

## **APPENDIX H**

### **General Plan Goals, Objectives, Policies and Programs of Counties and Cities Permittees**

Prepared by

Terra Nova Planning & Research, Inc.  
400 S. Farrell Drive, Suite B-205  
Palm Springs, CA 92262

September 2004

#### **NOTICE ON APPENDIX REDUCTION**

This technical appendix has been reduced by 50% and printed double-sided to conserve paper and to allow the technical appendices to be incorporated into the EIR/EIS. If you wish to have a full-sized copy of this appendix, please contact the CVAG at 760-346-1127.

INTENTIONALLY LEFT BLANK

# **CONSOLIDATED GENERAL PLAN GOALS, POLICIES AND PROGRAM**

**FOR THE**

## **COACHELLA VALLEY MULTIPLE SPECIES HCP/NCCP/TRAILS PLAN**

**SEPTEMBER 2004**

**PREPARED FOR:**

**COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS  
73-710 FRED WARING DRIVE  
SUITE 200  
PALM DESERT, CA 92260**

**PREPARED BY:**



**TERRA NOVA PLANNING & RESEARCH INC.®**

**400 SOUTH FARRELL DRIVE  
SUITE B-205  
PALM SPRINGS, CA 92262**

---

---

# COACHELLA VALLEY MSHCP/NCCP

---

## GENERAL PLAN GOALS, OBJECTIVES, POLICIES AND PROGRAMS

### INTRODUCTION

The General Plans of the various jurisdictions which are party to the Coachella Valley MSHCP/NCCP include important and legally enforceable goals, objectives, policies and programs that will play an essential role in implementing the MSHCP/NCCP. The General Plans help assure governmental agencies that the MSHCP/NCCP will be implemented in a coherent and coordinated manner that is consistent with overall land use planning and management in the Coachella Valley. Existing and recommended additions to jurisdiction General Plans will serve as an essential component of the Implementation Plan/Agreement.

California Government Code (§65300) requires that counties and cities adopt a General Plan “for the physical development of the county or city, and any land outside its boundaries which...bear relation to its planning.” The State General Plan Guidelines states that

“The role of the community’s General Plan is to act as a “constitution;” a basis for rational decisions regarding a city’s or county’s long-term physical development. The general Plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses, both public and private.”

California General Plans are comprised of elements, individual components that address a specific issue area or logical group of issue areas. Government Code §65302 sets forth seven mandatory elements that must be included in General Plans, including an Open Space Element, Conservation Elements and Land Use Element. The State General Plan Guidelines briefly describes these elements:

“**The land use element** designates the type, intensity, and general distribution of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and categories of public and private use.”

**The conservation element** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.”

**The open space element** details plans and measures for preserving open for natural resources, the managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural lands.”

### Land Use Elements

The California General Plan Guidelines require that the Land Use Element provide diagrams and standards for various land uses within a given jurisdiction, including those to be dedicated to open space and conservation. Data to be collected and analysed in the preparation of land Use Elements include species populations and distributions, including rare and endangered species. Normally this will include habitat inventories, species supported and rate or extent of occurrence, again with an emphasis on rare and endangered species.

**Conservation Element**

The State General Plan Guidelines direct the preparation of Conservation Elements to address conservation, development and utilization of natural resources. Recognizing the pressure places on natural resources by urban growth and development, the role of the element is to establish policies that reconcile conflicting demands for resources. In recent years, jurisdictions have adopted policies relating to land banking and conservation easement programs, the state and federal Endangered Species Acts, and Natural Communities Conservation Planning (NCCP) programs in their Conservation Elements.

**Open Space Element**

The California Government Code (§65563) directs that General Plans include an Open Space Elements that “guides the comprehensive and long-range preservation and conservation of “open-space land”. The Open Space Element is given some of the most detailed statutory intent (see Government Code § 65661 and 65562), and, next to the Land Use Element, is the broadest in scope. Open space lands are so designated for a variety of purposes, including for the protection of natural resources.

---

## CITY OF PALM SPRINGS GENERAL PLAN

### Introduction

The following General Plan goals, objectives, polices and programs (implementation measures) of the Palm Springs General Plan have been identified for their possible efficacy in facilitating the implementation of the MSHCP/NCCP (HCP). These implementation measures have been broken down by HCP subareas. They are then evaluated for their efficacy, both in terms of constraints to development and resource protection, in assuring that the conservation goals of the HCP are achieved in each subarea where they apply.

### Land Uses (General)

Policy 3.1.8: Ensure that development does not overwhelm natural features, especially washes and views of the mountains.

### PALM HILLS

#### Palm Hills Specific Plan Directives

4. A full Environmental Impact report with a focus on biological concerns, including, but not limited to, threatened, rare and endangered plant and animal species, ..... Area Plans for Palm Hills should mitigate any impact to biological habitats to the satisfaction of the City or may not be approved. (p. I-23)

5. A cooperative program for the exchange of public and private lands for the purpose of creating both proper development areas and viable habitat conservation areas;.... (p. I-23)

6. A program for the permanent preservation of open space, with the purpose to mitigate wildlife habitat loss and to provide recreational amenities, in accordance with the programs of the Bureau of Land management, the State Park proposal, the Santa Rosa Mountains Conservancy Plan, the Bighorn Sheep Management Plan and other active conservation program/plan to the extent that they are not in conflict with this General Plan. In order to preserve the scenic beauty, the frontal slopes of the Santa Rosa Mountains which are visible from the desert floor shall be preserved as open space. (p. I-23)

### SNOW CREEK

The City of Palm Springs' General Plan contains relevant objectives and policies. The Open Space category encompasses four designations: Conservation, Desert, Watercourse, and Public Recreation. Desert and Watercourse designations apply in the Snow Creek area.

Objective 3.32 in the General Plan section on Open Space Land Uses refers to the protection of "Open space areas to provide for areas of scenic beauty, protect environmental resources, guard against environmental hazards, provide enhanced recreational opportunities and create an aesthetic character for the City."

Policy 3.32.2 states, "In the desert areas, residential development shall be limited to sites of at least five acres with a density no greater than 3 1/2 dwelling units per acre under cluster-type development and shall be designed to ensure environmental sensitivity. Residences on individual lots shall be a maximum of twenty-four (24) feet in height; a minimum of ninety (90%) of the lot shall be reserved for on-site open space/recreation use. Cluster-type development shall be a maximum of eighteen (18) feet in height; a minimum of seventy percent (70%) of the project shall be reserved for an on-site open space/recreation

---

use. Other development shall be restricted to recreational, and support, facilities and public facilities where such development will forward the goals of the General Plan.

Policy 32.3 Areas designated as Watercourse for flood control or drainage facilities purposes may be permitted for restricted recreational use with the approval of the City and the appropriate flood control agency. No habitable structures are permitted.

Objective 5.1 in the Scenic, Recreational & Natural Resources section of the General Plan refers to the "maintenance of appropriate natural areas in their undeveloped state."

Policy 5.5.1 states, "The City shall, upon study, designate as open space those areas which are found to be hazardous to the public health, safety, and general welfare, i.e., earthquake, geological hazards, flood plain, blowsand, and airport noise impact areas."

Policy 5.1.2 states, "The City shall, through acquisition and regulation, preserve lands which are desired by the City as natural desert and mountain areas."

Policy 5.1.3 states, "The City shall through acquisition and regulation, protect those areas which are found valuable to the City for the conservation, development and utilization of natural resources, including but not limited to water, soils, wildlife, minerals and viewsheds."

Policy 5.2.2 states, "The City shall provide for acquisition of open space as opportunities arise."

