

## 4.15 RECREATION RESOURCES

### 4.15.1 Introduction

This section describes the recreational setting of the project site, including surrounding recreation facilities and an analysis of potential impacts on existing recreation facilities resulting from implementation of the La Entrada Specific Plan (proposed project). Information presented in this section is provided by the City of Coachella (City) General Plan Open Space and Parks Element (1996) and the City of Coachella Parks and Recreation Master Plan (2006).

### 4.15.2 Methodology

Recreation impacts are evaluated based on the physical impacts associated with implementation of the proposed project on existing recreation facilities in the area and the need for new or expanded recreational facilities. The impact assessment presented in this section is based on policies, ordinances, and guidelines adopted by the City.

### 4.15.3 Existing Environmental Setting

The project site is located south of Interstate 10 (I-10) and north of the Coachella Branch of the All-American Canal. The project site consists of a vacant and undeveloped 2,220-acre (ac) parcel. As illustrated in Figure 4.15.1 (provided at the end of this section), there are no existing recreation resources on the existing project site. Sierra Vista Park is the closest recreational resource in the City, located approximately 2 miles (mi) west of the site.

**Existing Recreational Facilities.** The City's Department of Parks and Recreation provides community services and recreational opportunities and is responsible for the planning, development, and maintenance of the City's parks and recreation facilities. In addition, Section 2.28.010 of the City's Municipal Code established a Parks and Recreation Commission (Commission). The Commission is intended to act in an advisory capacity, promote interest in recreation programs, and recommend policies for improving parks and playgrounds. In addition, the City Council previously passed Resolution 99-06, which establishes a Parks and Recreation Advisory Committee (Committee). The intent of the Committee is to assess social and recreational needs of the community; assist in the development and implementation and ongoing evaluation of a master plan for parks and recreation; advise the City Council and City Manager on the development, marketing, and evaluation of parks and recreation programs; and to research strategies for financing parks and recreation facilities and programs for the City. However, according to the Parks and Recreation Master Plan, both the Commission and Committee are currently inactive.

The City contains a variety of park and recreational facilities, as well as areas for organized sports, including soccer/football fields, baseball/softball fields, tennis/tennis courts, basketball courts, and swimming pools. Recreational opportunities for children are also provided by the playgrounds in the

City's parks. Additional recreation resources in the City include a senior center, a community center, a youth and family center, and various after-school youth programs. School facilities also provide indoor and outdoor recreational opportunities in the area.

The City's parklands include a variety of park types and uses ranging in size from mini-parks such as Ye've'vechem Park (0.6 ac) to large community parks such as Bagdouma Park (48.3 ac). The City's park types and uses are described below:

- **Special Use Park.** Special use parks are not located in residential areas. Features might include large-scale sports complexes and special event sites.
- **Community Park.** Community parks serve the entire City and are easily accessible via arterial roads. Community parks are those with improvements such as community buildings, parking, swimming, facilities for picnicking, active sports, and other facilities that serve a larger population. Community parks may have a particular theme or orientation such as active sports or aquatic facilities.
- **Mini-Park.** Mini-parks are smaller parks that may take one of two different forms. Most mini-parks are less than 1 ac in size, serve a 0.25 mi radius, and are located within a neighborhood, separate from major or collector roads. Some mini-parks serve the entire City and are located as urban trail heads along major trails or streets.
- **Neighborhood Park.** Neighborhood parks serve all ages and are generally 1 to 8 ac in size. They are located adjacent to public schools when possible. Neighborhood parks contain a wide variety of improvements, which can include turf areas, active sport fields and courts, community buildings, play apparatus, and picnic facilities. Other improvements might include senior centers, youth centers, and aquatic facilities.
- **Linear Park.** Linear parks are tied to neighborhood entries and park sites. Their purpose is to connect parks, entry ways, transportation routes, and unique features.
- **Open Space.** Open space includes passive and active open space areas that do not function as public parks but do provide open space relief. Such areas may or may not be accessible to the general public.
- **School.** Public schools are a part of the recreation system in the City because field and playground areas can serve the general public during weekends and after school.

In addition, there is an extensive network of bicycle trails in the City, west of State Route 86 (SR-86). Sidewalks throughout the City provide access for pedestrians. There are no formal hiking trails in the City although there are hiking trails elsewhere in the Coachella Valley. There are currently no bicycle or hiking trails or sidewalks on or in the immediate vicinity of the project site. Refer to Section 4.16, Traffic and Circulation, for discussion regarding pedestrian, bicycle, and equestrian trails included in the proposed project.

Figure 4.15.1 (provided at the end of this section) provides a map of park facilities near the project area while Table 4.15.A summarizes the City's park and recreation facilities features.

