INDIAN WELLS CITY COUNCIL
May 15, 2025

To: City Council

From: Community Development Department

Prepared by: Luis Rubalcava, Senior Planner

Subject: **Resolution Approving Modification to Conditional Use Permit No. 2-85-6 to Construct and Operate Four New Pickleball Courts with Associated Lighting, Courtside Canopies, and Landscaping Improvements Adjacent to the Existing Parking Garage at the Renaissance Esmeralda Resort and Spa Located at 44400 Indian Wells Lane (APN: 633-150-071), and Finding the Project Exempt from CEQA.**

RECOMMENDED ACTIONS:

Council **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 the Resolution to Approve a modification to Conditional Use Permit No. 2-85-6 to construct and operate four new pickleball courts with associated lighting, courtside canopies, and landscaping improvements adjacent to the Renaissance Esmeralda Resort and Spa's existing parking garage.

BACKGROUND:

Courtmaster Sports, Inc, a pickleball construction and resurfacing firm representing the Renaissance Esmeralda Resort and Spa ("Esmeralda"), has applied to modify the property's existing Conditional Use Permit ("CUP"). The modification will allow four (4) new pickleball courts, each featuring dedicated lighting, courtside canopies for weather protection, and minor landscaping rehabilitation. The proposed improvements will be developed in an area immediately adjacent to the existing parking garage and tennis courts (Attachment 2).

The Esmeralda is one of the five premier resort hotel destinations within the City of Indian Wells. The luxury resort offers a variety of guest accommodations; as well as on-

site amenities including dining and bars, spas, event spaces for weddings or conferences, tennis courts, indoor gym, children's arcade, escape room, and retail shopping. Originally approved under CUP 2-85-6 in 1985 for a 7-story hotel with 560 rooms and a 2-story parking structure and later expanded with an additional 42,800-square-foot support facility, the Esmeralda is consistent with the City's General Plan and Resort Commercial ("RC") base zoning requirements. The CUP modification seeks to enhance the hotel's recreational amenities by adding new pickleball courts to further attract local interest and increase guest satisfaction.

All resort hotels in the City are located within the RC base Zone, which permits a variety of commercial activities related to tourism, hospitality, dining, and recreation. The neighboring Grand Hyatt Indian Wells Resort and Villas currently offers recreational amenities such as tennis and pickleball courts (Attachment 3). By adding pickleball courts, the Esmeralda aims to enhance the overall guest experience and remain competitive in the resort market.

Section 21.06.040 of the Indian Wells Municipal Code ("IWMC") requires that the Planning Commission review and make a recommendation to the City Council to approve, conditionally approve or disapprove modifications to CUP's. Further, Section 21.34.040 of the IWMC conditionally permits recreational facilities that contribute to the "resort experience." The Planning Commission held a duly noticed public hearing on April 24, 2025, to consider the proposed pickleball facilities at the Esmerelda and adopted a resolution recommending City Council approval (Attachment 10).

During the public hearing the Planning Commissioner's added Condition of Approval No. 5 to their resolution addressing potential noise impacts on any future residential development east of former Hole 17. Under this condition, if the City's Code Enforcement Department verifies that pickleball court operations exceed the City's daytime noise standard at nearby residential uses, the Community Development Director or designee may require, at the owner's expense, additional noise attenuation measures as listed in the "Noise Control Analysis" section of the project Noise Study (Attachment 7). These may include, but are not limited to, installing noise-barrier fencing, providing quiet paddles and balls, or limiting hours of operation to ensure compliance with the City's established residential noise limits.

ANALYSIS:

The Esmeralda is requesting to modify their existing CUP to add four (4) new pickleball courts with approximately 9,520sf of surface area, ten 20-foot-tall court lights, and two shade canopies with seating benches (Attachment 4). A 6-foot tall chain link fence with mesh will enclose the courts, and all disturbed landscaping will be rehabilitated back to its original state. The new recreational amenities and associated improvements will be developed on a portion of the existing event lawn, located immediately adjacent to the existing 2-story parking structure and tennis courts. The courts will be developed within

the resort campus approximately 500-feet away from the nearest residential homes located south across Highway 111. The hours of operation will be limited to daytime hours of 8:00 am to 10:00 pm, similar to those of the adjacent tennis courts. The use of the new pickleball courts would be exclusive to Esmeralda guests and would not be open to the public. There are no modifications proposed to any of the existing structures, vehicular access roads, or existing parking areas serving the resort complex.