Policy 5.3.3 in the Watersheds/Water Resources section of the General Plan states, "Encourage the reservation and maintenance of natural flood plain areas and the provision of development standards which will ensure the percolation of water run-off for the replenishment of the natural water table, proper drainage and the prevention of flood damage, and the preservation of plant and animal habitats.

Objectives 5.5a and 5.5b of the Environmental Resources section of the General Plan identify conserving "The health, vigor and productivity of plant and animal life and aesthetic values within the City, and the surrounding area, through appropriate management techniques." And "A native plant and animal life heritage for the benefit of all, including future generations.

Policy 5.5.1 states, "Participate in overall environmental studies of the Coachella Valley to determine areas of specific ecological value, such as a multi-species habitat program. Seek the development of wildlife preserves in areas where a multiplicity of conservation determinants exist.

Policy 5.5.2 states, "Encourage the purchase and management by appropriate agencies of unique or sensitive habitats occurring within the City...."

Policy 5.5.3 states, "Undeveloped areas which are inhabited by important animal and plant populations should be preserved through land use designations which are appropriately sensitive to such populations. Habitat fragmentation should be minimized; where fragmentation occurs, corridors or linkages shall be provided to allow for animal dispersal across barriers. Development projects shall be encouraged to provide cluster development with dedication of open space...."

Objective 6.5c of the Wind Erosion and Blowsand section of the General Plan identifies as an objective "Maintenance and tolerance of blowsand conditions necessary to support the Coachella Valley Fringe-

toed Lizard Preserve which is located in the Whitewater River wash south of the Southern Pacific Railroad between Indian Canyon Drive and Gene Autry Trail." The Snow Creek/Windy Point Conservation Area is such an area.



---

## RIVERSIDE COUNTY GENERAL PLAN

### Land Use, Conservation and Open Space

The Riverside County General Plan Land Use Element consists of County-wide and planning area-specific policies. The following policies are intended for County-wide application.

**LU 1.6** Proactively coordinate regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, and watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions. (AI 4, 16)

**LU 2.1e.** Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

**LU 2.g.** Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

**LU 4.1.o.** Preserve natural features, such as unique natural terrain, drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.

**LU 6.7** Buffer and/or maintain a natural edge for proposed development directly adjacent to national forests. (AI 3)

**LU 8.1** Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values. (AI 10)

**LU 8.2** Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)

**LU 8.4** Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. (AI 1, 9)

**Open Space-Conservation (OS-C)** - The Open Space-Conservation land use designation is applied to land designated for preservation of non-MSHCP habitat lands, protection from natural hazards, and preservation of scenic and other natural resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

**Open Space-Conservation Habitat (OS-CH)** - The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with the MSHCP. Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting, and design will be determined on a case by case basis.

---

**LU 18.2** Cooperate with the California Department of Fish and Game, United States Fish and Wildlife Service, and any other appropriate agencies in establishing programs for the protection and, where appropriate, restoration of significant environmental habitats. (AI 10)

**LU 28.1** Require that proposed projects on properties containing the Watercourse Overlay be reviewed for compliance with habitat, endangered species, flood control, and applicable area plan-specific design standards. (AI 25, 60)

**OS 8.1** Cooperate with federal and state agencies to achieve the sustainable conservation of forest land as a means of providing open space and protecting natural resources and MSHCP habitat lands. (AI 3)

**OS 9.3** Maintain and conserve superior examples of native trees, natural vegetation, stands of established trees, and other features for ecosystem, aesthetic, and water conservation purposes. (AI 3, 79)

**OS 17.1** Enforce the provisions of applicable County MSHCP Implementing Agreements when conducting review of development applications for discretionary activities. (AI 10)

**OS 17.2** Enforce the provisions of applicable County MSHCP Implementing Agreements when developing transportation or infrastructure projects that have been designated as permitted activities in the MSHCPs. (AI 10)

**OS 17.3** Enforce the provisions of applicable County MSHCP Implementing Agreements when conducting review of possible general plan amendments and/or zoning changes. (AI 10)

**OS 18.1** Preserve multi-species habitat resources in the County of Riverside through the multi-species habitat conservation planning process. (AI 10)

**OS 20.1** Preserve and maintain open space that protects County environmental resources and maximizes public health and safety in areas where significant environmental hazards and resources exist.

### **Western Coachella Valley Area Plan**

**WCVAP 20.1** Protect the Whitewater River watershed and habitat, and provide recreational opportunities and flood protection through adherence to policies in the Open Space, Habitat and Natural Resources Preservation section of the General Plan Land Use Element and the Watershed Management section of the General Plan Multipurpose Open Space Element.

**WCVAP 21.1** Protect biological resources in the Western Coachella Valley through adherence to General Plan policies found in the Fish and Wildlife Habitat section of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan, upon the latter's adoption.

**WCVAP 21.2** Require all development activities within Fringe-toed Lizard habitat areas be compatible with the conservation principles and provisions of the Fringe-toed Lizard Habitat Conservation Plan and the standards of the Multipurpose Open Space Element.

**WCVAP 21.3** Preserve the environmentally sensitive alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.

**Eastern Coachella Valley Area Plan**

**ECVAP 15.1** Protect visual and biological resources in the Eastern Coachella Valley Area Plan through adherence to General Plan policies found in the Fish and Wildlife Habitat section of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan, upon its adoption.

**ECVAP 21.4** Preserve the environmentally sensitive alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.

## **CITY OF DESERT HOT SPRINGS GENERAL PLAN**

### **LAND USE ELEMENT: OPEN SPACE AND CONSERVATION GOALS, POLICIES AND PROGRAMS**

#### **GOAL 1**

Open space areas which protect environmental resources, guard against environmental hazards, provide recreational opportunities and enhanced aesthetic character of the City.

#### **GOAL 2**

A land use pattern which preserves the City's resort residential atmosphere, including scenic resources such as hillside and mountain vistas, waterways, and native desert communities.

##### **Policy 1**

Lands suitable and appropriate for preservation as open space areas shall be maintained and enhanced

##### **Program 1 A**

The City shall review and update land use maps and information on the various types of open space and conservation lands in the community.

**Responsible Agency:** Community Development Department

**Schedule:** Continuous; every five years.

##### **Program 1 B**

The City shall evaluate all development proposals and identify their impact upon and compatibility with designated open space and conservation lands.

**Responsible Agency:** City Council; Planning Commission; Community Development Department

**Schedule:** Continuous

### **PARKS AND RECREATION ELEMENT GOALS, POLICIES AND PROGRAMS**

#### **Policy 2**

The City shall plan, develop and maintain quality outdoor recreational and open space areas, which utilize and enhance the unique aspects of the desert environment and are properly developed for the enjoyment of residents and visitors.

##### **Program 2 A**

The City shall investigate the broad range of possible sources of purchase financing and operation revenue, including park development fees and donated lands, as collected in accordance with the Quimby Act, and other financing programs offered by the State.

**Responsible Agency:** City Council; Planning Commission; Public Works Department

**Schedule:** Immediate; Continuous.

**Policy 6**

The City shall consider and determine the feasibility and appropriateness of developing the full range of active and passive park space and facilities, including a community sports and aquatic complex, ballfields, nature parks, and other facilities.

**Program 6 B**

In the updating of the Master Parks Plan, consider the development and/or enhancement of public open space areas as passive nature facilities using interpretive nature trails to educate visitors on flora and fauna of the areas by developing nature trails with signs and markers.

**Responsible Agency:** Community Development Department; Public Works Department

**Schedule:** 2002-03

**COMMUNITY DESIGN ELEMENT GOALS, POLICIES AND PROGRAMS****Policy 7**

Integrate native and other appropriate desert landscape materials and site-sensitive architectural designs into all public and private building projects to enhance the community's cohesion between the built and natural environment.

**Program 7 A**

Take every opportunity to integrate native and other appropriate desert landscape materials and site-sensitive architectural designs into all public building projects to enhance the community's environmental and resort residential character.

