

OPEN SPACE & PARKS ELEMENT

The Open Space & Parks Element of the General Plan identifies and establishes the City's official policy as it pertains to the preservation and management of open space areas and park facilities. The purpose of the element is to establish official City policy which:

- Defines Open Space
- Establishes criteria for open space designation
- Classifies open space according to development potential, permissible uses and development standards
- Identifies desirable strategies for implementing the community's open space policies
- Identifies areas particularly suited for parks and recreation activities
- Identifies acreage standards, locational criteria and facility guidelines for Neighborhood, Community and Regional Parks

EXISTING SETTING

MOUNTAINOUS AREAS - The Planning Area contains the Mecca Hills, located in the eastern portion of the area, which are characterized by low, undulating hills set against the visual backdrop of the Little San Bernardino Mountains in the distance. The Mecca Hills contain a sectional checkerboard of government owned lands which provide significant opportunities for open space preservation. Looking westward, the Santa Rosa Mountains, which touch the southwest corner of the Planning Area, provide a striking visual backdrop to the western portions of Coachella.

The geologists indicate that the Mecca Hills are the center of the world from geologic terms. They are the most significant geologic formation in the world.

FLOOD CONTROL & CANAL AREAS - Major flood control and canal areas within the Planning Area include the Coachella Stormwater Channel, which conveys regional storm and irrigation runoff through the City, and the All American Canal which conducts irrigation water from the Colorado River.

These facilities constitute significant linear features within the Planning Area encompassing approximately 1,640 acres and are envisioned to remain as permanent open space. Recreational facilities including pedestrian, bicycle, equestrian trails, golf courses, playing fields and parks would be appropriate uses within these corridors.

AGRICULTURAL AREAS - Agricultural lands include those areas of the City that are currently under agricultural production or have historically been utilized for agriculture. Agricultural land is the single dominant land use within Coachella covering approximately 21,840 acres (40% of the Planning Area). Agricultural land in Coachella includes mature date palm groves, citrus groves and vineyards, which are considered of high value from an open space and aesthetic perspective. In addition there are field crops. Agricultural areas surround the City and lend a rural feel to the community.

PARKS - Existing local and community parks total approximately 48 acres and are restricted to the immediate downtown area. Existing parks within the Planning Area include the following facilities:

- De Oro Park (4.0 acres)
- Bagdouma Park (34.3 acres)
- Vietnam Veterans Memorial Park (2.4 acres)
- Dateland Park (4.0 acres)
- Sierra Vista Park (2.6 acres)
- Shady Lane Park (1.0 acre)

Lake Cahuilla County Park, a regional park containing approximately 845 acres, is located in the City of La Quinta, approximately one mile west of the Planning Area on Avenue 58.

GOLF COURSE OPEN SPACE - Golf courses provide a valuable form of open space because of the large, park like setting they provide. The Planning Area currently contains no existing public or private golf courses. However, two courses are approved, one in the McNaughton Specific Plan and one in the Rancho La Quinta Specific Plan. In addition there is another course proposed in the Industrial area of the City.

MINERAL AREAS - The City contains one area which has been designated by the California Division of Mines and Geology as an MRZ-2 zone containing significant mineral resources. This area is located at the easterly end of Airport Boulevard where it intersects the All American Canal and is currently being mined. Geologic similarities suggest that portions of the Mecca Hills north of this area may contain similar mineral deposits although they have not been formally designated as such by the CDMG.

PLANT & WILDLIFE HABITAT AREAS - Native vegetation in the Planning Area is dominated by a mixture of Creosote Bush Scrub and Saltbush Scrub. Sonoran Creosote Bush Scrub is the most common vegetative community in the greater Coachella Valley. Saltbush scrub is found occupying low lying basins and areas of periodic flooding characterized by saline and alkaline soils. Collectively, these two vegetative communities are called Sonoran Desert Scrub. Sonoran Desert Scrub is not considered a sensitive plant community. However, habitat loss, fragmentation and degradation as a result of development and recreational activities play a major role in decreasing or eliminating native plant and wildlife resources.

The Coachella Valley supports a variety of endangered, threatened, rare and special interest species. Some of these species which could potentially occur in the Planning Area are listed below:

- Prairie falcon
- Willow flycatcher
- Black-tailed gnatcatcher
- Crissal thrasher
- Le Conte's thrasher
- Vermilion flycatcher
- Yellow-breasted chat
- Pallid bat
- California mastiff bat
- Pocketed free tailed bat
- Palm Springs ground squirrel
- Colorado Valley Woodrat
- Coachella Valley fringe-toed lizard
- Desert tortoise
- Cheeseweed owl
- Slender woolly-heads

The Coachella General Plan EIR should be consulted for a complete listing of species and the location and nature of sightings.

ARCHAEOLOGIC SITES - The Desert Cahuilla Indians inhabited the Planning Area in prehistoric and historic time from the Coachella Valley as far south as the Salton Sea. These peoples had many villages throughout the Coachella Valley, subsisting on a variety of planted crops as well as hunting and gathering.

