

CITY OF COACHELLA

brandenburg | butters

C O A C H E L L A 3 8 0

specific plan and final environmental impact report

october 1990

Smith, Peroni & Fox

DRAFT SPECIFIC PLAN/ENVIRONMENTAL IMPACT REPORT

FOR

**BRANDENBURG-BUTTERS/COACHELLA 380 PROPERTY
BEING A PORTION OF SPECIFIC PLAN 88-1 AREA
COACHELLA, CALIFORNIA**

STATE CLEARINGHOUSE NUMBER 88091208

**MAY 1990
REVISED OCTOBER 1990**

Prepared By:

**Smith, Peroni and Fox
Planning Consultants, Inc.
980 East Tahquitz Way, Suite C
Palm Springs, California 92262
(619)322-0900**

Prepared For:

**City of Coachella
Planning Department
1515 Sixth Street
Coachella, California 92236
(619)398-2503**

Project Sponsor:

**Brandenburg-Butters
33 West Santa Clara Street, Suite 1212
San Jose, California 95113
(408)279-5200**

TABLE OF CONTENTS

PAGE

	EXECUTIVE SUMMARY	es-1
1.0	INTRODUCTION	1-1
1.1	Background and Planning Process	1-1
1.2	Purpose and Scope of the Specific Plan and Environmental Impact Report	1-2
1.3	Alternatives Considered	1-3
2.0	PROJECT SETTING	2-1
2.1	Project Location and Boundaries	2-1
2.2	Physical Setting	2-1
2.3	Community Setting	2-4
2.4	Area Projects and Future Trends	2-4
2.5	Existing General Plan and Zoning Designation	2-4
3.0	PROJECT DESCRIPTION	3-1
3.1	Planning Goals, Objectives/Concepts	3-1
3.1.1	Summary Description of the Specific Plan	3-1
3.1.2	Specific Plan Objectives	3-1
3.1.3	Site Development Constraints and Opportunities	3-3
3.1.4	Design Concept	3-3
3.2	Proposed Land Uses	3-4
3.2.1	Land Use Plan	3-4
3.2.2	Residential Uses	3-4
3.2.3	Commercial Uses	3-7
3.2.4	Public/Quasi-Public Uses	3-8
3.2.5	Phasing Plan	3-9
3.3	Circulation Plan	3-9
3.3.1	Regional Circulation System	3-9
3.3.2	Circulation Concept Plan	3-9
3.4	Utilities and Services Plans	3-13
3.4.1	Drainage and Grading Plan	3-13
3.4.2	Water System	3-15
3.4.3	Wastewater System	3-17
3.4.4	Other Utilities	3-17
4.0	PROJECT GENERAL PLAN RELATIONSHIP	4-1
4.1	General Plan Land Use	4-1
4.1.1	Consistency with Circulation Element	4-6
4.1.2	Consistency with Housing Element	4-8
4.1.3	Consistency with Community Design Element	4-9
4.1.4	Consistency with Open Space and Conservation Element	4-11
4.1.5	Consistency with Noise Element	4-13
4.1.6	Consistency with Safety Element	4-15

	<u>PAGE</u>
5.0 IMPLEMENTATION	5-1
5.1 Development Regulations and Standards	5-1
5.1.1 Definitions	5-4
5.2 Residential Use and Development Standards	5-4
5.2.1 Medium Low Density Residential Uses	5-6
5.2.2 Medium High Density Residential Uses	5-11
5.2.3 High Density Residential Uses	5-16
5.3 Commercial Zone Classifications and Development Standards	5-20
5.3.1 Neighborhood Commercial District	5-21
5.3.2 Regional Commercial District	5-25
5.3.3 Mixed Use Commercial	5-28
5.4 Public/Quasi-Public Classifications and Development Standards	5-31
5.4.1 Neighborhood Park District	5-31
5.4.2 Municipal Services District	5-32
5.4.3 Utility Services District	5-32
5.5 Design Guidelines	5-33
5.5.1 Lotting Concept	5-34
5.5.2 Site Planning	5-42
5.5.3 Architectural Features	5-45
5.5.4 Height and Setback	5-47
5.5.5 Building Massing and Scale	5-47
5.5.6 Roofs	5-49
5.5.7 Details	5-50
5.5.8 Materials and Colors	5-51
5.5.9 Fences/Barriers	5-52
5.5.10 Landscaping	5-53
5.5.11 Building Lighting	5-55
5.5.12 Signs	5-63
5.5.13 Streetscape	5-63
5.5.14 Maintenance Considerations	5-64
5.5.15 Special Access and Transportation Considerations	5-64
 6.0 ENVIRONMENTAL IMPACTS	 6-1
6.1 Seismic Safety	6-1
6.2 Topography, Geology, Slopes and Erosion	6-3
6.3 Wind Erosion	6-7
6.4 Flooding and Drainage	6-7
6.5 Noise	6-13
6.6 Climate and Air Quality	6-18
6.7 Water Quality	6-39
6.8 Open Space and Conservation	6-40
6.9 Agriculture	6-42
6.10 Wildlife and Vegetation	6-56
6.11 Energy Resources	6-58
6.12 Aesthetics and Visual Analysis	6-61
6.13 Historic and Prehistoric Resources	6-64
6.14 Light and Glare	6-65

	<u>PAGE</u>
7.0 PROJECT IMPACTS ON LAND USE, PUBLIC FACILITIES AND SERVICES	7-1
7.1 Land Use and Population	7-1
7.2 Traffic and Circulation	7-4
7.3 Water	7-39
7.4 Sewer	7-42
7.5 Fire Protection	7-44
7.6 Law Enforcement Services	7-49
7.7 Schools	7-50
7.8 Parks and Recreation	7-59
7.9 Utilities and Energy Conservation	7-63
7.10 Solid Waste	7-66
7.11 Health Services	7-67
7.12 Library Services	7-67
7.13 Easements	7-69
7.14 Fiscal Impact Analysis	7-71
 8.0 MANDATORY CEQA TOPICS	 8-1
8.1 Cumulative Impacts	8-1
8.2 Unavoidable Adverse Impacts	8-2
8.3 Relationship Between Local Short-Term Uses of Man's Environment and Maintenance of Long-Term Productivity	8-3
8.4 Irreversible and Irretrievable Commitment of Energy Supplies and Other Resources Should the Project be Implemented	8-4
8.5 Alternatives to the Proposed Action	8-5
8.5.1 Alternatives Considered	8-11
8.5.2 Alternative Sites	8-15
8.6 Growth Inducing Impacts	8-15
 9.0 PERSONS AND ORGANIZATIONS CONTACTED	 9-1
10.0 BIBLIOGRAPHY	10-1
11.0 PROJECT CONSULTANTS	11-1
12.0 TECHNICAL APPENDICES (BOUND SEPARATELY)	

LIST OF TABLES

PAGE

2.1	Area Project-Land Use	2-5
3.1	Phasing, Units, Population and Acreage	3-10
5.1	Plant List	5-56
6.1	Projected Noise Contours	6-15
6.2	Health Effects of Air Pollutants	6-21
6.3	Project-Related Air Pollutant Emissions	6-31
6.4	Year 2000 Regional Emission Inventory Comparison	6-31
6.5	Carbon Monoxide Concentrations	6-34
6.6	Summary of Soils	6-48
6.7	Farm Tile Drainage System	6-48
6.8	Soil Extract Conductivity	6-51
6.9	Energy Consumption Summary	6-60
6.10	Estimated Annual Electricity Consumption	6-60
6.11	Estimated Annual Natural Gas Consumption	6-60
6.12	Estimated Daily Gasoline Consumption	6-60
7.1	Existing Traffic Volumes	7-9
7.2	Project Traffic Generation	7-16
7.3	Street Segment Operations	7-26
7.4	Intersection Standards	7-30
7.5	Proposed Changes to Circulation Plan to Accommodate "Background + Project + Slater + Lusardi + McNaughton Traffic	7-30
7.6	Mitigation Implementation & Financing	7-39
7.7	Coachella Valley Student Generation Factors	7-54
7.8	Student Generation by Year	7-56
7.9	Cumulative Total Student Generation by Grade Range	7-56
7.10	Estimated Solid Waste Generation	7-66
7.11	Assumptions & Base Data	7-73
7.12	Property Tax Revenue	7-76
7.13	Retail Sales Tax Revenue	7-77
7.14	General Fund Revenue	7-79
7.15	Utility Services Revenues	7-80
7.16	Induced Revenue	7-82
7.17	Revenue Summary	7-83
7.18	Public Cost Summary	7-85
7.19	Revenue/Cost Comparison	7-88
7.20	Commercial Development Revenue Impact	7-91
8.1	Comparative Matrix of Alternatives	8-6
8.2	Land Use Breakdown for Alternative 2	8-12

	<u>LIST OF FIGURES</u>	<u>PAGE</u>
2.1	Project Vicinity	2-2
2.2	Parcel Divisions	2-3
2.3	Planned and Approved Development in the Project Vicinity	2-6
3.1	Proposed Land Use Plan	3-5
3.2	Land Use Plan for Balance of Specific Plan Area	3-6
3.3	Circulation System Access	3-11
3.4	Internal Circulation System	3-12
3.5	Conceptual Grading and Drainage Plan	3-14
3.6	Proposed Water Master Plan	3-16
3.7	Proposed On-Site Sewer System	3-18
3.8	Main Connection to Sewage Treatment Plant	3-19
5.1	Proposed Zoning District Classification	5-2
5.2	Urban Design Plan	5-35
5.3	Architectural Concept - Regional Commercial	5-36
5.4	Architectural Concept - Mixed Use Commercial	5-37
5.5	Architectural Concept - Neighborhood Commercial	5-38
5.6	Architectural Concept Commercial Design Elements	5-39
5.7	Architectural & Siting Concept - Medium Low Density Residential	5-40
5.8	Street Scene Concept - High Density Residential	5-41
5.9	Landscape Concept - Special Purpose Applications	5-58
5.10	Major Arterial - Avenue 50 and 52 Concept	5-59
5.11	Enhanced Parkway Treatment	5-60
5.12	Roadway Noise Buffer	5-61
5.13	Agricultural Buffer	5-62
6.1	Geologic Hazards	6-2
6.2	Site Topography	6-4
6.3	Soils map	6-6
6.4	Drainage Area	6-8
6.5	Limit of Flooding	6-10
6.6	Proposed Storm Drain Master Plan	6-12
6.7	Noise Contour Map	6-16
6.8	Year 1987 Annual Average PM ₁₀ Concentration	6-23
6.9	Riverside County Ozone Data	6-24
6.10	Coachella Valley Blowsand Region	6-27
6.11	Percent Germination of Four Crops Related to Soil Extract Conductivities	6-52
6.12	Site Vegetative Map	6-57
6.13	Panoramic Views	6-62
6.14	Location of Photographs	6-63
7.1	Existing Conditions	7-5
7.2	Existing Traffic Volumes PM Peak - ADT	7-10
7.3	City of Coachella Circulation Element	7-11
7.4	Background Traffic Volumes with SR 86, ADT's	7-13
7.5	Mitigated Condition Diagram for Background Traffic	7-14
7.6	Regional Traffic Distribution	7-17
7.7	Project Traffic Volumes with SR 86, ADT's	7-18
7.8	Background + Project Traffic Volumes with SR 86, ADT's	7-19
7.9	Slater Traffic Volumes with SR 86, ADT's	7-21
7.10	Lusardi Specific Plan Traffic Volumes with SR 86, ADT's	7-22

	<u>PAGE</u>
7.11 Background + Project + Slater + Lusardi Traffic Volumes with SR 86, ADT's	7-23
7.12 McNaughton Specific Plan Traffic Volumes with SR 86, ADT's	7-24
7.13 Background + Project + Lusardi + Slater + McNaughton Traffic Volumes with SR 86, ADT's	7-25
7.14 Mitigated Condition Diagram for Background + Project Traffic	7-32
7.15 Mitigated Condition Diagram for Background + Project + Slater + Lusardi Traffic	7-34
7.16 Mitigated Condition Diagram for Background + Project + Slater + Lusardi + McNaughton Traffic	7-35
7.17 Proposed Water Master Plan	7-41
7.18 Main Connection to On-Site Sewer System	7-43
7.19 Proposed On-Site Sewer System	7-44
7.20 Public Services, City of Coachella	7-47
7.21 Schools in the Project Vicinity	7-51
7.22 Proposed School Reservation	7-58
7.23 Coachella Valley Park + Recreation District, Division 2	7-60
7.24 Parks in the Project Vicinity	7-62
7.25 Easements and Road Rights-of-Way	7-70
8.1 Land Use Alternative 2	8-13

executive summary

Executive Summary

Background and Planning Process

The Brandenburg-Butters project lies in an area which was annexed to the City in September, 1987. In December, 1988, the Coachella City Council amended the City General Plan to designate the square mile which includes the project site a Specific Plan Area. Subsequently (May, 1989), the Planning Commission found a refined concept plan for the Brandenburg-Butters project to be consistent with the original land use density and intensity approval. The present document is a combined Specific Plan and Environmental Impact Report which provides a detailed description and environmental analysis of the project to assist the Planning Commission in making its recommendation to the City Council, which will take final action on the Specific Plan and related zoning provisions. During study sessions to review this document, the Planning Commission changed the High Density Land use from 10 units per acre to 15 units per acre. This action, and Caltrans' finalizing of an alignment for Avenue 52 at Highway 86, necessitated a revision of densities and acreages in the Specific Plan (October, 1990). An analysis of the effects of the revised Specific Plan was done for each topic in the EIR; no significant changes in environmental impacts or mitigation measures were identified. (The detailed analysis of the changes resulting from the revised Specific Plan is presented as Part IV of the Final EIR.) This summary describes the revised Specific Plan and its impacts.

The environmental analysis includes a comparison of the proposed project in terms of its impacts with the following alternatives: a no development scenario; an initial industrial/commercial based land use mixture conceptualized for the applicant's property; a suburban residential development with minimum convenience commercial acreage included; location of the project as proposed on an alternative site. The no development scenario was found to have the least environmental impact but the fewest social and economic benefits; the proposed project was found to be the most viable of the development options. No benefit was found in locating the project on an alternative site.

Project Setting

The site consists of approximately 380 gross acres in the eastern portion of the City of Coachella. The property is flat agricultural land which has lain fallow for several years and has been invaded by Tamarisk scrub and weedy annuals and perennials. There are power lines and towers on the site, but no permanent structures. The surrounding area is in agricultural and rural residential uses. Surrounding hills and mountains are visible in the distance from the site.

The project represents an eastern expansion of the City to an area which was annexed in 1987. The area is to be served by a major transportation link (Highway 86) and has access by way of the thoroughfare system extending from the center of the City. There are no major physical barriers to the development of this virtually flat area.

Two other major projects in the eastern portion of Coachella have received final Specific Plan approval: the 1,085 unit Lusardi project on 260 acres southeast of the Brandenburg-Butters site; and the 8,000 unit McNaughton Specific Plan on 723 acres northeast of the project site.

The existing General Plan land use designation of the project site is "Specific Plan Area"; zoning for the site is Conditional Specific (SP) Plan Zoning. The intensity of development proposed for the site is that contemplated by the City.

Project Description

Studies of the project site show that it presents development opportunities related to the planned extension of Highway 86 and its interchange with Avenue 52; the relatively flat, easily developed terrain; and the projected future demand for a mixture of urban uses. Site constraints, typical of development projects, include provision of utility and roadway infrastructure; protection from geotechnical and flood hazards; and noise mitigation.

The Specific Plan consists of three major land uses: residential (68% of the land area); commercial (18.8% of the site); and public (5.5%). The arterial and collector road system makes up the balance of the 380 acres.

Residential acreage (approximately 259.1 acres) will be divided among medium low density, medium high density, and high density uses. 741 Units will be conventional single family detached dwellings, averaging four units per acre (medium low density); 243 units will be detached or semi-detached smaller single family units averaging six units per acre (medium high density); and 497 units will be multi-family attached units averaging fifteen units per acre (high density).

Commercial uses serving the needs of the development will include a 12 acre neighborhood commercial center. In addition, the project includes 38.5 acres of regional commercial uses and 21.0 acres of mixed commercial uses for business desiring a location near the interchange.

¹ Requirement for park land use may involve 11.8 acres, as determined when development progresses.

The developer is initially offering for dedication to the City a six acre neighborhood park site and a 4.2 acre municipal site which could be utilized for public services. A utility services area consisting of 10.9 acres is also being reserved on the site. The primary circulation system in the project area will account for approximately 41.5 acres of roadway; individual subdivision of residential areas will also contain minor local streets.

Anticipated phasing of the project is over a ten year period, subject to market considerations and more detailed site analysis at the site planning stage. The provision of supporting infrastructure will also dictate the ability to carry out the sequence contemplated within each land use category.

Circulation for the proposed project has regional, local and internal components. Regional access is from Highway 10. Subregional access is accommodated by Highway 111, Grapefruit Boulevard, and Highway 86; the future improvement of Highway 86 is important for the development of the project.

In the internal circulation system, primary access will be via Avenue 50 and via Polk Street and Avenue 52; realignment of Polk Street and Avenue 52 will occur with ultimate construction of Highway 86. All three mentioned streets will be upgraded to handle project build-out and cumulative traffic volumes in the eastern portion of the City, necessitating amendment of the General Plan Circulation Element. Three new two lane internal collector roadways will distribute trips within and through the project site. Further subdivision of the residential areas will require the creation of minor access streets.