**Responsible Agency:** Community Development and Public Works Departments; Planning Commission; City Council

**Schedule:** On-going

**ECONOMIC DEVELOPMENT ELEMENT GOALS, POLICIES AND PROGRAMS****Policy 13**

The City shall promote and/or develop programs which enhance the City's new role as a "Gateway to Joshua Tree National Park" and other open space resource areas, and encourage the expansion of associated tourist/traveler revenues.

**Program 13 A**

Coordinate with National Park Service staff, Chamber of Commerce, BLM, The Nature Conservancy and other appropriate entities to develop and promote events which will attract tourists to such City open space resources the Morongo Preserve and the Park for hiking, camping, horseback riding and to appropriate annual festivals and other activities.

**Responsible Agency:** Community Development Department; Chamber of Commerce; National Park staff; BLM; The Nature Conservancy

**Schedule:** Immediate; Continuous.

**Program 13 B**

Pro-actively plan, consult and cooperate with National Park Service and BLM staff to promote Long Canyon as a major entry-way to Joshua Tree National Park.

**Responsible Agency:** Community Development Department; Chamber of Commerce; National Park Service; BLM

**Schedule:** Immediate; Continuous.

## **BIOLOGICAL RESOURCES ELEMENT**

### **GOAL**

Protection and preservation of City and regional biological resources, especially those sensitive, rare, threatened or endangered species of plants and wildlife and their habitats, and a functional, harmonious relationship and balance between nature and human development.

#### **Policy 1**

Maintain an accurate and regularly updated map and information base on sensitive plant and animal species and habitat occurring in the General Plan study area.

#### **Program 1 A**

The General Plan and related environmental data, as well as the Coachella Valley MSHCP, shall be periodically updated to maintain an accurate and effective mapping system and information base on sensitive plant and animal species occurring within the City and vicinity.

**Responsible Agency:** Community Development Department, CVAG

**Schedule:** Continuous; annual update.

#### **Policy 2**

Support all practical efforts to maintain a broad variety of habitats, including suitable habitat for rare and endangered species occurring in the City and vicinity.

#### **Program 2 A**

The City shall participate and be a pro-active partner in the development and implementation of the Coachella Valley Multi-Species Habitat Conservation Plan with special emphasis on habitat located in or near the San Bernardino and Little San Bernardino Mountains.

**Responsible Agency:** Community Development Department, CVAG

#### **Program 2 B**

Establish and maintain a broad range of contacts with local, county, state and federal agencies, as well as private non-profits, and consult and cooperate in efforts to maintain and broaden habitat conservation, especially where essential for the preservation of sensitive, rare and endangered species.

**Responsible Agency:** Community Development Department

**Schedule:** Continuous

#### **Program 2 C**

Until adoption of the Coachella Valley Multi Species Habitat Conservation Plan, the City shall continue to require the preparation of wildlife surveys and, as necessary, Habitat Conservation Plans, for new development in compliance with Federal Section 10a(1)(B) of the Endangered Species Act and Section 2081 of the State Endangered Species Act.

**Responsible Agency:** Community Development Department

**Schedule:** Continuous

#### **Policy 3**

All development proposals on vacant lands shall be reviewed and evaluated to assure minimal impacts on existing habitat and wildlife.

**Program 3 A**

City shall assure a thorough assessment of impacts to habitat and/or wildlife associated with proposed development, including requiring the preparation of detailed biological resource surveys and mitigation programs in identified sensitive areas of the City.

**Responsible Agency:** City Council; Planning Commission; Community Development Department

**Schedule:** Continuous.

**Program 3 B**

City shall encourage developers to salvage naturally occurring desert plant materials for incorporation into project landscaping to the greatest extent possible and shall indicate utilization of these indigenous materials on project landscape plans, which provide or enhance wildlife habitat and serve to extend the local desert environment into the urban design of the City. Plans shall be submitted to the City for approval.

**Responsible Agency:** Community Development Department

**Schedule:** Continuous.

**Program 3 C**

City shall prepare a comprehensive planting materials list, which shall include native and non-native, drought tolerant trees, shrubs and groundcovers that complement the local environment, provide habitat for local wildlife, and extend the desert into the built environment. A list of prohibited plant materials shall also be prepared.

**Responsible Agency:** Community Development Department

**Schedule:** 2001-02.

**Policy 4**

Assure that sensitive habitat and wildlife areas, as well as state and federal lands, are appropriately buffered from urban development.

**Program 4 A**

The General Plan Land Use, Circulation, and Open Space and Conservation Elements shall recognize, reflect and provide an effective buffer between urban-type development and other incompatible uses, and the San Bernardino and Little San Bernardino Mountains and other sensitive wildlife and open space and conservation lands.

**Responsible Agencies:** City Council; Planning Commission; Community Development Department

**Schedule:** Continuous.

**Policy 5**

Encourage and cooperate in the establishment of multiple use corridors that use drainage channels and utility easements to provide wildlife corridors and public interconnection between open space areas in the community and vicinity.

**Program 5 A**

Consult and coordinate with the Riverside County Flood Control District, Southern California Edison and other appropriate public and quasi-public agencies, to encourage the establishment of a system of multiple use corridors for wildlife and public interconnection between open space areas in the community and vicinity.

**Responsible Agency:** Riverside County Flood Control District; Community Development Department; Southern California Edison

**Schedule:** Continuous.

**Program 5 B**

Provide developers with detailed information on preservation and re-use of valuable top soils, use of locally appropriate xeriscape design concepts, and discourage unnecessary clearing of native desert landscape.

**Responsible Agency:** Community Development Department

**Schedule:** 2001-02.

**Policy 6**

Pro-actively encourage and promote an appreciation of sensitive biological resources and the integrated local environment.

**Program 6 A**

Develop or cooperate in the development and promotion of a comprehensive educational program making the public more aware of the City's biological resources. In this effort, staff shall solicit the aid of the Coachella Valley Mountain Conservancy, the Living Desert, The Bighorn Institute, and The Nature Conservancy and coordinate the program with a similar educational program for animal control.

**Responsible Agency:** Community Development Department

**Schedule:** 2001-02.

**Program 6 B**

City shall investigate the possibility and appropriateness of establishing an interpretive trail system in the City's mountainous and other hiking and walking areas that educates users and enhances their appreciation for this and other wildlife communities in the City and vicinity.

**Responsible Agency:** Community Development Department

**Schedule:** 2001-02

**OPEN SPACE AND CONSERVATION ELEMENT****GOAL 1**

Conservation, preservation and management of open space areas and protection of environmental resources and threatened animal species, protection against environmental hazards, and provision of enhanced recreational opportunities, and scenic qualities of the City.

**GOAL 2**

Preservation of the City's desert atmosphere, including maintenance of natural and scenic resources.



---

**Policy 1**

Identify and map designated and generally assigned lands suitable for preservation as passive and active open space areas, including parks, trails, and open space resources.

**Program 1 A**

Confer and coordinate with other responsible agencies to map and periodically update information on the various open space lands and facilities within the City and immediate vicinity.

**Responsible Agency:** Community Development Department; City Engineer; Community Services Department; Bureau of Land Management; State Department of Fish and Game; Riverside County Flood Control

**Schedule:** Implement initial mapping in 2001-02 Fiscal year; Continuous; every two years.

**Policy 2**

Where appropriate, incorporate identified hazard zones (earthquake fault lines, floodways and floodplains, steep and unsuitable slopes, etc.) into the land use map, designating these areas as public or private open space.

**Program 2 A**

Identify and assess areas of the community appropriate for preservation as public or private, passive and active open space. On-going consideration shall be given to future inclusion into the City Open Space and Conservation system.

