

NORTH SPHERE REGIONAL PARK

Planning new parks in north
Palm Desert: An overview



PALM DESERT



AGENDA

- Existing Parks
- Recreation Needs and Opportunities
- UNSP Plan
- CSUSB Potential Park Site
- Summary



EXISTING PARKS

Civic Center Park

70 Acres

- 4 baseball/softball fields
- 8-acre aquatic center
- 3 basketball courts
- 12 pickleball courts and 3 tennis courts
- 4 volleyball courts
- Dog park
- Playground
- 5 Picnic shelters
- Walking paths



EXISTING PARKS

Freedom Park

20 Acres

- 3 baseball/softball fields
- 2 multipurpose fields (soccer/football)
- 3 basketball courts
- 8 pickleball courts
- 2 volleyball courts
- Dog park
- Playgrounds
- Picnic shelters
- Walking paths



EXISTING PARKS

Hovley Soccer Park

21 Acres (includes parking)

- Basketball courts
- Disc golf course
- 3 horseshoe pits
- Pétanque area
- 5 full-size soccer fields
- 3 Playgrounds
- Concession stand
- BBQ Stations
- Picnic pavilions



COMMUNITY INPUT – PARK NEEDS

Public Engagement process

- 5 Community Open House Workshops
- 9 Stakeholder Meetings
- 6 Committee & Commission Meetings
- Mailers
- Online survey