The minimal grading required on this relatively flat site will allow each of the areas bounded by the arterial road network and project boundaries to drain southward to flow either into a street or into a catch basin or detention area. Off-site flows will be interrupted and channeled through the project by surface and underground systems. On-site flows will be carried in local streets or combined with off-site flows in an underground storm drain network. Use of detention basins is planned.

Water will be provided to the project by extending two lines of the City's existing water supply system to the site, where they will be connected by the proposed on-site water system. A well site and a water storage reservoir will be necessary to serve the project site. Location of water service infrastructure, and coordination of water main extension with City capital improvement program planning, could result in efficiency and economy in supplying the cumulative water needs of development in the area.

Wastewater will be handled by gravity feed to a pump station at the utilities/facilities site, from which effluent would be pumped to the existing treatment plant, via a new sewer main.

Natural gas (from Southern California Gas Company), telephone service (from General Telephone), and electricity (from Imperial Irrigation District) will be extended to the project according to the policies of the provider for new development. The City may wish to coordinate efforts of supplier utilities to meet the cumulative demand of development in the eastern portion of the community.

Seismic Safety

Context

No known faults exist on site. The site would be subject to severe groundshaking from earthquakes originating on nearby faults, especially the San Andreas fault system 1.25 miles northeast. The site is within Liquefaction Zone V.

Environmental Impacts

A design earthquake of 7.5 Richter magnitude can be calculated to originate from the San Andreas fault system. Ground acceleration from other regional faults is not as significant a consideration.

Sand layers on site would appear too dense for liquefaction to occur, but additional site specific liquefaction investigation is required.

Mitigation Measures

Design permanent construction to meet Uniform Building Code Seismic Zone IV requirements. Construct plumbing and utility services with flexible connections and/or provide convenient shutoffs. Design relocatable structures (if not supported on permanent type foundation) to minimize the effects of groundshaking. Evaluate site specific liquefaction potential with emphasis on areas of heavy loading. Perform further geotechnical investigations to assess engineering properties of underlying soils with respect to liquefaction.

Topography, Geology, Slopes and Erosion

Context

The site lies in the flat, alluvial portion of the Coachella Valley, bounded by the San Jacinto and Santa Rosa mountains to the west and the Little San Bernardino mountains to the east. The site averages 90 feet below sea level and has a 2% northwest to southeast slope.

Environmental Impacts

Soils on site are primarily silty sands and clayey silts with low plasticity in the "very low" to "low" expansion category. Removal and recompaction of soil will be necessary to limit settlement and improve bearing capacity.

No landslides were observed or mapped in or around the site, which is a on flat ground away from steep hills. The site shows no evidence of scouring and channeling.

Mitigation Measures

Clean construction sites of vegetation prior to grading. Employ an engineer to visually check site grading prior to placement of fill. Ensure that foundations bear on soils whose compaction has been verified by testing. Employ accepted engineering standards for site soils for foundation designs.

Wind Erosion

Wind erosion is not anticipated due to fallow vegetative cover and absence of high wind patterns. Watering during grading and re-vegetation will mitigate erosion resulting from construction activities.

Flooding and Drainage

Context

The site is in the typically alluvial Coachella Valley Drainage Basin, which has no natural perennial streams. Existing topography creates an undefined sheet flow effect across the property which could become channelized across a portion of the site, causing flooding. The drainage area tributary to site is approximately four square miles. A portion of the site might become inundated during a major storm due the elevation of the banks of the wasteway which borders the site on the south. The site is in F.E.M.A. Zone C (subject to minimal flooding).

Environmental Impacts

Development will increase total peak storm run-off and volume by decreasing pervious ground area on site. Off-site sheet flows must be intercepted and channelized through the project using street surface flow and storm drains. Flows will be conveyed to a detention basin to limit peak flow discharging from the site. (Additional detention basins will be in the park and open space areas.) An outlet structure (or pumping) will be necessary to discharge flows to the wasteway or the Coachella Valley Stormwater Channel, resulting in a slight increase in storm flows and associated erosion in the channel.

Mitigation Measures

Implement proposed Storm Drain Master Plan with development of the project. Perform further engineering studies to: design public right-of-way to contain 10, 25, and 100-year storm events; provide final design of detention basins; and select final outlet features and discharge rate. Implement measures to reduce breeding of eye gnats and mosquitoes.

Noise

Context

The site is currently affected by motor vehicle noise from area roadways; it may be subject to aircraft noise from Thermal Airport and will be adjacent to the planned Highway 86 - Avenue 52 interchange.

Environmental Impacts

Construction activities will have short-term noise impacts, mitigated by limiting work to days and hours specified by City Ordinance. Long-term noise impacts will result from project-related traffic on and off site. Location of commercial uses closest to the Highway 86 - Avenue 52 interchange will reduce noise impacts on residential areas, limiting noise impacts to those from local street traffic.

Mitigation Measures

During construction: limit days and hours of construction adjacent to residential areas; equip construction equipment with mufflers; orient stationary equipment to emit noise away from sensitive receptors; locate stockpiling and vehicle staging areas away from residences; maximize distance between noise sources and sensitive receptors; concentrate noisiest construction operations to avoid continuing high noise periods.

Over the long-term, protect residential lots by: locating carpools and parking areas adjacent to major roadways; orienting dwelling units away from adjacent roadways; shielding courtyard or recreational open space areas by intervening structures or barriers.

Over the long-term, protect commercial uses by: carefully designing truck access, parking areas, and air conditioning units; utilizing building setbacks, design and orientation to reduce noise levels; locating parking areas between buildings and roadway.

Climate and Air Quality

Context

The site is in the Southeast Desert Air Basin, where state and national ambient air quality standards are exceeded up to 166 days annually, chiefly due to oxidants (especially ozone) from motor vehicle emissions. The site has a desert climate with low annual rainfall, low humidity, hot days, and cold nights. Topographical features contribute to surface-based inversions in some seasons. Winds bring pollutants from the Los Angeles/Orange County metropolitan area. Particulates and ozone have exceeded state and federal standards at local monitoring stations. The site may be seasonally subject to blowsand.

Environmental Impacts

Construction activities will generate particulate (fugitive dust) emissions, mitigatable through dust suppression techniques such as watering, use of ground cover, and street sweeping. Impacts during construction will also include exhaust emissions from construction equipment and workers' vehicles. Over the long-term, project-generated pollution will include emissions from natural gas combustion and electrical generation (2%) and emissions from motor vehicles (98%). The project totals will be less than 1% of the levels of each pollutant projected for the region for the year 2000. Carbon monoxide concentrations adjacent to intersections most affected by project traffic will be below current state and federal standards. However, because the project proposes land uses in excess of land use and population forecasts utilized in the 1989 Air Quality Management Plan emission forecasts, the impact

of the project on air quality is considered "significant", even though project-generated pollutants will represent less than 0.03 percent of the South Coast Air Basin total by the year 2000.

Mitigation Measures

General Measures

Employ land use planning measures which support mixed uses in proximity to each other so that shorter motor vehicle trip distances and alternative forms of transportation are facilitated. Provide adequate on-site circulation to minimize congestion and reduce emissions. Design recreational and greenbelt area to maximize shading effect of landscaping for streets, parking areas, and building walls. Schedule construction activities first on upwind portion of site to reduce blowsand and dust impacts in downwind area. Suspend dust-creating activities under high wind conditions. Suspend construction during ozone episodes.

Specific Measures

Clean up construction-related dirt on approach routes to site. Employ adequate watering techniques to hold down construction-generated dust. Cover any earth transported and spray wheels and low portions of transport trucks with water. Use diesel engines with a four degree retard and diesel fuel with a maximum of 0.05% sulfur. Comply with energy use guidelines in Title 24 of the California Administrative Code.

Measures to be Implemented if Feasible

Use diesel-powered rather than gasoline-powered construction equipment. Maintain and service construction equipment to minimize exhaust emissions. Minimize construction during windy season. Use accumulated blowsand on-site as construction material. Transport accumulated blowsand off-site to destinations downwind and outside of blowsand hazard zone. Use energy efficient street lighting and parking lot lighting to reduce emissions at power plant serving the site. Provide adequate pedestrian facilities to encourage walking between uses on-site. Incorporate design features to facilitate public transit usage. Synchronize any traffic signals installed with other signals in project vicinity. Consider use of solar water and pool heaters. Ensure early contact between applicant and public transit; ride sharing; public works, and other service organizations to incorporate needed facilities and service in project design.

Water Quality

Context

The site is located over a large aquifer (the Ocotillo formation) which provides potable domestic water. This is overlain by a shallow perched aquifer fed by excessively salinated irrigation water. Contaminants associated with the construction of roadways will find their way into the shallow aquifer. Project domestic water and wastewater treatment would be provided by an extension of Coachella's municipal system.

Environmental Impacts

Roadway contaminants would further contaminate the already degraded shallow aquifer, but it is not a source of potable water. Use of municipal services for domestic water supply and wastewater treatment would eliminate any significant impact on water quality.

Mitigation Measures

Implement water and sewer master plans as per subsections 3.4.2 and 3.4.3 of the Specific Plan.

Open Space and Conservation

Context

The site is a disturbed agricultural area with no unique or endangered plant or animal communities and no known cultural resources. Designation by the City as a "Specific Plan Area" (December, 1988) presumes an eventual urban density and intensity of development.

Environmental Impacts

4,399 residents will require neighborhood and community recreation and open space. The project proposes a six acre neighborhood park site, and reservation of 11.8 acres for pocket parks, which would be developed for public open space and recreation purposes.

Mitigation Measures

Dedicate a six acre neighborhood park and provide 11.8 acres for dedication as park sites with phased development. Bring in an archaeologist should cultural resources be discovered during grading. Utilize native and desert landscape material where appropriate.

Agriculture

Context

The site consists of agricultural land which has not been cultivated for several years. Although located in a region with a warm climate, inexpensive irrigation water, and abundant labor, the site itself has several constraints on agriculture: extreme soil salinity; a cold micro climate which limits the selection of the more profitable crops; non-existent, improper and unserviceable drainage; and, the necessity to redevelop the site with extraordinary cultivation and tillage procedures. If the site were reclaimed and farmed, its productive capabilities would be limited to lower-value flat crops such as hay, grain, and cotton.

Environmental Impacts

In its unused state, the site has no impact on the area or regional agricultural sector. Its development would have no effect unless the property were desired for reclamation and farming, which is unlikely given its constraints.

Mitigation Measures

None required.

Wildlife and Vegetation

Context

The site is a disturbed agricultural property which has lain fallow for 2-5 or more years. It supports Tamarisk Scrub in the heavily salinated center of the site and, elsewhere, plowed fields with weedy annuals and introduced perennials. Natural succession would lead to a simple saline sink plant community. Little wildlife exists on site, and no state or federally protected species of plant, vertebrate, or arthropod was found.

Environmental Impacts

Development would remove all remnant native vegetation and most small animal habitats, which is not considered a significant impact due to the degraded state of the native habitat on the site. Potential for disturbances within adjacent native habitats would be increased.

Mitigation Measures

Landscape with native species.

Energy Resources

Context

Locally, 60% of typical domestic electrical consumption is for air conditioning; 40% of natural gas is for heating water; and 30% of gas is for space heating. Conservation measures can be effective in these areas, especially the use of passive design elements such as insulation.

Environmental Impacts

The project will utilize 32,252,961 Kwhs of electricity per year; 119,484,312 CuFt of natural gas per year; and 15,878 gallons of gasoline per year.

Mitigation Measures

To reduce gasoline consumption, provide bicycle parking areas, pedestrian walkways, and bicycle routes to encourage alternatives to driving; and facilitate bus transit through bus stop improvements. To reduce electricity and gas consumption, ensure that construction meets or exceeds Uniform Building Code specifications; utilize energy efficient appliances and fixtures; maximize shade features in landscaping and building design.

Aesthetics and Visual Analysis

Context

The site consists of very gently sloping fallow agricultural land surrounded by similar rural properties. It lies in an area which has been assigned a low scenic value in the Coachella Valley Master Environmental Assessment. The site affords views of distant encircling hills and mountains, somewhat marred by existing power lines and towers.

Environmental Impacts

Development will completely alter the vacant rural agricultural appearance of the site. The impact on landform will not be significant because of the site's limited topographic relief and the minor grading necessary. The site is highly degraded in terms of natural desert terrain and habitat, and has been assigned a low scenic value. Thus, the visual transformation of the site is not considered a significant impact.

Mitigation Measures

Comply with design guidelines in the Specific Plan.

Historic and Pre-Historic Resources

Context

The site consists of a disturbed agricultural area covered by modern alluvium, unlikely to yield paleontological resources. Although the site was part of Cahuilla territory in pre-historic and historic times, no archaeological sites have been recorded on or near the site and a representative of the Cabazon Band was unaware of any resources on site.

Environmental Impacts

The Archaeological Research Unit (University of California, Riverside) advises that there is a low probability of cultural resources on the site.

Mitigation Measures

If cultural resources are encountered during construction, employ an archaeologist to re-evaluate project area and prevent destruction of resources.

Light and Glare

Context

The site and the surrounding rural area currently produce no significant light and glare.

Environmental Impacts

Residences, commercial and municipal buildings, and street lighting will produce nighttime illumination where none existed before. Fixtures for street, security, and parking lighting may create unacceptable glare for adjacent areas. Sun glaring from reflective surfaces will periodically occur.

Mitigation Measures

Use sodium lamps in downward facing lamp fixtures in street and parking lot lighting. Use shielded fixtures and roofs constructed of low reflectance materials to reduce glare.

Traffic and Circulation

Context

The project site is vacant; area traffic is related to farming and rural residential uses. Existing immediate access to the site is from Polk Street, Avenue 50, and Avenue 52; regional access is from Highway 111, Interstate 10, and future Highway 86. Other roadways in the project area include Tyler Street to the west, Filmore Street to the east, and Airport Boulevard to the south. Traffic volumes are light in the project area, except on Highway 111, which is approaching the capacity of its two lane segments. The internal circulation system for the site shows primary access via Polk Street, Avenue 52, and Avenue 50. Polk Street and Avenue 52 are to be realigned with construction of Highway 86. Three new internal collector roadways are proposed to distribute trips within and through the site, two running north/south and one east/west.

The Circulation Element of the Coachella General Plan and the Coachella Valley Area Transportation Study outline the changes necessary to handle projected future traffic in the project area.

Project Impacts

At ultimate build out, which is anticipated to occur in approximately 10 years the proposed project is estimated to generate 453,240 daily trip ends (26,620 in/26,620 out) with 2,490 inbound/2,345 outbound trips during the PM peak period across the driveways. Due to pass-by trips, the project will generate about 41,680 external daily trips with 1,990 inbound/1,830 outbound trips during the afternoon peak hour.

Assuming that State Route 86 is constructed as a four lane expressway from Dillon Road to Avenue 58 with at grade crossing at Avenues 50,52,56 & Polk Street, all streets in the vicinity of the project, following the ultimate build out of the project, (including background traffic) will have a Level of Service (LOS) of C or better with the construction of required traffic mitigation improvements.

Assuming that SR 86 is constructed as described, and the Slater and Lusardi projects along with the project are constructed (including background traffic) all streets in the vicinity of the project, with the possible exception of SR 86 north of Dillon Road, will have an LOS of C or better with the construction of required mitigation improvements associated with these projects (including an interchange at SR 86 and Avenue 52).

With the addition of the McNaughton project to the project area all streets in the vicinity of the project, with the exception of Highway 111 north of Avenue 50, Avenue 50 west of Polk Street, and Avenue 52 west of Fillmore Street will have LOS C or better with the construction of required mitigation improvements associated with these projects (including an interchange at SR 86 and Avenue 50).

Mitigation Measures

Mitigation measures will include street widening, signal improvements and adding additional lanes at key intersections. Location, degree and type of improvement are dependent upon the timing of the proposed project and other projects east of SR 86. Three alternative methods of implementation are identified related to individual project mitigation improvements and/or jointly funded mitigation improvements (e.g., Mello-Roos).

Water

Context

Coachella's domestic water distribution system does not currently serve the project site. The City has an excess capacity of 1.5 million gallons per day (mgd), or 1,040 gallons per minute (gpm); its storage capacity is 5.1 million gallons.

Project Impacts

The project water demand will be 3.1 mgd, or 2,174 gpm, which exceeds the City's available supply. Fire flow requirements for the commercial uses would necessitate storage of 5.7 mg, which is greater than current storage capacity. The proposed water master plan would

extend the City's water supply system to the site on two sides and participate in well site(s) and reservoir development to provide adequate water and meet fire flow requirements for the project.

Mitigation Measures

Implement Water Master Plan from the Specific Plan. Ensure that project participates in development of needed well sites as determined/approved by the City. Ensure that project contributes its share to construction of a water reservoir, with reimbursement for any oversizing.

Sewer

Context

No sewer facilities exist on site. The nearest point of connection is a 12" main 1/4 mile west of the southwest corner of the site. The sewage treatment plant has a current excess capacity of 1 million gallons/day.

Project Impacts

The project will generate 1.3 mgd of sewage, exceeding available treatment capacity and overburdening the 12" sewer main. The project proposes an on-site collection system, a pump station, and a new 15" main from Avenue 52 to the treatment plant. Treatment plant expansion will be necessary at 75% buildout, or earlier if other development occurs.