**Responsible Agency:** Planning Commission; City Council; Community Development Department

**Schedule:** Continuous; minimum every five years.

**Policy 3**

With the cooperation and approval of the local utilities and service providers and County Flood Control Districts, the City shall maximize use of flood control and utility easement areas to develop a multi-use trail system to and through parks and open space areas.

**Program 3 A**

Confer and coordinate with the County Flood Control District and utility purveyors to, as practical, integrate a multiple use trail system that links City parks and open space and conservation areas.

**Responsible Agency:** Community Development Department; County Flood Control; and public utility purveyors

**Schedule:** 2001-02, Continuous.

**Policy 4**

Prepare and implement design and development guidelines and regulations that assure provision of appropriate buffers between urban lands and open space/conservation areas.

**Program 4 A**

Establish land use and development guidelines and regulations in the General Plan and Zoning Ordinance which ensure the integration of appropriate buffers between urban land uses and open space and conservation areas.

**Responsible Agency:** City Council; Community Development Department

**Schedule:** 2000-01, Continuous.

---

**Policy 5**

Adopt amendments to the Zoning Ordinance which encourage the provision of open space areas through flexible development standards.

**Program 5 A**

The City shall support and, as appropriate, work with the Coachella Valley Mountains Conservancy to preserve environmentally sensitive open space and conservation lands and to provide a mechanism for gifts and bequests of land to the trust.

**Responsible Agency:** Planning Commission; City Council; Coachella Valley Mountains Conservancy; CVAG; Community Development Department

**Schedule:** 2001-02; Continuous.

**Program 5 B**

The City shall cooperate and participate with the Coachella Valley Mountains Conservancy in pursuing private funding as well as state and federal grants, loans and other assistance for acquisition, preservation and management of open space and conservation lands.

**Responsible Agency:** Coachella Valley Mountains Conservancy; City Community Development Department; CVAG

**Schedule:** 2001-02, Continuous.

**Policy 6**

The City shall assure a Development Code which encourages the provision of open space areas through flexible development standards.

**Program 6 A**

Ordinances and other appropriate regulations shall be amended to assure the provision of flexible development policies, standards, and guidelines, that encourage the provision of quality open space amenities within new residential subdivisions and planned developments.

**Responsible Agency:** Planning Commission; City Council; Community Development Department

**Schedule:** Immediate; Continuous.

**Policy 7**

The City shall adopt a comprehensive grading ordinance that will protect and conserve open space and natural resources to the greatest extent practical (also see Geotechnical Element).

**Program 7 A**

The City shall develop and adopt a comprehensive grading ordinance that protects hillsides and other open space and natural resource conservation areas sensitive in terms of topography and visibility, wildlife resources, water or mineral resources and air quality.

**Responsible Agency:** City Council; City Planning Commission; Community Development Department

**Schedule:** 2001-02; Continuous

**FLOODING & HYDROLOGY ELEMENT GOALS, POLICIES AND PROGRAMS****Policy 5**

Major drainage facilities, including debris basins and flood control washes and channels, shall be designed to balance their enhancement as wildlife habitat and community open space amenities, consistent with the functional requirements of these facilities.

**Program 5 A**

Work closely with the District to assure that design opportunities for enhanced open space and recreation amenities, including habitat enhancement and hiking and equestrian trails, are fully explored and incorporated when designing and constructing channels, debris and detention basins, and other major drainage facilities, to the greatest extent practical.

**Responsible Agencies:** Community Development Department; Public Works Department; District.

**Schedule:** Immediate, Continuous

---

## **CITY OF CATHEDRAL CITY GENERAL PLAN**

### **Land Use Element (General)**

#### **Goal 2**

A land use plan and pattern that preserves and enhances the integrity of neighborhoods, districts and corridors, while optimizing the community's natural assets, regional transportation systems, and opportunities for housing, employment and economic base-building.

#### **Policy 6**

Land use planning and development in the vicinity of the City's mountains and hillsides shall be consistent with the City's Hillside Protection Program and inherent physical constraints, and shall be applied to City lands as well as those located in adjoining jurisdictions.

### **Open Space and Conservation Element**

#### **Goal 1**

Environmental resources that are protected through the establishment and preservation of open space areas, which also protect residents and property from environmental hazards while providing recreational opportunities and enhancing the beauty and attraction of the community.

#### **Goal 2**

Preservation and enhancement of the City as a balanced mix of built and natural environments that contribute to the overall quality of life for its citizens and visitors, while preserving scenic resources of the desert and mountains.

#### **Policy 2**

All development proposals shall be reviewed for the degree or extent to which they encroach upon sensitive resource areas or may subject people and/or improvements to damage from environmental hazards. Mitigation measures shall be promulgated, to the extent practical, to avoid significant impacts and determine the feasibility of development proposals.

#### **Policy 3**

The City shall explore and exploit all legitimate and appropriate opportunities to secure and protect valuable open space and conservation lands for the benefit of the entire community.

### **Biological Resources Element**

#### **Goal 1**

Preservation and protection of the unique biological resources in the City and planning area.

#### **Goal 2**

A functional, productive, harmonious and balanced relationship between the built and natural environment.

**Policy 1**

The City shall continue to participate in the preservation of habitat for endangered, threatened and sensitive species.

**Program 1.A**

Through the Coachella Valley Association of Governments, maintain an accurate and regularly updated map on sensitive plant and animal species and habitat in Cathedral City and its planning area.

**Responsible Agency:** Planning Department

**Schedule:** Continuous

**Program 1.B**

The City shall take part in the development of the Coachella Valley Multi-Species Habitat Conservation Plan, and shall take particular interest in habitat located in the northern planning area and in the Santa Rosa Mountains adjacent to the City.

**Responsible Agency:** Planning Department, CVAG

**Schedule:** Ongoing

**Program 1.C**

City staff will continue to request biological resource surveys for new development in compliance with applicable state and federal requirements.

**Responsible Agency:** Planning Department

**Schedule:** Continuous

**Program 1.D**

When considering development proposals near the Willow Hole-Edom Hill Preserve, the City will require developers to consider the impacts of their project on wind-blown sand, and encourage creative design techniques, such as units clustering and open space areas, in project design.

**Responsible Agency:** Planning Department

**Schedule:** Continuous

**Policy 2**

As part of the development review process, projects shall be evaluated for the project's impacts on existing habitat and wildlife, and for the land's value as viable open space.

**Program 2.A**

The City shall participate in the interim project review process established during preparation of the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP).

**Responsible Agency:** Planning Department

**Schedule:** Until completion of the MSHCP

**Program 2.B**

The City shall encourage developers to recover native and drought tolerant plant materials, and incorporate them into project landscaping, to provide or enhance habitat and serve to extend the local desert environment into the urban design of the City.

**Responsible Agency:** Planning Department

**Schedule:** Continuous

**Program 2.C**

The City shall distribute a listing of planting materials which emphasizes native vegetation, but may also include non-native, plants which are compatible with the local desert.

**Responsible Agency:** Planning Department

**Schedule:** 2002-2003

**Policy 3**

Encourage and cooperate with other agencies in establishing multiple use corridors that take advantage of drainage channels and utility easements as wildlife corridors, public access and links between open space areas and the built environment.

**Program 3.A**

Consult and coordinate with relevant public and quasi-public agencies, including Riverside County Flood Control and Southern California Edison, to encourage the establishment of a system of multiple use wildlife and public access corridors.

**Responsible Agency:** Planning Department; Riverside County Flood Control; Southern California Edison

**Schedule:** 2002-2003, Ongoing

**Policy 4**

Assure that sensitive habitat and wildlife areas, as well as state and federal lands, are appropriately buffered from the built environment.