Archaeological surveys conducted within the Planning Area have consistently uncovered widespread archaeological sites. The majority of sites contain scatters of pottery fragments, chipped stone, fire affected rock, and burned animal bone, typical of Indian occupation. Sites range in size and significance from a small scatter of pottery fragments to remains of major villages. In the Mecca Hills, numerous Indian trails have been recorded, testament to the Native tradition of long distance travel and communications with neighboring bands. Non Indian sites are also recorded as scatters of old building materials and features with varying degrees of significance. Of greatest significance is the occurrence of Indian cremation sites in the area. These sites must be treated with great sensitivity and are extremely important to Native Americans today. The Coachella General Plan EIR should be consulted for a complete discussion of archaeological resources.

HISTORIC STRUCTURES - The existing historic structures in the Planning Area identified in the California Historical Resources Inventory include 43 buildings or other features at varying levels of potential historical significance. The vast majority of these properties are clustered within the historic town sites of Coachella and Thermal. A few of the historic structures identified in the Planning Area are presented below:

- McPheeters Ranch
84-801 Avenue 58, Thermal
- Covalda Date Company
51-392 Harrison Street, Coachella
- Women's Club of Coachella Valley
51-893 Harrison Street, Coachella
- Our Lady of Soledad Catholic Church
1612 First Street, Coachella

- Lopes Hardware Store
1604 Sixth Street, Coachella
- Submarine
1463 Seventh Street, Coachella
- Laflin Date Garden
88-217 Avenue 59, Thermal
- Friends of Jesus Church
85-490 Avenue 50, Coachella
- Power Office
1684 Ninth Street, Coachella
- DeVore Ranch
84-800 Bagdad Avenue, Coachella
- Clark Ranch
88-456 Avenue 57, Thermal


The Coachella General Plan EIR should be consulted for a complete discussion of historic resources.

PALEONTOLOGIC AREAS - Paleontologic resources are the fossil remains or traces of past life forms, including both vertebrate and invertebrate species, and plants. The rock formations in the Planning Area, from lowest to highest potential of containing paleontological resources, include recent alluvium consisting of soils deposited by running water, granitic rock dated approximately 100 million years in age, Palm Springs Formation consisting of sand and silt stones, Lake Cahuilla sediments consisting of silts and sands of the Pleistocene and early Holocene periods.

SUMMARY OF KEY PLANNING ISSUES

- Preservation of date groves and relocation of mature date palm trees within the City should be encouraged to retain and enhance an oasis like visual character.
- Open space should be defined to include appropriate hillside areas, watercourses, golf courses and park areas.
- Included in the open space should be areas for the preservation of endangered wildlife and plant species, historic and prehistoric cultural

resources, significant mineral resource areas and prime agricultural lands.

- As a link to the City's agricultural heritage, elements of existing citrus orchards, date palm groves and farming areas should be preserved for future generations. 
- Permitted land uses and standards for development in open space and watercourse areas should be identified.
- Trails which link recreational uses should be established.
- An integrated and efficient system of pedestrian and bicycle paths should be established within the City.
- The City currently has unmet demand for improved parkland, especially playing fields. The City should ensure that this deficiency is met in the short term and that adequate parkland is added as the City grows.
- Riverside County is in the process of acquiring a section of land (640 acres) which had been leased from the BLM for the Coachella Landfill. The landfill itself occupies only 75 acres and the County presently has no firm plans for uses on the balance of the site. The City should pursue the establishment of a County Regional Park at this location which is immediately northeast of the proposed Entertainment Area.

OPEN SPACE VISION STATEMENT

The essence of Coachella's vision for open space, recreation and parks is captured in the following statement.

Coachella is a young, family oriented community. The residents are active, sports enthusiasts who enjoy the beautiful desert climate. Adequate parks for organized sports activities, family outings and community functions are expressed desires of the residents. The City's varied open space should be preserved and protected to retain an optimal level of recreational opportunities.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Open Space Element is one of thirteen elements in the Coachella General Plan. The development policies within the Open Space Element are most closely related to the policies within the Land Use, Environmental Conservation, Environmental Hazards, and Agriculture Elements. The Open Space Element shall be consistent with all other elements of the General Plan.

OVERVIEW OF OPEN SPACE AND PARK & RECREATION POLICY DIAGRAMS

The graphic depiction of the City of Coachella's official policy relative to open space is presented on Figure 44, Open Space Policy Diagram. This diagram illustrates the distribution of existing and future open space areas and parks, wilderness areas, mineral resource areas, agricultural areas slated for retention and a proposed trails system.

Figure 45, Park and Recreation Policy Diagram, depicts existing parks and proposed park locations based on radius of influence.

OPEN SPACE ELEMENT GOALS, OBJECTIVES AND POLICIES

The City of Coachella's official development policies related to open space are presented below. In the context of this General Plan, development policies include goals, objectives and policies.

OPEN SPACE POLICY

Provide sufficient areas for a range of open space and recreational opportunities to meet the needs of an expanding population and tourism.

Goal

A variety of natural and man-made open space areas in the City of Coachella.

Objective

The General Plan shall establish a definition of open space which includes criteria utilized in the identification of open space areas.

Policy

The definition of open space shall include all areas which contain outstanding and significant natural and/or man-made features which contribute to the preservation of natural resources; the managed production of resources; the reservation of areas for outdoor recreation, including trail oriented uses; and the protection of the public health and safety.