Mitigation Measures

Implement proposed on-site collection system. Ensure that project provides its share of funding for main sizing and treatment plant expansion.

Fire Protection

Context

Fire services are provided by the City Fire Department from its headquarters at Sixth and Palm Streets. The site in its fallow agricultural state presents a certain fire hazard. Response time to the site is five minutes without delay due to train crossing.

Project Impacts

Increased traffic may slow response time. The neighboring proposed Lusardi development locates a fire station site 1-1/4 miles south of the project; a portion of the project's municipal use site might be used for fire facilities if necessary. Waterlines extended to the site will be sufficient to handle fire flow.

A well on the southeast corner of Avenue 50 and Polk Street must be secured/abandoned to avoid a safety problem.

Mitigation Measures

Ensure that applicant dedicates a 4.2 acre municipal site which might be used if necessary for fire facilities with immediate response time. Ensure that developer contributes fees and taxes toward cost of fire facilities and personnel. Extend water lines for fire suppression to project site. Explore formation of special taxing district or other assessment mechanism to finance improvements. Ensure that applicant abates on-site hazards.

Law Enforcement Services

Context

The City Police Department, housed in City Hall, maintains a ratio of 1 to 1.5 officers per 1,000 citizens. Response time to the site would be five minutes, barring delay due to train crossing.

Project Impacts

The project would require 4-7 additional officers to maintain the desired ratio. The department would want a satellite office space at the site. The project does not present any security/surveillance or access problems.

Mitigation Measures

Consider provision by City of satellite office facilities on the municipal use site. Submit new construction proposals to police department for routine review as part of the architectural review/site plan analysis process. Ensure that developers contribute their fair share towards improvements of access roadways. Encourage consideration of formation of a Mello-Roos or other assessment mechanism.

Schools

Context

Four Coachella Valley Unified School District schools would serve the site (two elementary, one junior high, and one high school); all are overcrowded. Post-secondary education is offered at College of the Desert, which has no unused capacity at its Palm Desert campus and offers limited courses off-campus in Indio and Coachella.

Project Impacts

The 1,481 dwelling units in the project would generate 1,614 students, using a student generation factor of 1.09 students per unit, which reflects the household make-up of the proposed market according to the school district's adopted impact fee study. The project has reserved 10 acres of land for school facilities.

The Coachella Valley Community College District projects an impact from this and other projects. A satellite campus in the eastern end of the valley is contemplated.

Mitigation Measures

Reserve a 10 acre site for acquisition by the Coachella Valley Unified School District. Require developer to pay school impact mitigation fees as established by the Coachella Valley Unified School District at time of construction approval. Explore mutual agreement between developer and school district for dedication of land in lieu of fees. Tax project property at established rate for school and community college districts.

Parks and Recreation

Context

Three state recreational facilities and one local regional park would serve the project site. The City of Coachella owns and maintains six public parks, none in the area of the site. The Coachella Valley Recreation and Park District administers recreation programs at the City parks. General Plan and Municipal Code provisions cover requirements for park acreage for new developments.

Project Impacts

The project will have 4,399 residents occupying 1,481 lots/units on 249.2 acres of land. General Plan requirements would call for 9.8 acres of parks; Municipal Code requirements would call for 17.8 acres of parks (by lot/unit method) or 12.5 acres of parks (by percent or area method). The project proposes to dedicate to the City a six acre park site, and reserve 11.8 acres for phased dedication of pocket parks. Tax revenues from the project will flow to the Recreation and Park District and the City.

Mitigation Measures

Dedicate a six acre park site to the City; and, reserve 11.8 acres for dedication of pocket parks with phases of development.

Utilities and Energy Conservation

Context

Telephone services are provided to the area by General Telephone (GTE). Electricity is provided by Imperial Irrigation District. Natural gas is provided by Southern California Gas Company, which has a main in Avenue 52, 650 feet east of Tyler Street.

Project Impacts

Development will require extension of existing telephone lines, which should be underground for aesthetic reasons; No impact is anticipated. Development would require construction and installation of new electrical facilities at developer's expense, creating no significant impact. The developer should work with all utility providers to explore energy conservation techniques.

Mitigation Measures

Underground new telephone lines. Construct according to Uniform Building Code and California Energy Code Standards. Place structures and landscaping to maximize use of shade features. Select fixtures and appliances for energy efficiency. Make provision to accommodate substation and distribution facilities. Construct buildings with insulation and air tight seals to reduce heating and cooling consumption. Use technical support concerning energy conservation provided by utilities.

Solid Waste

Context

Western Waste Industries takes solid waste from the site to Coachella Sanitary Landfill, which receives 700 tons per day. The landfill will reach capacity in 2020-2023.

Project Impacts

The project will generate 32,183 pounds of solid waste per day, or 2% of the total received at the landfill. This incremental impact is not considered significant.

Mitigation Measures

None required.

Health Services

Context

John F. Kennedy Memorial Hospital, a full-service hospital in Indio six miles from the site, would serve project residents. It has 130 beds and operates at 65% capacity.

Project Impacts

The project would generate 12 in-patients per month. John F. Kennedy Memorial Hospital can handle this increase without impact.

Mitigation Measures

None required.

Library Services

Context

The project area is served by a branch of the Riverside City/County Free Library System located 2-1/4 miles west of the site. This 3,000 square foot building houses 12,836 cataloged volumes of a 501,359 volume network system to serve a population of 18,000. Library funds come from a percentage of the general county tax levy and County development mitigation fees.

Project Impacts

The 3,938 project residents would have a significant impact on facilities which the system considers inadequate. The system projects a need for a 15,000 square foot, \$3.1 million library in Coachella with an annual operating cost of \$528,717, but no funding scheme is identified. The system suggests assessment of a library facilities and collections fee and determination that the project's assessed valuation will provide for ongoing expenses.

Mitigation Measures

The City of Coachella is not the tax collector or budget approval authority for the library system; the following actions can be taken by the Coachella City Council: Request that applicant negotiate an impact fee with the library director; or, look to other means of providing library services; or, allow the County Board of Supervisors to address funding and service levels for the library system.

Easements

Context

The project site contains 13 known easements for pipelines, water pipelines, irrigation distribution systems, public roads, public utilities, and an electrical transmission power line.

Project Impacts

Development will require relocation/abandonment of some easements. No adverse impacts are anticipated. Project design takes into consideration two electrical transmission power lines along Avenue 52. With realignment of Avenue 52 and Polk Street, the City of Coachella will vacate surplus right-of-way to adjacent property owners.

Mitigation Measures

Provide necessary new or replacement easements at time of land subdivision.

Fiscal Impact Analysis

The residential component of the project at the time of analysis consisted of 741 single family detached homes (averaging \$117,600 for 1,600 square feet); 243 attached or semi-attached "patio" homes (averaging \$88,725 for 1,300 square feet); and 497 apartment units. Housing would be phased over 10 years, with apartments built in the fourth and seventh years of the project. These residential uses will generate revenue, particularly from water and sewer service fees, property tax, motor vehicle license fees and retail sales taxes, in the amount of \$1,183,905 in the tenth year of development. The residential uses will require municipal services such as public safety, road maintenance, park maintenance, recreation programming, water and sewer service, and general government administration, at a cost of \$1,104,046 by the tenth year of development. At buildout, the project would generate \$1.087 of public revenue for each \$1.00 of incurred public cost. (The minor change in project description has not changed the positive fiscal impact.)

Commercial elements of the project would be constructed in the third, fifth and seventh years of the project. Commercial elements have potential annual sales generation of \$91,625,000, provided that significant additional residential development occurs within the market area.

1.0 introduction

1.0 INTRODUCTION

1.1 Background and Planning Process

The Brandenburg - Butters, Coachella 380, property consists of two separate land holdings totalling to approximately 380 gross acres. The subject property (hereinafter sometimes simply referred to as Applicant's Project), lies in the eastern portion of the City of Coachella, California, and was the subject of a large area annexation to the City in September 1987. General planning for this eastern portion of the City has not specifically been readdressed since originally discussed as a Sphere of Influence area in the January 1982, General Plan Update. The City is seeking to prepare an area policy plan, entitled the East Valley Community Plan, to assign densities to properties not already contemplating development, and to incorporate elements of the current privately sponsored projects.

The City of Coachella has been directing proposals for development in the eastern portion of the City to their Specific Plan process. The subject project sponsor, applying under the California Partnership name of Coachella 320, submitted applications in the Spring of 1987, seeking amendment of the General Plan and Conditional Specific Plan Zoning. In this context, a "Specific Plan," means the legal document consisting of a development plan and text material that describes the character and building intensity of proposed development, with standards to guide developers and designers of the property.¹

On December 7, 1988, the Coachella City Council designated the one square mile section of land, within which the Applicant's Project is located, as "Specific Plan Area" (Resolution 88-101); and also, rezoned the one square mile section of land Conditional Specific (SP) Plan" (Ordinance No. 617). The described one square mile section of land will sometimes, hereinafter, be referred to as the Specific Plan Area.

The next action of the City occurred on May 24, 1989, when the Planning Commission found a refined concept plan for Applicant's Project to be consistent with the original land use density and intensity approval. The plan had been updated from the initial submittal to address approval conditions, to incorporate new design information regarding the Avenue 52/Highway 86 interchange and to further detail land use distribution for purposes of preparing the Draft Specific Plan.

¹ Source: City of Coachella Ordinance No. 378.

The sequential stages of City processing beyond Conditional Specific Plan Zoning, provide for a "Draft" Specific Plan to be submitted to the planning staff (refer to City Ordinance No. 378, Section 058.08). After Planning Commission review, staff is to furnish the applicant with comments regarding the review, to assist in the preparation of a final plan. The "Final" Specific Plan is submitted along with required information; the Planning Commission, after hearing, makes its recommendation to the City Council; the Council takes final action on the Specific Plan and related zoning provisions by approving the Final Specific Plan, and implementing the Specific Plan zoning (by removing the conditional status). Thereafter, actual development plans and subdivision maps may follow for construction of each phase of the project.

1.2 Purpose and Scope of the Specific Plan and Environmental Impact Report

This document is a combined project Specific Plan and Environmental Impact Report (EIR). The Specific Plan describes the proposed development of the Applicant's Project property, a 380 acre site in the eastern portion of the City of Coachella. The proposed development is composed of up to 1481 dwelling units within three density ranges, a total of 71.5 acres of commercial use on three (3) sites, a 6 acre neighborhood park, a 4.2 acre municipal services area and a 10.9 acre utility services area. Additionally, the plan calls for the reservation of an additional 11.8 acres of "pocket parks" distributed in the residential areas as development progresses.

In order for development to proceed, a Draft and Final Specific Plan must be approved by the City of Coachella, along with deletion of the "conditional" provision of the Specific Plan Zoning (an action which takes place once the City Council approves a Final Specific Plan).

Ultimate parcelization and subdivision for commercial and residential uses will require City subdivision map approvals. Other agencies that will review project related plans may also use information contained in this Specific Plan - EIR.

The Environmental Impact Report portion of this document text has built upon information collected for a previous EIR involving a portion of this site, technical studies developed for previously contemplated uses on this site, information of subregional significance from area EIR's and original studies and analysis developed for this Specific Plan project.

The scope of the Specific Plan is established by City Ordinance No. 378, Comprehensive Zoning Ordinance, in Article 058, "Specific Plan Districts." The scope of the EIR was established in the Notice of Preparation issued by the City of

Coachella on September 6, 1988. All topics required by Section 15140 through 15145 of the State EIR Guidelines are addressed. The following concerns are emphasized.

- Air
- Water
- Noise
- Light and Glare
- Land Use
- Natural Resources
- Population
- Housing
- Transportation/Circulation
- Public Services
- Energy
- Utilities
- Human Health
- Recreation

Responses received to the Notice of Preparation were also utilized in preparation of this analysis.

1.3 Alternatives Considered

A portion of the environmental analysis contained in this document examines a range of reasonable alternatives to the proposed project, or to its location. In this instance a matrix format has been utilized (see Section 8.5) with the proposed project inserted for comparison. The alternatives considered included: a required "No Project" (no development) scenario; an initial land use mixture conceptualized for Applicant's Property (industrial/commercial based); the proposed project (for comparative purposes); and, a suburban residential development with minimum convenience commercial acreage included. Also, the proposed development land use mixture is discussed occurring at a different location.

The "No Project" alternative avoids the impacts associated with urban development of vacant lands, but does not provide other social and economic benefits which could result from property development. The subject proposed project was considered to be the most viable of the development options for the property (with "No Project" having the least impact on the existing environment), because most of the impacts typically resulting from this type of proposal were either mitigated by the project design or could otherwise be addressed as a part of project implementation. Additionally, the proposed project was projected to have a positive impact on the public fiscal balance and satisfy a broader base of housing demand than the other alternatives. Moving the proposed project to another site was not perceived to further reduce any negative effects.

2.0 project setting

2.0 PROJECT SETTING

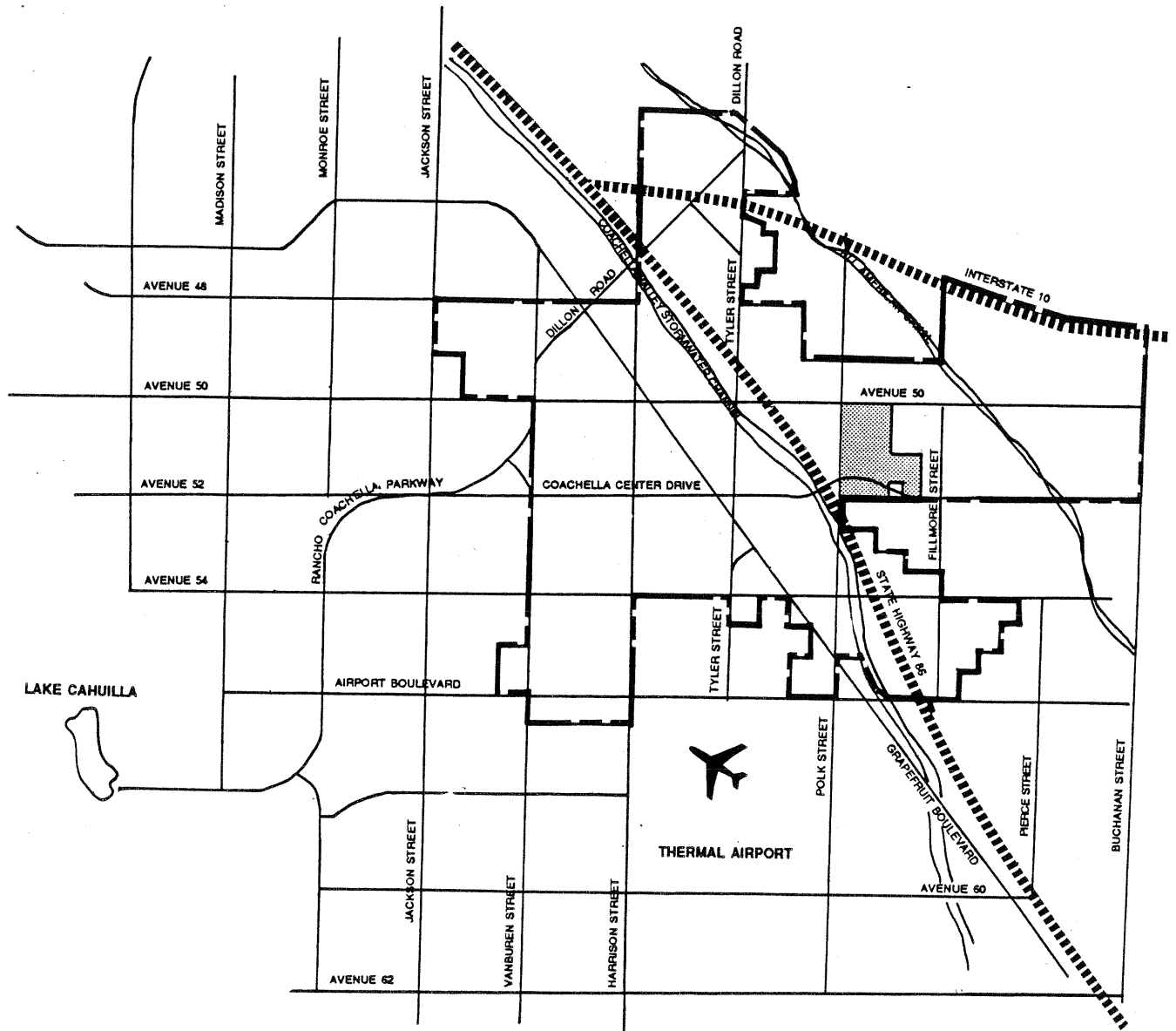
2.1 Project Location and Boundaries

The Applicant's Project site consists of approximately 380 gross acres located within a 640 acre square mile area (Section 3, T.6S., R.8E.) located in the eastern portion of the City of Coachella. The site is bounded on the west by Polk Street, on the north by Avenue 50 and on the south by Avenue 52; the remainder of Section 3 lies to the east, extending to Filmore Street. The project site is further identified by Riverside County Assessor's Parcel Nos. 763-070-001, 002 and 763-080-001, 002, 003. (See Figure 2.1, Project Vicinity; and Figure 2.2, Parcel Divisions.).