**Program 4.A**

The General Plan Land Use, Circulation and Open Space and Conservation Element shall recognize, reflect and provide an effective buffer between urban land use and development and valuable and sensitive habitats and natural communities within the Santa Rosa Mountains, the Edom Hill-Willow Hole Preserve, and other open space and conservation lands.

**Responsible Agency:** Planning Department; Planning Commission; City Council

**Schedule:** Continuous

**Policy 5**

Promote the protection of biodiversity and proactively encourage an appreciation for the natural environment and biological resources.

**Program 5.A**

Encourage the Palm Springs Unified School District and other organizations such as The Living Desert, to provide educational programs which offer an understanding of the region's natural environment and make the public aware of biological resource issues.

**Responsible Agency:** Planning Department

**Schedule:** Ongoing

**Open Space and Conservation Element****Goal**

Preservation, conservation and management of open space, which provides for the protection of threatened species and environmental resources, enhanced scenic qualities and protection against environmental hazards.

---

### **Policy 1**

Identify and assess lands in the City and its sphere-of-influence that are suitable for preservation as public or private, passive or active open space.

#### **Program 1.A**

With the assistance of CVAG, develop and routinely update a map and other information about various open space land and facilities in the City and sphere-of-influence.

**Responsible Agencies:** Planning Department, Parks and Recreation Department, CVAG  
**Schedule:** 2002-2003

### **Policy 6**

The City shall retain significant areas of natural desert, watercourse and hillside habitat, including migration corridors and wildlife preserves, in order to maintain and enhance the preservation of sensitive biological resources.

#### **Program 6.A**

Support and cooperate with local and regional habitat conservation efforts, including the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP).

**Responsible Agencies:** Planning Department, City Council  
**Schedule:** Continuous

#### **Program 6.B**

Investigate the costs of additional land acquisition, maintenance and other administrative functions, and encourage the transfer of public open space and conservation properties to existing land trusts for local property management, where feasible.

**Responsible Agencies:** Parks and Recreation Department; City Manager's Office  
**Schedule:** 2002-2003; Ongoing

### **Policy 7**

Where feasible, the City shall preserve permanent open space edges or greenbelts, which define the physical limits of the City and provide physical separation between adjoining neighborhoods.

#### **Program 8.A**

Develop Specific Plans or special studies concurrent with initial development plans and tentative subdivision maps to plan continuous open space networks.

**Responsible Agencies:** Project proponents; Planning Department  
**Schedule:** As development proposals occur

### **Policy 9**

Native landscaping materials and oasis-like design features shall be incorporated into parks, golf course and other appropriate open space lands to retain and preserve the natural desert environment.

### **Policy 11**

Support and cooperate with the hillside and habitat conservation management programs of the Coachella Valley Mountain Conservancy.

---

## CITY OF LA QUINTA GENERAL PLAN

### Administration Element (General)

#### GOAL 3

Protection of our natural environment.

### Other General Plan Elements (General)

#### GOAL 2

The preservation of open space and recreational resources as a means of preserving and enhancing the quality of life and economic base of the City.

**Program 3.1:** The City shall maintain and enforce its Hillside Preservation Ordinance.

**Program 3.2:** The City shall amend the Land Use Map as necessary to ensure the preservation of sensitive resources through the designation of land as open space.

**Program 3.3:** The City shall encourage the use of native landscaping and “links” golf courses which preserve natural open space areas.

### Open Space and Conservation Element

#### GOAL 1

Preservation, conservation and management of the City’s open space lands and scenic resources for enhanced recreational, environmental and economic purposes.

#### Policy 1

The City shall identify and map lands suitable for preservation as passive and active open space.

**Program 1.1:** Lands suitable for preservation as open space shall be designated on the General Plan Land Use map.

**Program 1.2:** The City shall confer with adjoining communities and other responsible agencies to periodically review and update information on regional open space, and to coordinate preservation efforts.

#### Policy 2

Hillsides and alluvial fans with slopes exceeding 20 percent shall be preserved as open space.

**Program 2.1:** The City shall continue to implement its Hillside Conservation Zone Ordinance to protect visual, biological and other resources within mountainous and sloped areas from impacts associated with urban development.

**Program 2.2:** The City shall explore and utilize, where appropriate, a variety of measures to preserve privately owned properties within hillside and alluvial fan areas.



---

**Program 2.3:** The City shall identify agencies and property owners which hold fee simple title to properties located in hillside and alluvial fan areas, and should encourage agreements which assure that such lands remain undeveloped in perpetuity.

**Policy 4**

Unique and valuable biological resources shall be preserved as open space, to the greatest extent practical.

**Program 4.1:** The City shall continue to participate in the development of the Coachella Valley Multi-Species Habitat Conservation Plan (CV MSHCP).

**Program 4.2:** Until formal adoption of the Coachella Valley Multiple Species Habitat Conservation Plan, the City shall continue to support and implement the Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan.

**Program 4.3:** The City shall review development applications for currently vacant land to determine whether the site shall be reviewed by a qualified wildlife biologist to evaluate potential project-related impacts to biological resources. Projects determined to have potential impacts on important biological resources shall incorporate adequate mitigation measures to reduce the impacts to levels of insignificance.

**Policy 7**

The City shall encourage the preservation of open space in privately owned development projects.

**Biological Resources Element**

**GOAL**

The protection and preservation of unique and/or valuable biological resources, including sensitive, rare, threatened or endangered species and their habitat.

**Policy 1**

The City shall continue to participate in regional efforts to protect wildlife habitat, including suitable habitat for rare and endangered species.

**Program 1.1:** The City shall continue to participate in the development of the Coachella Valley Multi-Species Habitat Conservation Plan (CV MSHCP).

**Program 1.2:** Until the formal adoption of the Coachella Valley Multi-Species Habitat Conservation Plan, the City shall continue to support and implement the Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan.

**Program 1.3:** In cooperation with CVAG, maintain and update a map and information database of sensitive, rare, threatened and endangered species and habitat within the City and its immediate surroundings.

---

**Policy 2**

Staff shall review all development applications for vacant land for their potential impacts to existing wildlife and habitat. Agricultural lands shall be exempt from this requirement, except as described below.

**Program 2.1:** Until the formal adoption of the CV MSHCP, where development is proposed on undeveloped lands that have not been graded, cleared or farmed at the base of the Santa Rosa Mountains, the site shall be surveyed for the presence of Desert tortoise.

**Program 2.2:** Where development is proposed on sand deposits, the site shall be surveyed for the presence of blowsand endemics, including Coachella Valley Fringe-toed Lizard, Coachella Valley milk-vetch, flat-tailed horned lizard, giant sand-treader cricket, and slender woolly-heads, unless the species is covered by a Habitat Conservation Plan.

**Program 2.3:** Where development is proposed on agricultural lands, the site shall be surveyed for the presence of burrowing owl.

**Program 2.4:** All biological studies shall be performed by a qualified biologist. The City shall prepare and adopt standards for the performance of biological resource analyses and provide these standards to all applicants. Standards shall include personnel qualifications, field monitoring, recordation, documentation, and sampling requirements.

**Program 2.5:** Projects supported by federal funds (with a federal nexus, such as a Corps of Engineers permit or HUD funding) shall require surveys for the Coachella Valley milkvetch because of its status as a listed species under the Endangered Species Act.

**Policy 3**

Native, drought-tolerant desert plant materials shall be incorporated into new development to the greatest extent practical. Invasive, non-native species shall be discouraged.

**Program 3.1:** The City shall develop and distribute to homeowners, developers and the general public, a comprehensive listing of appropriate and desirable landscaping plant species, as well as prohibited species and species to be avoided.

**Program 3.2:** The City shall encourage developers to salvage existing desert plant materials from development sites and incorporate them into project landscaping, to the greatest extent practical.