COMMUNITY INPUT – PARK NEEDS



YMCA



DESERT SANDS
UNIFIED SCHOOL DISTRICT



DESERT RECREATION DISTRICT



PALM DESERT
YOUTH SPORTS ASSOCIATION



PALM SPRINGS
UNIFIED SCHOOL DISTRICT



'DOGS'
FOCUS GROUP



'SOCCER'
FOCUS GROUP



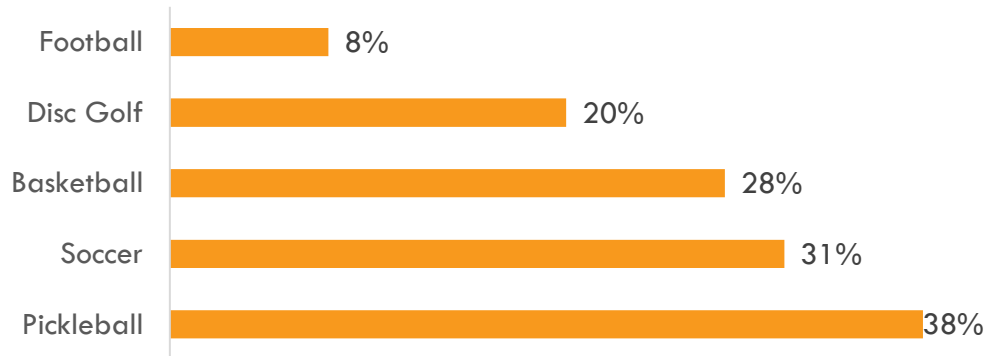
'PICKLEBALL'
FOCUS GROUP



'FOOTBALL'
FOCUS GROUP

Stakeholder Meetings

RECREATION NEEDS

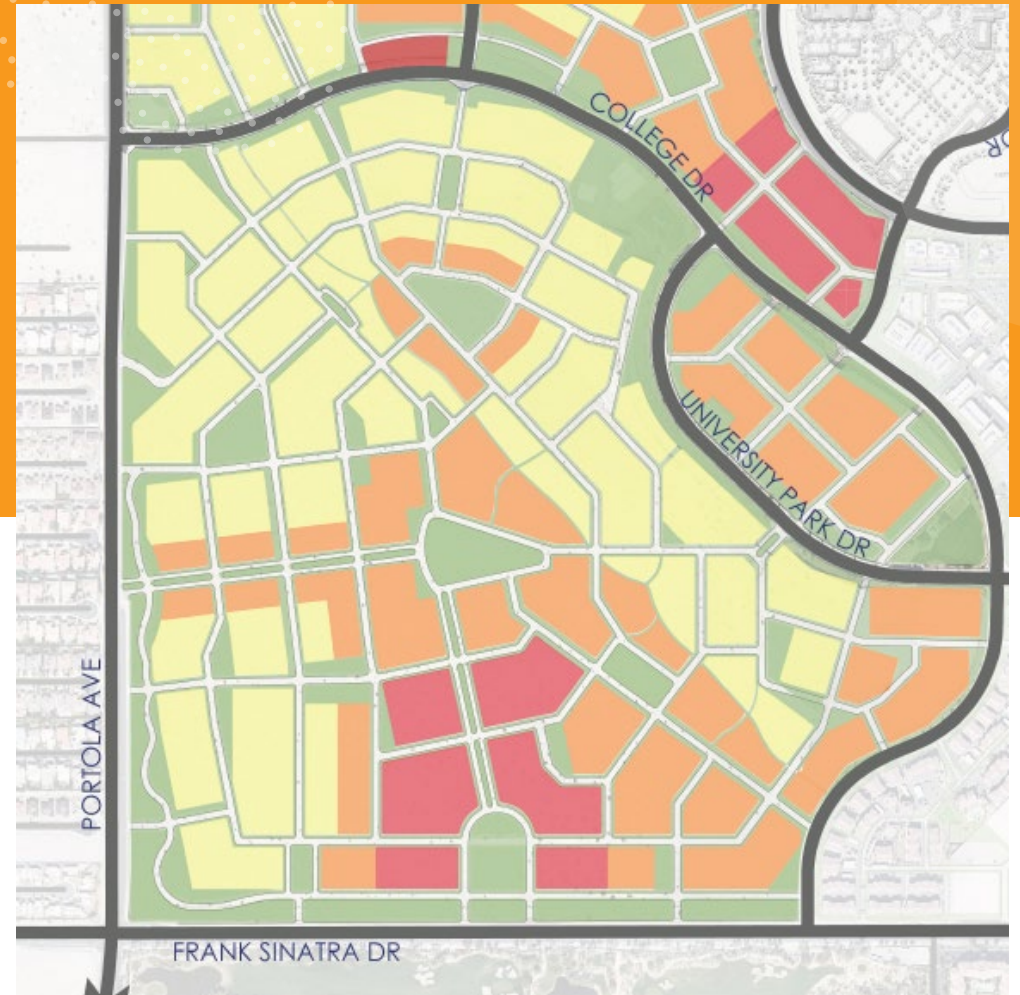


NORTH PALM DESERT FOCUS

Park	Amenities	Acres
University Park East	<ul style="list-style-type: none"> • Open turf • Playground • Basketball • Community garden 	2
University Dog Park	<ul style="list-style-type: none"> • Dog park 	2
Dave Erwin Park	<ul style="list-style-type: none"> • Open turf • Playground • Basketball • Community garden 	27
UNSP	Not yet programmed <ul style="list-style-type: none"> • Sports fields • Playground • Basketball, disc golf, fitness equipment 	22+
CSUSB	Not yet programmed <ul style="list-style-type: none"> • Sports fields • Playground • Basketball, disc golf, fitness equipment 	28.5

UNSP PLAN

- Increased open space from 22 to 56 acres within the 170
- Request to consolidate park space and create buffers



UNSP PLAN

- All 56 acres are programmable with mixed uses (courts, trails, disc golf)
- Goal was to create a consolidated park space meanwhile creating buffers and spreading out programming for commercial, retention, and trails
- Can adopt current UNSP site plan and also allow flexibility to make adjustments to accommodate 22-acre park space with reductions to other open space areas
- Park could be partially developer funded. Residents pay a park impact fee





BASIN 1 SYSTEM
100 YEAR EVENT
258,600 CU.FT. REQUIRED
266,200 CU.FT. PROVIDED

40-ft setback of basin edge

Consolidate basins into a single one; Reconfigure geometry of basin: 5 feet deep, 350'x336', 588,000 CF