2.2 Physical Setting

The site consists of flat agricultural land which has not been cultivated for several years. Topographic relief is minimal on site, with slopes ranging from 0% to 2%. Since its abandonment for agriculture, the property has been invaded by Tamarisk scrub, which forms a band of vegetation roughly bisecting the site on a diagonal from northwest to southeast and covering approximately 1/3 of the site. The remainder is covered more sparsely by invasive weedy annuals and perennials, largely introduced species with occasional patches of native annuals and perennials. The southwest corner of the site is a barren 10 acre area of exposed soils with a thin white crust of evaporated salts. There are power lines and towers on the site, but no permanent structures.

The land immediately surrounding the site on all sides is in agricultural and low density residential/farming uses. In the distance, views of the hills and mountains can be seen from the site. These include views of the Indio Hills to the northwest, the Little San Bernardino Mountains to the north and east, the Mecca Hills to the southeast, and the Santa Rosas and San Jacintos to the west.



LEGEND

-  APPLICANT'S PROJECT SITE
-  CITY BOUNDARY

NO SCALE

DRAWING TITLE:

PROJECT VICINITY

SOURCE: City of Coachella, August 1989 / Smith, Peroni & Fox

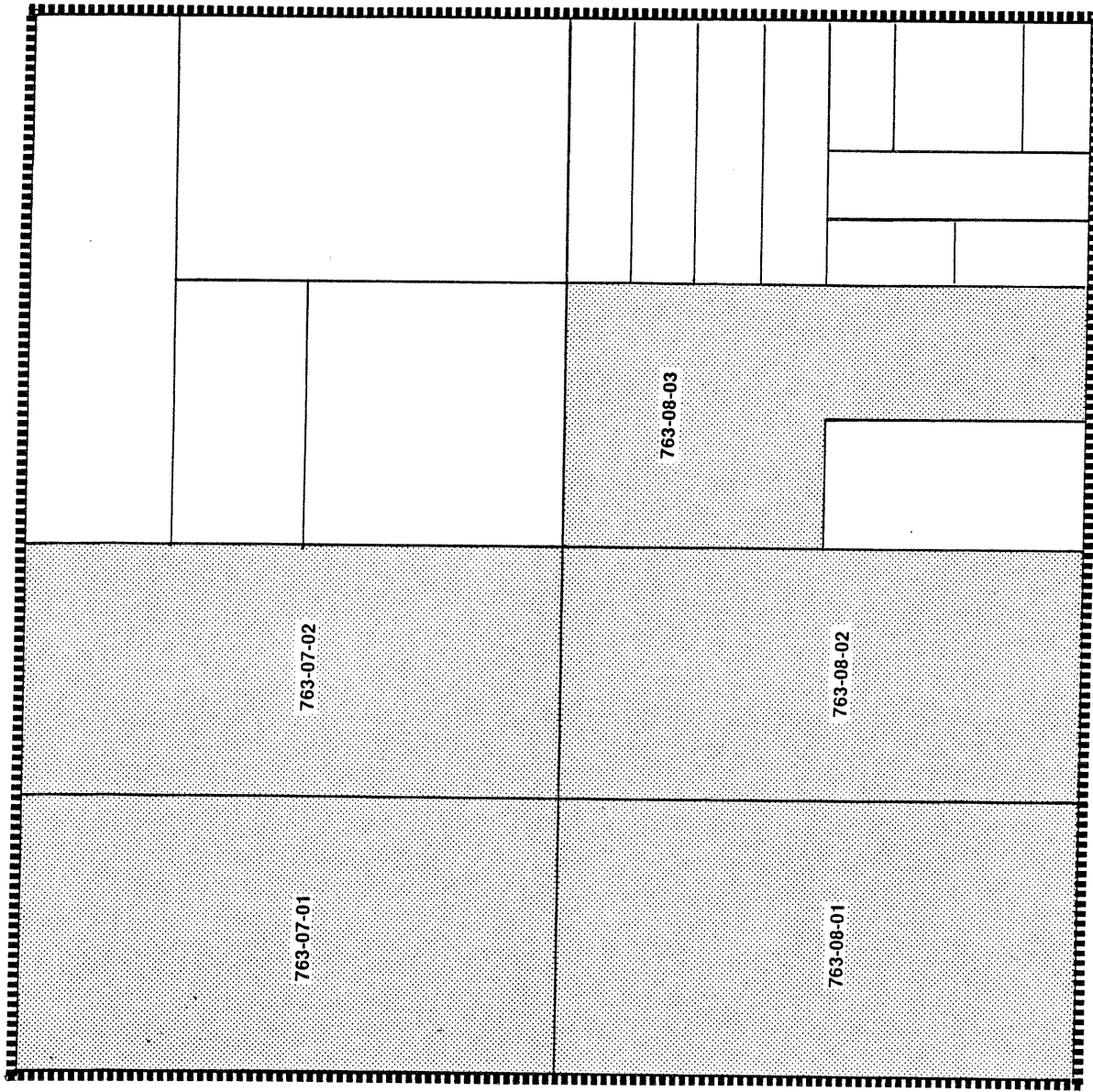
Smith, Peroni & Fox

brandenburg butters

C O A C H E L L A 3 8 0

2.1

FIGURE #



SPECIFIC PLAN AREA BOUNDARY →

DRAWING TITLE:

PARCEL DIVISIONS

Source: Assessor's Map Book 763, pp 7-8, Riverside County, California



FIGURE

2.2

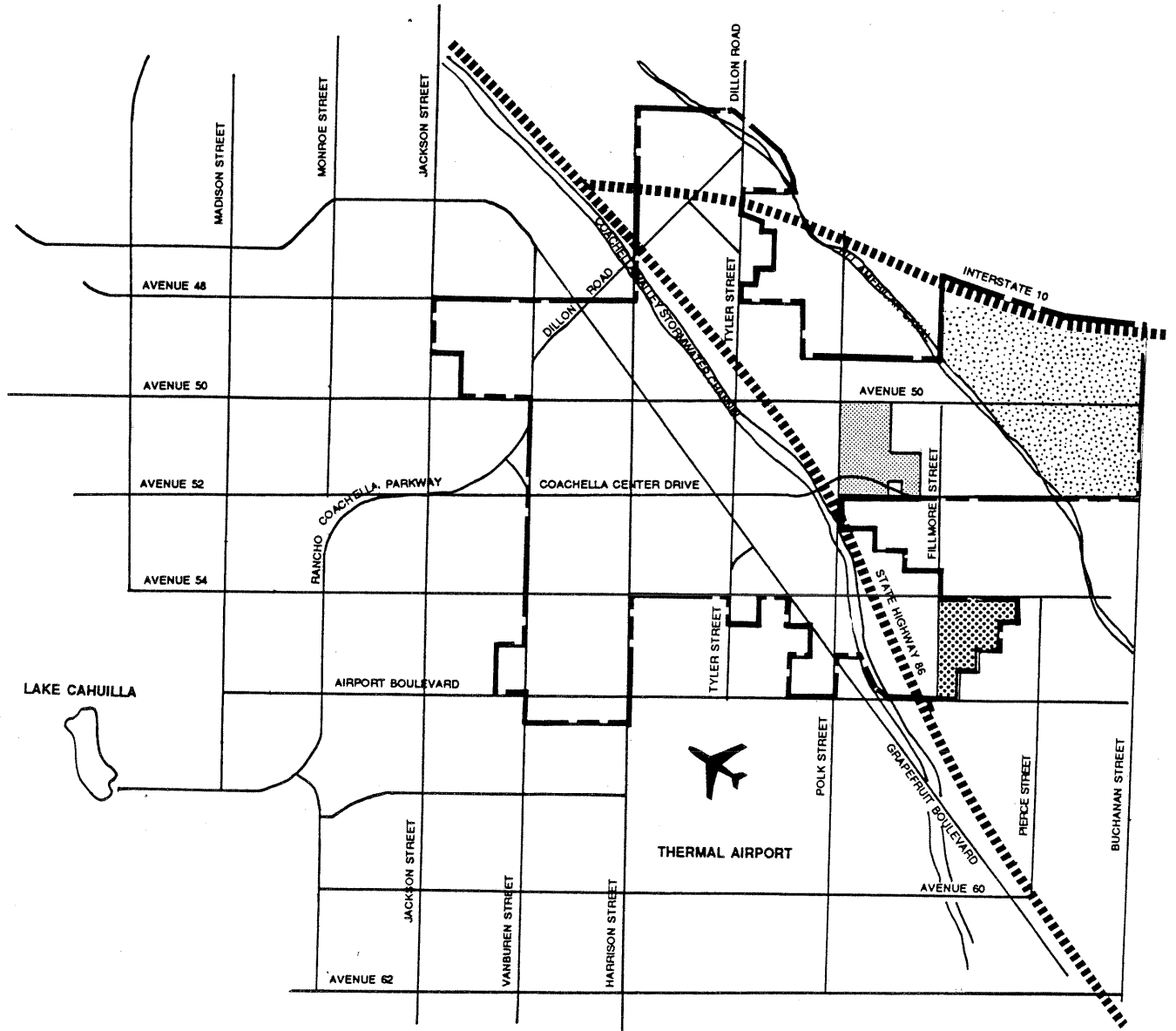
brandenburg | butters

C O A C H E L L A 3 8 0



Smith, Peroni & Fox

ENCLOSURE



LEGEND



APPLICANT'S PROJECT SITE



CITY BOUNDARY



MC NAUGHTON S.P.



LUSARDI S.P.

DRAWING TITLE:

PLANNED AND APPROVED DEVELOPMENT IN THE PROJECT VICINITY

SOURCE: Smith, Peroni & Fox

Smith, Peroni & Fox

brandenburg | butters

C O A C H E L L A 3 8 0

NO SCALE



FIGURE #
2.3

TABLE 2.1
AREA PROJECTS - LAND USE

BRANDENBURG-BUTTERS PROJECT			McNAUGHTON SPECIFIC PLAN		
<u>RESIDENTIAL LAND USE</u>	<u>ACREAGE</u>	<u>DWELLING UNITS</u>	<u>RESIDENTIAL LAND USE</u>	<u>ACREAGE</u>	<u>DWELLING UNITS</u>
Medium Low Density	185.4	741	Single Family	530.0	2,480
Medium High Density	40.6	243	Townhouse	187.0	1,880
High Density	33.1	497	Condominiums	109.0	2,180
	259.1 ¹	1,481	Multi-Family	73.0	1,460
				899.0	8,000
<u>COMMERCIAL LAND USE</u>			<u>COMMERCIAL LAND USE</u>		
Neighborhood	12.0	---	General	25.0	---
Regional	38.5	---	Shopping Center	78.0	---
Mixed-Use	21.0	---	Office Park	30.0	---
	71.5		Commercial/Recreation	85.0	---
				218.0	
<u>PUBLIC/QUASI-PUBLIC LAND USE</u>			<u>HOTELS/LODGE</u>		
Municipal Services	4.2	---	Hotels/Lodge	99.0	---
Utility Services	10.9	---			
Neighborhood Park	6.0	---			
	21.1				
<u>LUSARDI PROJECT (RANCHO COACHELLA VINEYARDS)</u>			<u>RECREATION</u>		
<u>RESIDENTIAL LAND USE</u>	<u>ACREAGE</u>	<u>DWELLING UNITS</u>	Rowing club	21.0	---
Single Family Residential	171.0	815	Polo/Equestrian Center	90.0	---
Multi-Family Residential	18.0	270	Golf Course	288.0	---
	189.0	1,085	Other Open Space	324.0	---
				723.0	
<u>COMMERCIAL LAND USE</u>					
General Commercial	46.0	---			
<u>MUNICIPAL LAND USE</u>					
Park Site and School Site	15.0 (23.0) ²	---			
Fire Station Site	3.0	---			
Neighborhood Park	7.0	---			
	25.0				

¹ Approximately 11.8 acres may be required for park lands (i.e. pocket parks).
These will be distributed in the residential area as development progresses.

² Conditional Approval provided for two school/park sites totaling 23 acres.

2.3 Community Setting

The Applicant's property was annexed to the City in September of 1987, and represents a logical eastern expansion of the City. The area is to be served by a major transportation link (Highway 86), and presently has access by way of the thoroughfare system extending from the center of the City. There are no major physical barriers to development of this area; topography up to the base of the foothills is virtually flat. The eastern portion of the City presents a unique opportunity for future social and economic growth and establishment of a distinct community image.

2.4 Area Projects and Future Trends

There are three major projects presently proposed for the eastern portion of Coachella including the subject development. The two other major land developments, which have now received final Specific Plan approval from the City, are the Rancho Coachella Vineyards (Lusardi) project and the McNaughton Specific Plan. The Rancho Coachella Vineyards project lies southeast of Avenue 54 and Fillmore Street consisting of some 1,085 dwelling units on 260 acres. The McNaughton property north and east of the subject site is proposed to contain 8,000 dwelling units and involve 723 acres. Table 2.1, Area Projects - Land Uses, more precisely illustrates the use breakdown for all three properties, with their locations being depicted on Figure 2.3, Planned and Approved Development in the Project Vicinity.

2.5 Existing General Plan and Zoning Designation

The existing General Plan land use designation for Applicant's Project Site is "Specific Plan Area" (Resolution 88-101). The zoning for the site is "Conditional Specific (SP) Plan" (Ordinance No. 617).

3.0 project description

3.0 PROJECT DESCRIPTION

3.1 Planning Goals, Objectives/Concepts

This subsection of the overall project description chapter provides an opportunity to briefly highlight and point out some of the basic ingredients of the development philosophy which is intended to carry this plan forward. Particular aspects of the development strategy will later be detailed by the land use plan and its implementing guidelines and regulations.

3.1.1 Summary Description of the Specific Plan

The draft Specific Plan for the Applicant's Project proposes the development of up to 1,481 dwelling units (at varying densities), construction of three commercial sites totaling 71.5 acres, provision of 10.9 acres of land for drainage water and sewer facilities and dedication of 6.0 acres of land for public park and 4.2 acres for municipal uses.

3.1.2 Specific Plan Objectives

To provide the framework and guidelines for the development of the Brandenburg-Butters property in such a way that land planning is in the best interest of the project sponsor, the city government and future residents/employees/shoppers, while producing a land use concept which responds to real world constraints and opportunities and is highly developable.

To create up to 741 single family detached dwelling units in a conventional subdivision pattern which will respond to a upper middle income market segment with household characteristics resembling those of the greater Coachella Valley rather than the historic City pattern.

To develop up to 243 detached or semi-attached smaller scale single family dwellings to appeal to singles, couples or starter families, where households may represent the young first home family or more efficient housing for the mature household.

To allow, but not mandate, Cluster or Residential Planned Developments in response to defined market conditions.

To allow up to 497 attached multi-family dwelling units addressing a broader variety of tenure and life style choices within the project. These multi-family units would not be marketed to large households, but rather to singles and working couples as an alternative to home ownership.

To satisfy the retail sales and service needs of the immediate residential market area by providing for a Neighborhood Commercial site.

To take advantage of the site location in relation to a highway interchange by providing for General/Highway/Tourist Commercial uses.

To provide an opportunity for regional commercial development to occur in the City of Coachella by reserving sufficient land in a high traffic location with excellent freeway access for major high volume retailers whose market area would be targeted to the entire valley; and, additional land area for those activities which typically occur as a satellite to major retail centers.

To allocate land for municipal uses and public parks in such quantity as may be necessary for those purposes.

To provide opportunity for a neighborhood scale park system developed with phases of the project area.

To allow for pedestrian and bicycle circulation along enhanced thoroughfare parkways.

To provide for residential and neighborhood commercial in a mediterranean influenced southern California vernacular of architecture, oriented in this particular application to a desert climate; and, to have this theme influence the embellishment of other project uses.

To ensure consistency with the goals and policies of the City General Plan.

To ensure compliance with Sections 65450 through 65453 of the California Government Code (these Sections establish the legislative authority for the preparation of the Specific Plan).

3.1.3 Site Development Constraints and Opportunities

As a part of the design process and environmental analysis, a series of studies were either prepared or researched from previous site investigations. The research and studies included, the following partial listing:

- | | | | |
|---|--------------------------|---|---------------------------------|
| o | Soils Investigation | o | Traffic Engineering/Circulation |
| o | Geotechnical Information | o | Noise Exposure |
| o | Biological Survey | o | Utility Services |
| o | Archaeological Survey | o | Grading and Drainage |
| o | Climate Analysis | o | Agricultural Appraisal |
| o | Air Quality Analysis | | |

Principal site development opportunities are presented by the planned extension of Highway 86 and its interchange with Avenue 52; the relatively flat, easily developed terrain; and, the projected future demand for a mixture of urban uses.

Site constraints are generally typical to development projects, and include: provision of utility and roadway infrastructure; protection from geotechnical and flood hazards; and noise mitigation.

3.1.4 Design Concept

The design concept for the Brandenbrug-Butters property is based on several objectives:

1. To provide a functional design for the Avenue 52-Highway 86 interchange.
2. To develop a circulation system which serves and/or is adaptable to the entire square mile area contained in the Specific Plan Area.
3. To encourage pedestrian and cyclists through provision of bikeways and pedestrian paths along landscaped parkways.
4. To allocate commercial parcels with a realistic expectation of market absorption.
5. To create a pleasant and safe living environment.
6. To provide design continuity or unity within the project while at the same time avoiding monotony through excessive design repetition.
7. To promote a Mediterranean influenced Southern California vernacular architecture oriented to the desert climate which promotes shade and materials which are durable in the hot dry Coachella Valley Climate.
8. To provide for public recreation opportunities and other municipal needs.

