more integrated solution and comprehensive vision for Eldorado Dr from 111 to Fairway Drive.

Trees in the street block solar panels and create collision risks for cyclists and drivers.

Not enough attention on slowing vehicular traffic.

There should be a better use of the buffer area. More landscaping maybe.

Golf cart travel unclear.

No history examined no concerns about privacy of home owners

Terrible idea

It would mean pedestrians must cross the street.

What do you respond best to?

Response options	Count	Percentage
Sidewalk location	**9**	**43%**
Parking availability/location	0	0%
Intersection control	3	14%
Landscape treatments	**9**	**43%**
Bike facility type	0	0%
Landscaping	0	0%



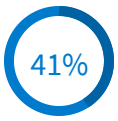
Engagement

21

Responses

Do you have any concerns about certain elements?

Response options	Count	Percentage
Sidewalk location	5	28%
Parking availability/location	0	0%
Intersection control	**6**	**33%**
Landscape treatments	0	0%
Bike facility type	5	28%
Landscaping	2	11%



Engagement

18

Responses

Does Alternative 3 meet the project objectives?

Response options	Count	Percentage
Meets objectives	5	25%
Somewhat meets objectives	**13**	**65%**
Does not meet objectives	2	10%



Engagement

20

Responses

Is there anything else you would like to add about Alternative 3?

Responses



Engagement

13

Responses

- Address intersection info in fairway
- I prefer this landscaping island. Make it thick to absorb noise but not tall. Tall trees block solar panels.
- no Privacy concerns . No sidewalks
- Eldorado needs sidewalks and nice landscaping
- . No sidewalks No concern about sidewalls
- The sidewalk is better on the west side of El Dorado and respect the privacy of the houses on the east side
- Golf cart travels unclear. Emergency vehicle concerns you mentioned?
- Eldorado is a signature street in indian wells. It needs to be beautiful with landscaping
- Need pullouts for EMS
- Best so far. But not needed. No sidewalks
- Build a gate on each street. make it hard to have access to our city.
- Better use of buffer area
- Not enough emergency vehicle space

What do you respond best to?

Response options	Count	Percentage
Sidewalk location	**7**	**33%**
Parking availability/location	0	0%
Intersection control	3	14%
Landscape treatments	**7**	**33%**
Bike facility type	2	10%
Landscaping	2	10%

48%
Engagement

21
Responses

Do you have any concerns about certain elements?

Response options	Count	Percentage
Sidewalk location	5	26%
Parking availability/location	2	11%
Intersection control	**6**	**32%**
Landscape treatments	1	5%
Bike facility type	4	21%
Landscaping	1	5%

43%
Engagement

19
Responses

Does Alternative 4 meet the project objectives?

Response options	Count	Percentage
Meets objectives	5	23%
Somewhat meets objectives	**10**	**45%**
Does not meet objectives	7	32%

50%
Engagement

22
Responses

Is there anything else you would like to add about Alternative 4?

Responses

30%
Engagement

16
Responses

More emphasis on golf cart versus bikes. Don't want to encourage non "locals" biking. Seems expensive but do like the walkability

Don't agree with removing median.

Grading of road

Best. Grading of rad

Don't agree with removing median landscaping.

The green space would be a nice park area

Why do we take out the median? That is going to be very costly and we lose the gorgeous view coming up from Hwy 111

Two way bike lane is good. Green space is good. The curved street should help to slow traffic.

I like this. Lots of green space.

Too much zigzag

I like the meandering road. Looks nice and solves problems.

Attractive

Love it!!

Chicane encourages drifting by speedsters.

Scrap it

Don't like chicane design.

What do you respond best to?

Response options	Count	Percentage
Sidewalk location	**8**	**50%**
Parking availability/location	0	0%
Intersection control	2	13%
Landscape treatments	3	19%
Bike facility type	0	0%
Landscaping	3	19%

36%
Engagement

16
Responses

Do you have any concerns about certain elements?

Response options	Count	Percentage
Sidewalk location	**6**	**55%**
Parking availability/location	1	9%
Intersection control	1	9%
Landscape treatments	1	9%
Bike facility type	2	18%
Landscaping	0	0%



Engagement

11

Responses

Does Alternative 5 meet the project objectives?

Response options	Count	Percentage
Meets objectives	3	19%
Somewhat meets objectives	**9**	**56%**
Does not meet objectives	4	25%



Engagement

16

Responses

Is there anything else you would like to add about Alternative 5?

Responses



Engagement

12

Responses

- Crosswalks
- Chicane should slow down cars. Idea 4 is best. A Chicane sidewalk is pretty but would not be fun if the cars are racing by quickly. Careful, use thick landscaping not tall ones.
- The median is too wide and would take away the view coming south on El Dorado on Hwy 111
- Nice idea. I like the narrower car lanes and the single bike path. Gives a Manhattan Beach through the center of town feel…Valley/Ardmore.
- lanes of traffic would be problematic.
- Too costly.
- Like the center median but pedestrian access to it across
- Don't like
- Minor tweaking best of the bunch!
- Emergency response. Grading road
- Could be a great park area with seating
- I would not like to have to cross to the median to walk. I usually walk from West along 111 and then South along Eldorado to Fairway.