Provide fitness path around lake

112+35.97 PROPOSED LOW POINT 156

~163

OVERFLOW

1. Is a perimeter offset of 40-ft from the now around acceptable for the basin?

2. Is a perimeter offset of 40-ft from the now around acceptable for the basin?

Move pickleball courts here st

CSUSB POTENTIAL PARK SITE

CSU STAFF REQUESTED MEETING TO DISCUSS POTENTIAL COLLABORATION ON NEW REGIONAL SPORTS PARK

STAFF PURSUED THE COLLABORATION BECAUSE IT COULD HELP MATERIALIZE CITY COUNCIL'S GOAL OF A 4-YEAR CAMPUS

DISCOVERY HAS INCLUDED MULTIPLE MEETINGS OVER 1 YEAR, DEVELOPMENT OF A MUTUALLY AGREED CONCEPT PLAN, AND FORMAL APPRAISAL

FIGURE 5-2: PALM DESERT CAMPUS ILLUSTRATIVE MASTER PLAN

⊗ Not under CSU ownership

11/13/2025

0 100 ft 200 ft 500 ft

NORTH SPHERE REGIONAL PARK

CSUSB POTENTIAL PARK SITE

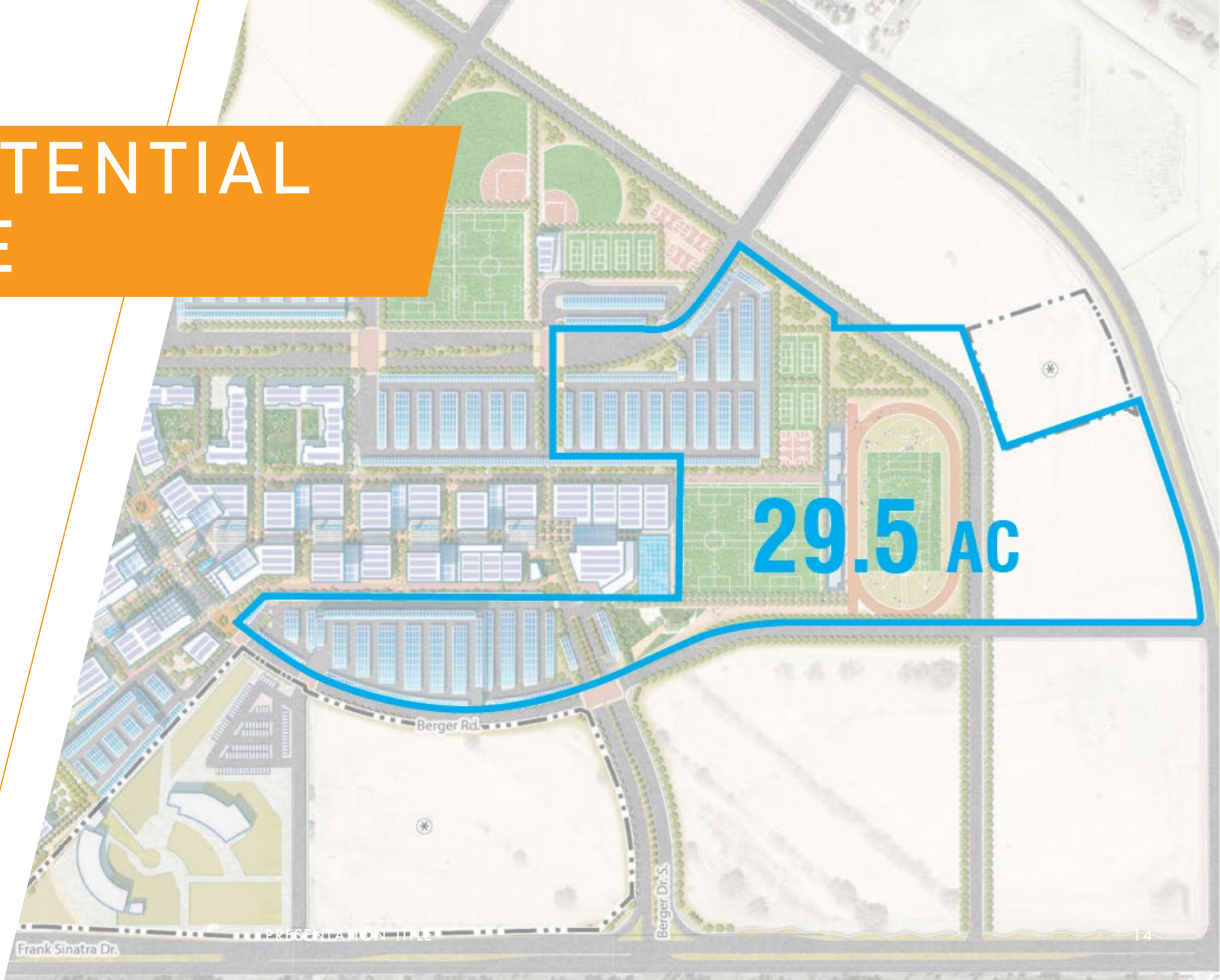
Provide mitigation for intensive
use components:

- Stormwater management
- Large athletic fields
- Neighboring residential



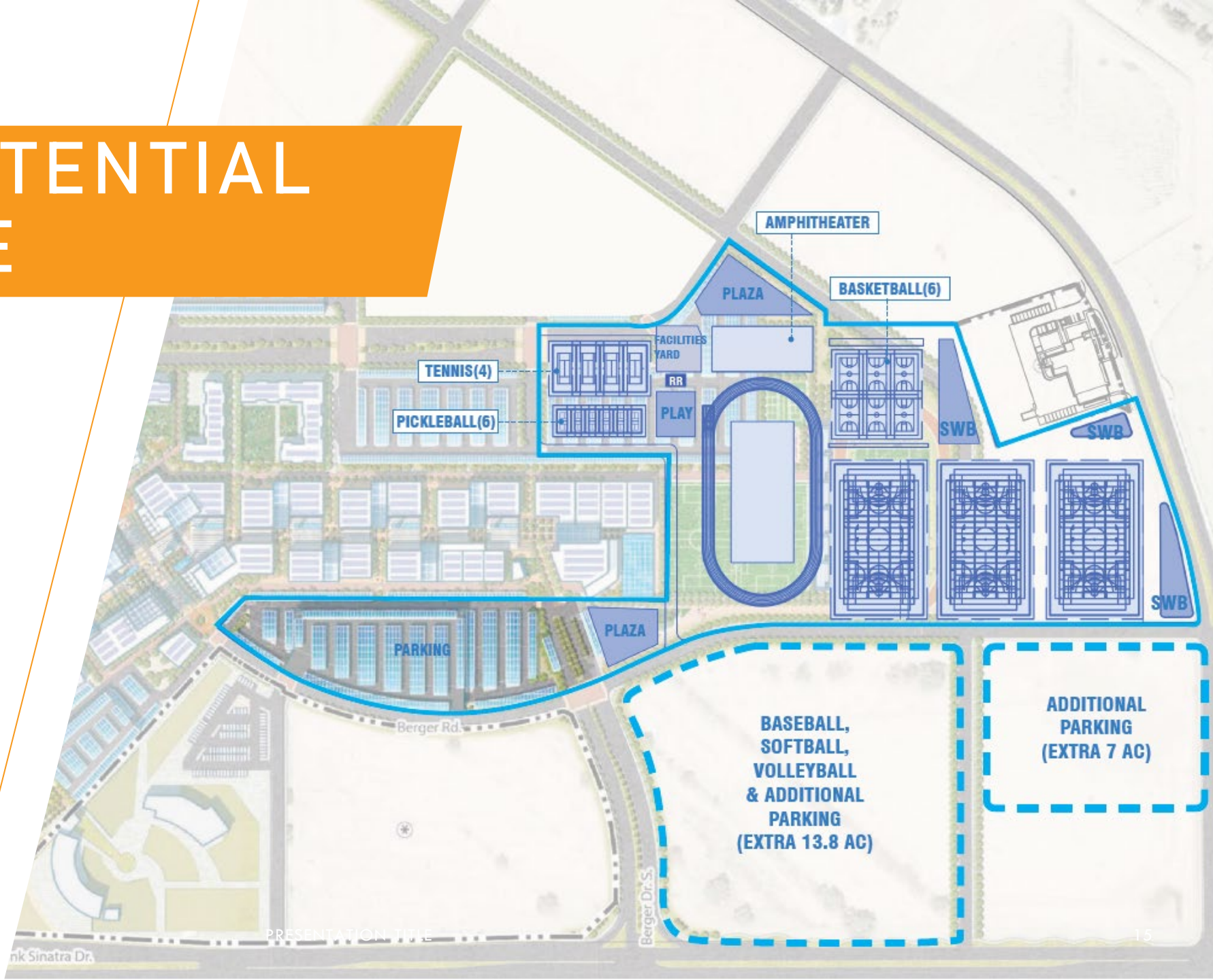
CSUSB POTENTIAL PARK SITE

- Initial discussions summer 2024
- Mutual park and recreation needs
- Potential alignment with college curricula
- Activation of college campus and community benefit



CSUSB POTENTIAL PARK SITE

- Aligns with needs identified through public engagement
- Athletic fields & courts
- Playground
- Parking
- Potential for expansion



Park Site Comparison

Factors	UNSP Site	CSUSB Site
Land Use/Ownership and Maintenance	<ul style="list-style-type: none"> • Purchase from SARDA • Staff requested appraisal to determine purchase cost. • Annual maintenance est. \$1.3M. 	<ul style="list-style-type: none"> • 20-year lease for \$250,000 per year = \$6,074,342 • One (1) option for 20-year renewal at new rate • Options after 40 years are unclear.
Park Amenities	<ul style="list-style-type: none"> • Park Size approx. 20 acres, with additional buffers along Portola/FS. (Total ~29) • 2 soccer fields • 1 baseball field • Pickleball/tennis/basketball 	<ul style="list-style-type: none"> • Park Size approx. 30 acres • 3 soccer fields • 1 baseball field • Pickleball/tennis/basketball
Park Use and Access	<p>City-operated facility with reservations for fields and pavilions. Palm Desert rec leagues get field use priority.</p>	<p>City-operated facility with designated days and times set aside for CSUSB use. Dedicated field(s) for CSUSB Students (Mon-Friday) and mutually scheduled special events.</p>

Park Site Comparison

Factors	UNSP Site	CSUSB Site