9. To encourage public and private open space and landscaped areas.
10. To provide for a rational continuation of the City of Coachella to the east.
11. To respect the constraints and limitations of the natural environment while maximizing the beneficial use of land

3.2 Proposed Land Uses

3.2.1 Land Use Plan

The proposed land use plan for Applicant's Project, is depicted on Figure 3.1. In the case of commercial land uses, a number of specialized commercial use types are allowed under the generic heading of "General Commercial"; the exact use opportunities and limitations for Applicant's Project are described in Section 5.0, Implementation. The principal use of the site as depicted on the referenced Figure, is residential (approximately 68% of the land area). The next most prominent use of land is by proposed commercial development(occupying approximately 19% of the site). Allocation to Neighborhood Park, Utility Services, and Municipal Services Uses accounts for 5.5% of the project site area, while the arterial and collector road system (major streets and Highway 86) make-up the balance of the 380 acres contained in Applicant's Project.








Figure 3.2 illustrates one option in terms of a compatible land use designation for the balance of the Specific Plan which is not contained within the Applicant's Project boundaries. This scenario has been used in evaluations contained in this Specific Plan/EIR analysis, but the final selection of land use will be at the discretion of the City.

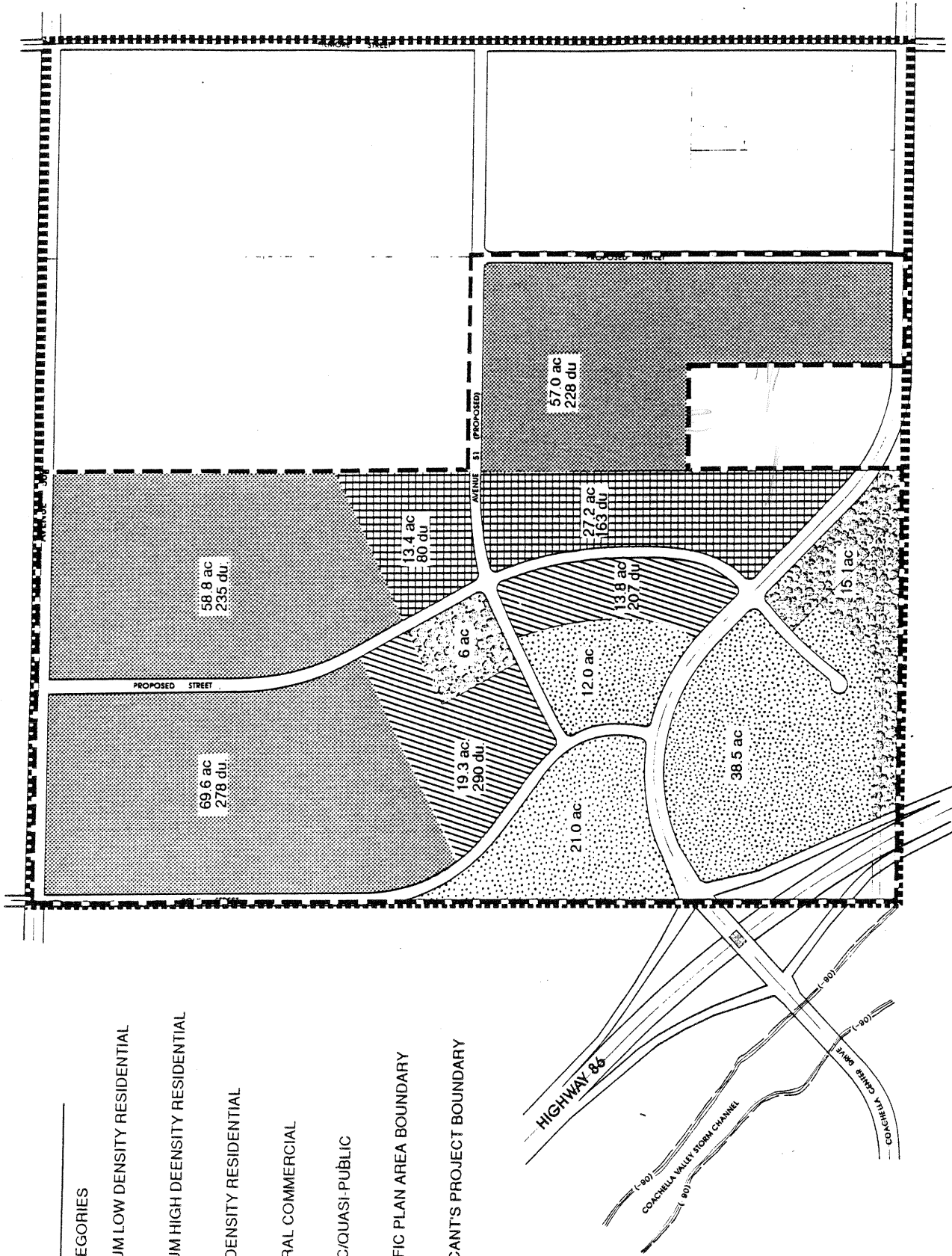
3.2.2 Residential Uses

Residential uses are proposed at three General Plan Density Ranges. The exception in this application is that each density range has been "capped", below the allowable top of the General Plan range. The following descriptions first indicate the residential land use category, then the density range provided by that category, followed by the maximum number of dwelling units (and resulting density) contemplated by the Draft Specific Plan. In general, the target density provided by the Draft Specific Plan is either just above or at the beginning of the density range allowed by the General Plan.

LEGEND

LAND USE CATEGORIES

-  MEDIUM LOW DENSITY RESIDENTIAL
-  MEDIUM HIGH DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  GENERAL COMMERCIAL
-  PUBLIC/QUASI-PUBLIC
-  SPECIFIC PLAN AREA BOUNDARY
-  APPLICANT'S PROJECT BOUNDARY



DRAWING TITLE:

PROPOSED LAND USE PLAN (REVISED PLANNING COMMISSION 10/10/90)



FIGURE #

3.1

brandenburg | butters

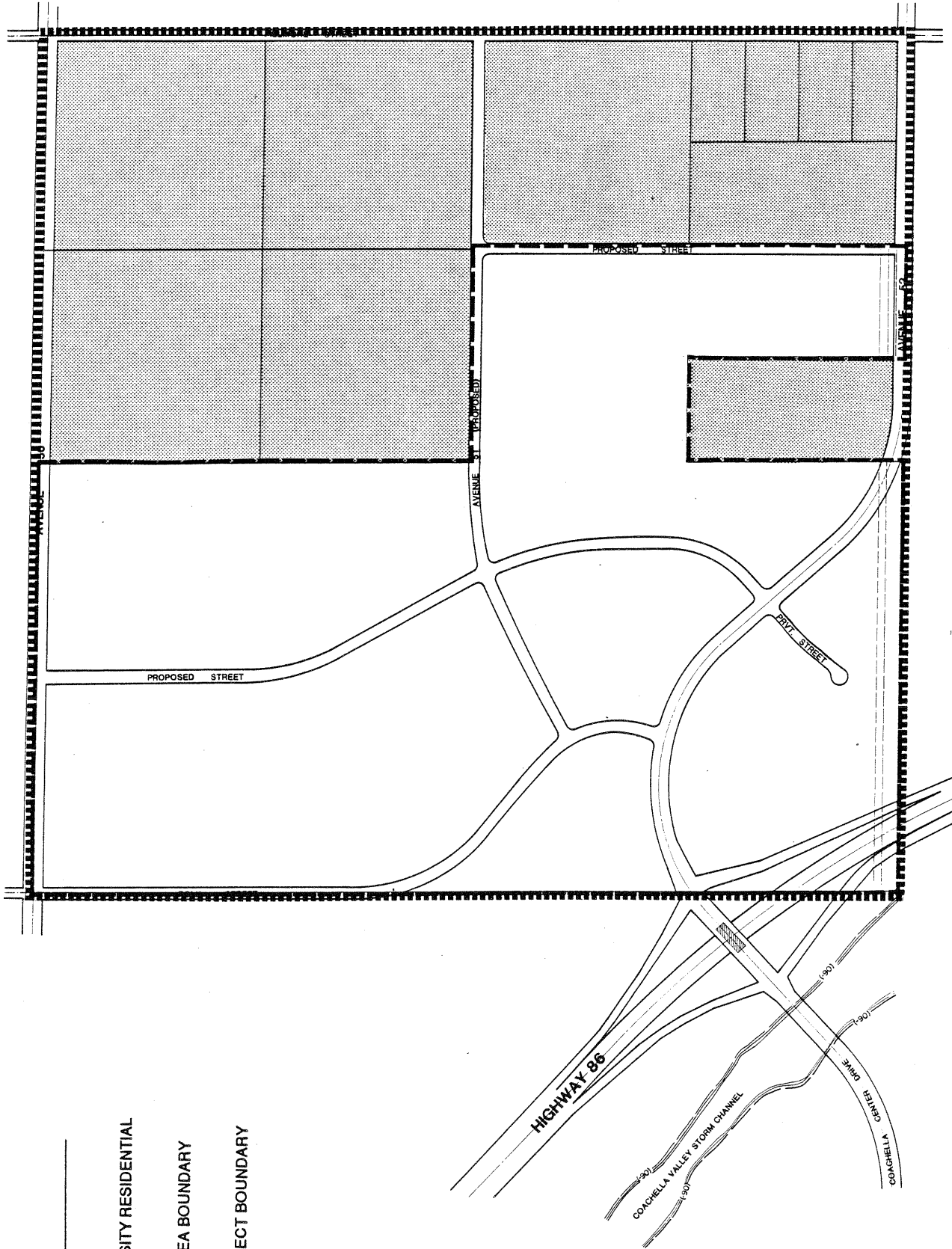
C O A C H N I L L A



Smith, Peroni & Fox

LEGEND

-  MEDIUM LOW DENSITY RESIDENTIAL
-  SPECIFIC PLAN AREA BOUNDARY
-  APPLICANT'S PROJECT BOUNDARY



DRAWING TITLE:

LAND USE PLAN FOR BALANCE OF SPECIFIC PLAN AREA



FIGURE #
3.2

brandenburg | butters

C O A C H E L L A 3 8 0



Smith, Peroni & Fox

- * Medium Low Density (3.5-5.5 dwelling units per acre). The Specific Plan provides for up to 741 dwelling units on 185.4 acres of land, yielding 4 dwelling units per acre. The actual number and density may decrease with subdivision of land, depending on average size parcels/lots created and the efficiency of the internal subdivision street layout. The anticipated housing product is conventional single family detached housing on individually owned lots. A cluster or residential planned development, with a variety of housing products and varying ownership methods, is also feasible at this density.
- * Medium High Density (5.5-10 dwelling units per acre). The contemplated land use arrangement would produce up to 243 dwelling units on 40.6 acres of land (or 16% of Residential acreage), resulting in a density of 6 units per acre or minimum average 5,800 square foot lots for detached single family units. The housing type often developed at this density is semi-attached or a zero lot line single family dwelling. Sales descriptions typically refer to this product as a "Patio Home". Cluster or residential planned development is also available at this density.
- * High Density (10-20 dwelling units per acre). Thirty-three point one (33.1) acres of multiple family density has been proposed to provide a transitional use between commercial development and lower density residential uses. This use is anticipated to provide another alternative for economic level, tenure and lifestyle of residents within the Applicant's Project. The housing product (building type) to be developed would more than likely be attached units of one to two and possibly three stories, involving up to 497 units, at 15 dwelling units per acre.

3.2.3 Commercial Uses

Proposed commercial development comes under the General Plan land use category designation of "General Commercial". A number of more specialized commercial uses have been suggested for the project area as follows:

- * Neighborhood Commercial (12 acre site). Traditional neighborhood commercial center geared to daily shopping needs of adjacent residential areas. Major center tenants would be a supermarket and drug store.

- * Regional Commercial (38.5 acre site). Principal use of the site would involve a region wide retailer, needing the access provided by the future Highway 86 interchange. In this case, the major tenant could be a home improvement center or discount department store, etc., and even involve a grouping of automobile dealerships, along with supportive commercial activities such as automotive fuel and accessories, financial institutions, food service (or fast-food park) and small to medium sized shops. Commercial space that would function near or on the periphery of the regional commercial uses (satellite activities) would also be permitted in this zone.
- * Mixed-Use Commercial (21.0 acre site). This center (or physically linked development) could provide for a mixture of commercial uses benefiting from the adjacency to the highway interchange and other retail centers. Tenant uses may include hotel/motel, restaurant and general business/professional office park, medical/dental complex and related or support uses, plus, other uses desiring a location near the interchange.

3.2.4 Public/Quasi-Public

The Specific Plan contemplates the following dedications for public use:

- * The dedication to the City of Coachella of a 6 acre neighborhood park site. Sized to provide for active (group) play activities as well as more passive open space pursuits. Locationally, the site has immediate access from the higher density residential areas and convenient access from other portions of the project site.
- * The dedication to the City of Coachella of a 4.2 acre municipal facilities site (to be located next to regional commercial site). This site could accommodate a police station, a fire station and a public library.
- * The reservation for the City of Coachella (or the appropriate utility company) of 10.9 acres for installation of drainage, waste and sewer facilities.
- * The reservation of 11.8 acres as pocket parks to be maintained in a lighting and landscaping district as discussed in Section 7.8. These parks of less than one acre will be defined by the City in terms of their design and recreation user; they may be oriented towards pre-schoolers (tots) and early primary years; or for more passive adult uses.

- * The dedication of required streets and highways. A significant amount of acreage will be dedicated to public streets and highways. The primary circulation system in the project area will account for some 41.5 acres of roadway including the freeway interchange. Individual subdivision of residential areas will also contain minor local streets.

3.2.5 Phasing Plan

The Applicant's Project is envisioned to be built-out over a ten year period. The information provided in this subsection should be seen as a guide for planning purposes. It might be modified as development proceeds based upon market considerations and the fact that more detailed site analysis at the site planning stage could reveal other approaches. The provision of supporting infrastructure will also dictate the ability to carry-out the sequence contemplated within each land use category, as illustrated in Table 3.1.

3.3 Circulation Plan

3.3.1 Regional Circulation System

Regional access to the eastern Coachella Valley is provided by Interstate Highway 10. The existing interchange which most directly serves the City of Coachella is located at Dillon Road. The McNaughton Specific Plan anticipates an interchange being created either at Fillmore or as a midpoint entry to their project.

Subregional access to the area is accommodated by State Highway 111, Grapefruit Boulevard, Highway 86. The future improvement of Highway 86 figures significantly in the subject project's development based on the access potential it provides and the traffic support for proposed commercial land uses. (See Figure 3.3)

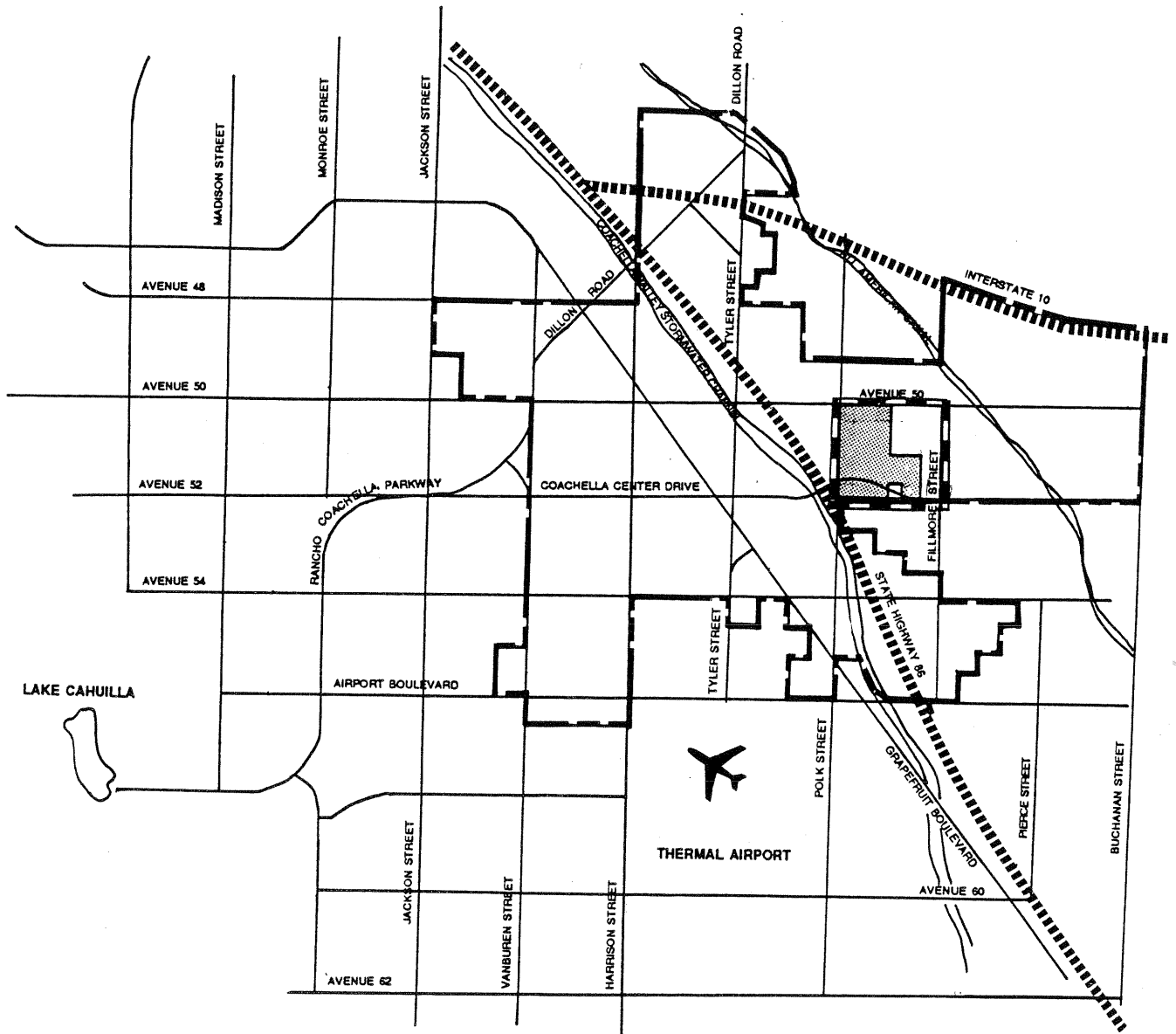
3.3.2 Circulation Concept Plan

The internal circulation system concept for the Specific Plan Area is shown on Figure 3.4. Primary access will be via Polk Street, Avenue 52 and Avenue 50. Both Polk Street and Avenue 52 are to be realigned with construction of Highway 86. Avenue 52 is curved to the north (1200 foot radius) to provide a 90 degree approach angle to the Highway 86 interchange. Polk Street is curved to the east to intersect with Avenue 52 approximately 1,000 feet east of the Highway 86/Avenue 52 interchange. To accommodate project build-out and cumulative traffic volumes within the eastern portion of the City, the General Plan Circulation Element will need to be amended as proposed by the following circulation concept plan improvements:

TABLE 3.1
PHASING, UNITS, POPULATION AND ACREAGE

RESIDENTIAL LAND USE	YEARS/UNITS									
	1	2	3	4	5	6	7	8	9	10
Medium Low Density Residence	75	74	74	74	74	74	74	74	74	74
Medium High Density Residence	24	24	25	24	24	25	24	24	25	24
High Density Residence				290			207			
ANNUAL TOTALS/UNITS	99	98	99	388	98	99	305	98	99	98
CUMULATIVE TOTALS/UNITS		197	296	684	782	881	1186	1284	1383	1481
ANNUAL TOTALS/POPULATION	294	291	294	1153	291	294	906	291	294	291
CUMULATIVE TOTALS/POPULATION		585	879	2031	2323	2617	3523	3814	4108	4399
COMMERCIAL LAND USE	YEARS/ACRES									
Neighborhood	12.0									
Regional	38.5									
Mixed Use	10.0									
ANNUAL TOTAL/ACRES	0	0	0	0	23.0	0	48.5	0	0	0
CUMULATIVE TOTAL/ACRES	0	0	0	0	23.0	23.0	71.5	71.5	71.5	71.5

NOTE: Population based on average of 2.97 persons per household.



LEGEND

--- SPECIFIC PLAN AREA BOUNDARY

— CITY BOUNDARY

■ PROJECT SITE

DRAWING TITLE:

CIRCULATION SYSTEM ACCESS

SOURCE:

brandenburg | butters

Smith, Peroni & Fox

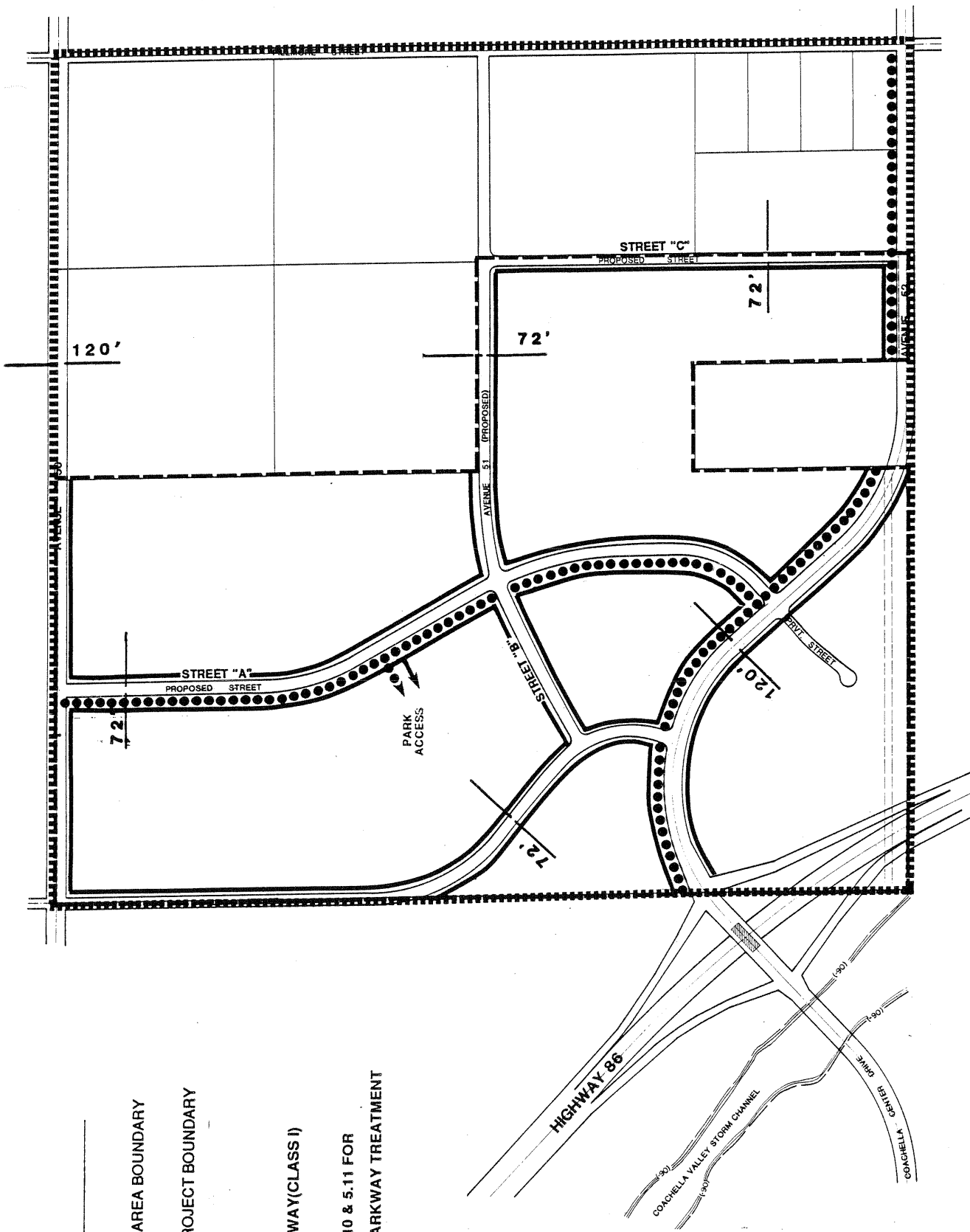
C O A C H E L L A 3 8 0



2

3.3

FIGURE #



LEGEND

- SPECIFIC PLAN AREA BOUNDARY
- APPLICANT'S PROJECT BOUNDARY
- SIDEWALK
- ARTERIAL BIKEWAY (CLASS II)

*SEE FIGURE 5.10 & 5.11 FOR
ENHANCED PARKWAY TREATMENT

DRAWING TITLE:

INTERNAL CIRCULATION SYSTEM

FIGURE #

3.4

brandenburg | butters

C O A C H E L L A 3 0 0



Smith, Peroni & Fox



Avenue 50, (between Highway 86 and Fillmore) upgraded to major arterial status with a 120-foot right-of-way.

Avenue 52, (between Highway 86 and Fillmore) upgraded to a major arterial status with a 120-foot right-of-way.

Polk Street, (between Avenue 50 and avenue 52) added to the Circulation Element as a collector street, 72-feet of right-of-way shown on the Applicant's Project Specific Plan.

Three internal collector roadways are provided to distribute trips within and through the project site. Street "A" traverses the site in a north/south manner, connecting with Avenue 50 on the north and intersecting with Avenue 52 approximately 1,000 feet east of the Polk Avenue/Avenue 52 intersection, before cul-de-sacing to the south. Both intersections of Street "A" with Avenue 50 and Avenue 52 are assumed to require signalization. Internal collector Street "B" (Avenue 51 alignment), traverses the project site east to west, creating 'T' intersections with Polk Street on the west and Fillmore Street to the east. Street "C", also functions as an internal collector, along the eastern most boundary of the subject project, running in a north/south direction between Street "B" and Avenue 52, one quarter mile west of Fillmore Street. All three of the internal collector roadways are shown as two lane (72 feet of right-of-way) collectors which will accommodate anticipated traffic volumes at acceptable levels of service.

Further subdivision of the residential areas (particularly the medium low density) will result in the creation of property serving minor access streets.

3.4 Utilities and Services Plans

3.4.1 Drainage and Grading Plan

A conceptual drainage and grading plan for Applicant's Project is shown on Figure 3.5. The project site, which is essentially flat in topography, will be designed to provide for a balanced cut and fill grading operation. It is unlikely that topographic modifications will be noticeable. Grade changes will be absorbed in the residential lot areas between lots and at streets. Maximum grade break will be less than 5 feet and average grade breaks should not exceed 2-3 feet. All manufactured slopes shall be provided with a landscape and irrigation plan prior to obtaining a building permit. All manufactured slopes that may erode or are three feet or more in height with slopes of 3:1 or greater shall be landscaped with landscape materials which are determined adequate by a licensed landscape architect to prevent erosion.

LEGEND

EXISTING CONTOUR

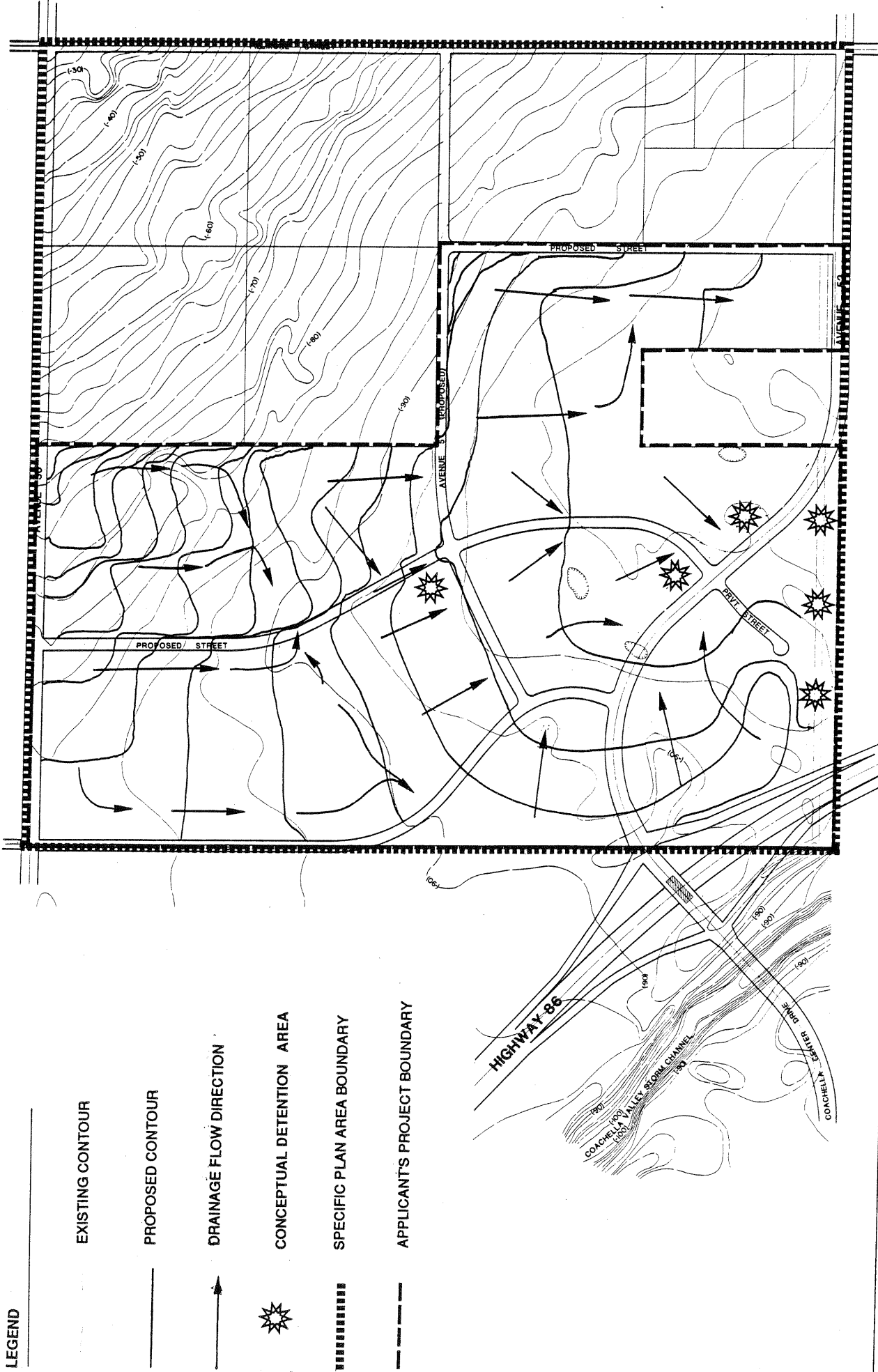
PROPOSED CONTOUR

DRAINAGE FLOW DIRECTION

CONCEPTUAL DETENTION AREA

SPECIFIC PLAN AREA BOUNDARY

APPLICANT'S PROJECT BOUNDARY



DRAWING TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

Source: ASL Consulting Engineers, August 1989



FIGURE #

3.5

brandenburg | butters

C O A C H E L L A 3 8 0



Smith, Peroni & Fox

Contouring of the site as illustrated is contemplated to allow each of the areas bounded by the arterial road network and project boundaries, to drain southward to either flow into a street or catch basin or detention area. The generalized grading approach which is depicted on the referenced Figure, would allow for a range of precise development patterns, (including the concept arrangement highlighted by the Urban Design Plan, Figure 5.2). Therefore, it is considered to be a reasonable depiction (at this stage) of the approach that will be taken to develop the site.

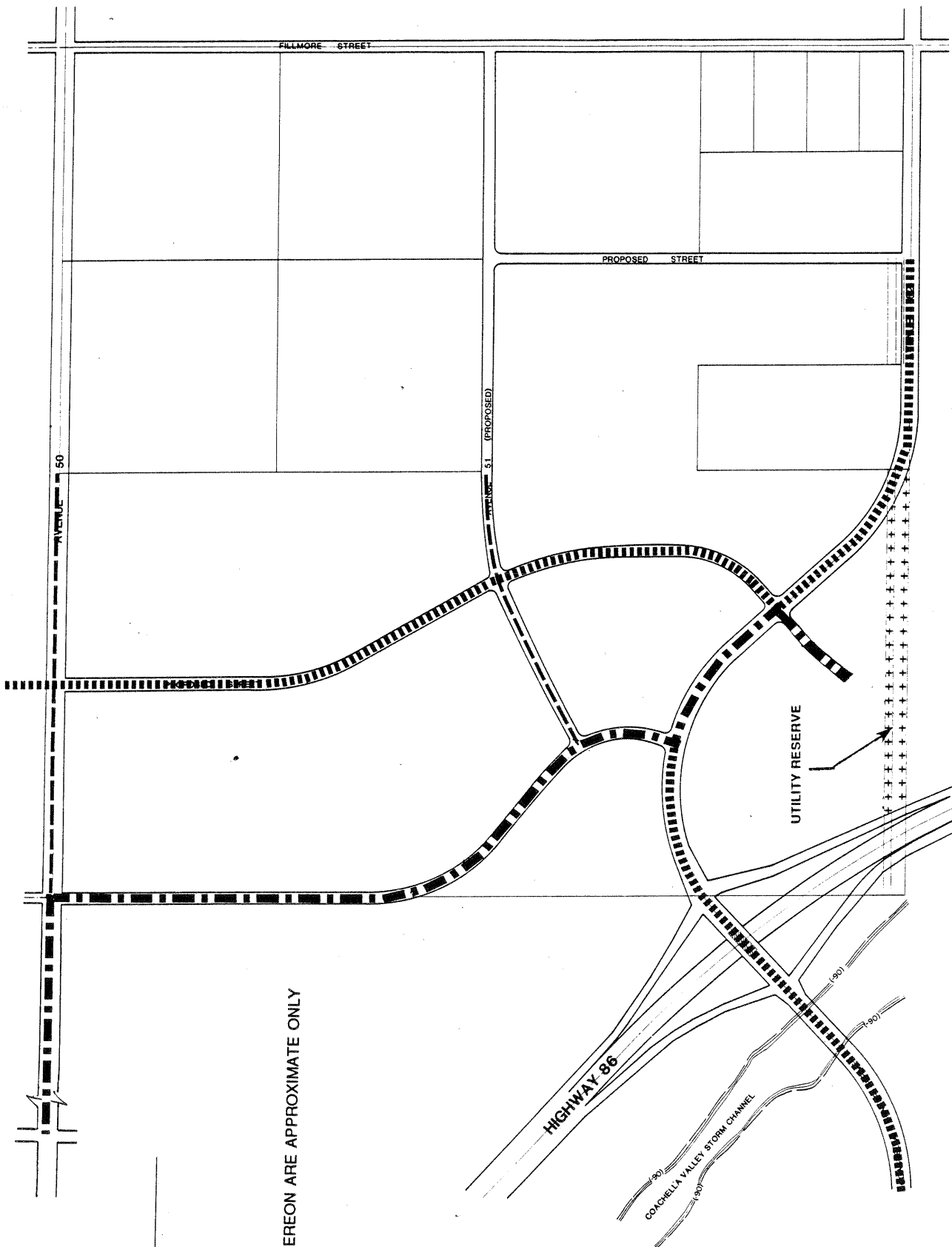
If the site were not otherwise protected, it could be subject to shallow flooding. In its developed state, off-site flows would be interrupted and channeled through the project by both surface and underground systems. On-site flows are proposed to be carried in local streets and where necessary combined with off-site flows in an underground storm drain network. A series of detention areas will be utilized in the design of the system; logical locations are depicted on the conceptual plan. However, each phase of development is responsible for detaining incremental flows and shall provide final engineering design of phased flood management as part of tract map review. Storm flows will be discharged to either the Coachella Valley Water District - Wasteway No. 2, or the Coachella Valley Stormwater Channel (Whitewater River), subject to final engineering design. Section 6.4, presents a more complete discussion of flooding and drainage considerations for the project site.

