

## **INDIAN PALMS COUNTRY CLUB & RESORT ENVIRONMENTAL IMPACT REPORT SUMMARY**

An Environmental Impact Report (EIR) was prepared to evaluate the potential environmental effects of the Indian Palms Country Club & Resort Redevelopment project (project). Following is the summary of each of the topics evaluated. The EIR may be reviewed in its entirety at:

- City Hall, 100 Civic Center, Indio, CA
- Welcome Center in Indian Palms Country Club (*this copy may not be removed from the Welcome Center building*)

**Your comments are welcome. To respond to the EIR, you may send a letter to:**

**City of Indio, Community Planning Department**

**Attn: Steve Walker**

**P.O. Box 1788**

**Indio, CA 92201**

### **PROJECT DESCRIPTION**

Indian Palms LLC proposes to redevelop a 23-acre portion of the Indian Palms Country Club. The redevelopment consists of demolishing the existing hotel, clubhouse and associated uses, and a residence known as the Celebrity House. In its place, the applicant proposes 162 condominium units (33 one-bedroom and 129 two-bedroom), a 78-unit hotel, a 2,600 square foot restaurant, a 3,000 square foot conference area including a new clubhouse for the golf course, and small retail spaces totaling 2,377 square feet.

### **AESTHETICS - Less than significant impact.**

*No mitigation measures*

### **AIR QUALITY – Less than significant impact after mitigation incorporated.**

*Mitigation Measures:*

- The simultaneous disturbance area should be minimized as much as possible.
- The project proponent shall comply with all applicable SCAQMD Rules and Regulations.
- Adequate watering techniques shall be employed.
- Any vegetative cover to be utilized onsite shall be planted as soon as possible.
- Any construction access roads (other than temporary) shall be paved as soon as possible.
- Grading operations shall be suspended during any first stage ozone episodes or when winds exceed 25 mph.
- Any construction equipment using direct internal combustion engines shall use a diesel fuel with a maximum of .05 percent sulfur and a four-degree retard.
- Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through-traffic lanes.
- Idling trucks or heaving equipment should turn off their engines if the expected duration of idling exceeds five minutes.
- On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive.
- All residential building construction shall comply with energy use guidelines in Title 24 of the California Code of Regulations.
- The use of energy efficient street lighting and parking lot lighting shall be required for all on-site travel paths to reduce emissions at the power generation facility serving the area.

**CULTURAL RESOURCES – Less than significant impact with mitigation incorporated.**

A records search showed that one cultural resource resides within the project site, the Celebrity House. For the EIR, it was evaluated by two different consultants: Archaeological Resource Management Corporation and CRM Tech.

Archaeological Resource Manager Corporation found that the Celebrity House was used as the Ranch Foreman's house, a greens keeper's cottage, a skeet-shooting clubhouse, a temporary home for Lloyd Odlum's son and daughter-in-law and a construction office and garage. It was found that there were very few celebrities who actually stayed in the house. President Dwight D. Eisenhower stayed and wrote some of his memoirs in a house across the street that was demolished due to structural deficiencies.

Since two independent studies concluded that the structure cannot be classified as a historical resource per the CEQA statute due to the lack of integrity; the proposed demolition has a less than significant impact on historical resources. The Celebrity House certainly serves as a symbol of the Cochran-Odlum Ranch, but is not significant in its self. Mitigation has been proposed that will provide a new symbol to commemorate the visitors to the site in general, preserving the memory of the Cochran-Odlum Ranch, the IPCC, and the events that drew celebrities here.

*Mitigation Measures:*

Archaeological - Due to the previous findings within a one-mile radius of the project site, a Native American Monitor shall be present during all rough grading activities. This person shall have the ability to halt grading if any archaeological resources are uncovered. The applicant and the building contractor shall halt grading or any other construction activity immediately if archaeological resources are uncovered during grading. The applicant and/or contractor shall immediately notify the City of Indio and shall retain a qualified archaeologist to determine the significance of the uncovered archaeological resources and to identify appropriate mitigation measures. In the unlikely event that human remains are encountered during the project, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98.

