



STAFF REPORT
12/18/2024

TO: Planning Commission Chair and Commissioners
Andrew Simmons, City Engineer
FROM: Gabriel Perez, Development Services
SUBJECT: Rancho Las Flores Park Expansion Update

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the proposed Rancho Las Flores Park expansion design and recommend approval of the design to the City Council.

BACKGROUND:

The City of Coachella is the recipient of a \$8.4 million State grant from the 2018 Parks Bond Act with deliverables that include construction of a playground with shade, multi-purpose pavilion with restrooms, walking path, botanical/community garden, multi-purpose court, fitness area with shade, picnic areas with shade and BBQ's, multi-use field, perimeter fence, lighting and landscaping throughout the park. The City's original park site location was Avenue 52 between La Ponderosa Drive and Hernandez Street and this site was temporarily named, Central Park.

At the time of application submission, the City secured a Willing Seller Letter from the property owner of the parcel that would have been a large part of Central Park. However, when the City received a grant award to build the park, the property owner changed their mind, so the City had no recourse but to pursue eminent domain. The City notified the Statewide Park Program staff about the decision to pursue eminent domain.

The Statewide Park Program informed the City that grant funds could not be used for eminent domain proceedings. City acknowledged and proceeded without using grant funds to cover any costs associated with the eminent domain process. Once the City nearly completed the eminent domain process, Statewide Park Program informed City staff that they had determined that the grant funds would no longer be eligible for design and construction phases either due to the eminent domain proceedings. City staff worked cooperatively with Statewide Parks program staff to evaluate alternative park locations within the City and identified the expansion of Las Flores Park as an eligible location.

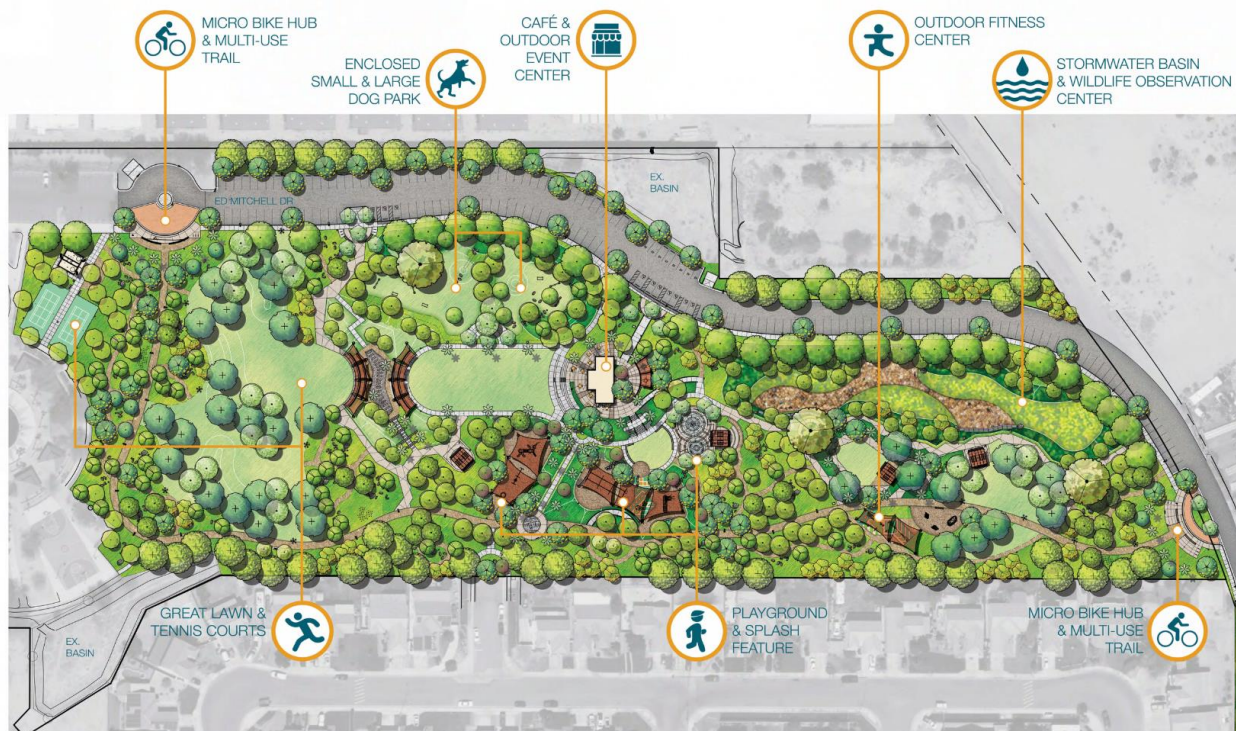
A public outreach meeting was held on March 18, 2024 at the Coachella Library and a survey provided regarding park amenity priorities and results of the community engagement are provided in the attached presentation (Attachment 1).