Land Use & Zoning

The Esmeralda is located within the Commercial General Plan land use designation, with a base zoning of RC. Specifically, the site where the proposed pickleball courts are located is zoned RC with the Golf Course Overlay Zone applied due to the existence of the Indian Wells Golf Resort's hole 18 in the vicinity (Attachment 5). Pursuant to section 21.40.020 of the IWMC, the Golf Course Overlay zone only applies as an overlay zone on established golf courses, coterminous with the boundaries of the overlaid course. The Golf Course Overlay Zone standards do not apply to Esmeralda's existing event lawn area or parking structure where the project site is located. Thus, the development standards for the RC base zone are applicable to this project.

Uses adjacent to the property include RC to the east and west, Open Space to the north, and residential uses to the south across Highway 111. The RC zone was established to regulate the development of commercial resort properties and their accessory uses, which typically include hospitality, dining, retail, resort residences, and supportive recreational facilities. Section 21.34.040 clearly states that uses that can be shown to make up the "resort experience," such as hotels, restaurants, and recreational facilities, must undergo review and approval via the CUP process. In this instance, the addition of four new pickleball courts represents an enhancement of Esmeralda's recreational amenities, and the current CUP Modification review process aligns with the requirements of the IWMC for expanding such amenities.

Further, the pickleball courts will complement other existing recreational facilities within the Esmeralda resort complex that includes the pool, spa, tennis courts, event lawn, arcade and fitness center that collectively aid in attracting visitors to the City. The proposed amenity is consistent with recreational offerings at other hotel resorts in the City and helps support the goals and policies outlined in the City's Economic Development Element. Specifically, the project is consistent with General Plan Policy ED-3.1, which promotes a visitor-friendly environment in commercial areas that includes high-quality hospitality options which help further the City's vision as a destination resort community.

Section 21.34.050 of the IWMC establishes specific development standards regarding setbacks, aesthetic design, and structure height. The proposed pickleball courts will be designed with appropriate rehabilitated landscaping and court surface color treatments that harmonize with the high-end aesthetic appeal of the Esmeralda Resort. Additionally, the fencing and canopy fabrics will complement the existing tennis courts and new

pickleball surface (Attachment 6 – Color and Material). The courts are setback over 200 feet from highway 111, and approximately 75-feet from the adjacent property to the east. The project is consistent with the development standards of the RC base zone.

The land use and zoning analysis shows that this proposal is consistent with previous approvals for similar enhancements made to amenities offered at other resort complexes within the same land use/zoning district. The development, as conditioned, meets the required findings listed in IWMC 21.06.040(d) as described in the attached resolution (Attachment 1).

Noise Study

The City retained Acoustics Group, Inc., ("AGI") to perform a professional acoustical study ("noise study") evaluating the projected noise from the 4-court pickleball facility at the proposed location within the Esmeralda complex. AGI's methodology included a thorough review and understanding of the City of Indian Wells Noise Ordinance, conducting ambient noise level measurements at the site, measuring and recording noise from pickleball play at similar facilities with 4-courts, analyzing and modeling the predicted noise of pickleball play at the proposed site (considering the natural and built environment), and evaluating noise control measures for further consideration in reducing perceptible noise increases at the nearest residential homes, if warranted. A computed-based noise model (CadnaA) simulated unattenuated scenarios for pickleball play, as well as scenarios with recommended noise reducing strategies. Below is a summary of the findings from the noise study. Please refer to Attachment 7 for the complete noise study analysis.