3.4.2 Water System

A conceptual water master plan is shown on Figure 3.6. The proposal is to extend the City's existing water supply system across the Coachella Valley Stormwater Channel (Whitewater River) on Avenue 52 to the project site and along Avenue 50 to the northwest corner of the site. These lines would then be connected by the proposed on-site water system to create a "looped" system for the project, thereby, insuring a supply from either connection.

Two other facilities would need to be developed either on the project site or elsewhere in the Specific Plan Area, and would consist of a well site and water storage reservoir. These improvements will be located at time of development.

Applicant's Project along with other development in the East Valley Community Area will place cumulative demands on municipal facilities. Opportunity exists in this development to locate water service infrastructure and to coordinate water main extension with City capital improvement program planning, for purpose of efficiency and economy.



LEGEND

- 8" ———
- 12" ·····
- 16" ———

ALL SIZES SHOW HEREON ARE APPROXIMATE ONLY

DRAWING TITLE:

PROPOSED WATER MASTER PLAN

Source: ASL Consulting Engineers, August 1989



FIGURE #

3.6

brandenburg | butters

C O A C H E L L A 3 8 0



Smith, Peroni & Fox

3.4.3 Wastewater System

A conceptual on-site collection system is shown on Figure 3.7. It is proposed to gravity feed to a pump station at the utility facilities area. Effluent would then be pumped across the Coachella Valley Stormwater Channel (Whitewater River) in a force main to a gravity flow system which would discharge at the existing treatment plant (see Figure 3.8). Off-site improvements would involve a new sewer main from Avenue 52 to the treatment plant. (Refer to Project Impact Section 7.4, for further discussion.)

3.4.4 Other Utilities

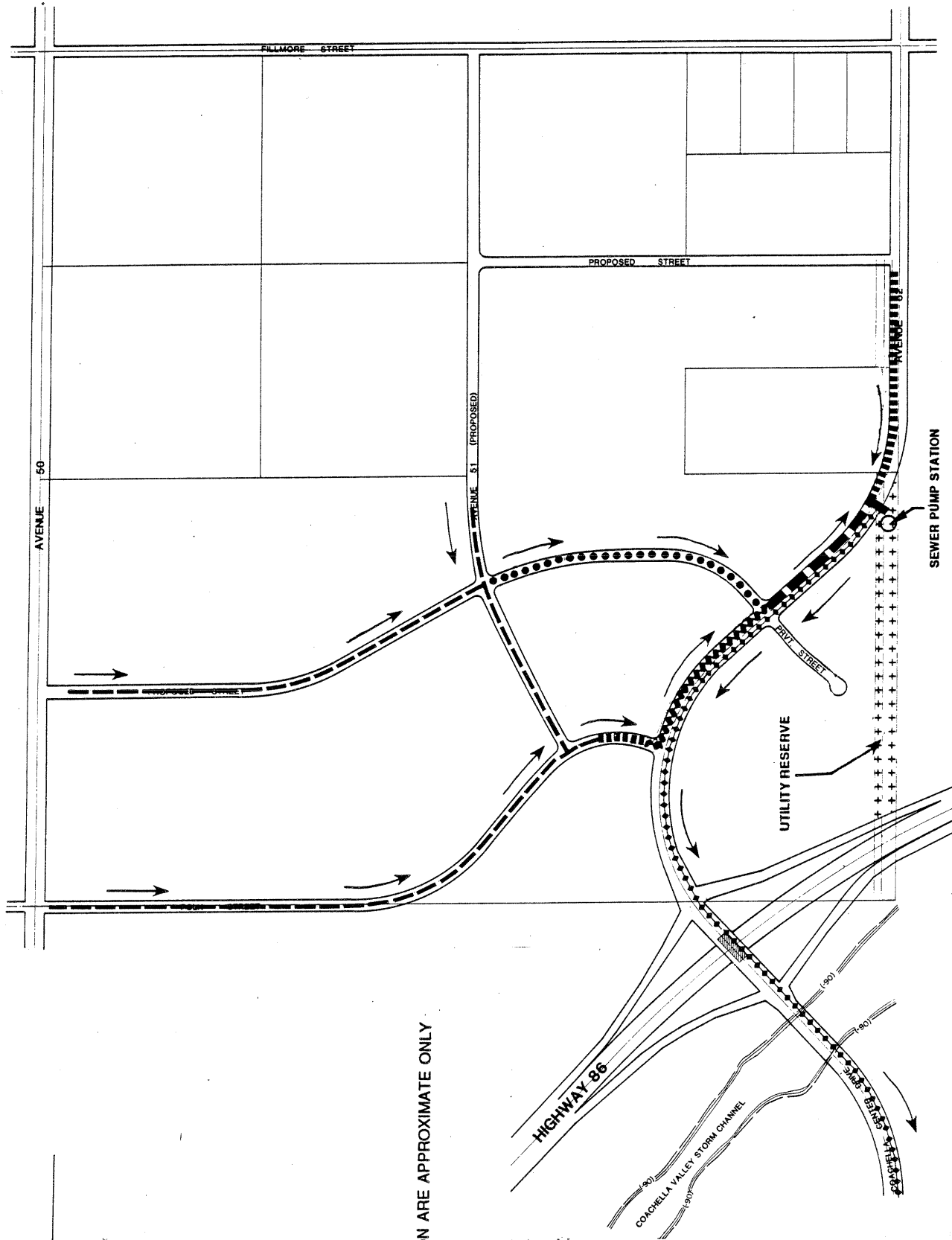
Other basic utilities required by the proposed project include:

Natural Gas - Southern California Gas Company, provider.

Telephone - General Telephone (GTE), provider.

Electricity - Imperial Irrigation District, provider.

In each case facilities would need to be extended to serve the project. Although service would be supplied in accordance with the policies of the provider for new development, some evaluation of the cumulative demands being made within this portion of the City could be explored for purposes of system efficiency and the lowering of individual development costs and/or funding of system-wide improvements. The City may find it appropriate to play a coordinative role in terms of assisting with projected growth information and encouragement of special taxing or assessment districts formation to fund utility line extensions, where the cost of such extension is borne by the developer.



LEGEND

GRAVITY MAINS:

- 8"
- 10"
- 12"
- 15"
- 18"
- FORCE MAIN

ALL SIZES SHOW HEREON ARE APPROXIMATE ONLY

DRAWING TITLE:

PROPOSED ON-SITE SEWER SYSTEM

Source: ASL Consulting Engineers, August 1989



FIGURE

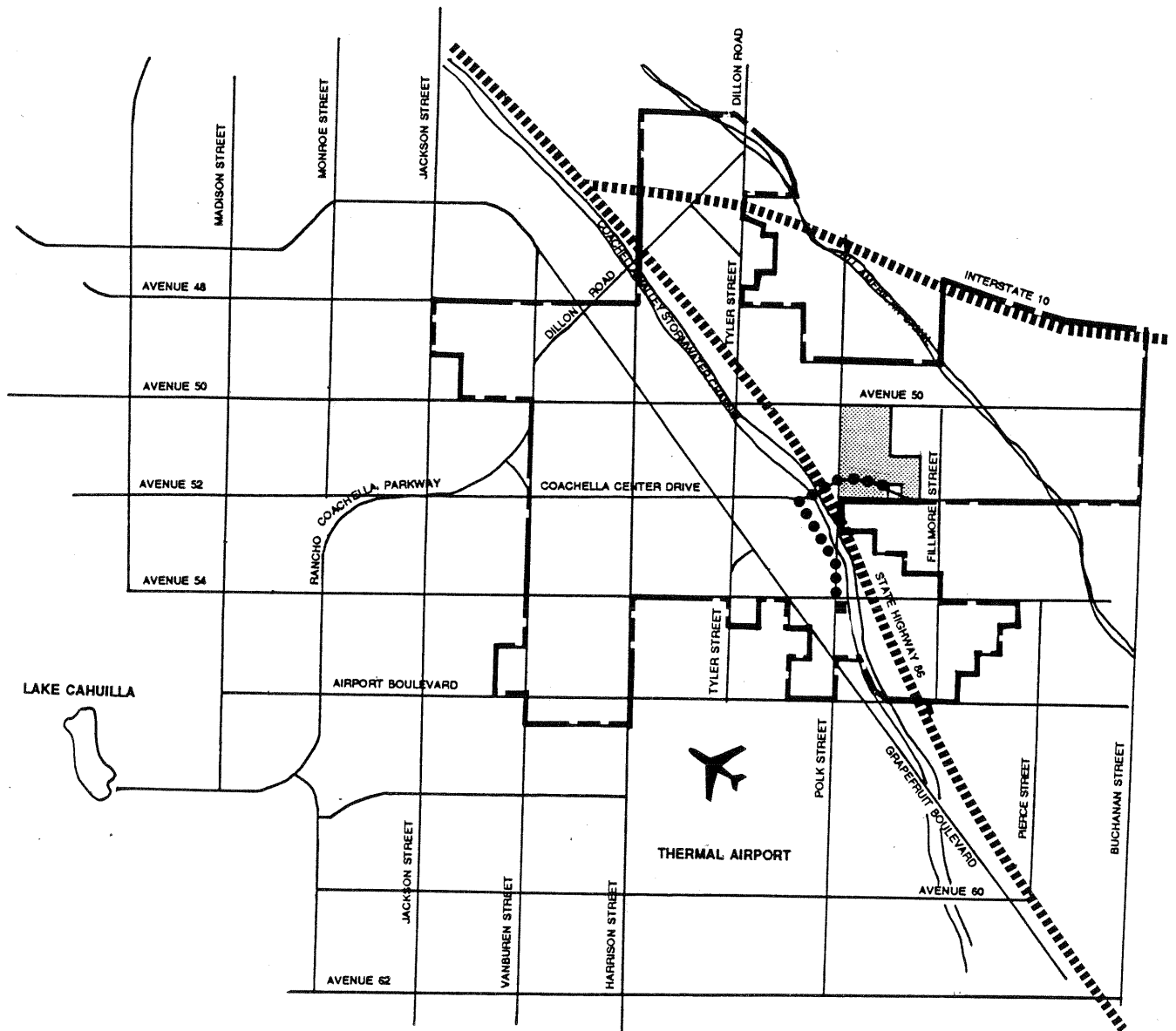
3.7

brandenburg | butters

C O A C H E L L A 3 8 0



Smith, Peroni & Fox



LEGEND

- SEWER FORCE MAIN & GRAVITY FLOW ALIGNMENT TO TREATMENT PLANT
- SEWAGE TREATMENT PLANT
- CITY BOUNDARY
- ▨ APPLICANT'S PROJECT SITE

DRAWING TITLE:

MAIN CONNECTION TO SEWAGE TREATMENT PLANT

SOURCE: ASL Consulting Engineers, August 1989

Smith, Peroni & Fox

brandenburg butters

C O A C H E L L A 3 8 0



2

3.8

FIGURE #

4.0 project general plan relationship

4.0 PROJECT GENERAL PLAN RELATIONSHIP

This section describes the relationship of the Proposed Specific Plan to the General Plan of the City of Coachella. The Applicant's Project site is a 380 acre portion of a larger square mile area (Section 3, Township 6 south, Range 8 east), which was designated by the Coachella City Council in its General Plan as "Specific Plan Area", on December 7, 1988, in connection with General Plan Amendment Case Number 88-5, and Specific Plan Number 88-1.

Features of Applicant's Specific Plan which seek to implement General Plan goals, policies and programs are noted in the following subsections.

4.1 General Plan Land Use

The City General Plan Land Use Element contains a number of broadly stated aspirations touching on multiple subjects. The most pertinent of those wide-ranging goals and policies are recounted below, along with a responding proposed project statement.

Goal/Policy/Program

To preserve and create attractive, safe, and convenient neighborhoods with good housing and adequate schools, parks and recreation centers and other facilities to meet the needs of the residents.

Future development shall seek to achieve environmental compatibility by utilizing Specific Plans where feasible.

Every Specific Plan will provide 1 to 1.5 acres of neighborhood commercial development per 1,000 residents.

Project Statement

Applicant's Specific Plan contemplates a planned residential neighborhood of up to 1,481 dwelling units. New construction will contribute impact fees to the school district to assist in facility development. Seventeen point eight (17.8) acres of land would be dedicated for public park and recreation and 4.2 acres for municipal services. A twelve (12) acre neighborhood commercial center site has been provided for the area.

Goal/Policy/Program

To provide a variety of development and the attendant amenities to attract all economic levels of residents.

The City shall augment the existing economic base by the utilization of various implementation measures that capitalize on the recreational and tourist aspects of the area.

The City will provide appropriate areas within the community for resort development.

Project Statement

The proposed residential development provides three levels of density to accommodate various economic levels of residents.

Provision is made in a twenty-one (21.0) acre commercial area for visitor serving activities such as lodging.

The project's commercial sites provide opportunity for tourist/resort support activities and businesses.

Goal

To provide for residential, commercial, and industrial development acreage sufficient to meet the economic needs of the community which is conveniently located, pleasant, safe and efficiently operated and is compatible with adjoining land uses.

Project Statement

The project site consists of a mixed use development with noted residential density ranges and commercial uses in a quantity to address the economic needs of the community while being placed in an appropriate geographic arrangement with respect to the goals of the General Plan.

Goal/Policy/Program

To develop a healthy economy by reducing unemployment through the expansion of education and employment opportunities for all citizen groups.

The City shall work with surrounding educational agencies to facilitate the provision of the best possible educational experience for the community.

The City will cooperate with the Coachella Valley Unified School District to insure that adequate school facilities are available for all segments of the community in a timely manner.

Project Statement

Project uses will pay school impact fees at the building permit stage, to assist in the development of school facilities.

The mentioned commercial sites (12.0, 21.0 and 38.5 acres) will assist in the development of Coachella's economy and provide employment opportunities for residents.

Goal/Policy/Program

To encourage development and redevelopment within areas already adequately serviced by municipal and protective services in an efficient and economical manner.

New developments shall be encouraged to utilize existing facilities and adequate services where possible.

The on-site public facilities within the subdivision unit such as streets and water, sewer, gas, power and telephone utilities will be provided under the conventional subdivision plans and agreements.

Assessment district financing for the major public facilities such as streets, water and sewer, major privately owned public utilities (gas, power and telephone), and the acquisition and grading of park and school sites will be explored.

The City will seek to develop master planning for the adequate provision of public facilities and services.

Economic and fiscal studies will be undertaken to insure understanding the financial impact, need and distribution of public facilities services to serve new development.

Project Statement

Development of the Applicant's Project will occur with full public utilities by extending where necessary, existing facilities.

Mello-Roos special taxing district financing along with more conventional assessment districts will be evaluated for project infrastructure financing.

The project area is a part of the current City funded study of water, sewer, and storm drainage facilities.

Fiscal impacts of the proposed development have been analyzed in the Draft Specific Plan/EIR (see Subsection 7.14).

Goal/Policy/Program

To encourage planned, well-ordered and efficient urban development patterns which will meet the basic human needs of the City.

There shall be reasonable and realistic phasing of development of new communities.

Urban development will be encouraged to continue in a compact and orderly manner while seeking to avoid over extension of facilities and services.

Future development shall utilize design features to improve the relationship between commercial and residential uses.

Residential areas will be protected from encroachment by adverse non-residential land uses.

Project Statement

Development of Applicant's Project will be phased with market demand and availability of supporting infrastructure; and, will represent a logical eastern extension of the City's development.

Applicant's Project in addition to the requirements of this Specific Plan, will be subject to subdivision and architectural approval to improve the relationship between commercial and residential uses.

Goal/Policy/Program

To manage the natural growth of the region through appropriate population assimilation without artificial constraints or limitations on growth while preserving the cultural, historic, and natural aspects of the planning area.