**Table 4.15.A: Parks and Recreation Facilities within the City of Coachella**

<b>Name</b>	<b>Amenities</b>
<b>Parks</b>	
Bagdouma Park <sup>1</sup> 48.3 ac Community Park	Bagdouma Park includes seven lighted baseball/softball fields, six lighted soccer fields, a football field, two multi-use tennis courts; one outdoor swimming pool; restroom facilities, one picnic table pavilion with 18 tables and grills, playgrounds, walking paths, water features, one basketball court, a boxing club facility, and the Coachella Senior Center. Bagdouma Park is located approximately 4 mi from the project site.
Dateland Park 4 ac Neighborhood Park	Dateland Park includes three soccer/football fields, one lighted baseball/softball field, one basketball court, and three picnic pavilions with nine picnic tables.
De Oro Park 4 ac Neighborhood Park	De Oro Park includes two soccer fields, one baseball/softball field, a grass area, one playground, one restroom facility, and four picnic tables.
Sierra Vista Park 2.6 ac Mini Park	Sierra Vista Park includes open grass areas, one baseball/softball field, one basketball court, one playground area, and four picnic tables.
Veterans Memorial Park 1.5 ac Mini Park	Veterans Park includes an outdoor swimming pool, seven picnic tables, one playground area, one stage area, one restroom facility, and two sets of bleachers.
Shady Lane Park Mini Park	Shady Lane Park includes a grass area and two picnic tables.
Ye'we'vichem Park 0.6 ac Special-Use Park	Ye'we'vichem Park is of archaeological significance to the Cahuilla Native Americans. The park contains a monument, benches, and open grass areas.
Tot Lot 0.2 ac Mini Park	The Tot Lot includes a grass area and playground equipment.
Canal Regional Park 223 ac Passive Park	The Canal Regional Park has been left in its natural state. This park is used on a limited basis by the Coachella Valley Radio Control Club (model airplane organization).
Placitas de la Paz Parks Mini Parks	These parks are located within the Placitas de la Paz housing subdivision. These parks include picnic tables, walking trails, and playground areas.
Rancho Las Flores Park <sup>2</sup> 30 ac Community Park	The Rancho Las Flores Park includes three soccer fields, two basketball courts, multiple play areas, walking paths, exercise stations, restrooms, and a concessions building.
<b>Recreation Facilities</b>	
Boxing Club	The Boxing Club is located in a City-owned facility at Bagdouma Park. All supervision, instruction, and competition are offered for free. The 5,849 sf facility is currently undergoing a 4,000 sf expansion. The Boxing Club is located approximately 4 mi from the project site.
Jack Delgado Karate Studio	The Delgado Karate Studio leases two classrooms owned by the City to teach karate to youth in the area. The Delgado Karate Studio is located approximately 3.5 mi from the project site.
Eleanor Shadowen Senior Center	The Eleanor Shadowen Senior Center is located in the downtown area of Coachella. Activities provided at the center include, but are not limited to, ceramics, chorus, bingo, exercise, sewing, health checkups, and nutrition programs. All activities are free to City residents. The Eleanor Shadowen Senior Center is located approximately 3.5 mi from the project site.
Coachella Community Center	The Coachella Community Center is located at Bagdouma Park and provides after-school programs and activities for youth in the City. The Coachella Community Center is located approximately 4 mi from the project site.
Kids Club	The City sponsors three Kids Clubs located within various mobile home parks. These free after-school programs offer games, music, and crafts.

**Table 4.15.A: Parks and Recreation Facilities within the City of Coachella**

<b>Name</b>	<b>Amenities</b>
Boys and Girls Club	The Boys and Girls Club is located at the Frank Foster and Palmer Powell Family Clubhouse. The clubhouse consists of a lunch room, computer room, game room, education center, an arts and crafts room, a gymnasium (including six basketball/volleyball courts), and a teen center with a play court. The activities here are provided with a small club fee. The Boys and Girls Club is located approximately 3.7 mi from the project site.
Parent-led Sports Programs	There are three parent led-sports programs through the City. These programs teach youth soccer, baseball, softball, and football.
Esperanza Youth and Family Center	The Esperanza Youth and Family Center provides residents of the community with after school recreation and health awareness programs. The center also offers a variety of summer programs. Esperanza Youth and Family Center is located approximately 3.5 mi from the project site.
<b>School Recreational Facilities</b>	
Bobby Duke Middle School	Bobby Duke Middle School includes sport backstops, baseball/softball fields, open grass areas, playgrounds, volleyball areas, shade structures, and benches available to the public on a site-specific basis. Bobby Duke Middle School is located approximately 3.7 mi from the project site.
Cesar Chavez Elementary School	Cesar Chavez Elementary School includes sports backdrops, open grass areas, playgrounds, shade structures, benches, soccer/football fields, and basketball courts available to the public on a site-specific basis. Cesar Chavez Elementary School is located approximately 3.6 mi from the project site.
Peter Pendleton Elementary School	Peter Pendleton Elementary School includes sports backdrops, open grass areas, playgrounds, shade structures, benches, soccer/football fields, and basketball courts available to the public on a site-specific basis. Peter Pendleton Elementary School is located approximately 3.7 mi from the project site.
Valley View Elementary School	Valley View Elementary School includes open grass areas, playgrounds, shade structures, benches and basketball courts available to the public on a site-specific basis.
Palm View Elementary School	Palm View Elementary School includes sports backdrops, open grass areas, playgrounds, shade structures, benches, soccer/football fields, and basketball courts available to the public on a site-specific basis. Palm View Elementary School is located approximately 4.2 mi from the project site.
Valle del Sol Elementary School	Valle del Sol Elementary School includes sports backdrops, open grass areas, playgrounds, a volleyball area, basketball courts, and an indoor gymnasium available to the public on a site-specific basis. Valle del Sol Elementary School is located approximately 2.7 mi from the project site.
Cahuilla Desert Academy Junior High School	Cahuilla Desert Academy Junior High School includes sports backstops, open grass areas, soccer/football fields, basketball courts, a fitness course, and a track/field available to the public on a site-specific basis. Cahuilla Desert Academy Junior High School is located approximately 6.9 mi from the project site.
Coachella Valley High School	Coachella Valley High School includes baseball/softball fields, playgrounds, soccer/football fields, an indoor gymnasium, a track/field, tennis courts, and an indoor pool available for public use on a limited basis. Coachella Valley High School is located approximately 7 mi from the project site.