**Program 3.3:** Large-scale developments such as country clubs, shall be encouraged to establish groves or plantings of untrimmed palm trees, which could provide roost sites for the southern yellow bat.

**Policy 4**

Unique and/or valuable biological resources shall be preserved as Open Space to the greatest extent practical.

**Program 4.1:** All mountainous areas, generally upslope of the toe of slope, shall be designated as Open Space to allow for the protection of the Peninsular bighorn sheep and other species occurring in these habitats.

**Program 4.2:** The two square miles at the southwestern corner of the city limits (Sections 25 and 30, Township 6 South, Range 6 East) within the Santa Rosa Mountains Wilderness shall be designated as open space.

**Policy 5**

Sensitive habitat areas shall be buffered from urban development to the greatest extent practical.

**Program 5.1:** The City shall use zoning standards and the design review process to assure that adequate buffers are provided in environmentally sensitive areas.

**Program 5.2:** Encourage and participate in the establishment of multiple use corridors that utilize drainage channels and utility easements as wildlife and recreation corridors.

**Program 5.3:** The City shall consider requiring barriers around the perimeter of any new project that borders the hillsides to protect bighorn sheep if they are demonstrated to occur on the project site. Informal consultation and/or review by the U.S. Fish and Wildlife Service and California Department of Fish and Game shall be completed prior to construction of a barrier.

**Policy 6**

Projects involving the reconstruction of bridges which require biological surveys shall include bats to determine if significant roosts are present and to determine appropriate mitigation measures for impacts to the species.

---

## **CITY OF PALM DESERT GENERAL PLAN**

### **Open Space and Conservation Element (General)**

#### **Goal 1**

The designation, conservation and management of open space areas to protect environmental resources, guard against environmental hazards, and provide enhanced recreational opportunities and enhanced aesthetic character for the City.

#### **Goal 2**

Land use patterns, which preserve the City's urban village scale and resort residential atmosphere, including scenic resources such as hillside, ridgelines and mountain vistas, canyons and washes, and native desert wildlife communities.

#### **Policy 1**

Identify and map lands suitable and appropriate for preservation as open space areas and establish appropriate management and enhancement activities.

#### **Program 1 B**

Evaluate all development proposals adjacent to or in the vicinity of open space lands and identify their impact upon and compatibility with designated open space and conservation lands.

Responsible Agency: City Council, Planning Commission, Community Development Department

Schedule: Continuous

#### **Program 1.C**

The City shall develop or participate in the development of opportunities and mechanisms for public and/or private donations of open space lands to the City for the benefit of its residents and visitors.

Responsible Agency: Community development Department, City Council

Schedule: Immediately; Continuous

### **Biological Resources Element**

#### **Goal 1**

Protection and preservation of City, planning area and regional biological resources, especially sensitive, rare, threatened or endangered species of plants and wildlife and their habitats.

#### **Goal 2**

A pattern of community development that comprises a functional and harmonious relationship between nature and the built environment, and the local economy.

#### **Policy 1**

The City shall establish an information database and mapping system of sensitive plants, animals and habitats occurring within the General Plan study area, which shall be accurately and regularly updated.

#### **Program 1.A**

The City shall utilize project-specific, local and regional biological resource studies to periodically update the General Plan and related environmental data to maintain an accurate, effective and accessible information resource on sensitive plants, animals and habitats located in the planning area.

---

Responsible Agency: Community Development Department, GIS Staff, CVAG

Schedule: Ongoing; Minimum every five years

**Program 1.B**

The City shall coordinate with local research institutions and conservancy groups, and shall share information from project studies and other data collection and research efforts. The City shall periodically consult with these groups and institutions to assure accurate and up-to-date information on the condition of sensitive biological resources in the planning area.

Responsible Agency: Community Development Department, GIS Manager, Deep Canyon Desert Research Station, Center for Natural Lands Management, Coachella Mountains Conservancy, Bighorn Institute, BLM

Schedule: Ongoing; Minimum every five years

**Policy 2**

The City shall proactively monitor the conversion of open lands to urban uses by reviewing all development proposals on vacant land to determine their potential to adversely impact sensitive plants, animals and habitats, and to assure minimal impacts on habitats and wildlife

**Program 2.A**

As part of the development review process, the City shall conduct a thorough assessment of impacts to habitat and/or wildlife occurring on or in the vicinity, and shall, where warranted, require the preparation of detailed biological resource surveys and mitigation programs.

Responsible Agency: Community Development Department

Schedule: Continuous

**Policy 3**

The City shall be an active supporter of and shall provide leadership and participate in regional efforts to evaluate and protect sensitive plants and wildlife, including suitable habitat for rare and endangered species occurring in the City, planning area and region.

**Program 3.A**

The City shall establish and maintain a broad range of contacts with local, county, state and federal agencies, as well as educational institutions and private non-profit groups, and cooperate in efforts to maintain and broaden habitat conservation, especially that essential for the preservation of endangered species.

Responsible Agency: Community Development Department

Schedule: Continuous

**Program 3.B**

The City shall continue to participate and be a pro-active partner in the development and implementation of the Coachella Valley Multiple Species Habitat Conservation Plan with a particular focus on habitat located in the blowsand corridor and the Santa Rosa and Little San Bernardino Mountains.

Responsible Agency: Community Development Department, CVAG

Schedule: Continuous

**Program 3.C**

In advance of the adoption of the Coachella Valley Multiple Species Habitat Conservation Plan, the City shall participate in the interim project review process established by CVAG, as necessary, to evaluate the potential effect of development proposals on regional biological resources.

Responsible Agency: Community Development Department, CVAG

Schedule: Continuous

**Policy 4**

To the greatest extent practical, the City shall encourage and in some instances may require developers to salvage native vegetation occurring on proposed development sites for incorporation into project landscaping or shall transplant viable trees and shrubs to other development sites.

**Program 4.A**

The City shall develop and make available information on salvaging and transplanting cacti, shrubs and other appropriate native vegetation, and shall provide a list of qualified arborists as part of a program to preserve and extend the native plant community throughout the City. Responsible Agency: Public Works Department, The Living Desert

Schedule: Continuous

**Program 4.B**

Integral with efforts to facilitate preservation and incorporation of native vegetation in new development, the City shall prepare and maintain a comprehensive list of plant materials, which shall include native and non-native, drought tolerant trees, shrubs and groundcover that complement the local environment, provide habitat for local wildlife, and extend the desert environs into the built environment. A list of prohibited plant materials shall also be prepared. Responsible Agency: Public Works Department, The Living Desert

Schedule: 2004; Continuous

**Policy 5**

The City shall encourage and cooperate in the establishment of multiple use corridors that use drainage channels and utility easements to provide wildlife corridors and public access interconnections between open space areas in the community and vicinity.

**Program 5.A**

The City shall consult and coordinate with the Coachella Valley Water District, Riverside County Flood Control District, Southern California Edison and other appropriate public and quasi-public agencies to encourage the establishment of a system of multiple use corridors for movement of people and wildlife between open space areas.

Responsible Agency: Community Development and Public Works Departments, CVWD, SCE, RCFCD

Schedule: 2004-05

**Policy 6**

The City shall pro-actively encourage and promote an understanding and appreciation of sensitive biological resources and the value of their thoughtful integration in the built and natural environment.

**Program 6.A**

The City shall continue to develop and promote a comprehensive education program designed to make the public more aware of City and valley biological resources. In this effort, the City shall solicit the aid

---

of the Desert Sands and Palm Springs Unified School Districts, the Living Desert and similar educational program providers. Relevant public education information shall also be developed for distribution by Animal Control staff.

