12 | IMPLEMENTATION ACTIONS

IMPLEMENTATION PROGRAM

For some topics in this General Plan, the new adopted policies are sufficient to realize certain goals. However, most goals will require additional implementation actions to help make those operational. This section ties together the goals and policies in the General Plan. The following pages contain actions organized under each of the General Plan Elements (except for Housing) to realize the vision for Coachella's future. These are generally one-time actions needed to mobilize and execute specific policies within the General Plan, such as creating an ordinance or updating a master plan. The actions are in the following order:

1. Land Use + Community Design (LU)
2. Mobility (M)
3. Community Health + Wellness (CHW)
4. Sustainability + Natural Environment (SNE)
5. Safety (S)
6. Infrastructure + Public Services (IPS)
7. Noise (N)

MATRIX ORGANIZATION

In the matrix that follows, each implementation action includes the following information:

COMMUNITY COLLABORATION

Coachella is a smaller city, with big ideas and a clear vision of its future. The City staff and elected officials welcome and encourage community organizations, the business community, other public agencies, neighborhood groups and passionate individuals to help implement many of these actions. The City and community members have endorsed all of the action items below. While, some items are marked as "low" priority, that should not preclude any partner organization or individual from making it a "high" priority in their own work in collaboration with the City.

#	ACTION DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	RELEVANT GOALS
Each action is numbered as a comprehensive list for each element	An actionable description of the implementation action. Some actions include end-note references to supportive background material or example projects.	Action items are marked as "High", "Medium", or "Low" depending on community and staff input throughout the process. Some of the criteria that helped determine priority included: • Cost. • Feasibility. • Whether the action would help engage and empower residents. • Whether action could improve or enhance existing programs/infrastructure (instead of create something new).	A broad timeframe that refers to when the action should be implemented. The timeframes are as follows: • <u>Immediate</u> – Current/ongoing projects or within one year of Plan adoption. • <u>Short</u> – Within 2 to 4 years of Plan adoption. • <u>Medium</u> – Between approximately 5 and 7 years of Plan adoption. • <u>Long</u> – 10+ years after Plan adoption. • <u>Ongoing</u> – Reoccurring or immediate action.	Identification of the agency or department responsible for implementing the action.	List of goal(s) that the action item will help implement. Goals will be listed with the Element title acronym and the goal number. For example an action that implements Goal 3 from the Land Use + Community Design Element and Goal 2 from the Community Health + Wellness Element, this column would contain "LU-3, CHW-2".

LAND USE + COMMUNITY CHARACTER (LU)

#	ACTION DESCRIPTION	PRIORITY	TIME FRAME	RESPONSIBILITY	RELEVANT GOALS
1.	**Zoning ordinance update.** Following the adoption of the General Plan, update Coachella's Zoning Ordinance. The City Council and planning staff should explore and/or modify the following items in addition to others in line with the Plan's vision. The zoning consistency analysis can be found in Appendix C. • Update the zoning code and official Zoning Map to comply with and implement the General Plan Designations and General Plan Designation Map. • Update the zoning code to encourage creative leisure and recreational uses in transit accessible and walkable areas. • Create a park once district. • Establish climate-appropriate, design guidelines that recommend best practices for passive heating and cooling in Coachella's climate. • Develop an incentive program that will assist developers in revitalizing existing structures. • Develop an incentive program to encourage and assist developers to develop along transit routes and to revitalize existing structures. • Create bicycle parking and storage requirements for all new development (or remodeling/rebuilding to the extent feasible) to cover a broad range of bike parking needs, including parking in multi-family residential dwellings, employee parking for commuters and general purpose parking in commercial areas, civic facilities and parks. Collaborate with the School Districts to provide adequate bicycle parking facilities for students and staff. • Require a certain proportion or number of units in each residential development to include universal design elements, ensuring easy modifications to accommodate wheelchairs. • Establish community gardens in appropriate locations and set forth basic regulations for community gardens, such as creation, maintenance, and operating rules. • Allow food gardening by right in residential open space areas, including front, back, and side yard space. • Prevent schools and other sensitive receptors from locating near known or expected new sources of air pollution and vice versa. The specific "safe" distance from a pollution source is dependent on the source and amount of pollution releases; however, a good rule of thumb is at least 500 feet from busy roadways, highways, and stationary sources. • When permitting new child-care facilities, require them to submit a customized, or adopt a standard, wellness policy plan to address physical activity programs, interdisciplinary nutrition education and provide meals and snacks that are consistent with current guidelines established by the US Department of Agriculture. • Allow physicians and other medical providers to convert foreclosed or other vacant residential structures into neighborhood health clinics. The City may set restrictions (such as hours of operation, parking, signage, and services offered) to ensure the clinic is not a burden to the neighborhood. • Strive for and encourage all new health and social service facilities to be transit-accessible and pedestrian-friendly. Work with Sun Line to improve transit routes and Sun Dial (Dial a Ride) access to service related facilities. • Encourage the co-location of medical healthcare, mental/behavioral health and social services to increase access to care. • Update development standards and/or create a development checklist to incorporate climate change adaption techniques into the development process. • Establish minimum tree planting requirements and guidelines for different sub areas, development types, street trees and parking lot landscaping to ensure the City's urban forest/tree canopy is extensive and well maintained. These requirements should also address drought tolerant and native plants and landscaping to reduce overall water usage. • Allow and encourage the creation of legal accessory dwelling units (ADUs) to enhance the diversity of housing options in existing residential neighborhoods. ADUs may be detached or attached to the principal structure. • Require below market rate units to come in a mix of sizes/number of bedrooms to address the need for affordable housing for different household types. • Require developers/contractors to recycle at least 50 percent of all construction and demolition waste. • Allow and incentivize renewable energy and energy efficiency technologies. • Identify and remove regulatory or procedural barriers to implementing green building practices within the City, such as updating codes, guidelines and zoning, and ensure that all plan review and building inspection staff are trained in green building design practices and techniques. • Identify appropriate buffers between agricultural and urban uses. • Develop standards to provide for cluster development and conservation design to minimize the impacts of urban development on areas where sensitive species are identified. • Identify standards for green roofs. • Create guidelines/requirements for permeable paving. • Expand allowances for home occupations/businesses in residential areas. • Reduce parking minimum requirements in projects where the developer conducts a traffic study to determine that unbundled parking and other measures will reduce the number of spaces required per unit.	High	Short	Planning	LU-1 LU-2 LU-3 LU-5 M-1 M-4 M-7 CHW-5 CHW-8 CHW-9 SNE-1 SNE-2 SNE-4 SNE-5 SNE-9 SNE-11