Historical – A plaque will be placed to show where the main Cochran-Odlum Ranch House once stood and to commemorate the many famous visitors to the Indian Palms Country Club site. This plaque should be placed near the entrance to the hotel so that visitors to the site can read about the famous previous owners of the land and the many celebrity friends and acquaintances that they hosted there.

**GEOLOGY AND SOILS – With the mitigated measures recommended, potential impacts from geological and soil issues will be reduced to a level less than significant.**

*Mitigation Measures:*

There are 17 mitigation measures recommended for implementation by the City of Indio to reduce the potentially significant adverse resource impacts and constraints (identified in the full EIR report) for the project to a non-significant level of impact. Also, the Geotechnical Engineering Report for this project is mitigation and as such the recommendations in the report are to be followed in design and construction. In general, the upper soils should be compacted to improve bearing capacity and reduce settlement. The site is subject to strong ground motion due to activity at the nearby San Andreas Fault. The mitigated measure include requirements

on remedial grading, overexcavation, recompaction, specifications on any imported soils, potential use of retaining walls and information on choice of appropriate footings. For specific details, please review the full EIR report.

**HAZARDOUS MATERIAL – Compliance with the mitigation measures will reduce impacts to less than significant.**

*Mitigation Measures:*

- The soil under the existing transformer that appeared to be leaking shall be collected and analyzed by a qualified soil investigation professional to determine if PCBs, if present, are in concentrations above allowable thresholds. If the concentrations are above allowable thresholds, the applicant shall be responsible for remediation of the soils in accordance with applicable rules and regulations.
- If, during construction activities, any soils that are discolored or have an unusual odor are encountered, a qualified soil investigation professional shall investigate the soil and procure samples for testing if necessary. Due to the existing golf course, there is a potential for the existence of detectable levels of agricultural chemicals. Any contamination will be properly remediated in accordance with applicable rules and regulations.

**HYDROLOGY AND WATER RESOURCES – Implementation of the mitigation measures will reduce all hydrology and water quality impacts to a level less than significant.**

*Mitigation Measures:*

- Pursuant to the requirement of the State Water Resources Control Board (SWRCB), the project applicant shall file a Notice of Intent (NOI) to comply with the State-wide General Construction permit. Prior to the issuance of grading permits for the project, the applicant shall submit evidence to the City of the SWRCB and approval of the NOI.
- The project shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that identifies current Best Management Practices and Best Available Technologies (BMPs and BATs) to protect and minimize impacts on water quality. For examples of BMPs and BATs, please review the full EIR report.
- The project shall incorporate the use of water conserving appliances and fixtures (including low-flow toilets and low-flow showerheads), and the implementation of irrigation and landscaping techniques to reduce project water demand. An irrigation and landscape plan will be submitted to the Community Development department for approval.

**LAND USE AND PLANNING – With the incorporation of the mitigated measures, all potential impacts will be reduced to less than significant.**

*Mitigated Measures:*

To assure consistency with the Land Use and Planning criteria, the following mitigated measures are proposed. Development of the Project shall be in substantial conformance with the submitted site plan and building elevations. Minor deviations from the plans may be approved by the Planning Director. If, in the opinion of the Community Development Director, a proposed development is not consistent with the approved plans, the Project will either be sent back for revision or the applicant will submit an amendment to the CSP.

**NOISE – The project impacts are less than significant after incorporation of the mitigated measures.**

*Mitigated Measures:*

- The project will comply with the City of Indio Noise Ordinance, requiring that construction noise measured at nearby property lines not exceed 65 dB CNEL from equipment noise sources. This requires a separation of 160 feet for heavy equipment operations.

- All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7 am to 6 pm during the winter, and 6 am to 6 pm during daylight savings time, Monday through Saturday, and should utilize the quietest equipment possible.
- All on-site construction equipment shall have properly operating mufflers.
- All construction staging areas shall be as far away as possible from the nearest homes.
- Construction within 160 feet of any occupied residence shall implement a noise control plan that limits hours of operations per day and/or erect temporary barriers that separate the source and receiver.
- Proposed on-site residential condominiums will require either a 150-foot setback from the Monroe Street centerline, or will require noise mitigation in the form of additional insulation, triple pane windows, sound walls, and/or upgraded acoustical features for usable outdoor space.
- If outdoor entertainment venues associated with the proposed hotel, restaurant, or convention center are designed and/or used, they must be sufficiently separated from the nearest resident such that no noise nuisance is anticipated. If possible, outdoor entertainment areas should be located where the building itself additionally shields the line of sight to any adjacent residential units.