Responsible Agency: Community Development Department, DSUSD, PSUSD, The Living Desert, Animal Control

Schedule: 2004-06

---

## **CITY OF INDIAN WELLS GENERAL PLAN**

### **II. COMMUNITY DEVELOPMENT**

#### **11A. LAND USE**

**IIA1.20** Require sufficient areas of open space in all new development projects.

#### **CITY IMAGE**

**IIA2.5** Implement the Hillside Management Ordinance.

### **III. RESOURCE MANAGEMENT**

#### **GOALS AND POLICIES**

#### **IIIA. CONSERVATION AND OPEN SPACE**

##### **OPEN SPACE RESOURCES**

##### **GOAL IIIA.1**

Conservation of open space areas for a balance of recreation, scenic enjoyment, and protection of natural resources and features.

##### **OPEN SPACE RESOURCE POLICIES**

##### **IIIA1.1**

Designate and preserve the City's open space resources, including hillside open space, watercourse open space, golf courses, and public parks.

##### **IIIA1.2**

Maintain the Hillside Maintenance Ordinance to ensure the environmental integrity of the hillsides. The hillside area subject to the Hillside Management Ordinance is identified in Figure IIIA-11.

##### **BIOLOGICAL RESOURCES**

##### **GOAL IIIA4**

Conservation of important biological habitats and protection of significant plant and animal species.

##### **BIOLOGICAL RESOURCES POLICIES**

**IIIA4.1** Direct development away from the areas of sensitive biological habitat, unless effective mitigation measures can be implemented. Prior to the approval of any development proposed in areas of "high ecological sensitivity", require the applicant to prepare a biological study for the area.

##### **IIIA4.2**

Require development proposals to identify significant biological resources and provide mitigation including the use of adequate buffering, selective preservation, the provision of replacement habitats, the use of sensitive site planning techniques and other appropriate measures.



**IIIA4.3**

Encourage the preservation of areas of riparian vegetation and wildlife habitat along the Whitewater River and Deep Canyon storm channels. Notify the State Department of Fish and Game of any proposed alteration to the floodway or riparian habitat.

**IIIA4.4**

Support the preservation of wildlife preserves in the area, including The Living Desert reserve, the Phillip L. Boyd Deep Canyon Research Center, the State Bighorn Sheep Reserve, and the Fringed-Toed Lizard preserve.

**IIIA4.5**

Require development within the Fringe-Toed Lizard Habitat Conservation Plan boundary to pay an approved fee to be used for the purpose of a refuge for this endangered species.

**IIIA4.6**

Work with State and regional agencies to preserve and enhance significant biological resources on publicly owned lands.

**IIIA4.7**

Maintain a current inventory of existing natural resources in the City.

**WATER RESOURCE POLICIES****IIIA5.5**

Institute floodplain management techniques, when feasible, such as linear parks, golf courses, and/or open space preservation in lieu of channelization, in conjunction with the preservation of habitat areas as stated in Policy IIIA4.3

**IMPLEMENTATION OF THE CONSERVATION AND OPEN SPACE ELEMENT****LAND ACQUISITION**

The City, using the General Fund or Redevelopment funds, could consider the direct purchase of property for the implementation of the open space systems. These areas could be acquired in addition to those areas which are acquired through setback easements and land dedication as a part of the development process.

**LAND DEDICATION ORDINANCE**

The City's land dedication requirements provide for new developments to dedicate three (3) acres of land per thousand residents for public open space and parks and recreation areas, and two (2) acres of land per thousand residents for private park uses. The City can effectively use this requirement to obtain land or cash in lieu of land to optimize its open space system. The City should not accept unusable land remnants or land that is inappropriately located.

**DENSITY TRANSFERS**

The Density Transfer concept involves the clustering of dwelling units within a development project area at higher densities thereby leaving portions of the property as common open space. Through this process of concentrating development at higher densities, larger areas of open space can be preserved. In addition, a variety of housing types can be accommodated without increasing the overall density of the development.

## **CITY OF INDIO GENERAL PLAN**

### **COMMUNITY DEVELOPMENT**

#### **3.1.6 OPEN SPACE**

##### **GOAL LU-9**

To provide a range of active and passive recreational areas as well as provide areas for the preservation of the natural environment.

##### **POLICY LU-9.1**

The Open Space designation provides for the protection and preservation of sensitive environments, such as areas with threatened or endangered plant and wildlife species habitat, scenic resources, areas with significant topographic constraints, scenic view sheds, and areas posing a threat to public safety. Limited single family residential uses may also be allowed in this designation, provided the structure or roadways are not sited on ridgelines or are visually impacting on view sheds within the Planning Area. Recreation areas, both public and private, are also included in this category.

#### **STORM DRAIN IMPLEMENTATION MEASURES**

##### **Implementation Measure: 15.0**

The City shall identify and protect sensitive streams and watercourses that have biological and/or aesthetic significance.

#### **HILLSIDE DEVELOPMENT**

##### **POLICY CD – 1.14**

The development of properties within the Indio Hills, defined as the areas north of the East Side Dike, will require special design techniques to ensure that community view sheds and the natural environment are not adversely impacted by development. This policy and associated implementation measures will be used for developments having any sloped areas greater than 15 percent as defined by the City's Zoning Code.

#### **SITING OF DWELLING UNITS**

##### **46.0**

All projects shall incorporate a variety of site planning techniques that allow for view preservation, setback and floor plan variations, and reductions to building height and massing, and minimum lot coverage. Structures and site furnishings shall compliment the surrounding natural environment.

##### **47.0**

Development on prominent peaks and ridgelines will not be allowed. A building restriction limit radius line of 150 horizontal feet from the top of the peak or ridge shall be required. No structure or their rooflines shall encroach in the building restriction limit radius line.

---

## **ENVIRONMENTAL RESOURCES**

### **4.1 OPEN SPACE**

#### **GOAL OS –1**

Ensure the public enjoyment of open space by providing open space recreational opportunities, preserving sensitive natural resources and promoting the use of open space within public and private developments.

#### **EXCLUSION FROM PARKS AND RECREATION CALCULATION**

##### **POLICY OS – 1.1**

Open space areas that are to be used as passive open space, biological habitat preservation, and other non-recreational purposes shall not be used in the calculation of public parklands (see also PR –1.1)

#### **DEVELOPMENT EXCLUSIONS**

##### **POLICY OS – 1.2**

Maintain as permanent open space all utility easements, drainage ways, streambeds, active fault zones (as designated by the State Geologist), and power transmission line rights-of-way.

#### **TRAILS LINKING OPEN SPACE**

##### **POLICY OS – 1.3**

The City shall ensure that pedestrian, hiking, equestrian, and biking trails are provided to link open space areas within Shadow Hills and Indio Ranchos to active recreational areas in other areas of the community.

#### **PUBLIC ACCESS**

##### **POLICY OS – 1.4**

The City shall ensure that areas designated as open space for public use remain accessible to the general public.

### **4.1. OPEN SPACE, continued.**

#### **GOAL OS – 2**

Protect the scenic beauty of prominent natural features within the Planning Area.

#### **ENHANCE SCENIC CORRIDORS**

##### **POLICY OS – 2.1**

Scenic corridors within the Planning Area shall be designated to enhance and preserve views of the Indio Hills located north of the East Side Dike.

#### **HILLSIDE ROADWAYS**

##### **POLICY OS – 2.2**

The design and alignment of roadways within the Indio Hills area shall be sensitive to the natural terrain minimizing the impact of grading on natural features by adhering to the natural topography and reducing the height of cut-and fill slopes. Long linear roadways will not be allowed.

## **HILLSIDE RESIDENTIAL**

### **POLICY OS – 2.3**

No structures will be allowed on ridgelines within the Indio Hills.