Policy

Criteria which shall be used in the identification of open space areas shall include, but not be limited to, areas with outstanding topographical contrast; areas with significant scenic value; areas with significant historic and prehistoric cultural resources according to professional archaeologists and historians; areas which are recognized by the community to hold "special cultural value"; floodplains and other areas which are subject to severe flooding; areas subject to severe and unmitigable land subsidence; areas which contribute to the protection and maintenance of water quality; areas which provide a buffer between otherwise incompatible land uses (i.e., noise mitigation); areas which include the habitat of threatened and endangered plant and wildlife species; areas designated as having significant mineral deposits; areas currently under agricultural production or which have historically been utilized for agricultural production; areas with prime agricultural soils; golf courses; areas of existing and future park facilities; and existing and future facilities which link open space areas.

Objective

The General Plan shall designate and identify natural and man-made open space areas on the Open Space Policy Diagram.

Policy

The Open Space (OS) designation on the Open Space Policy Diagram shall include areas with steep, topographical constraints (including alluvial fans); significant scenic resources; the habitat of threatened and endangered plant and animal species; areas most likely to include significant cultural resources; areas designated as having significant mineral deposits; and areas to remain in agricultural production. The areas designated OS on the Open Space Policy Diagram shall be

consistent with the Land Use Policy Diagram in the Land Use Element.

Figure Park and Recreation ~~Element~~ Standards



CITY OF COACHELLA GENERAL PLAN

Open Space Policy Diagram

-  Open Space
-  Proposed Golf Course
-  Watercourse/Flood Control/Canal
-  Existing/Committed Park Facilities
-  Proposed Park Facilities
-  Agricultural Retention Area
-  Existing Date Palm Grove
-  Mineral Resources Area
-  Mecca Hills Wilderness Area
-  Geologic Landmark
-  Proposed Pedestrian/Bicycle Corridor
-  Proposed Equestrian Trail Corridor
-  Proposed Multiuse Trail Corridor

40 ac	320 ac
80 ac	
160 ac	
640 ac	

Note:
Locations and alignments of proposed facilities are conceptual.
Trails outside the study area reflect trails planned by other jurisdictions.

Source:
City of Coachella
Smith, Peroni & Fox

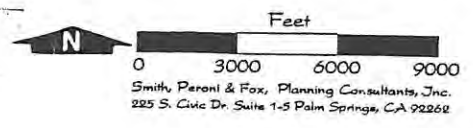
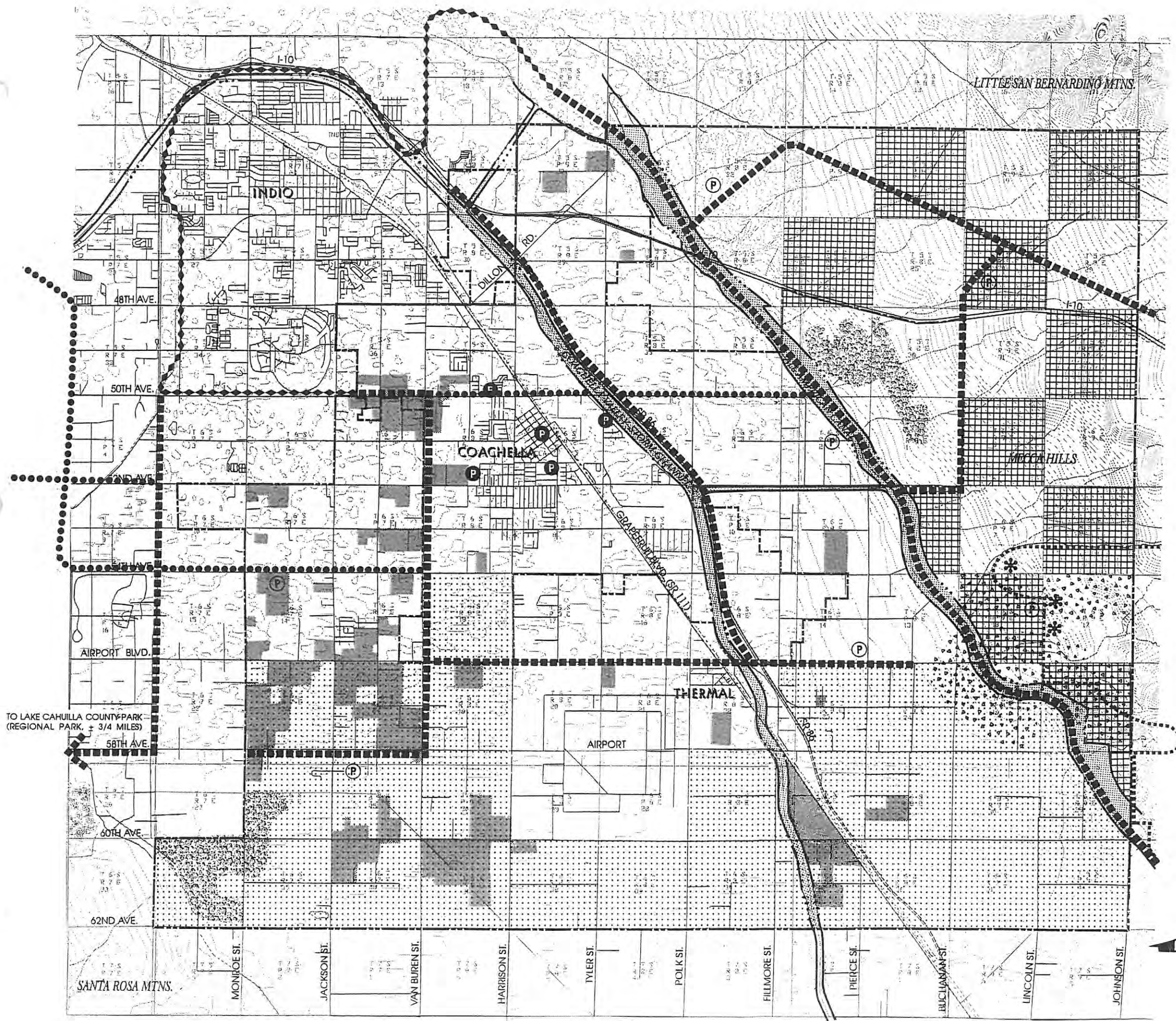


Figure No.