Sources: City of Coachella Parks and Recreation Department (May 2013); City of Coachella California Parks and Recreation Master Plan (2006).

<sup>1</sup> The City of Coachella recently expanded the existing Bagdouma Park by 14.0 ac.

<sup>2</sup> Rancho Las Flores Park will ultimately be expanded to 49 ac. The first phase of the park which opened Fall of 2012 is 30 ac.

ac = acres

mi = miles

sf = square feet

As previously illustrated in Figure 4.15.1, the City is divided into four zones for the purpose of classifying parks. The Northwest Zone consists of high-priority community, neighborhood, and linear parks and trails; medium priority plazas; and low priority mini-parks. The Southwest Zone consists of high-priority neighborhood and linear parks and trails, medium-priority plazas, and low-priority mini-parks. The Southeast Zone consists of high-priority community, neighborhood, and linear parks and low-priority mini-parks. The Northeast Zone consists primarily of open space; however, there are currently three City-provided mini-parks in this zone.

The City is characterized by minimal development concentrated in the downtown area. However, the City currently has the opportunity to annex vacant land and dedicate more parkland within the community. As the City's population continues to grow, there will be an increase in any unmet park and recreation needs of the present population, and the demand for recreation facilities will grow.

The City plans for one master-planned community within the City of Coachella: Shadow View. The Shadow View development is a 40 ac parcel that would include either a regional sports park or a linear park with park pods. The sports park would include a cloverleaf baseball/softball set of four fields with two soccer field overlays and four tennis courts. The linear park with park pods would include a dog park, picnic sites, a community building, a tot lot, amphitheater, pavilion, skate park, tennis courts, and a baseball field. The Shadow View development would be located to the west of the project site, on the east side of Dillon Road, south of Vista Del Sur, and north of Avenue 59. Development of the Shadow View Park would reduce the citywide park deficit by 40 ac and would help meet future recreation needs. However, although the tentative tract maps are approved, it is unknown when this development and associated park facility would be constructed. For purposes of this Environmental Impact Report (EIR) analysis, recreational facilities associated with the Shadow View development are not applied to the City's total existing parks and recreational facilities inventory.

#### 4.15.4 Regulatory Setting

##### **Federal Policies and Regulations.**

**Americans with Disabilities Act.** The Americans with Disabilities Act (ADA) of 1990 (42 United States Code [USC] 12181) prohibits discrimination on the basis of disability in public accommodation and State and local government services. Under the ADA, the Architectural and Transportation Barriers Compliance Board issues guidelines to ensure that facilities, public sidewalks, and street crossings are accessible to individuals with disabilities. Public play areas, meeting rooms, park restrooms, and other buildings and park structures must comply with ADA requirements.

##### **State Policies and Regulations.**

**The Quimby Act.** The Quimby Act (California Government Code, Section 66477) was established by the California legislature in 1965 to develop new or rehabilitate existing neighborhood or community park or recreation facilities. This legislation was enacted in response to the need to provide parks and recreation facilities for California's growing communities. The Quimby Act gives the legislative body of a city or county the authority, by ordinance, to require

the dedication of land or payment of in-lieu fees, or a combination of both, for park and recreational purposes as a condition of approval of a tract map or parcel map. The Quimby Act authorizes a minimum contribution of 3 ac/1,000 residents; if a jurisdiction has an existing park standard above 3 ac, it can require contributions equal to that higher level up to a limit of 5 ac per 1,000 residents. The Quimby Act is implemented through City Ordinance and is discussed further below.

### **Local and Regional Plans and Policies.**

**City Park Dedication Ordinance (Quimby Ordinance).** Chapter 16.36, Reservations and Dedications for Public Facilities, of the City's Municipal Code provides for the dedication of land, payment of fees in lieu thereof, or a combination of both for park or recreational purposes in conjunction with the approval of a residential development. The City's park dedication requirement is 3 ac/1,000 population. In-lieu fees are placed in a fund to be used only for the purpose of rehabilitating exiting park and recreational facilities. This ordinance also allows for a credit to be given to private developers when private areas for park and recreational facilities are provided for in a subdivision and such areas are for active recreational uses.

**City Open Space Dedication Agreement.** Chapter 17.36, Specific Plan Districts, of the City's Municipal Code provides for the dedication of open space, payment of in-lieu fees, or a combination of both to be used for the dedication of open space land suitable for parks in conjunction with the approval of a Specific Plan.

**City of Coachella General Plan Open Space and Parks Element.** Recreation resources are addressed in the Open Space and Parks Element of the General Plan (1996). The following goals, objectives, and policies are applicable to the proposed project:

**Goal:** The City shall provide sufficient areas for a range of open space and recreational opportunities to meet the needs of an expanding population and tourism.