## **OPEN SPACE IMPLEMENTATION MEASURES**

### **IMPLEMENTATION MEASURE 1.0**

Review all development plans and tentative tract maps to ensure that passive open space, biological habitat preservation, and other non-recreational purposes are not used in calculating the area required for private and public parklands.

### **IMPLEMENTATION MEASURE 2.0**

Require that all tentative tract maps indicate drainage ways, streambeds, sensitive sites, active fault zones (designated by the State Geologist), significant site features such as mature trees and large rock formations, and utility corridor right-of-way.

### **IMPLEMENTATION MEASURE 3.0**

All development proposals will be reviewed to ensure that pedestrian trails, hiking, equestrian, and biking trails linking open space areas within Indio Ranchos and Shadow Hills with active recreational areas in other area of the community are designated on the plans as public open space.

### **IMPLEMENTATION MEASURE 4.0**

The City shall develop and implement a plan for bicycling trails throughout the City.

### **IMPLEMENTATION MEASURE 5.0**

Require all development proposals that propose public open space be indicated as such on the site plan and/or tentative tract maps. Plans shall clearly indicate access to the open space areas as public.

### **IMPLEMENTATION MEASURE 6.0**

The City shall develop and implement an ordinance that designates scenic corridors within the Planning Area.

### **IMPLEMENTATION MEASURE 7.0**

The City shall review all development and roadway improvements proposals to ensure that grading within the Indio Hills area is sensitive to the natural terrain and that the height of cut-and –fill slopes does not exceed a 3:1 horizontal to vertical slope.

### **IMPLEMENTATION MEASURE 8.0**

Recognize the scenic beauty of the Indio Hills as a visual resource through land use designations and community design policies that protect and enhance the hillsides, canyons, washes and other significant natural features of the hills.

**IMPLEMENTATION MEASURE 9.0**

All proposed roadways in the open space designation north of the East Side Dike shall include a view shed analysis of the affected area showing both the existing and with-project views.

**IMPLEMENTATION MEASURE 10.0**

Review all development proposals in the Indio Hills area for visual impacts and compatibility with the community design policies of the General Plan.

**BIOLOGICAL RESOURCES****GOAL BIO – 1**

Preserve and protect sensitive plant and wildlife resources within the Planning Area. Figures 4.5 – 2 and 4.5 – 3 in the ESR show these sensitive areas.

**PROTECT FAN PALM OASES****POLICY BIO –1.1**

Protect and preserve the desert fan palm oases located in the southern slopes of the Indio Hills.

**PROTECT UPLAND HABITAT****POLICY BIO – 1.2**

Protect upland habitat in the Indio Hills area.

**ENCOURAGE THE PROTECTION / ENHANCEMENT OF NATIVE HABITATS****POLICY BIO – 1.3**

Encourage the protection / enhancement of sensitive native habitats throughout the Planning Area.

**EDUCATE PUBLIC****POLICY BIO – 1.4**

Work with public and private entities in educating the general public as to the importance of the Coachella Valley natural biological ecosystem.

**FRINGE – TOED LIZARD HABITAT**

Support the efforts of the Coachella Valley Fringe – Toed Lizard Habitat Conservation Plan.

**BIOLOGICAL RESOURCES IMPLEMENTATION MEASURES****IMPLEMENTATION MEASURE 1.0**

The City shall require a biological study to be prepared by a qualified biologist for proposed development within areas that contain a moderate to high potential for sensitive habitat as shown on Figures 4.5-2 and 4.5-3 in the ESR..

**IMPLEMENTATION MEASURE 2.0**

The City shall review development plans within the Indio Hills area for the existence of fan palm oases. Require that fan palm oases be preserved as open space and limit access to them by the general public.

**IMPLEMENTATION MEASURE 3.0**

The City shall require that drought-tolerant plants be included in landscaping for golf courses, residences, open space belts, public buildings, industrial and commercial land uses, healthcare facilities, schools and roadway medians.

**IMPLEMENTATION MEASURE 4.0**

The City shall work with CVWD to maintain flood control channels in their natural state to preserve and protect existing riparian habitat and wildlife movement corridors.

**IMPLEMENTATION MEASURE 5.0**

The City shall encourage the development of ponds/lakes throughout the City to support migratory birds losing habitat at the Salton Sea.

**IMPLEMENTATION MEASURE 6.0**

The City shall develop a list of drought-tolerant native vegetation to be used as a landscaping pallet for use by the City and general public. The list shall be disseminated in City water bills by the Community Development and Public Services Departments to prospective developers and to all residents.

**IMPLEMENTATION MEASURE 7.0**

The City shall develop a program to coordinate with the biologists knowledgeable in Coachella Valley ecosystems, school districts, the Coachella Valley Mountains Conservancy, the Santa Rosa Mountain National Scenic Area Steering Committee, Bureau of Land Management, U.S. Fish and Wildlife Service, and State Department of Fish and Game in disseminating information to the general public about the importance of the Coachella Valley nature biological systems.

**BIOLOGICAL RESOURCES IMPLEMENTATION MEASURES, continued.****IMPLEMENTATION MEASURE 8.0**

The City shall develop a program to coordinate with the Coachella Valley Fringe-Toed Lizard Habitat Conservation Preserve to disseminate and exchange information regarding the preserve's current operations.

---

## **CITY OF COACHELLA GENERAL PLAN**

### **LAND USE ELEMENT: OPEN SPACE DEVELOPMENT POLICIES**

#### **GOAL**

The City shall contain ample amounts and varying types of open space and agriculture for its scenic, recreational and economic contribution to Coachella's quality of life.

#### **OBJECTIVE**

The General Plan shall designate open space categories on the Land Use Policy Diagram in an amount adequate to provide recreational opportunities and the preservation of resources.

#### **POLICY**

The Open Space (OS) category shall be established on the Land Use Policy Diagram. The OS category shall provide for recreational opportunities and the preservation of resources.

#### **POLICY**

Development in areas subject to flooding shall be limited primarily to recreational uses such as golf courses, trails, play fields and similar uses which are compatible with periodic inundation by storm water runoff. Development in other OS areas shall be pursuant to the policies of the Open Space Element.

#### **POLICY**

The OS category shall allow for mining with the approval of a Conditional Use Permit. In order to contribute to regional availability of mineral resources, mining is necessary and the approval of a Conditional Use Permit should include conditions which minimize conflicts with adjacent open space.

#### **POLICY**

The AG category shall provide for the protection and preservation of agriculture as long as possible. The preservation of agriculture is desirable as a major industry of Coachella. Some methods of preserving agricultural land could include:

Density transfers to allow a greater portion of proposed development on other sites in order to allow productive sites to remain in agricultural production.

- Use the Williamson Act.
- Implementing a right-to-farm ordinance.
- Adopting a farmland protection program.
- Agricultural development policies are discussed in detail in the Agricultural Element.

#### **POLICY**

Preservation of date palm and citrus groves will be encouraged. Where preservation is not possible, trees may be incorporated into the landscape areas or relocated to other public areas within the community,

### **LAND USE ELEMENT: PUBLIC USE DEVELOPMENT POLICIES**

#### **GOAL**

---

City shall contain sufficient land for public purpose.

**OBJECTIVE**

The General Plan shall include a Public Use (P) category on the Land Use Policy Diagram which provides for various types of public facilities and improved neighborhood and community parks.

**POLICY**

The General Plan shall establish a Public Use (P) category on the Land Use Policy Diagram to identify the location of major public facilities. Examples of major public facilities may include:

- Community, Senior and Youth Centers
- Fire Stations
- Government Offices
- Multipurpose Facilities
- Libraries
- Police Stations
- Post Offices
- Public Schools
- Public Parks
- Other Facilities operated and staffed by public or non-profit agencies for the public benefit.

Specifically excluded from this list are infrastructure and utility facilities which are allowed in all land use categories throughout the City.