Park and Recreation Policy Diagram

Existing Parks

- ① De Oro Park (4.0 ac.)
- ② Bagdouma Park (34.3 ac.)
- ③ City Hall Park (2.4 ac.)
- ④ Dateland Park (4.0 ac.)
- ⑤ Sierra Vista Park (2.6 ac.)

RP Proposed Regional Park
(± 150 acres, 10 mile radius)

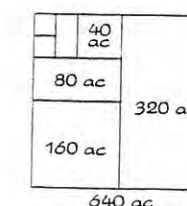
CP#1 Proposed Community Park
(± 10-30 acres, 1-2 mile radius)

County Land

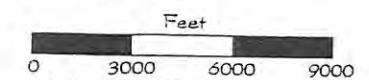
Notes:
Proposed park locations shown are conceptual. Actual future park will be sited in accordance with general plan policies.

Neighborhood Parks (±0.3-10 acres, 1/2 mile radius) are not shown but will be sited in accordance with general plan policies.

Outer circles represent radius of influence.

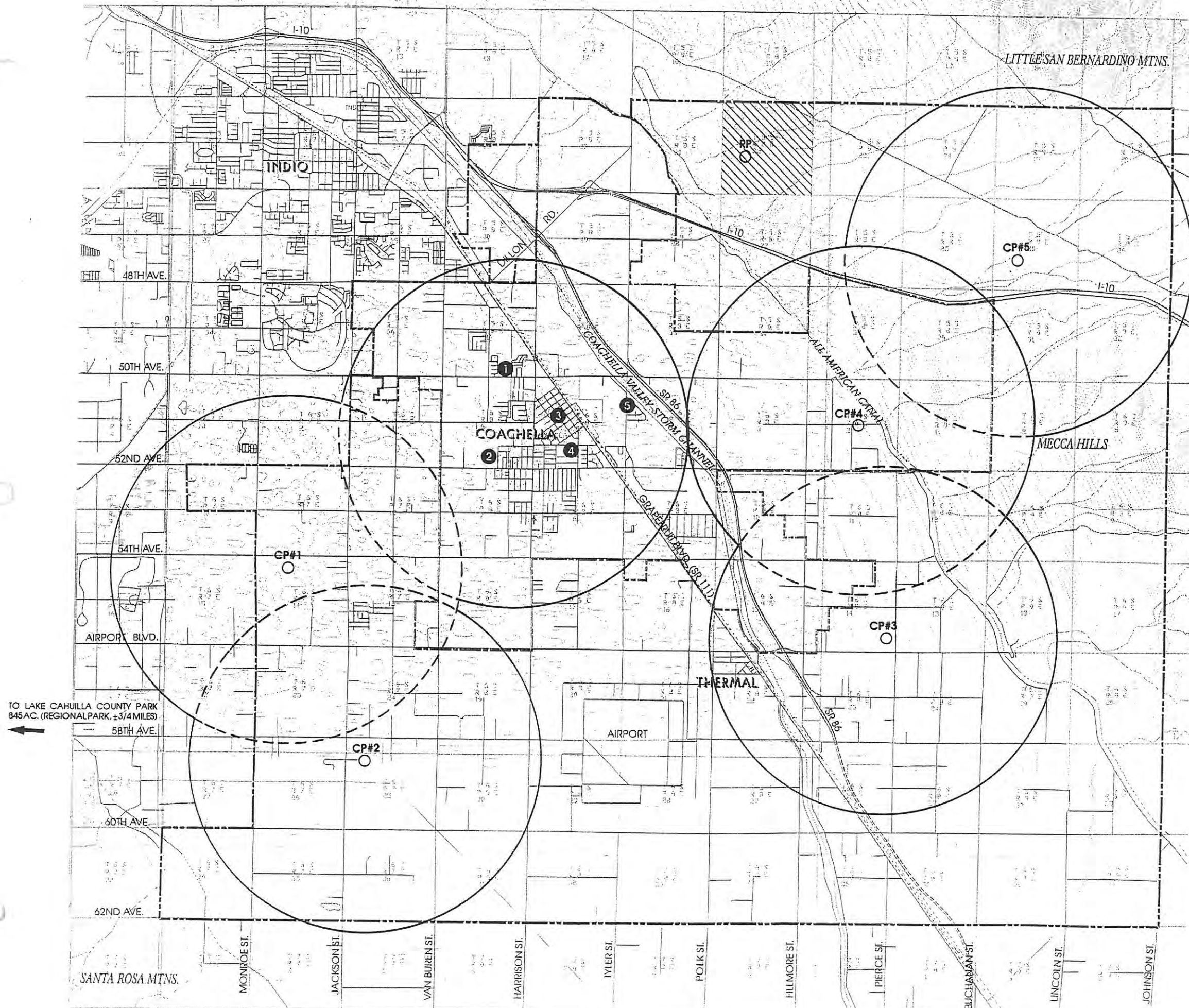


Source:
City of Coachella



Smith, Peroni & Fox, Planning Consultants, Inc.
225 S. Civic Dr. Suite 1-5 Palm Springs, CA 92262

Figure No.