City Noise Standards

The City of Indian Wells Noise Ordinance Section 9.06.040 specifies exterior noise standards for residential uses. The City sets a cumulative Leq (equivalent continuous sound level) daytime (7am to 10pm) and nighttime (10:01pm to 7am) noise standards at 55 and 50 dBA, respectively. The Leq metric is a single-number noise descriptor which represents the average sound level over a given period of time, where the actual sound level varies with time. The City's noise ordinance also allows increased noise levels for shorter cumulative time periods with a daytime and nighttime Lmax of 75 and 70 dBA, respectively. Additionally, if the ambient noise level exceeds the noise levels permitted by the 30 and 15 minutes per hour categories 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 daytime and nighttime Lmax of 75 and 70 dBA, respectively, the maximum ambient noise level shall be the noise limit.

Although the City's Noise Ordinance establishes explicit exterior noise limits for residential property at 55 dBA daytime and 50 dBA nighttime, it does not prescribe separate noise limits for noise affecting commercial properties. The City's ordinance is intended to

protect nearby sensitive receptors (i.e. residential areas) from exterior noise disturbances. When a noise source is located within commercial properties, the noise generated is evaluated based on its potential impact on adjacent residential properties who are subject to residential noise standards. In cases where commercial noise is transmitted onto another commercial site, the evaluation is still focused on whether the noise creates an impact to sensitive receptors. Essentially, interior and exterior noise affecting commercial property is not regulated by the IWMC; however, noise generated from commercial properties must meet the 55 dBA daytime and 50 dBA nighttime threshold at any surrounding residential property (sensitive receptors). This accounts for the inherently higher ambient noise levels typical of commercial properties while ensuring that any excessive noise impacts on residential properties is minimized. The table below summarizes the City of Indian Wells Residential Exterior Noise Standards.

Period	Leq, dB
Daytime (7:01AM to 10:00PM)	55
Nighttime (10:01PM to 7:00AM)	50

Note:

Decibels	Time Period, dBA (Daytime/Nighttime)	Cumulative Period
+3	58/53	30 minutes/hour
+5	60/55	15 minutes/hour
+10	65/60	5 minutes/hour
+15	70/65	1 minute/hour
+20	75/70	Not to be exceeded

Source: City of Indian Wells Municipal Code, Section 9.06

Table 1: Indian Wells Residential Noise Standards

Ambient Noise Survey

AGI conducted an ambient noise survey on March 25 through 26, 2025, to record and document baseline ambient noise levels from existing noise sources in the area. Five long-term 24-hour noise measurements ("NM") were conducted adjacent to the nearest noise sensitive receptors to the east (NMs 1 and 5), southeast (NM2), south (NM3), and west (NM4) of the future pickleball courts. NM2 and NM3 were placed in residential areas, and NM1, NM4, and NM5 were in the resort commercial areas. Refer to the exhibit below for the location of these noise monitoring stations relative to the project site:



Figure 1. Noise Measurements Locations (NM)

Noise sources affecting the ambient environment include typical resort activity (people talking or walking by), as well as noise sources from vehicular traffic and aircraft noise. The table below depicts the existing ambient noise levels measured at the specific noise monitoring stations during the ambient noise survey:

Receiver		Existing Ambient Noise Levels, dBA				Description
		Time	Leq	Lmin	Lmax	
NM1	Future Resort to the East	3/25/25 3:00 PM – 3/26/25 3:00 PM	45.0 to 56.6	37.2	77.7	Vehicular Traffic, Aircraft
NM2	Nearest Residence to the Southeast	3/25/25 3:00 PM – 3/26/25 3:00 PM	48.8 to 65.8	32.8	95.7	Vehicular Traffic, Aircraft
NM3	Nearest Residence to the South	3/25/25 3:00 PM – 3/26/25 3:00 PM	51.3 to 65.8	34.7	90.4	Vehicular Traffic, Aircraft
NM4	Hotel Guestrooms (Worst Case between 4th and 5th floor above Banquet Ballroom shielding)	3/25/25 3:00 PM – 3/26/25 3:00 PM	46.1 to 55.8	48.7	64.7	Vehicular Traffic, Resort Activity
NM5	On Property Directly East of Proposed Courts	3/25/25 3:00 PM – 3/26/25 3:00 PM	43.1 to 54.8	35.9	62.4	Vehicular Traffic, Aircraft