DISCUSSION/ANALYSIS:

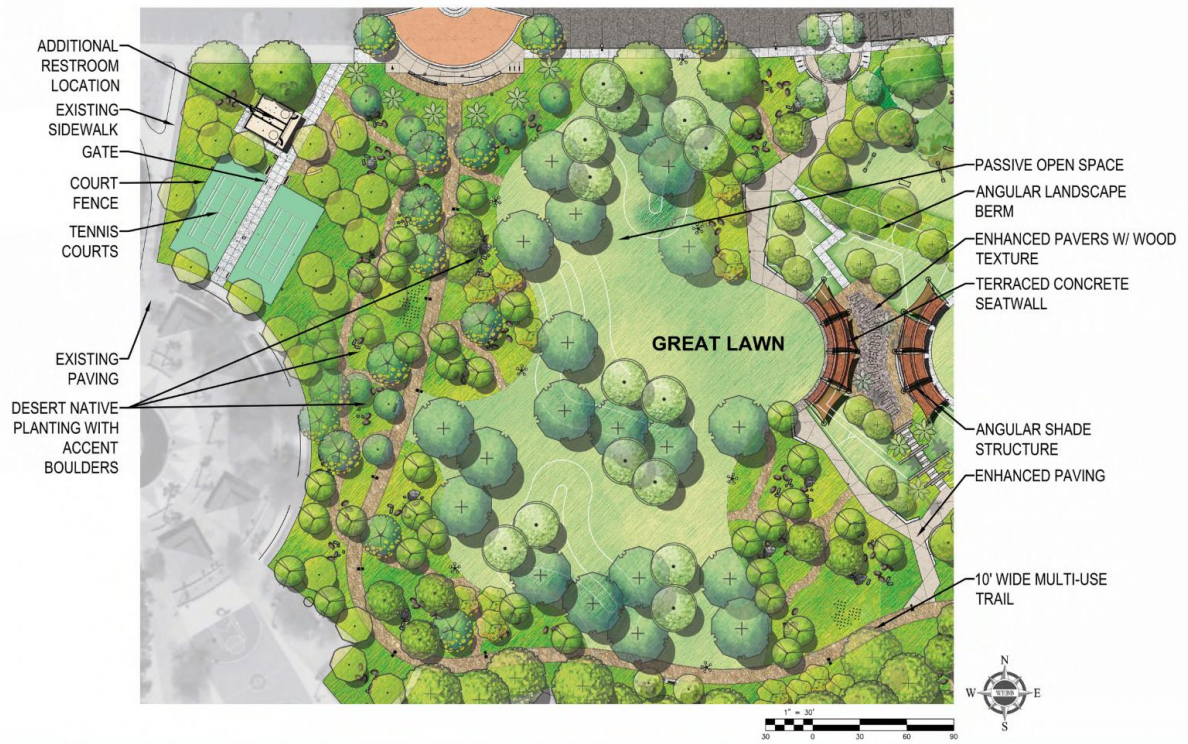
The 25-acre Rancho Las Flores Park site is located between Van Buren Street and Grapefruit Blvd with Ed Mitchell Drive as the pass-through street for the park. The Rancho Las Flores neighborhood is located to the South and was originally designed to integrate with a larger master planned residential community on the existing park site that never fully developed due to the 2008 economic downturn. Approximately 13.5 acres of the site has remained undeveloped and is proposed to be developed with the State grant funds.