Parking and Security	Public park with open lots. Buildings secured at night.	Student parking would not be permitted but is likely. CSUSB requests on-site security patrols.
Community Benefits	Park would directly benefit nearby residents and rec leagues.	City's partnership would potentially help the CSU expand its student base by offering more amenities. Nearby residents would benefit but may have more limited access.
Utility Coordination	Initiate load study with SCE. CVWD has been made aware of the project.	Potential agreement with IID for SCE to serve property. Known infrastructure challenges.
Neighboring Community Impact	Lighting near neighborhood on Portola	No immediate neighbors.

Comparative Summary

1

SITE

One-time purchase

Annual lease for set term with escalator

2

AMENITIES

Similar park size

CSUSB site able to provide more athletic fields

3

MAINTENANCE

Park to be maintained by the City at either site

4

USE AND OPERATION

Community park primarily for public use

Designated use for college programs

5

CONSTRUCTION AND IMPROVEMENTS

State Architect review for permitting

SUMMARY

COMMUNITY NEEDS

- Significant investments in Park and Recreation space in the city
- Unmet needs for athletic fields and locations based in north Palm Desert

NSRP SITE

- A city-owned park that allows flexibility in programming
- Park size may be adjusted to accommodate athletic fields

CSUSB SITE

- Large park that accommodates all city needs
- Higher cost for land lease and less flexibility for upgrades in the future
- No long-term guarantee



REQUEST FOR INPUT

- Can the NSRP sufficiently accommodate park needs for the city?
- Is the CSUSB site a feasible option to further explore?