Table 2. Existing Ambient Noise Levels

4-Court Pickleball Play Noise Analysis - Unattenuated

Pickleball noise levels were modeled at the site considering simultaneous play on 4-courts without any noise attenuation. In the unattenuated scenario, the study found that the energy-equivalent noise level (Leq) from four simultaneous pickleball courts would range between 36.0 dBA and 65.6 dBA at the five noise measurement locations (NM1 – NM5). The highest predicted noise level of 65.6 dBA occurs immediately on-site (NM5), which is within the Esmeralda's resort commercial property and not subject to the residential noise limits of 55 dBA and Lmax of 75 dBA. Otherwise, all other noise measurements (NM1 – NM4) predicted noise levels below the City's Residential Noise Standards, however, NM1 and NM4 are not required to meet this threshold due to them being located within commercial property. The pickleball noise at the nearest residential boundary (approximately 500 feet south, across Highway 111) was predicted to remain under 55 dBA Leq and significantly below the 75 dBA Lmax, during daytime hours. The pickleball courts do not intend to operate overnight, thus avoiding the 50 dBA nighttime standard. In sum, the noise modeling determined that the associated noise level from pickleball play on 4-courts would adhere to the City's Daytime Residential Noise Standard of 55 dBA and the Lmax standard of 75 dBA. The following 2 tables summarize the assessment of the pickleball Leq and Lmax noise levels with all 4-courts in play as compared to the City's allowable residential daytime standard, respectively:

Table 3. Summary of Pickleball Leq Noise Levels and Impact Assessment

Receptor	Land Use	4 courts - Pickleball Noise Level, Leq, dBA	Indian Wells Noise Standard, Leq, dBA (Daytime)	Ambient Noise Level, dBA[1]	Assessment (Daytime)
NM1	Commercial	45.6	N/A[5]	50.7 - 56.6	N/A[5]
NM2A	Residential	36.0	55	57.1 - 63.3[2]	**Compliance**
NM3A	Residential	40.5	55	56.1 - 60.4[3]	**Compliance**
NM4[4]	Commercial	49.5	N/A[5]	50.4 - 55.8	N/A[5]
NM5	Commercial	65.6	N/A[5]	48.3 - 54.8	N/A[5]

Note: [1] The pickleball courts are proposed to operate during the daytime hours of 8AM to 10PM.
[2]Hourly ambient noise levels for NM2A were calculated based on a simultaneous 24-hour ambient noise measurement at NM2.
[3]Hourly ambient noise levels for NM3A were calculated based on a simultaneous 24-hour ambient noise measurement at NM3.
[4]NM4 was measured and modeled between the 4th and 5th floor above the banquet ballroom shielding. Pickleball noise levels at the ground floor are expected to be lower.
[5]Receptors NM1, NM4, and NM5, are located within report commercial area and not subject to residential noise standards.

Table 4. Summary of Pickleball Lmax Noise Levels and Impact Assessment

Receptor	Land Use	4 courts - Pickleball Noise Level, Lmax, dBA	Indian Wells Noise Standard, Lmax, dBA (Daytime)	Assessment (Daytime)
NM1	Commercial	60.6	N/A[1]	N/A[1]
NM2A	Residential	51.0	75	**Compliance**
NM3A	Residential	55.5	75	**Compliance**
NM4[2]	Commercial	64.5	N/A[1]	N/A[1]
NM5	Commercial	80.6	N/A[1]	N/A[1]

Note: [1] Receptors NM1, NM4, and NM5, are located within report commercial area and not subject to residential noise standards.
[2]NM4 was measured and modeled between the 4th and 5th floor above the banquet ballroom shielding. Pickleball noise levels at the ground floor are expected to be lower.

4-Court Pickleball Play Noise Analysis – Noise Control Analysis

Though the noise study concludes that the project will meet the City's Daytime Residential Noise Standards under normal daytime conditions, the study provides optional measures to further minimize noise should the Esmeralda resort wish to reduce any potential annoyance they believe may adversely affect their guest experience.