Will you be coming to the next community meeting?

Response options	Count	Percentage
Yes	**6**	**100%**
No	0	0%



Engagement

6

Responses

What other feedback would you like to give us at this time?

Responses

Like to see proposals for-the pedestrian connection to Fairway Park at Eldorado

Speed calming most important . Simplify the options and address speed, traffic control. Speed cameras work!!!

Calming / slowing traffic and pedestrian sidewalks are most important.

Crosswalk



Engagement

4

Responses

ATTACHMENT #4

Indian Wells Community Meeting 2

Current run (last updated Dec 2, 2024 2:20pm)

16	33	21	61%
Activities	Participants	Average responses	Average engagement

Would you like to see a project?

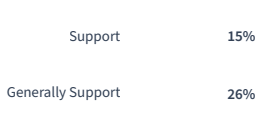


Response options	Count	Percentage
Yes	**27**	**82%**
No	6	18%

100% Engagement

33 Responses

Eldorado Drive Option 1

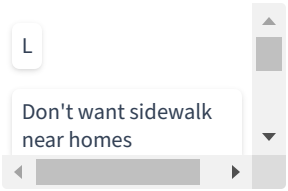


Response options	Count	Percentage
Support	4	15%
Generally Support	7	26%
Don't Support	**16**	**59%**

82% Engagement

27 Responses

Eldorado Drive Option 1 - Please share any other thoughts you may have on option 1



Responses

Please consider extending any Eldorado project north of Highway 111 to address the Indian Wells residents who live, bike, walk etc. on the North side of Highway 111 including the large populations in Desert Horizons and Toscana. Thank you

No speed humps

If these options are being considered due to increased traffic on Eldorado but yet you are removing a lane of vehicle traffic, won't that make it more difficult for vehicles to get in and out of subdivisions/communities along Eldorado?

You need to define the problem better before developing a solution. The problem is Fairway Dr has become an alternate route to Highway 111. That needs to change through an ordinance to prevent commercial traffic using Fairway to avoid the lights on 111!

No additional comments

No pedestrian space

No sidewalk!

Easiest and less intrusive

Terrible

Prefer other option. Cars will cut into bike lane.

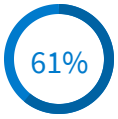
Calming the street to one lane each direction is safer and should be a priority.

Painted buffers don't create safety, they only suggest it.

Needs a sidewalk or other mechanism to separate pedestrians from bikes/golf carts

Bad design.

Not safe enough for non vehicular traffic



Engagement

27

Responses

Responses

Noise not acceptable with service vehicles And options not presented before opinions are being asked

NO speed humps in the Carts/Bike lanes!!! Please

Too much focus on bikes and golf carts. More cars on the road

Like speed humps and no two-way bike lanes. But want bike lanes on each side.

Streets are for cars. Limit the space for bikes and peds. Currently not a problem that I have experienced.

M

Feel this will cause more accidents.

Love this, minimal change but good paths and speed humps

This is a great option. Road diet with the humps will definitely address the issues at hand.

No two-way bike lane(s).

L

Don't want sidewalk near homes

Eldorado Drive Option 2

Response options	Count	Percentage
Support	**9**	**38%**
Generally Support	6	25%
Don't Support	**9**	**38%**



Engagement

24

Responses

Eldorado Drive Option 2 - Please share any other thoughts you may have on option 2

Responses



Engagement

21

Responses

- Too extensive
- No speed humps
- Please define the problem.
- Please define the root of the problem. Conduct a traffic study which would probably support an ordinance that would not allow commercial traffic to use Fairway Drive as an alternate route to HW 111!
- See option 1
- None
- No additional comments
- To much landscape space
- Nice landscaping. Clear walkway.
- Unappealing
- Terrible
- Safe use for vehicles, walking, biking, golf carts is important.
- The separated path create more safety and create sound and visual buffers for residents. This appeals to me.
- Calming the street to one lane each direction is safer and should be a priority.
- No humps. Concern about view
- Sidewalks help
- Beautiful design and in keeping with Indian Wells look!
- Perfect for all traffic and others.
- Cross walks needed E/W at Fairway and Osage and 111

Responses

Option 2 is a more landscaped version of option 1. Restricting the traffic at Eldorado, Palmeras and Cook will mitigate the overall traffic.
Very good, more expensive but like sidewalk and cart/bike separate. Love this

Eldorado Drive Option 3

Response options	Count	Percentage
Support	5	20%
Generally Support	4	16%
Don't Support	**16**	**64%**



Engagement

25

Responses

Eldorado Drive Option 3 - Please share any other thoughts you may have on option 3

Responses



Engagement

19

Responses

- Too extensive
- No speed humps
- Please define the problem!
- See option 1
- None
- None
- Not crazy about walking in middle
- Costly and unattractive
- Terrible
- Addresses the issues most effectively
- This has a safer crossing of Eldorado at Osage Which is good for pedestrians. The median walkway is pretty but unlikely to increase safety. To use the walkway, a walker must cross traffic to continue going north or south. And, the bending walkway goes really close to the street.
- The center walkway is like a "park". May be interesting. Calming the street to slow traffic down is a priority.
- Feel vehicles will go around speed humps into bike lanes. Maybe don't install them at first. Agree that the single traffic lanes will help slow traffic.
- Very park like/aesthetic pleasing and separates pedestrians from bikes/golf carts as well as keeping pedestrians away from back yards. Best option!
- No humps. Concern about view
- Bad design
- Same as #1
- Very creative, this will do as well
- I like this option as well. It will be interesting to review the results of the residents on all the options.