**Objective:** The City shall use a variety of methods to ensure that open space, parks and recreational opportunities are established.

**Policy:** The City shall seek dedications of real property and improvements for bicycle paths in residential subdivisions.

**Goal :** The City shall ensure the provision of facilities for a variety of parks and recreation activities.

**Objective:** The City shall acquire and develop an adequate amount of parkland to serve the population.

**Policy:** The City shall encourage continued cooperation among the city, school districts, and all other public interest groups to maximize recreational opportunities.

**Policy:** The City shall encourage neighborhood park development adjacent to school sites to maximize land and facility use.

**Policy:** The City shall provide for park acreage at 3 acres per 1000 residents.

**Policy:** The City shall provide regional, community and neighborhood parks.

**Policy:** New development projects for multiple family residential or self-contained planned developments shall be required to provide additional recreational amenities within their project.

#### 4.15.5 Project Design Features

As summarized in Chapter 3.0, Project Description, the proposed Specific Plan includes components that are referred to as Project Design Features. The Project Design Features related to recreational resources are:

- The Specific Plan includes park, open space, and recreational uses that total approximately 901.6 ac, or approximately 41 percent of the project footprint. Developed park facilities may be credited toward part, or all, of the project's required park facilities fees, which are estimated to be in excess of \$56 million.
- The Specific Plan would offer three elementary school sites and one middle school site for dedication to Coachella Valley Unified School District (CVUSD). These sites, totaling 69.8 ac, would be located in Planning Areas (PAs) C14, C25, H13, and H26. If constructed, all sites could potentially provide joint use of playground/field facilities for neighborhood recreational uses pursuant to school district policies.
- The Specific Plan includes community parks in PAs G18, G14, C6, C8, C22, and H21 with combinations of play equipment, play areas, sport courts, shade structures, picnic areas, passive turf play areas, benches, and basic related amenities. The parks would be located along a pedestrian system of walkways and paths in the 27.8 ac Village Paseo.
- The Specific Plan includes neighborhood recreation parks in PAs C17 and H16, ranging in size from 5 to 9 ac, to serve the active and passive recreational needs of residents.
- The Specific Plan provides 176.6 ac of larger regional-scale special-use parks with sports facilities within portions of the project's fault setback zone, specifically in PAs G2, G1, and G4. These large parks are intended to be used for fields and sports courts, playgrounds, trails, and off-street parking and can be accessed via pedestrian walkways, the 27.8 ac Village Paseo, or public streets.

- The Specific Plan would include the construction and/or extension of trails adjacent to backbone roads as part of a 27.8 ac Village Paseo that connects the project's parks and schools, and as part of 81.8 ac of linear parks on the upper edges of the project drainage ways, connecting to natural open space area located on the northeastern portion of the project site. These trails would provide connections between the residential communities and the natural open space areas within and adjacent to the project site.
- The Specific Plan's private parks, trails, and open space areas would be maintained by an Landscape Lighting and Maintenance District, or other similar entity for use by the project residents and would not impact the City's General Fund.

#### 4.15.6 Thresholds of Significance

The following thresholds of significance criteria are based on Appendix G of the *California Environmental Quality Act (CEQA) Guidelines*. Based on these thresholds, implementation of the proposed project would have a significant adverse impact related to recreation resources if it would:

**Threshold 4.15.1:** Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or

**Threshold 4.15.2:** Include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment.

#### 4.15.7 Project Impacts

**Threshold 4.15.1:** Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated

**Less than Significant Impact.** As noted in the City of Coachella's Parks and Recreation Plan, the Quimby Act calls for 3 ac of parkland per 1,000 residents, given a formula driven by unit standards.<sup>1</sup> The implementation of the proposed Specific Plan would result in the development of up to 7,800 new residential units, 1.5 million sf of commercial and retail uses, 381.1 ac of open space, 175.8 ac of drainage/wash uses, 344.7 ac of parkland, and a system of pedestrian/bike trails through the Specific Plan area. As previously identified in Table 3.A (La Entrada Specific Plan Land Use Summary), implementation of the proposed project could result in the development of up to 7,800 dwelling units. Utilizing the State of California Department of Finance (DOF) factor of 4.61 people per household<sup>2</sup> and, assuming every resident was a new citizen of the City, these residential uses would result in a population increase of up to 35,958 people.<sup>3</sup> This increase in population would result in an increased demand for parks and recreational facilities, and would require the proposed project to provide

<sup>1</sup> City of Coachella California Parks and Recreation Master Plan, PlaySafe, LLC Recreational Consulting and Services, 2006.

<sup>2</sup> State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010–2013, with 2010 Benchmark*. Sacramento, California, May 2013.

<sup>3</sup> 4.61 people/household x 7,800 dwelling units = 35,958 people.



107.9 ac of parkland to meet the City requirement of 3.0 ac of parkland per 1,000 residents. Table 4.15.B compares the existing parkland available with and without the implementation of development of Specific Plan.