Option 1: 10-ft Noise Barrier. AGI evaluated a 10-foot-high continuous acoustic blanket noise barrier installed on the east, and south sides of the pickleball courts as per Figure 2. The proposed acoustic noise barrier can be attached to a chain link fence, and can be used to provide additional sound attenuation, if desired. The noise reduction provided by the noise barrier would range from 0 to 4.2 dBA.

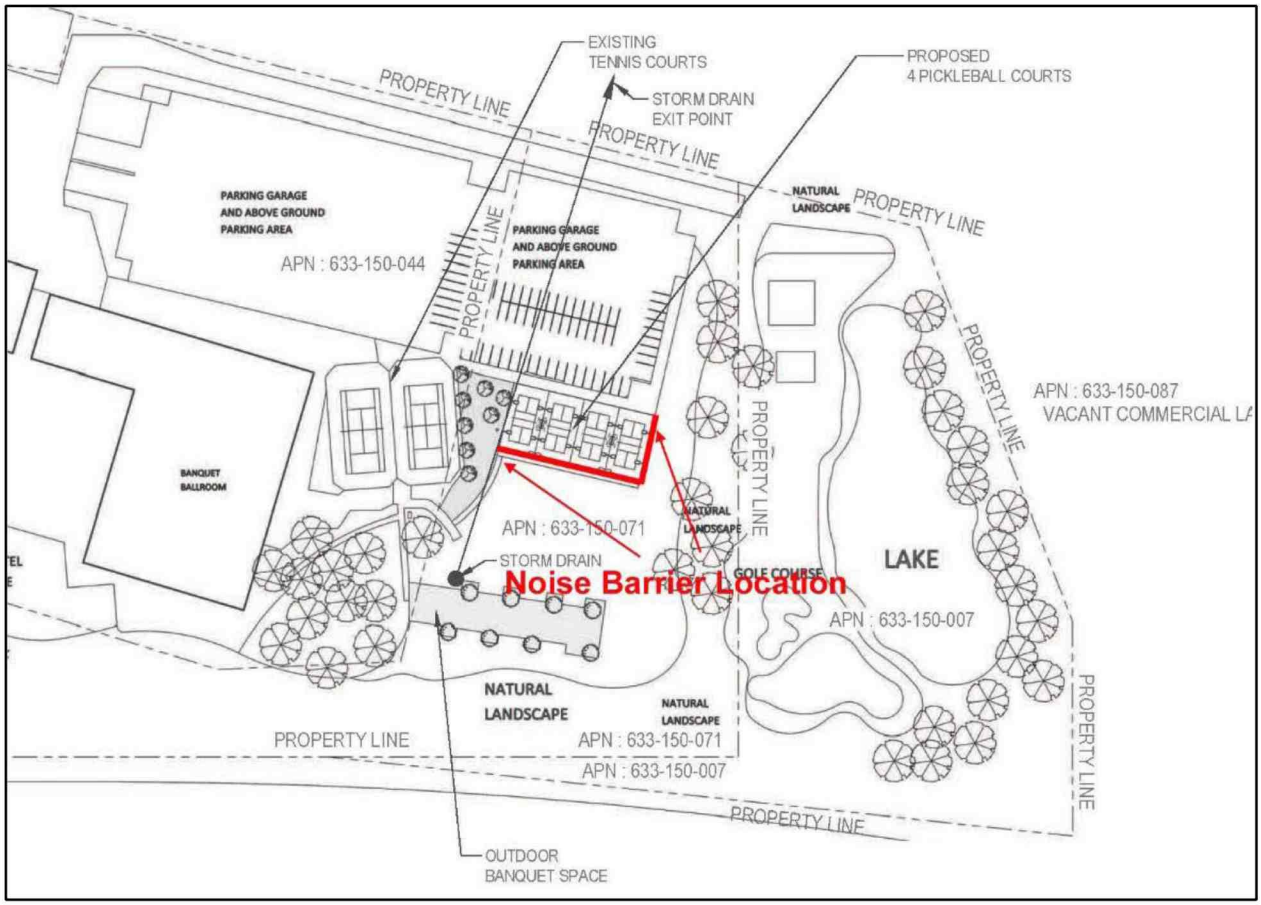


Figure 2. Location of Noise Barrier

Option 2: 10-ft Noise Barrier and Quiet Paddles. Quiet paddles were also evaluated in addition to the 10-ft acoustic blanket from option 1. The use of quiet paddles (i.e. *Hush* or *Owl* Paddles) reduce the impulsive noise of a pickleball strike and can assist in reducing the "annoyance" that can be associated with the noise created during pickleball play. With the use of the quiet paddles and the 10-ft high acoustic blanket noise barrier, an overall noise reduction would range from 3.8 to 7.6 dBA at NM1 through NM5 while reducing the impulsive "pop" of a pickleball strike.

Option 3: Only Quiet paddles. The noise study evaluated only the quiet paddles for this option. Similar, quiet paddles can lower both the overall noise level (Leq) and help reduce the impulsive noise of a pickleball strike, which is a common source of annoyance. The use of quiet paddles only provides an overall noise reduction that ranges from 3.4 to 4.5 dBA at NM1 through NM5.

Additional operational recommendations were provided in the noise study for greater compliance levels. An example of an operational consideration is the Esmeralda requiring and offering to rent quite paddles for players with non-conforming equipment or limit the court hours of operation. The following table from the noise study provides a