Development shall be allowed to occur in OS areas but only when in strict compliance with the City's Hillside Conservation Zone Ordinance. The Hillside Conservation Zone Ordinance allows development to occur in areas based on the slope of the hillside. Generally, permitted uses on slopes not exceeding 20% include golf course fairways, greens, tees, and cart paths; flood control structures; parks, lakes and passive recreation facilities; water wells, pumping stations and water tanks; power, telephone and cable substations and transmission lines; T.V., cable and radio antennas; hiking and equestrian trails, single family residential uses; and accessory uses necessary to accomplish the permitted uses. Generally, uses permitted on slopes above 20% include hiking and equestrian trails and access roads.

Policy

The Open Space-Conservation (OS) designation on the Open Space Policy Diagram shall include areas which are subject to severe flooding; facilities which control flood waters; canals which convey irrigation water, golf courses, and lands under the ownership of the Bureau of Land Management and other resource agencies. Areas designated "OS" on the Open Space Policy Diagram shall be consistent with the Land Use Policy Diagram in the Land Use Element. Only development related to recreational uses, such as golf courses, play fields, parks and trails, which can withstand periodic flooding, shall be allowed within areas designated "OS".

Policy

The Golf Course (GC) designation on the Open Space Policy Diagram shall provide for the protection and preservation of golf course open space areas in the City. Golf course open space areas not designated on the Open Space Policy Diagram shall be added to the diagram subsequent to the approval of a grading plan and/or when development occurs. A General Plan amendment is not necessary to add specific golf course mapping which is part of an approved project area and which meets the other requirements of this policy. The areas designated GC on the Open Space Policy Diagram shall be consistent with the Land Use Policy Diagram in the Land Use Element. Only golf courses and related accessory uses shall be allowed with GC areas.

Policy

The Park Facilities (P) designation on the Open Space Policy Diagram shall include areas of existing and future park facilities. In the context of this General Plan, a park facility is defined as a developed parcel of land which includes a variety of active (i.e., baseball/softball diamonds, football/soccer fields, court sports, etc.) and/or passive (i.e., seating areas, walking paths, viewing/interpretive areas, etc.) recreational facilities. The areas designated P on the Open Space Policy Diagram shall be consistent with the Land Use Policy Diagram as well as the Park and Recreation Policy Diagram.

Policy

The Agricultural Character Retention Areas (A) designation on the Open Space Policy Diagram shall identify areas currently under agricultural production or which have historically been utilized for agricultural production. These areas shall be encouraged to remain as open space as long as possible.

Policy

The Mineral Resource Area designation on the Open Space Policy Diagram shall identify areas with known mineral deposits pursuant to the California Surface Mining and Reclamation Act. Mineral Resource Areas shall be reserved for mineral extraction activities. All mineral extraction activities shall be subject to the use, development and performance standards for such activities included in the City's Zoning Ordinance. Subsequent to mineral extraction, such areas shall be reclaimed to a similar natural condition (i.e., blending topography, propagating native vegetation, etc.) existing prior to the extraction activity.

Policy

Trail designations on the Open Space Policy Diagram shall identify general corridors for hiking and equestrian trails which link various open space areas until Comprehensive Trails System Master Plan can be prepared. Provisions shall be made for the accommodation of specific alignments during subsequent, more detailed levels of planning and subdivision design.

Goal

Maintain steep-sloped mountain and alluvial fan areas as open space.

Objective

The City shall utilize a variety of alternative means to ensure that alluvial fan and hillside areas are preserved as open space.

Policy

The City shall designate alluvial fan and hillside areas as Open Space on the Open Space Policy Diagram. Such a designation shall be subject to all provisions of policy ____.

Policy

The City shall execute intergovernmental agreements with government agencies holding fee simple title to properties in hillside and alluvial fan areas. Such intergovernmental agreements shall indicate that hillside and alluvial fan areas shall remain undeveloped in perpetuity.

Policy

The City shall explore and utilize, where appropriate, a variety of means to preserve in a natural state privately owned properties within hillside and alluvial fan areas. Such means may include, but are not limited to density incentives; transfers of development rights and/or densities to non-Open Space designated properties; establishment of an open space land bank; property acquisition; initiating and participating in conservation and preservation districts and organizations; and establishing open space and conservation easements.

Policy

Mecca Hills, a significant topographic feature and major gateway to Coachella, shall be designated a local historic, topographical and cultural landmark.

Goal

Preserve selected citrus orchard and date palm groves as a link to the City's agricultural past.

Objective

The City shall utilize a variety of means to ensure that selected citrus orchards and/or date palm groves are preserved as open space.