**POPULATION and HOUSING – The project will have no significant impact on population and housing.**

Since there is no significant impact due to implementation of the Project, no mitigation measures with regard to population and housing are necessary.

**PUBLIC SERVICES – With the implementation of the mitigation measures, potential impacts to public facilities will be reduced to a level less than significant.**

*Mitigation Measures:*

Fire and Police Services – Prior to the issuance of buildings permits for the project, the applicant shall pay mitigation fees in accordance with the City’s Development Impact Fee for fire facilities and the Community Facilities District for police, fire, and paramedic services.

- To lessen the impacts to the Fire Services, the applicant will adhere to City Standards, California Fire Code and Fire Department requirements, as they relate to Fire and Life Safety measures.

School Services – Prior to the issuance of building permits for the project, the applicant shall pay development impact fees to the Desert Sands Unified School District at the applicable rate and shall provide proof of payment to the City.

**RECREATION – With the implementation of the mitigated measures, the impacts from implementation of the proposed project will be less than significant.**

*Mitigation Measures:*

City of Indio – Prior to the issuance of building permits for the project, the applicant shall pay in lieu fees to the City of Indio to offset the impact of the development on local parks per the City of Indio Quimby Act Ordinance.

Coachella Valley Recreation and Parks District – Prior to the issuance of building permits, the applicant shall petition for and complete formation of or annexation to Coachella Valley Recreation and Park District’s Landscaping and Lighting Assessment District, and shall pay the costs of such formation and/or annexation, not to exceed \$6,000.

**TRAFFIC and CIRCULATION – All potential impacts of the project to circulation will be less than significant following implementation of the proposed mitigation measures.**

*Mitigation Measures:*

- Prior to the issuance of building permits, the applicant shall contribute a fair share as specified in the Traffic Impact Analysis to the City of Indio for the improvement of the intersection at Monroe Street and Avenue 49. The City shall segregate these funds in a separate account that is specifically established for the purposes of funding the improvements.
- At least 600 feet shall be allowed along Country Club Drive between Monroe Street and the planned security gatehouse to provide adequate queuing for the project site.
- On-site Traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.
- Sight Distance at the project access should be reviewed with respect to standard California Department of Transportation/City of Indio sight distance standards at the time of preparation of final grading, landscaping, and street improvement plans.
- 311 parking spaces will be provided for the shared parking area, with 100 extra spaces available for employee parking in the areas surrounding condominium buildings 1-9 and 12-15.
- A parking management plan will be developed and submitted to the City of Indio Traffic Engineer for approval prior to the issuance of building permits. The extra parking spaces in the condominium garages will be designated as employee parking during peak parking events. The City of Indio will review traffic conditions to assure that operations are satisfactory.

**UTILITIES – With the mitigation measures, potential impacts for utility issues will be reduced to a level less than significant.**

*Mitigation Measures:*

Water - Prior to the issuance of the first building permit, the applicant shall submit landscape plans to the City of Indio Department of Community Development. These plans show, at a minimum, plant materials, irrigation systems, a water consumption analysis consistent with IWA water conservation practices, and other items deemed necessary by the Director of Community Development.

- Prior to the issuance of the first building permit, the applicant shall prepare a Water Management Plan that shall include, but not be limited to, an analysis of providing supplemental imported water, source substitution, and water conservation. Said Plan shall be submitted to the IWA for review.

Sewer – A site specific sewer study and sewer master plan prepared by the qualified engineer shall be submitted to the Valley Sanitary District for review prior to any sanitary sewer related approvals or sewer service. After approval by Valley Sanitary District, recommendations for improvements from the sewer study and sewer master plan will be implemented to the District's satisfaction.

Electricity – No mitigation is required with regard to electricity.

Natural Gas – No mitigation is required with regard to natural gas.

Solid Water – The applicant shall establish a recycling program during the demolition of existing buildings and the construction of new ones. The applicant shall establish a recycling program for the Project consistent with AB 939.

Telephone - No mitigation is required with regard to telephone.