comprehensive comparison of the modeled noise control analysis, including: 1) unattenuated scenario, 2) 10-ft high noise barrier wall; 3) 10-ft high noise barrier wall with quiet paddles; and 4) only quiet paddles.

Receptor	Land Use	Indian Wells Leq Noise Standard, dBA	Ambient Noise Level, dBA	Predicted Pickleball Noise Level, Leq, dBA									
					Option 1			Option 2			Option 3		
				Unmitigated	Option 1 Acoustic Blanket Barrier	Noise Reduction, dB [1]	Assessment	Option 2 Acoustic Blanket & Hush	Noise Reduction, dB [1]	Assessment	Option 3 Hush	Noise Reduction, dB [1]	Assessment
NM1	Commercial	N/A[5]	50.7 - 56.6	45.6	42.8	2.8	N/A[5]	39.1	6.5	N/A[5]	42.0	3.6	N/A[5]
NM2A	Residential	55	57.1 - 63.3[2]	36.0	33.3	2.7	**Compliance**	28.8	7.2	**Compliance**	31.5	4.5	**Compliance**
NM3A	Residential	55	56.1 - 60.4[3]	40.5	37.5	3.0	**Compliance**	33.1	7.4	**Compliance**	36.3	4.2	**Compliance**
NM4[4]	Commercial	N/A[5]	50.4 - 55.8	49.5	49.5	0.0	N/A[5]	45.7	3.8	N/A[5]	45.7	3.8	N/A[5]
NM5	Commercial	N/A[5]	48.3 - 54.8	65.6	61.4	4.2	N/A[5]	58.0	7.6	N/A[5]	62.2	3.4	N/A[5]

Note: [1]Noise Reduction achieved with corresponding Option calculated by subtracting the predicted noise level with noise barrier from the unmitigated noise level. For example, for NM1 Option 1, the noise reduction is 45.6 – 42.8 = 2.8 dB.
[2]Hourly ambient noise levels for NM2A were calculated based on a simultaneous 24-hour ambient noise measurement at NM2.
[3]Hourly ambient noise levels for NM3A were calculated based on a simultaneous 24-hour ambient noise measurement at NM3.
[4]NM4 was measured and modeled between the 4th and 5th floor above the banquet ballroom shielding. Pickleball noise levels at the ground floor are expected to be lower.
[5]Receptors NM1, NM4, and NM5 are located within report commercial areas and not subject to residential noise standards.

Table 5. Assessment of Pickleball Leq Noise Levels with Noise Control Options 1 – 3.