As identified in Table 4.15.B, the City currently has a deficit of approximately 36.2 ac of parkland. Although the development of the La Entrada Specific Plan would increase the population within the City, the specific plan would provide additional parklands to offset the impacts to existing parklands within the City. As noted in Table 4.15.B, with the development of the La Entrada Specific Plan, the City would have an overall surplus of 199.8 ac of parkland. Based on this analysis, the proposed project would be consistent with the City's goal of developing new parkland for recreational uses.

**Table 4.15.B: Specific Plan Park Requirements**

	Without Project (Existing)	With Project
<b>Population<sup>1</sup></b>	42,784 people	78,742 people
<b>Parkland Required<sup>2</sup></b>	128.4 ac	236.2 ac
<b>Existing Parkland<sup>3</sup></b>	92.2 ac	436 ac
<b>Parkland Surplus/Deficit</b>	<b>Deficit (36.2 ac)</b>	<b>Surplus (199.8 ac)</b>

Sources: City of Coachella Parks and Recreation Department, <http://www.coachella.org>, website accessed May 21, 2013; City of Coachella California Parks and Recreation Master Plan, PlaySafe, LLC Recreational Consulting and Services (2006).

<sup>1</sup> Table E-1: City/County Population Estimates with Annual Percent Change January 1, 2012 and 2013, California Department of Finance, <http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php>, website accessed May 21, 2013.

<sup>2</sup> City Parkland Requirement of 3.0 ac of parkland per 1,000 residents rounded to the nearest tenth.

<sup>3</sup> Only includes City parks and open space areas.

ac = acres

As illustrated in Figure 4.15.2, the proposed specific plan would connect to passive and natural open space areas on the eastern and western portions of the project site. These parks would also connect to the proposed Village Paseo that would run from the northwest to southeast portions of the project site and would serve as an open space spine. There are four categories of parks included in the project: special use parks, community parks, neighborhood parks, and linear parks.<sup>1</sup> Table 4.15.C provides a summary of the park facilities proposed for the La Entrada Specific Plan.

Construction of the proposed project, including recordation of final subdivision map(s), and design review may be progressively done in stages, provided vehicular access, public facilities, and infrastructure are constructed to adequately service the development, or as needed for public health and safety. Five large scale phases are assumed and subsequent subphases will likely occur. The project will be phased to provide an orderly build-out of the community based upon market demand and to provide adequate infrastructure to service the project. Parks will generally be constructed in the associated development phase. Table 4.15.D provides a summary of the anticipated phasing of public and private parks within the La Entrada area.

<sup>1</sup> Section 2.10 Parks and Open Space Plan, Section 2 Plan Elements, Draft La Entrada Specific Plan, RBF Consulting, April, 2013.

**Table 4.15.C: Proposed Specific Plan Park Facilities**

<b>Park Type</b>	<b>Park Description</b>
<b>Special Use Park</b>	Approximately 176.6 ac are designated for special park use and are anticipated to accommodate a variety of regional-serving recreational uses. This type of park may incorporate a wide variety of active and passive recreational uses. Commercial recreation is specifically permitted in this park. Structures are only permitted in parcel G4 due to building restrictions related to faulting. All sports-related uses in this park are anticipated to include lighted sports fields. The special use park would be a public/private partnership or commercial recreation facility and would be constructed when a financing partner or commercial vendor is selected.
<b>Community Parks</b>	Approximately 44.4 ac are designated for public community parks, which could include a variety of facilities, consistent with and in addition to the Coachella Parks and Recreation Master Plan. All sports-related uses in this park are anticipated to include lighted fields and courts.
<b>Recreation Center</b>	A private recreation center would be located in parcel H21 within the Hillside Village. Anticipated uses for the recreation center would be similar to the amenities listed for Community Parks; however, the recreation center would be a privately-owned facility for residents.
<b>Neighborhood Parks<sup>1</sup></b>	Approximately 14.1 ac are designated for public neighborhood parks and include vista points in the upper elevations of the Specific Plan area. These parks are anticipated to be largely passive in nature, with seating and viewing areas, limited turf, and tot lots.
<b>Linear Parks</b>	Two types of linear parks are proposed within the La Entrada Specific Plan. Consistent with the Coachella Parks and Recreation Master Plan, the purpose of these linear parks is to connect park spaces, entryways, transportation routes, and unique features throughout the Specific Plan area.
<b>Village Paseo</b>	Approximately 27.8 ac within the Specific Plan area are designated as a 50–100 ft wide linear park in the form of a village paseo, which is intended to provide recreational trails, seating, and landscaping/shade trees to provide a unifying feature that connects the residential, mixed-use, open space, and park/recreational areas. The multi-purpose pathway through the Village Paseo includes a paved two-way bicycle/NEV path 14 ft in width, and a 5 ft decomposed granite pedestrian path.
<b>Desert Wash Paseo Parks</b>	Approximately 81.8 ac are designated as multiple 30–50 ft wide public parks sited along the upper edges of the drainage corridors throughout the Specific Plan area. These paseos/linear parks would include off-street multi-purpose trails 10–12 ft in width on the upper edges of the drainage channel corridors and are intended to facilitate bicycle and pedestrian connections between homes, schools, and the mixed use areas of the project. A 6 ft pedestrian trail is also included on one side of the drainage channels. These paseo parks would also incorporate native landscaping.