Policy

The City shall designate existing citrus orchards and date palm groves as Agricultural Character Retention Areas on the Open Space Policy Diagram. Such a designation shall be subject to the provisions of

Policy

Areas designated as Agricultural Character Retention Areas shall be considered priority areas for the retention of a link to the City's agricultural heritage. If these areas are converted to other more "urban" uses, elements of the past agricultural uses, such as date palm groves, citrus orchards, etc., shall be incorporated into remaining open space areas, streetscapes and landscape designs. Furthermore, remnant agricultural parcels may be designed to include pocket parks, stormwater detention/retention areas or other similar uses in existing date palm groves and citrus orchards.

Goal

Land under cultivation south of Avenue 56, Airport Boulevard, to remain in active agricultural production.

Goal

Habitat areas of threatened and endangered plant and wildlife species and prehistoric and historic cultural resource areas/sites designated as open space areas.

Objective

The City shall utilize a variety of alternative means to ensure that habitat areas of threatened and endangered plant and wildlife species and prehistoric and historic cultural resource areas are preserved as open space.

Policy

The City shall establish and maintain contact with the appropriate governmental agencies, historic and archaeological societies and Native American concerns, including the Eastern Information Center at the University of California, Riverside, the California Department of Fish and Game, the Agua Caliente Band of Cahuilla Indians, the Coachella Valley Archaeological Society and/or the Riverside County Parks History Division to confirm the identification of cultural resources and habitat areas of threatened and endangered plant and wildlife species; and to facilitate compliance with CEQA (California Environmental Quality Act), NEPA (National Environmental Policy Act) and NHPA (National Historic Preservation Act).

Policy

The City shall require development applications be reviewed by a qualified archaeologist and/or wildlife biologist prior to final approval to identify any project-related impacts to cultural resources and habitat areas of threatened and endangered plant and wildlife species.

Policy

The City shall support the maintenance and perpetuation of the Habitat Conservation Preserve for the protection of habitat areas of multiple threatened and endangered wildlife species, including the Coachella Valley Fringe-toed Lizard.

Policy

Appropriate mitigation measures to protect cultural resources and threatened and endangered plant and wildlife species habitat areas shall be required where necessary to protect such resources and habitat areas. Where appropriate, portions of proposed projects shall be designated as Open Space and delineated as such on the Open Space Policy Diagram to ensure preservation. The City

shall utilize density incentives or other alternative means to facilitate the preservation of such areas in privately owned development projects.

Policy

The City shall incorporate cultural resources and habitat areas of threatened and endangered plant and wildlife species into open space areas, including park facilities, where possible.

Policy

The City shall designate as potential historic landmarks the historic structures identified in the Existing Setting section of the Open Space Element. The City shall facilitate preservation of such landmarks utilizing density transfers, historic preservation ordinances, incorporation within parks and other alternative means.

Policy

Recognize historical, cultural, and archaeological heritage and seek means to assure that the heritage is preserved and incorporated into the public fabric of the city.

Policy

Preserve key contiguous agricultural lands surrounding the core of the city within a conservation/open space area sufficient to maintain the rural agricultural character and to ensure a viable economic unit for continuing agriculture.

Policy

Parcels with conservation/open space area should not be further divided.

Policy

Preserve a corridor of public open space for trails and wildlife habitat along the Whitewater River.

Policy

Seek dedicated access ways to the Whitewater River.

Policy

Seek dedications for bicycles paths (subdivisions over 200 parcels).

Policy

Seek preservation of surrounding mountains and hills which provide the scenic backdrop to the city.

Policy

Encourage preservation/restoration of a representative- example of Coachella Valley desert habitat.

Policy

Request from the Board of Supervisors that actions be taken to adopt zoning that will conform with city general plan guidelines regarding agricultural and open space preservation.

Policy

Encourage public and private efforts at tree planing and landscaping in appropriate areas.

PARK AND RECREATION POLICY

Policy

Encourage continued cooperation among the city, school districts, and all other public interest groups to maximize recreational opportunities in the city.

Policy

Encourage neighborhood park development adjacent to school sites to maximize land and facility use and joint use agreements between the school district and the city.

Goal

Adequate parks and recreation facilities located throughout the community and accessible to citizens of all age groups.

Objective

The City shall establish a hierarchy of park types to provide appropriate levels of service to Coachella residents.

Policy

The City of Coachella shall utilize a combination of neighborhood and community parks to provide overlapping service areas within the entire incorporated area of the city.

Policy

Provide for park acreage at 5 acres per 1000 residents.

Policy

Open space required because of planning constraints (such as flood plains) shall not be considered park land towards the 5 acres per 1000 resident standard.

Policy

Provide a hierarchy of public parks, facilities, and programs in order to serve the various needs of the citizens of the city.

Policy

The City of Coachella shall utilize a variety of means to ensure that a total of 3.0 acres of improved Neighborhood Community Park land are provided per 1,000 City residents and approximately ___ acres of Neighborhood/Community Park land is provided within the City at full buildout.

Policy

The City of Coachella shall provide Neighborhood Parks that range from 0.3 acres to 10 acres in size, serve a radius area of 0.5 miles and generally provide a mix of field games, court games, and playground apparatus. Neighborhood parks may also provide for passive uses and the preservation of archaeological sites.

Policy

The City of Coachella shall provide Community Parks that range from 10 to 30 acres in size, serve a radius area of one to two miles and generally provide extensive play fields and court facilities, indoor recreation space and off-street parking facilities. Community parks may also provide for passive uses and the preservation of archaeological sites.