In conclusion, the noise study determined that the associated noise levels from pickleball play on 4-courts would be in compliance with the City's day and nighttime noise standards at the nearest residential properties without the need for additional noise controls. At locations NM1 through NM4, future pickleball noise will comply with the City's Daytime Noise Standard of 55 dBA and Lmax standard of 75 dBA, although residential noise standards do not directly apply to NM1 and NM4 due to these locations being commercially zoned property. Although the noise level at NM5 exceeds the residential Leq and Lmax standards, the receptor is located within the resort commercial area and is not subject to residential noise limits per the City's Ordinance. The Ordinance permits higher noise levels in commercial properties, evaluating such noise based on its impact on adjacent sensitive receptors, such as nearby residential areas. However, the study did acknowledge that the pickleball noise could remain audible and may still be a source of annoyance to sensitive individuals, especially when the ambient background noise level is lower.

Lighting Landscape, and Parking

The proposed improvements include new court lighting at a maximum of 20-feet above the court surface. A lighting study 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 500-feet south of the pickleball court location (Attachment 8). Similarly, no light trespass will occur at the nearest commercial property located to the east. Lighting installations are shielded and directed to minimize glare and light spill onto adjacent areas. The hours of operation for the pickleball courts

shall be consistent with those of the adjacent tennis courts, operating 7 days a week from 8am to 10pm.

All disturbed landscaping will be rehabilitated back to its original state. Any turf or grass area that is damaged due to construction activities will be replaced in kind (Attachment 9). No additional parking is proposed, as the pickleball courts will only be available to patrons of the Esmeralda hotel. The new amenity will not be open to the public and will not generate any additional traffic or parking demand.

Public Notice and Comment

The project was posted to The Public Record Newspaper, at the City Hall bulletin board, and a notice of public hearing was mailed to owners of real property within a 500-foot radius of the proposed project not less than 10-days prior to the date of the City Council hearing. To date, staff has not received any correspondence in support or opposed to the project.

Similar notices were posted and sent out prior to April 24, 2025, Planning Commission hearing with no comments brought to Staff's attention. During the April 24, 2025, Planning Commission hearing, no public comment was heard.

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. 2-85-6 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 event lawn and would not expand existing resort commercial use.

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

"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 four (4) pickleball courts with associated improvements that can be considered an accessory structure and ancillary use to the adjacent resort 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 four (4) 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 Renaissance Esmeralda Resort and Spa property which has previously been developed for Resort Commercial 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. The project's potential noise impact has been studied and found to be within the City's daytime noise standards for residential properties. Potential light and glare related impacts have been studied, which determined no light trespass at the nearest residential property located approximately 500-feet south of the Project site. Operation of the Project would have no environmental impact on the site or surrounding community.

(d) Scenic Highways. The subject property is not located within the viewshed of any scenic highways and will not result in any impact on scenic resources such as trees, historic buildings, rock outcroppings or similar resources. Existing landscaping will be rehabilitated to its original state at the conclusion of the project, and the court design is 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 Esmeralda Resort 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.

OPTIONS:

1. Approve the pickleball facility at the Renaissance Esmeralda Resort and Spa as requested and conditioned with four at-grade courts enclosed by a 6-ft tall chain link fence with mesh.

2. Approve the pickleball facility at the Renaissance Esmeralda Resort and Spa as requested with four at-grade courts enclosed by a 6-ft tall chain link fence with mesh and include a condition that would require the use of "quiet paddles" at all times -or- during specified times.
3. Approve the pickleball facility at the Renaissance Esmeralda Resort and Spa as requested with four at-grade courts and a 10-foot-high noise barrier fence surrounding the east and south perimeter of the facility.
4. Approve the pickleball facility at the Renaissance Esmeralda Resort and Spa as requested with four at-grade courts and a 10-foot-high noise barrier fence surrounding the east and south perimeter of the facility and include a condition that would require the use of "quiet paddles" at all times -or- during specified times.
5. Deny the project.
6. Provide alternative direction to staff.

ATTACHMENTS:

1. Resolution
2. Aerial Vicinity Map
3. Existing Resort Commercial Pickleball Courts
4. Site and Floor Plans
5. Planning Area 5 (Indian Wells Golf Resort Area)
6. Color and Materials board
7. Noise Study
8. Lighting Study
9. Landscape Plans
10. Resolution No. PC 2025-05