Source: *Section 2.10 Parks and Open Space Plan, Section 2 Plan Elements, Draft La Entrada Specific Plan*, RBF Consulting (April 2013).

<sup>1</sup> In addition, as individual planning areas are developed by private builders, the creation of smaller neighborhood/mini parks is anticipated at the discretion of individual builders to provide small scale recreation opportunities for residents within the proposed residential neighborhoods. Such parks are in addition to the La Entrada park program.

ac = acres

ft = feet

NEV = neighborhood electric vehicle

**Table 4.15.D: La Entrada Specific Plan Park Phasing**

Planning Area	Acreage	Park Type	Ownership	Phase/Subphase
C8	7.6	Community Park	Public	1A (first 500 DU) <sup>1</sup>
C9	2.4	Village Paseo	Private	1A
C22	2.6	Community Park	Public	1B
C23, H8	8.2	Village Paseo	Private	1B
C6	15.1	Community Park	Public	1
C7	2.5	Village Paseo	Private	2
H21	7.3	Community Park/ Recreation Center	Private	3
H11, H22	14.7	Village Paseo	Private	3
H16	8.7	Neighborhood Park	Public	4
C17	5.4	Neighborhood Park	Public	4
G1	21.4	Regional/Special Use	Public/Private	5 <sup>2</sup>
G2	127.3	Regional/Special Use	Public/Private	5 <sup>2</sup>
G4	27.9	Regional/Special Use	Public/Private	5 <sup>2</sup>
G14	4.6	Community Park	Public	5
G16	5.5	Community Park	Public	5
G18	1.7	Community Park	Public	5
Desert Wash Paseo Parks	81.8	Desert Wash Paseo Parks	Public	Per phase with adjacent tentative maps.
<b>Total</b>	<b>344.7</b>	<b>--</b>	<b>--</b>	<b>--</b>

Source: Section 2.10 Parks and Open Space Plan, Section 2 Plan Elements, Draft La Entrada Specific Plan, RBF Consulting (April 2013).

<sup>1</sup> Phase 1A is defined as the first 500 dwelling units within the Phase 1 area. Phase 1B includes the balance of the units in Phase 1.

<sup>2</sup> The special use park will be a public/private partnership or commercial recreation facility and will be constructed when a financing partner or commercial vendor is selected.

DU = dwelling units

In addition to the 344.7 ac of parkland, the La Entrada Specific Plan also proposes approximately 381.1 ac of open space and 175.8 ac of drainage/wash area. Open space areas would preserve the natural environment and serve as a buffer between development areas and the natural areas surrounding it. Areas of the project site (e.g., western portion of the site) that contain steep topography and geologic constraints such as faults would be designated permanent Open Space and would serve as a fault setback zone. Some areas on the project site would also include the existing drainage/wash features that transverse the project site. These areas would be reserved for the conveyance and storage of storm water runoff.

The proposed project also includes a network of multipurpose trails and bicycle trails located throughout the project site. These park/recreation facilities, open space, and trails would serve both the residential areas and nonresidential areas included in the proposed Specific Plan area. Additional discussion regarding bicycle trails has been provided in Section 4.16 (Traffic and Circulation) of this

EIR. The proposed project would also be consistent with the City's goal of developing parks adjacent to school sites. Although the four school sites included in the proposed project are not directly adjacent to park areas, the schools sites are within close proximity to a variety of proposed parks and trails that would connect to a larger network of open space and linear parks.

As previously identified in Table 4.15.B, the City currently has a deficit of approximately 36.2 ac of parkland. With the increase in population that would result from the development of the Specific Plan, the City would have a surplus of parkland and adequate recreation facilities for existing and anticipated residents. Since there would be no deficiency in parkland with the implementation of the Specific Plan, it is anticipated that the increase in population associated with the proposed project would not result in the physical deterioration of existing recreational facilities. Therefore, impacts to existing recreation facilities would be less than significant, and no mitigation is required.

**Threshold 4.15.2:      Include recreational facilities or require the construction of or expansion of recreational facilities which might have an adverse physical effect on the environment**

**Less than Significant Impact.** If implementation of the Specific Plan occurs on site at the specified density and intensity, the development would result in the provision of new recreational opportunities through the preservation of up to 381.1 ac of open space, 175.8 ac of drainage/wash areas and 344.7 ac of active parkland. As previously identified, the development of the project site could potentially result in a population increase of approximately 35,958 people. As previously noted, with the addition of 35,958 people, the potential residential development that could occur on the project site would require 107.9 ac of parkland to meet the City requirement of 3.0 ac per 1,000 residents.

A description of the proposed recreational facilities and a phasing plan associated with the construction of the proposed recreational facilities for the Specific Plan have been provided previously in Table 4.15.D (see discussion above for Threshold 4.15.1). The construction of amenities associated with parks and open space within the Specific Plan area are included as part of project site's development. Therefore, as the environmental effects for the Specific Plan site are included as part of the entire analysis of environmental effects in the EIR, the construction or expansion of such areas would not result in an adverse physical effect on the environment beyond those analyzed for the overall development of the project. For these reasons, impacts associated with this issue are considered to be less than significant. No mitigation is required.