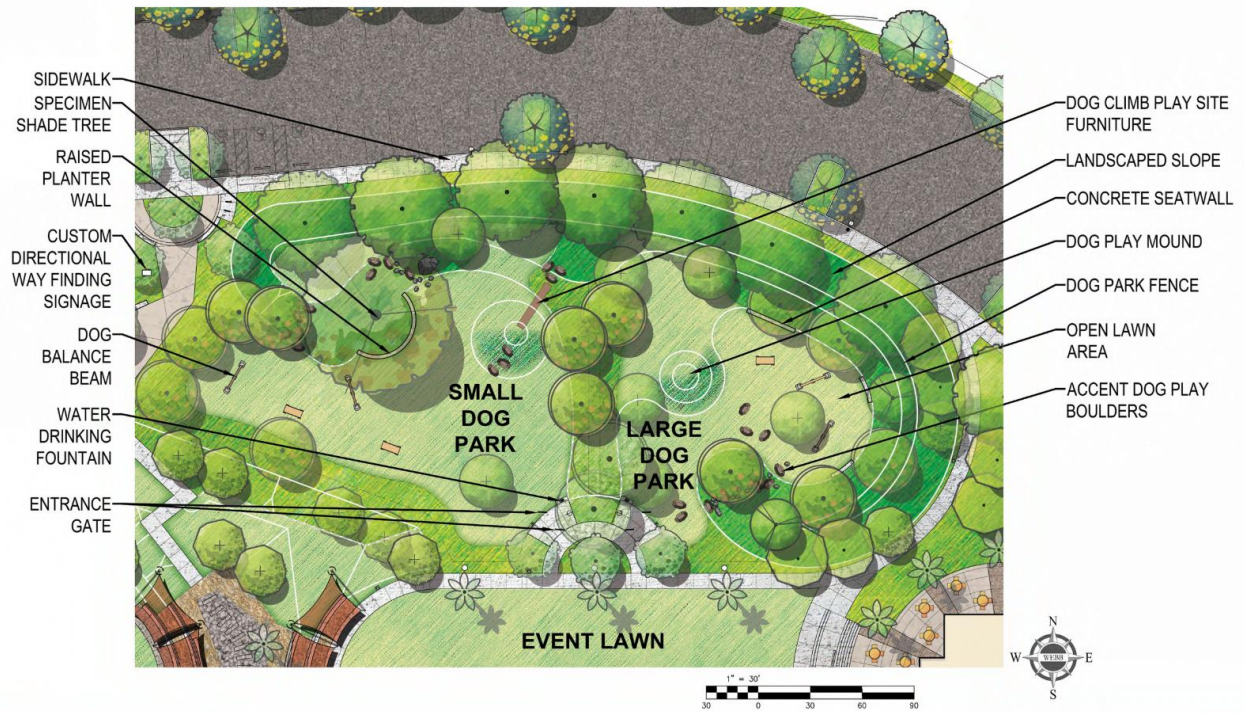
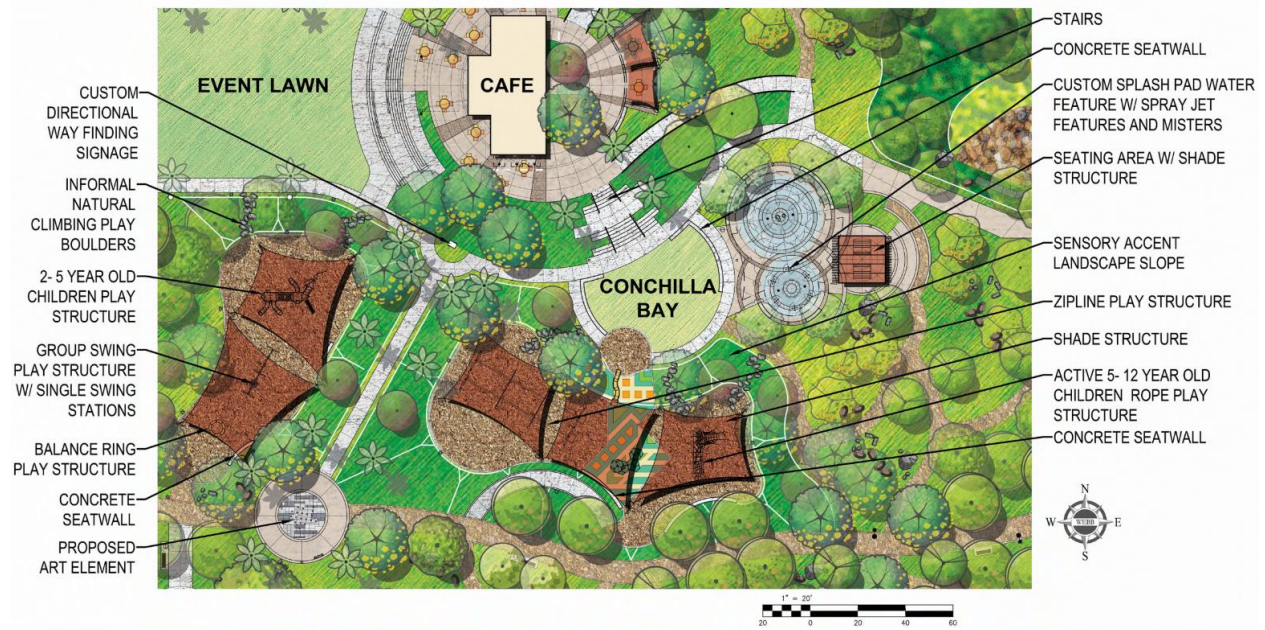
The proposed expansion design is less focused on active sports play for organized sport leagues and is focused on providing recreational amenities that do not exist at the park or other parks citywide as follows:

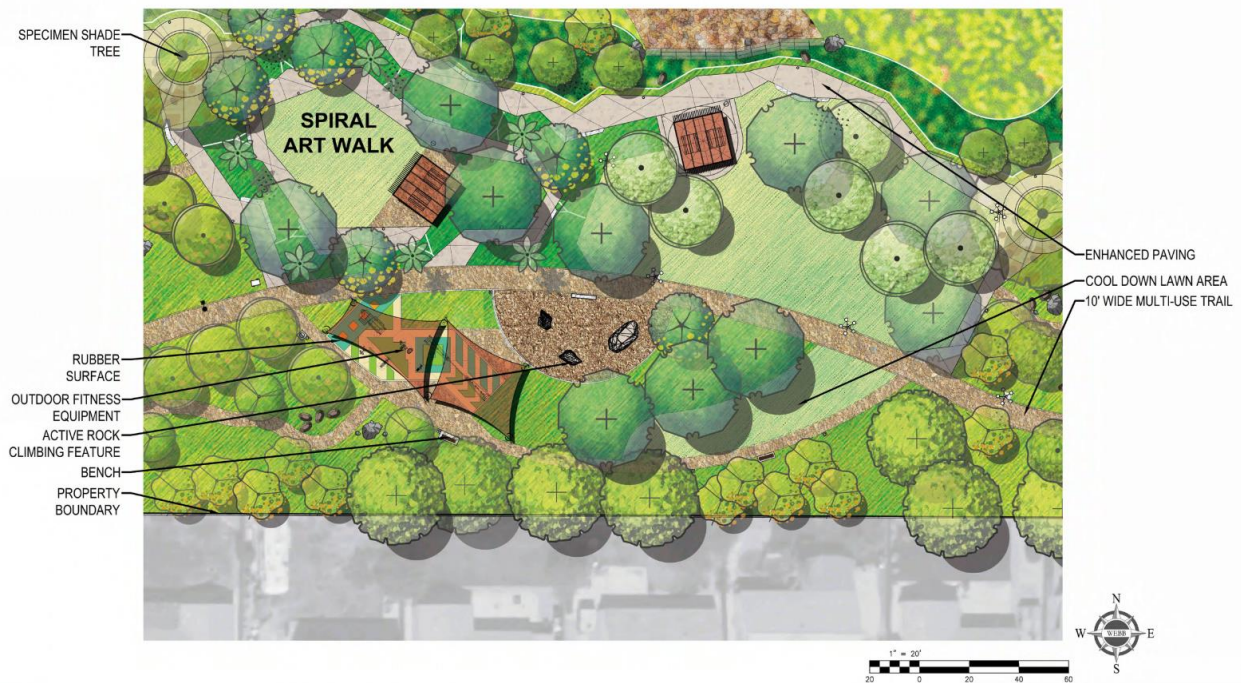
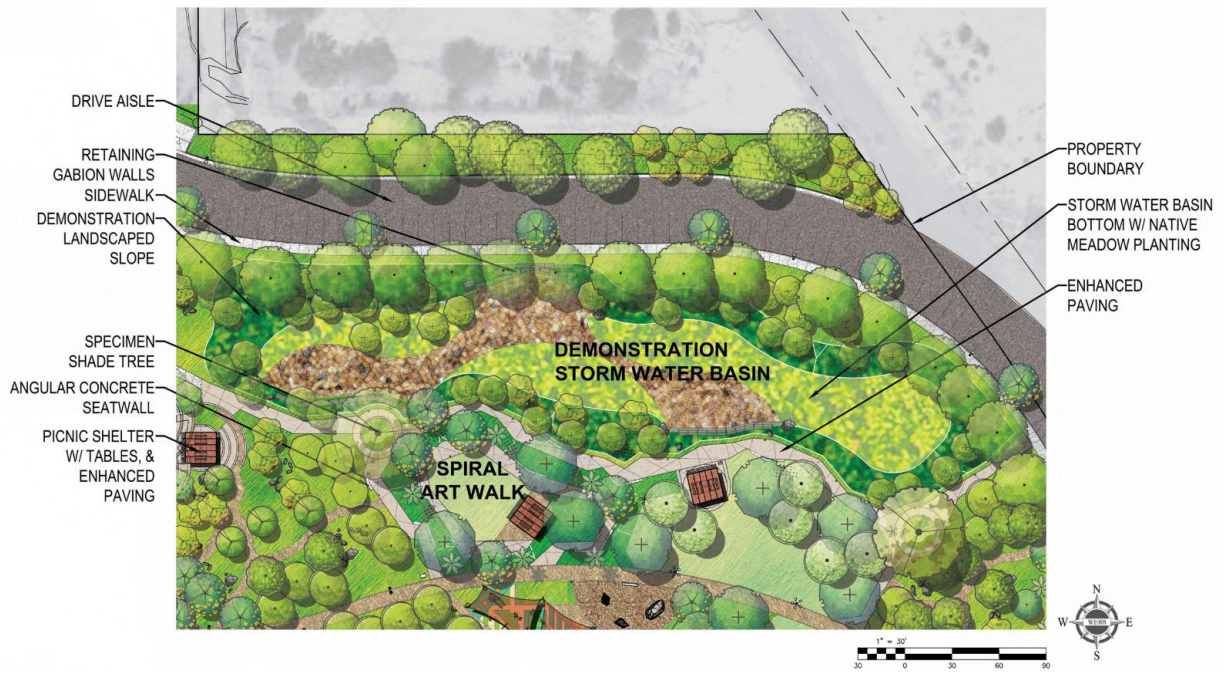
- Micro Bike Hub
- Enclosed dog park
- Café
- Outdoor event center with shaded pavilion
- Outdoor fitness center
- Stormwater basin and wildlife observation center
- Great lawn and tennis courts
- Playground and splash feature
- Restrooms



RANCHO LAS FLORES PARK EXPANSION |
MASTER SITE PLAN







Attachments:

1. Rancho Las Flores Park Expansion Plans presentation
2. Community Engagement Priorities