Which option do you prefer?

Response options	Rank
Option 1 (Simple)	1st
Option 2 (Landscaped Buffer Island)	2nd
No Project	3rd
Option 3 (Median Walkway)	4th



Engagement

16

Responses

Fairway Drive Option 1

Response options	Count	Percentage
Support	5	22%
Generally Support	**9**	**39%**
Don't Support	**9**	**39%**



Engagement

23

Responses

Fairway Drive Option 1 - Please share any other thoughts you may have on option 1

Responses



Engagement

14

Responses

- Simple is better
- Priority is calming traffic speeds and safely sharing road with vehicles, walking, biking, and golf carts.
- Like it but think we need still need crosswalks - also like to add dg path (so…. I guess I am saying option 2
- Lessening the speed is first and foremost. The number of vehicles is second.
- Easiest and less intrusive
- Need to widen golf cart lane and separate pedestrians from that
- A pedestrian walkway is beyond necessary.
- No! Need sidewalk
- This option does little to create a visual cue to slow down traffic. Only the speed hump will improve the problem and bring different concerns.
- No speed bumps
- Whatever is done, it must be something. Doing nothing is not an option. The traffic volume and speeding is increasing year by year.
- Reroute the inappropriate traffic back to 111!
- Nome
- Won't action taken on fairway help alleviate the number of cars on Eldorado

Fairway Drive Option 2

Response options	Count	Percentage
Support	**11**	**52%**
Generally Support	4	19%
Don't Support	6	29%



Engagement

21

Responses

Fairway Drive Option 2 - Please share any other thoughts you may have on option 2

Responses



Engagement

16

Responses

- Too complex
- This is my favorite.. simple , safe and gets the job done
- Priority is calming traffic speeds and sharing road with vehicles, walking, biking and golf carts.
- Perfect with DG walk way
- Dg walkway
- Don't want speed bumps anywhere in city
- Like the sidewalk but want it to be DG not concrete. Like anything that brings speed and number of WORK vehicles (which appears to be at least 60-80% of the total).
- Simple but safer for pedestrians and I like bikes and golf carts having wider paths
- Won't action taken on fairway help alleviate the number of cars on Eldorado And only do fairway
- Like the sidewalk and the wider golf cart/bike lane
- Too cumbersome
- Option 2 is good, but widening the street will invite more traffic.
- Addresses multiple issues effectively
- The separation of the sidewalk for pedestrians will improve walking safety. I like me the wider golf cart lane.
- No speed humps
- None

Which do you prefer?

Response options	Count	Percentage
Option 1 (Simple)	3	18%
Option 2 (Meandering Walkway)	**14**	**82%**



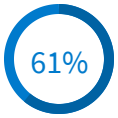
Engagement

17

Responses

Fairway Drive and Rancho Palmeras Drive Traffic Circle - Which do you prefer?

Response options	Count	Percentage
Traffic Circle	7	35%
All Way Stop with Pop Outs	5	25%
No Project	**8**	**40%**



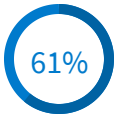
Engagement

20

Responses

Fairway Drive and Eldorado Drive Roundabout - Which do you prefer?

Response options	Count	Percentage
Roundabout	**10**	**50%**
All Way Stop with Pop Outs	5	25%
No Project	5	25%



Engagement

20

Responses

Landscaping Composition Preferences - Which do you prefer?

Response options	Count	Percentage
Option 1: Traditional Landscape	**11**	**65%**
Option 2: Mediterranean Desertsacpe	6	35%



Engagement

17

Responses



FAIRWAY DRIVE EXISTING CONDITIONS

INDIAN WELLS SAFER STREETS

DECEMBER 3, 2024

Michael Baker INTERNATIONAL

COMMUNITY WORKS DESIGN GROUP EST. 1985



FAIRWAY DRIVE PROPOSED STREET IMPROVEMENTS

DECEMBER 3, 2024

INDIAN WELLS SAFER STREETS

Michael Baker INTERNATIONAL

COMMUNITY WORKS DESIGN GROUP EST. 1985



ELDORADO DRIVE EXISTING CONDITIONS

INDIAN WELLS SAFER STREETS

DECEMBER 3, 2024

Michael Baker INTERNATIONAL

COMMUNITY WORKS DESIGN GROUP EST. 1985



ELDORADO DRIVE PROPOSED STREET IMPROVEMENTS

DECEMBER 3, 2024

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