#### **4.15.8 Cumulative Impacts**

The cumulative study area for recreation resources is the City of Coachella, which is the area used by the City when determining its park-to-population ratio goals. As stated above, implementation of the proposed project would result in the construction and operation of approximately 344.7 ac of park/recreational areas, 381 ac of open space, and 176 ac of drainage/wash area.

The proposed project would also contribute to a cumulative growth in population (refer to Section 4.13 of this Draft EIR for a detailed analysis). However, because the proposed project includes an amount of parkland and recreational areas that exceeds the minimum requirements of the City, implementation of the proposed project would not have a significant cumulative contribution to

increased uses and physical deterioration of existing parks and recreational facilities. Additionally, the proposed project would not only meet the parkland needs for the anticipated growth in population associated with project implementation, but it would eliminate the existing citywide deficit of parkland in the City.

Implementation of the proposed project in combination with cumulative projects in the area would increase use of existing parks and recreation facilities. However, as future residential development is proposed, the City would require developers to provide the appropriate amount of parkland or pay the in-lieu fees, which would contribute to future recreational facilities. Payment of these fees and/or implementation of new parks on a project-by-project basis would offset cumulative parkland impacts by providing funding for new and/or renovated parks equipment and facilities, or new parks. Therefore, the project's cumulative contribution impacts to parks and recreation resources would be less than significant, and no mitigation is required.

#### **4.15.9 Mitigation Measures**

Although the Specific Plan would not result in potentially significant impacts related to recreation resources and no mitigation is required, Measure 4.15.1 is provided to document the commitment in the Specific Plan for the provision of 344.7 ac of parkland.

- 4.15.1 Parkland.** The Specific Plan will provide a total of 344.7 acres of land for four categories of public and private parks on the Specific Plan site (special use, community, neighborhood, and linear parks). These parks will be located throughout the individual planning areas on the Specific Plan site and will be constructed within each planning area when the development in that planning area is constructed. The parks will be identified on each Tentative Tract Map submitted to the City of Coachella Director of Development Services.

#### **4.15.10 Significant Unavoidable Adverse Impacts**

There are no significant unavoidable adverse impacts related to recreation resources.

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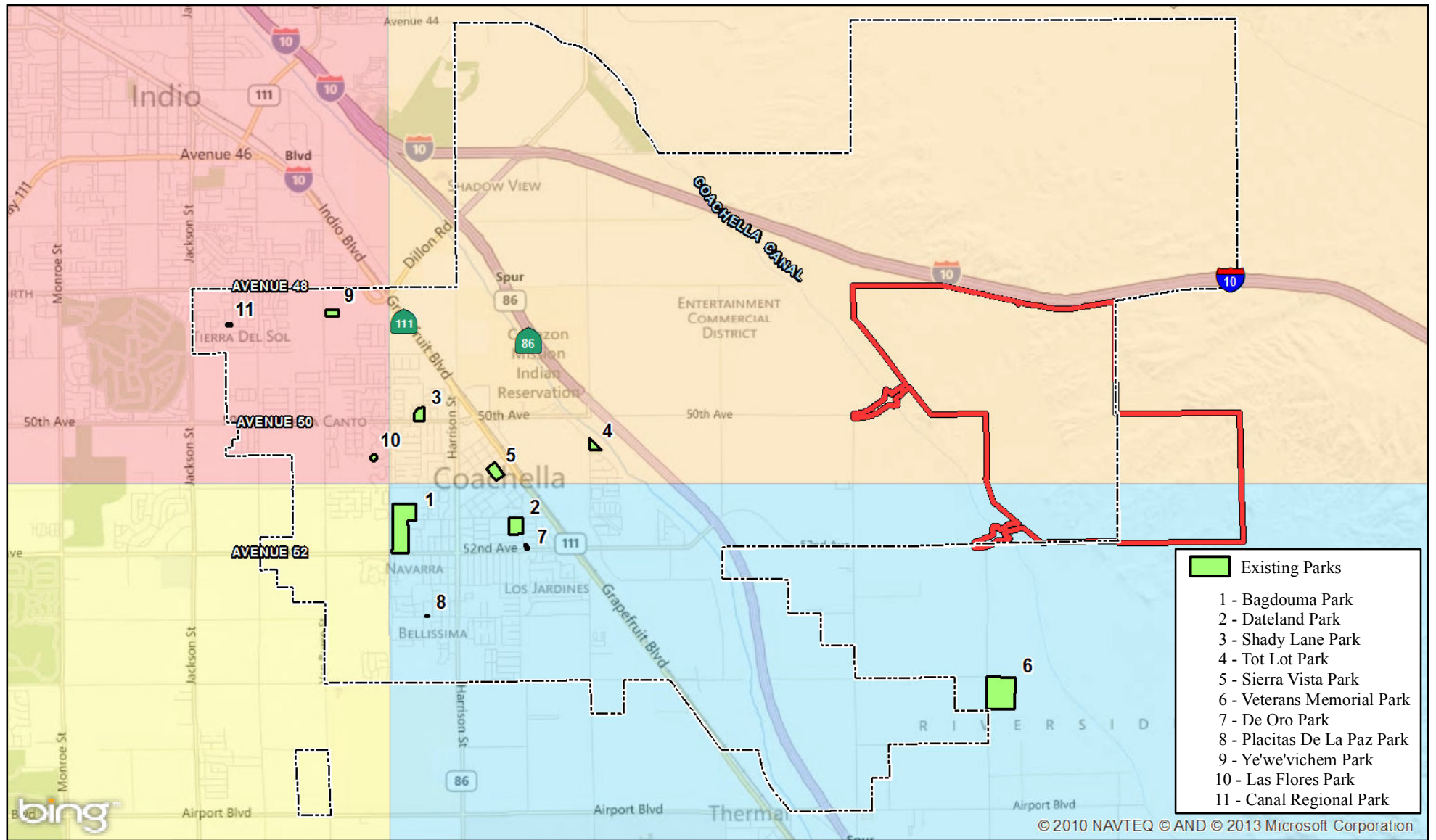