Policy

The City shall coordinate with the County of Riverside to provide Regional Parks that average approximately 150 acres in size, serve a radius of 10 miles and provide 10 acres of park land per 1,000 residents at full buildout of the City.

Policy

The City shall ensure that a total of _____ acres of improved and unimproved park land is provided within the City or is located within the service area of the City at full buildout.

Goal

A program to provide land and improvements for outdoor recreation in Coachella.

Objective

The City shall require the dedication of land or payment of fees in lieu of, or a combination of both, for park and recreation purposes in Coachella.

Policy

The City shall require the dedication of land and/or the payment of fees to provide 5.0 acres of park land per 1,000 residents, based upon the residential density of the project and _____ persons per occupied household (based on the 1990 U.S. Census for Coachella).

Policy

The City shall revise, and make more specific, its existing ordinance regulating the dedication of land and payment of fees for park and recreation purposes.

Policy

The City shall define the amount of Community or Neighborhood Park land to be dedicated based on the following formula:

$$M = \frac{(pd) \times pa}{P}$$

Where M = Minimum Acreage Dedication

pd = Number of persons projected to reside in the project (based on the 1990 U.S. Census figure for persons per occupied dwelling unit)

p = 1,000 population

pa = Park Acreage Standard (5 acres)

Policy

The City shall require that the dedicated land and/or payment of fees in lieu of dedication are to be used to rehabilitate existing or develop new Neighborhood Park, Community Park or recreational facilities within the service area of the most proximate existing or future Neighborhood or Community Park and shall bear a reasonable relationship between the recreation facilities to be enhanced or developed and the inhabitants of the subdivision.

Policy

The City shall require that the land to be dedicated for a Neighborhood or Community Park provides reasonable accessibility for residents within its service area and is located on appropriately sized acreage that is not subject to detrimental environmental or cultural (i.e., flooding, steep slopes, significant archaeological or paleontological resources) impacts.

Policy

The City shall develop a five year schedule to specify how, when and where the dedicated land and/or fees will be utilized to develop new or to rehabilitate the most proximate existing Neighborhood or Community Park located within the service area of the subdivision.

Policy

The City shall issue a credit for the value of any park and recreational improvements to the dedicated land or existing park and recreational facilities against the payment of fees or the dedication of land. The City shall not issue a credit for private recreation facilities.

Policy

The City shall generally require the payment of fees in lieu of park land dedication in subdivisions containing 50 or less residential parcels and shall exempt residential subdivisions containing less than five parcels or not utilized for residential purposes.

Policy

The City shall utilize the interest collected from fees paid in lieu of park land dedication, in proportion to the initial fee collected, to provide park and recreation facilities to serve the subdivisions.

Policy

The City shall investigate additional financial techniques to increase the City supply of existing Neighborhood and Community Parks and recreation facilities for its residents.

Policy

The City shall utilize its ability to purchase, sell or convey lands and to utilize fees which have been previously exacted or dedicated for park and recreation purposes. The acreage or fees for which the previously dedicated land was to be purchased, sold or conveyed shall be used to assemble and purchase acreage for park and recreation use which shall bear a reasonable relationship to the residential subdivision from which the fees and/or land was originally exacted.

Policy

Require that developers contribute on a "benefit received" basis to a parks and recreation mitigation fund.

Policy

Require subdividers to provide all public parks facilities that serve their developments and bear the capital costs of over sizing any facilities as deemed necessary by the city to serve future growth in nearby and intervening areas.

Policy

Continue to collect the assessment of "development fees" on new construction which would cover the capital cost of park facilities.

Policy

To meet future needs, acquisition of desirable park land when it becomes available is a priority.

Policy

Prepare and continually update parks and recreation master plan.

Goal

Public parks incorporated within major commercial areas such as the Entertainment Area and Central Business District.

Policy

Provide public parks as a component of the Entertainment Zone to enhance the attractiveness and accessibility of this tourist destination.

Policy

Identify and implement park and recreation projects and programs which revitalize the central business district by attracting people into the district (e.g.

town square/bazaar spaces suitable for gatherings, festivals, market events, etc.).

Goal

Affordable golfing opportunities available to the citizens of Coachella.

Objective

An 18-hole municipal golf course established within the City's incorporated limits.

Policy

The City shall augment the existing private golf course facilities with public courses to increase permanent open space and to provide affordable golfing opportunities for Coachella residents.

Policy

A municipal golf course shall be identified on the Land Use Policy Diagram when appropriate.

Policy

The City shall coordinate with the private golf course owners located in Coachella to establish a preferred green fee rate structure for residents during off-peak seasons of the year.

Goal

A linked network of park facilities, open space areas and significant historical, archaeological and paleontological sites.

Objective

The City shall utilize existing natural and man-made features to link park facilities, open space areas and significant cultural and agricultural resources.

Policy

The Park and Recreation Policy Diagram shall serve as a general guide for the locations of hiking and equestrian trails until a Comprehensive Trails System Master Plan can be prepared. The Master Plan shall generally identify an equestrian trail system. The hiking trail system will extend throughout the City to link existing and future community/neighborhood parks as shown on the Park and Recreation Policy Diagram.

Policy

Where possible, the City shall utilize existing natural and man-made features to link recreation and open space areas in Coachella.