2.	**Design guidelines update.** Update the City's design guidelines to encourage human-scale urban design at the neighborhood-, block-, and building-scale to promote walkability and social interaction. Elaborate and expand upon the contents of the Land Use + Community Design and Mobility Elements. Guidelines should specify how development along existing and planned transit lines should provide convenient, direct and safe connections to nearby transit stops and integrate transit stops into public space designs.	Medium	Medium	Planning Engineering	LU-2, LU-3 LU-5 LU -6
3.	**Healthy development review.** Work with the Riverside County Department of Public Health to create a development review process to analyze the health and social equity impacts of development proposals prior to the beginning of the CEQA review process. This could include the creation of a checklist that includes a key set of high priority questions related to how the project affects the food, recreation, and active transportation environments; affordability and access; pollution and toxics exposure; local wealth creation and other topics deemed relevant. The City can choose to integrate this review into the approval process. For larger or more complex projects the City may partner with others (the County Public Health Department, community groups, independent consultants, universities, etc.) to compile a more extensive health impact assessment.	High	Short	Planning Engineering County Public Health	LU-3
4.	**Community engagement process protocols.** Work with community groups and the school district to create minimum protocols for community outreach and engagement processes for different types of municipal decisions so community members can easily learn about input opportunities and know how best to contribute. These protocols should be utilized by all City departments and could include a single electronic database/spreadsheet of institutions, community groups, business, and interested individuals who want to receive meeting announcements; a list of public outreach methods; Spanish translation/interpretation guidance (in what cases to use); social media strategies; youth engagement; provision of food and child-care at public meetings; and other related items. The City should also consider purchasing translation headsets to support increased inclusion.	High	Short	Planning City Clerk School District Local community groups	LU-15
5.	**Sphere of Influence update.** Update the City's Sphere of Influence to exclude undevelopable land in Sub-Area 17.	Medium	Medium	Planning	LU-1
6.	**Open space conservation strategy.** Create an open space conservation program that prioritizes which open space lands to preserve. Emphasize the creation of a citywide greenbelt to achieve conservation goals.	Medium	Medium	Planning Parks	LU-2 LU-4
7.	**Economic development strategic plan.** Develop a long-term economic development strategy that develops and retains businesses and a strong middle class in Coachella for the decades to come. The plan should place a strong importance on creating quality jobs in Coachella for existing Coachella residents, career support programs and lifelong education, and professional development. The plan should also highlight the community's desire for industries that use a "triple bottom line" (health/people, environmental sustainability and profit) and invest back into Coachella's local economy.	High	Short	Planning City Manager Finance Library	LU-2 LU-7 LU-10 LU-11
8.	**Fiscal impact assessment fees.** Establish guidelines and create a fiscal impact assessments fee structure for new projects over 20 acres.	High	Medium	Planning Finance	LU-13
9.	**Historic preservation study.** Study neighborhoods with a significant number of buildings over 50 years old to determine whether historic districts should be established. Create and maintain an inventory of historic and pre-historic sites, structures and landmarks of historic and cultural significance in order to determine the potential impact on these resources from proposed projects.	Low	Ongoing	Planning	LU-1