FIGURE 4.15.1

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# LEGEND

- City Boundary - Coachella
- Project Location

## City of Coachella - Park Quadrants

- Northeast Park Planning Area
- Northwest Park Planning Area
- Southeast Park Planning Area
- Southwest Park Planning Area



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SOURCE: Bing (2012); CA State Parks (10/2009); City of Coachella Parks and Recreation Master Plan (2006)

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*La Entrada Specific Plan*  
City of Coachella Existing Park Facilities

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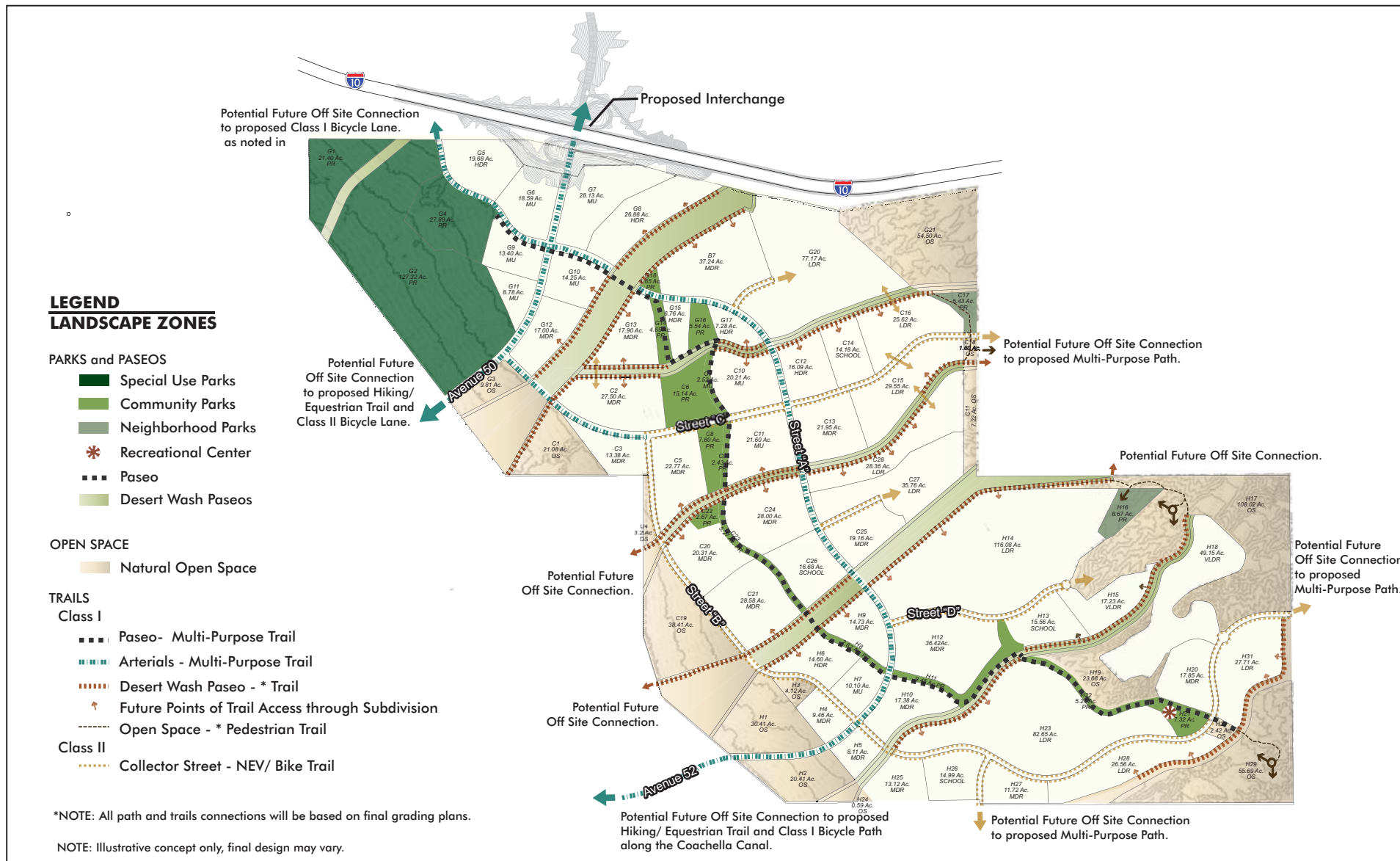
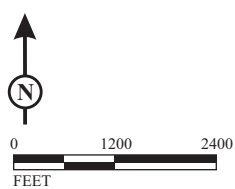


FIGURE 4.15.2

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