Policy

The City shall utilize existing and future man-made features including roadway rights-of-way and utility and drainage easements to link park and recreation areas in Coachella.

Policy

The City shall review applicable state, county and regional trail system maps (i.e., hiking, equestrian, bicycle) to determine the feasibility of integrating trail routes to link recreational facilities.

Goal

Existing man-made open space areas, such as improved park facilities, golf courses and school playground facilities as permanent open space.

Objective

A permanent park and recreation system, including park facilities, gold courses and school playground facilities, to be incrementally increased until full buildout of the City is achieved.

Policy

Develop and maintain the current park system to realize the full potential of existing park sites.

Policy

The City shall utilize the park types and general locations identified in the Park and Recreation Policy Diagram to adequately serve the existing and future recreational needs of City residents.

Policy

The City shall prepare a comprehensive Parks and Recreation Master Plan to determine the specific active and passive recreation activities to be included within the parks identified in the Park and Recreation Policy Diagram.

Policy

The City shall utilize accepted techniques to determine the demand for specific activities to be grouped together within specific regions of the City. The programming and site planning of these activities shall assist in determining the appropriate park facility type and acreage to serve the surrounding area.

Policy

The City shall coordinate with the Coachella Valley Unified School District on the purchase, improvement and/or maintenance of integrated or adjacent park and recreation facilities to be developed in conjunction with public school (elementary, middle or high) construction in Coachella.

Policy

The school districts shall ensure that adjacent or integrated park facility development remains open to the public for use during non-school periods (i.e., weekends, afternoons, summer).

Goal

Conserve natural, cultural and agricultural resources for use in park and recreation facilities.

Objective

A Parks and Recreation Master Plan that identifies standards for turf, vegetation and maintenance of park and recreation facilities in Coachella.

Policy

The City shall identify the design criteria (i.e., location, use, type) for turf in park facilities to maximize its use for active recreation, minimize its use of domestic water and to reduce the amount of green waste produced in the City.

Policy

The City shall, in the future, investigate the feasibility of utilizing reclaimed effluent from the Coachella Valley Water District and the Valley Sanitation District to irrigate existing and future park and recreation facilities located in the City.

Policy

The City shall identify a palette of drought tolerant plant material to be utilized for existing and future park and recreation facilities, to reduce irrigation requirements and the amount of green waste produced in the City.

Objective

A Parks and Recreation Master Plan that integrates cultural and agricultural resources into parks and recreation facilities.

Policy

The City should concentrate efforts to preserve the Covalda Date facility as a link to its agricultural heritage. The City should evaluate the feasibility of preserving the site, or a portion of the site, as an interpretive center highlighting the City's history.

TRAILS AND LINKAGE POLICY

Goal

A network of trails linking and providing access to open space areas.

Objective

The City shall identify a series of conceptual hiking and equestrian trail corridors on the Open Space Policy Diagram which link natural and man-made open space areas.

Policy

The Open Space Policy Diagram shall serve as a general guide for the locations of hiking and equestrian trails until a Comprehensive Trails System Master Plan can be prepared, as specified in Policy ____ in the Park and Recreation Element of the General Plan. Such a Trails System Master Plan shall identify alternative feasible means to secure trails easements, including private and public funding sources.

Policy

Where possible, the City shall utilize existing natural and man-made features, including the Whitewater River and American Canal, to link open space and recreation areas in Coachella.

Policy

The City shall utilize existing and future man-made features including roadway rights-of-way, and utility and drainage easements to link open space areas in Coachella.

Policy

The City shall review applicable state, county and regional trail system maps (i.e., hiking, equestrian, bicycle) to determine the feasibility of integrating trail routes to link recreational facilities.

Policy

Pursue dedications towards a city system of bicycle trails.

IMPLEMENTATION PROGRAM

The various actions, programs and strategies the City should take to implement the goals, objectives and policies of the Open Space Element are presented on Figure ____, the City of Coachella Open Space Element Implementation Measures.

- Implementation Measure - Includes a description of the action program and/or strategy which implements the circulation system development policies.
- Purpose - Identifies the intent and purpose of accomplishing the implementation measure.
- Key Participants - Identifies the appropriate public and/or private body, agencies, group, individuals or volunteers responsible to complete the implementation measure.
- Adopt the standard of 5 acres of parkland/1,000 population for neighborhood and community parks.
- Cause to be developed a study to determine the amount of impact fees to assess per new residence in the City to pay for the acquisition and development of new park sites to keep pace with future population growth.
- Cause to be developed a study regarding the Whitewater River's potential for a linear park and bike routes trail. The study should determine optimum width, trail improvements, access points and opportunities for expanded neighborhood park development.
- Seek federal grants and assistance from the Coachella Valley District of Whitewater River Trails.
- Prepare measures to assist in agriculture preservation including right to farm policies and policies discouraging leap frog development.
- Prepare a specific plan for the entertainment/tourism zone. The plan will feature various tourism/economic development projects accomplished by private enterprise. The plan will look at how to stimulate such development, tie the various components together into a cohesive whole and how to integrate appropriate public recreation.

- Meet and work cooperatively with The Bureau of Land Management and The National Parks Service regarding future access to and protection of the Mecca Hills and Joshua Tree National Monument. (Access will be limited due to wilderness areas and four wheel drive dirt roads).

Figure Open Space Implementation Measures

Figure Open Space Implementation Measures