Necessary growth shall be phased in an orderly fashion in order to promote efficient operation of the urban system and achieve a quality environment.

The urban development pattern will be contiguous so as not to fragment producing agricultural lands into increments which are not economically feasible for production.

Areas designated as agriculture on the land use element map will be preserved for agricultural uses as long as such use is economically feasible.

Project Statement

Contemplated project phasing will be over an estimated ten year period, responding primarily to market forces. This will allow adjustment of urban systems to accommodate such growth.

Development of the project site will accelerate urban development of the balance of the Specific Plan Area, and its conversion from any remaining agricultural use. This is not deemed to be at variance with the General Plan, because it has been determined that agricultural use of the site is not economical. It is not economical due to four significant agricultural hazards and constraints which limit the site's utility. They are: extreme salinity of the soils (requiring costly reclamation efforts); a less than desirable micro climate (limiting the selection of the more profitable crops); non-existent, improper and unserviceable agricultural drainage; and, the necessity to redevelop the site with extra-ordinary cultivation and tillage procedures (see Section 6.9, Agriculture). Furthermore, it is observed that lands lying to the west of the Specific Plan area have a residential designation on the City General Plan and the Zoning Map; this coupled with the site's General Plan designation as Specific Plan Area have predetermined the subject property's use for urban purposes, representing a logical eastern extension of the City.

4.1.1 Consistency with Circulation Element

The goals, policies and implementation actions (programs) of the Circulation Element are listed below, followed by statements illustrating the components of the project which seek to address circulation concerns.

Goal/Policy/Program

To provide a well-designed circulation system including bikeways, riding trails, pedestrian ways, etc., to serve the needs of the community.

The siting of future development shall carefully consider locations that can most readily accommodate and support alternative modes of transit other than the automobile.

Employment centers will be created which consist of a series of small industrial park complexes within which office and related commercial activities are also allowed.

Village open space and recreational systems, schools and community facilities will be connected by bikeways and pedestrian paths that are organized for the maximum convenience of village residents.

District level commercial centers will be located on the arterial road system to provide convenient service to residents of the City and from within the district.

Non-residential village activities such as neighborhood centers, parks/open space, community facilities and recreational centers will be organized within each residential village to provide convenience for the residents.

The circulation system shall be developed so that traffic needs generated by present and anticipated growth will be adequately served and such systems shall also be aesthetically pleasing.

Cooperative transportation programs will be encouraged to aid the underemployed and the unemployed in reaching inaccessible employment centers outside the City.

Special cooperative efforts with the appropriate governments will be made to study and improve the transportation problems facing the young, old, handicapped and low income population.

City and district level centers of commerce and employment will be efficiently joined and linked by appropriate levels of circulation.

The City shall reserve adequate space in appropriate locations for the movement of persons and objects in a transportation and utilities system adequate to serve the proposed land use pattern.

Standards defining the necessary right-of-way to accommodate future traffic demands will be developed.

New developments will be required to dedicate the necessary land to provide for the construction of the ultimate roadway system.

Project Statement

The project site is served by the future Avenue 52 - Highway 86 interchange. Land use arrangements have been oriented to respect and take advantage of the district and regional circulation system.

- o Regional serving commercial (38.5 acres) has been placed adjacent to Highway 86; other commercial with potential for traveler accommodations and offices (employment area) has been oriented to the Avenue 52/Polk Street/Highway 86 interchange. Neighborhood commercial for daily needs has been located to be easily accessed from the residential areas.
- o The residential areas are served by a collector system separated from secondary and major thorough-fares.

All street sections will be designed to anticipate ultimate growth of the area; provisions for linking the project site circulation with the balance of the Specific Plan Area have been made.

Design criteria for development of the project site includes the provision for pedestrian and bikeways.

Transit stops will be required of commercial center development, with appropriate pick-up points in the residential areas.

The neighborhood park allocation (6 acres) is located convenient to walking or bicycling from the residential areas. Another 11.8 acres of park and recreation land will be provided with phases of residential development.

4.1.2 Consistency with Housing Element

Selected objectives for the provision of housing in the City of Coachella, related to private land development activities, appear in the excerpt below. Again, a project statement responding to this subject is provided for purposes of consistency evaluation.

Goal/Policy/Program

To provide adequate housing in a satisfying living environment for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap or any other arbitrary factor, while insuring that all development is consistent with the City's General Plan and all of its elements.

To provide housing which is affordable to low and moderate income households.

The City shall make a conscientious effort to have housing units built that will accommodate all income levels and household types, while offering variety in housing unit types, sizes, and price ranges.

The City will encourage housing suitable to a variety of income levels and household sizes and types through flexibility in development standards. The City will encourage higher income housing where appropriate through larger lot zoning and encouragement of larger housing unit construction.

Project Statement

The emphasis in the Housing Element is on the provision of housing which is affordable to low and moderate income families. However, the need for a mix of housing choices in a viable city is also addressed. Specific Plans and Planned Unit Developments are identified as mechanisms for getting a variety of new housing types in an area.

The proposed development would provide up to 243 dwelling units at a density of 6 d.u./ac. (Medium High Density), which would allow for a range of housing types including detached and semi-attached single family dwellings. The efficiency in lot size at this density could allow for a reduction of development costs, thereby lowering the individual unit price to address an economic group other than those qualifying

for more conventionally sized single family properties. Up to 497 dwelling units are contemplated at the multi-family density of 15 units per acre (High Density). Housing affordability and alternatives for tenure and life style may be provided at this density.

Middle and upper economic level households may be accommodated in the areas providing for up to 741 dwelling units, at 4 units per acre (Medium Low Density). The typical single family home would have an average of 1,600 square feet of living area floor space on a 7,000 square foot lot and would sell for \$117,600 (1991 price). Individual lot sizes could vary within this density range to accommodate various housing sizes and market segments.

4.1.3 Consistency with Community Design Element

Pertinent City aspirations for the physical design of the community are noted in the following General Plan excerpts. Project response to these items is illustrated by the statements below.

Goal/Policy/Program

To create a unique visual identity to the City within the region.

The city shall develop identifiable edges, entry points, and landmark elements which identify the City of Coachella from its surrounding region and adjacent cities.

The hierarchy of City components will consist of district, community/village, neighborhood and project scales...

... The City shall encourage a contiguous as opposed to a random development pattern so that developed areas will have visual continuity and a sense of place is created.

The design of street landscaping will reflect and reinforce the image of the City by developing a continuity of similar design elements within the arterial road medians.

Within the specific plan for each village or planning area, the major design elements for that area will be identified.

To define visually attractive city identifications that will have an imageable form which is easily perceived by members of the community.

The various components shall be defined to the extent possible by physical or visual edges and/or differences in land use character...

... The City will establish landscape standards and material palettes for arterial roads.

Village edges, consisting of aesthetic elements such as landscaping, sound barriers, walls, and aesthetic berms, low to moderate in height, will be designed to establish a visual theme that is unique to each village.

Architectural theme elements shall be used where appropriate to convey an overall theme or character that can be identified with the City of Coachella.

Performance standards which proposed projects must meet in order to qualify for approval will be developed to provide greater flexibility in the administration of development guidelines and permit private developers greater flexibility in the product designs.

The design of residential, commercial, and industrial sites will seek to enhance their aesthetic values.

The use of similar architectural themes such as style and materials will be encouraged for all public and governmental buildings within the city to convey a sense of place to the city.

Each village within the city shall convey a distinguishable character that is different from other villages.

Planned Residential Developments will be used to avoid repetitive, standardized lot and street patterns and excessive cutting, scarring or other disruption of the natural environment.

Each planning area will contain a readily identifiable focus achieved through careful utilization of any significant natural terrain features and the application of high standards of the architectural and landscape design disciplines.

The arterial streetscape design will reinforce the visual definition of the hierarchy of the various villages and districts within the City of Coachella.

Theme elements such as street landscaping, entry treatments, building materials and colors, architectural styles, community buildings, signage, edge wall design, etc., will be used to produce a distinct and unique character to each of the residential villages within the city.

The distinct image of each district will be created using parkway landscaping. The parkway of each arterial road shall be developed that includes a unique tree palette that is consistently used within a district and changed between districts...

Project Statement

The Applicant's Project area is intended as an identifiable "Village" having the previously stated land use components. Development guidelines in this plan provide that each of the commercial centers incorporate a thematic architectural approach - which will be complementary among the various centers in visual proximity.

The project site is oriented to Highway 86, designated by the City General Plan as a "scenic highway". Development guidelines in this plan provide for architectural treatment of all sides of commercial buildings exposed to public view, with aesthetic screening and landscaping of adjacent property boundaries.

A landscaping palette is provided in this Specific Plan for public parkways and median islands. Specific attention will be given to Avenue 52 as an extension of "Coachella Center Drive", a City designated scenic corridor.

Architectural site plan approval will be required of new development in the project area.

4.1.4 Consistency with Open Space and Conservation Element

Open space/conservation topics which are typically considered by developments such as the proposed project, include the provision of community and neighborhood open space, cultural resource management, and habitat conservation. The following are extracted portions of General Plan policy for these subjects; the response is offered by project statements which follow.

Goal/Policy/Program

To provide for the preservation, conservation, and utilization of open space lands and natural resources so as to maintain and enhance the quality of the environment.

Appropriate standards and criteria for the use of open space lands and natural resources shall be established.

A plan of regional hiking, equestrian and bike trails which are compatible with the County of Riverside's trail system will be developed.

Existing and future community facilities will provide the populace with all of the amenities associated with a well-planned community.

Community open space systems will be included in specific plans and planned residential districts where appropriate.

Specific Plans will address the feasibility of avoiding direct and indirect impacts to the resource sites within their boundaries.

To identify and analyze existing natural and cultural resources and plan for their proper utilization by developing a land use pattern that takes optimum advantage of those resources including views of the mountain areas and desert floor.

Open space lands and natural resources and potential uses shall be identified consistent with their preservation and conservation.

Community open space systems will be acquired by community wide multi-functional assessment districts or dedication in new areas, or by single purpose assessment districts in older established areas.

Neighborhood oriented open space will be identified in Specific Plans and its acquisition will be the responsibility of the benefiting property owners.

The City shall develop a program to identify and analyze existing cultural resources and plan for their appropriate examination and disposition.

An updated record/literature search, and an on-foot archaeological survey where warranted, will be conducted in conjunction with the preparation of each Specific Plan provided that an adequate survey has not been conducted previously.

A limited test-level investigation will be conducted for all cultural resource sites that have not previously undergone adequate testing prior to the approval of any development proposals within the immediate area.

Within each Specific Plan area, a mitigation program for cultural resources will be formulated and implemented prior to the issuance of any grading or demolition permit.

Archaeological monitoring during grading will be required in areas where significant cultural resources have been identified or are expected to occur.

To manage and conserve remaining significant native habitat areas within the project area consistent with the needs of the natural inhabitants...

Project Statement

Design standards for the project provide for incorporation of bike routes and pedestrian systems within the Applicant's Project area.

The proposed project includes dedication to the City of a 6 acre neighborhood park, and 11.8 acres of other park land to be provided with phased development. The six acre park will contain a full range of recreational amenities; refer to Section 3.2.4. Pocket parks will be oriented to specific neighborhood areas and user groups as noted in the referenced section.

There are no specifically identified resource sites within the project boundaries to be impacted by the contemplated development (see Section 6.13).

The archaeological assessment found that the project site did not contain recorded cultural resources, nor is it likely (by virtue of its disturbed agricultural use) that any resources exist, nevertheless, a mitigation program will be formulated and implemented prior to any grading on the site (see Section 6.13).

As a former agricultural site the project area does not support a native habitat requiring defined conservation measures.

4.1.5 Consistency with Noise Element

The General Plan Noise Element recognizes that maintenance of a healthful noise environment and noise abatement is a shared responsibility among numerous parties. Certain actions are under the purview of city government, while implementation of other noise impact mitigation measures rest with superior agencies, such as the

Federal Government. As the subject of noise relates to project level planning, particular aspects of City noise policy should be considered when evaluating Specific Plans.

The following contains an excerpt from the General Plan Noise Element policies which is relevant to the subject project's evaluation. Text which follows, thereafter, cites the general response of the subject project.

Goal/Policy/Program

To identify noise sources and establish noise level standards which provide for the reduction of noise where the noise environment is unacceptable while protecting and maintaining those areas having acceptable noise environments.

Insulative measures shall be taken in existing and planned developments, especially adjacent to freeways, railroads and airports.

The City will incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land use.

The City will enforce the State of California Uniform Building Code that specifies that the indoor noise levels for residential living spaces are not to exceed 45 dB CNEL or LDN due to the combined effect of all noise.

The City will ensure that noise mitigation measures are employed in the design of new freeways and arterials consistent with funding capabilities...

... To recognize the adverse effect of excessive noise on the environmental aspects of the society.

Noise sensitive land uses such as residential, schools, hospitals, etc., shall not be located in high noise areas unless adequate mitigation is provided.

Project Statement

The land use arrangement of the project site has been designed to take into consideration sensitive noise receptors by placing non-residential development adjacent to major arterials. Projected roadway noise contours (General Plan Table 7) were taken into consideration in the project design process.

Short term impacts will occur from incremental construction of the project, but every attempt should be made in grading plan and building sequencing to reduce noise exposure to existing dwellings and businesses.

Noise buffers in the form of special landscape treatment and street parkway design are illustrated by Figures 5.9 and 5.12. Also see report Section 6.5 for mitigation measures.

Residential land uses along collector streets will receive necessary noise buffering as part of future architectural and site plan approval. Likewise the commercial/residential interface will receive scrutiny at the site planning stage. The criteria for buffering has been made a part of the Specific Plan design guidelines.

4.1.6 Consistency with Safety Element

Considered in the Safety Element are issues concerning seismic and flood hazards, along with development techniques. The goal/policy topics listed below appear generally related to Specific Plan activities; project statement in response follows.

Goal/Policy/Program

To regulate development in areas which are considered to be hazardous.

The City shall cooperate with appropriate jurisdictions in recognizing seismic hazards and safety hazards, and in identifying general goals for reduction of such risks.

The City will update its Seismic Safety Map...

... The City shall cooperate with appropriate agencies to develop a flood hazard analysis so that adequate flood proofing measures can be implemented in Specific Plans, Tentative Maps and Building Permits where appropriate.

Fills will be placed under the supervision of a soils engineer...

... A Soils/Geologic Assessment Study will be prepared as early in the development process as possible for any development proposed within an area identified as having a potential for liquefaction or soil settlement.

All development will conform with the latest (1982) Uniform Building Code or state-of-the-art recommendations from the Structural Engineers Association of California for seismic considerations in the design of structures.

To provide for the implementation of improvements which protect the community from intermittent hazardous conditions.

The provision of all-weather crossings over major flood control facilities shall be investigated.

Curbs and gutters will be installed in all new residential, commercial and industrial tracts.

A priority schedule for all weather crossings will be established with the Riverside County Flood Control authorities.

Project Response

A "Soils/Geological Assessment Study", as referenced in the Safety Element, has been prepared for the project site. Further discussion and recommendations are contained in the environmental analysis.

Actual project construction will be subject to the most current adopted City of Coachella Building Codes, relative to seismic considerations in the design of structures. Mitigation measures beyond this base line are recommended where appropriate.

Actual construction of the project will provide for a number of capital/infrastructure improvements which will address intermittent hazardous conditions. See Section 3.4.1 for discussion of drainage improvements.

5.0 implementation

5.0 IMPLEMENTATION

5.1 Development Regulations and Standards

The purpose of the following site development regulations and standards is to focus traditional zoning provisions on the unique needs of the Project area. Additionally, these guidelines implement the purpose and intent of the Specific Plan zoning district by providing for a more flexible regulatory procedure and creative approach to land development.

Subsection 3.2, "Proposed Land Uses", provides a description of the land use categories contemplated for the project site. For convenience of application, the zoning districts created by this Specific Plan also use land use category titles. The residential zones follow exactly with the titling of the land use plan. For commercial properties further refinements have been made, rather than a generic, all encompassing "General Commercial Zone". In this case more descriptive titles are employed for the three commercial zoning districts, as exemplified by: Neighborhood Commercial; Regional Commercial; and, Mixed Use Commercial. The Public/Quasi-Public zones are somewhat self explanatory, being titled Neighborhood Park District, Municipal Services District and Utility Services District. (See Figure 5.1)


The residential zoning district provisions contained in the following subsections are oriented to the production of standard design housing units typically found in new tracts within the Coachella Valley housing market. There are three density categories which will provide a variety of housing types. The first (Medium Low Density) would provide for conventional single family subdivisions at four dwelling units per acre where the lot size would range from 7,000 to 10,000 square feet. 741 units or 50% of the residential development would be of this category. The second (Medium High Density), would be a smaller single family dwelling unit constructed at an intermediate density of 6 dwelling units per acre. This density is not intended to facilitate substandard subdivisions, but intended to provide alternative housing types which may be detached or semi-attached in zero lot line/patio home configurations. 243 units or 16% of the residential development would be of this category. The third (High Density), would offer an additional alternative for tenure and lifestyle through provision for multi-family units at a density of 15 dwelling units per acre, which are anticipated to be offered as rental apartments. 497 units or 34% of the residential development would be of this category.

LEGEND






RESIDENTIAL ZONES

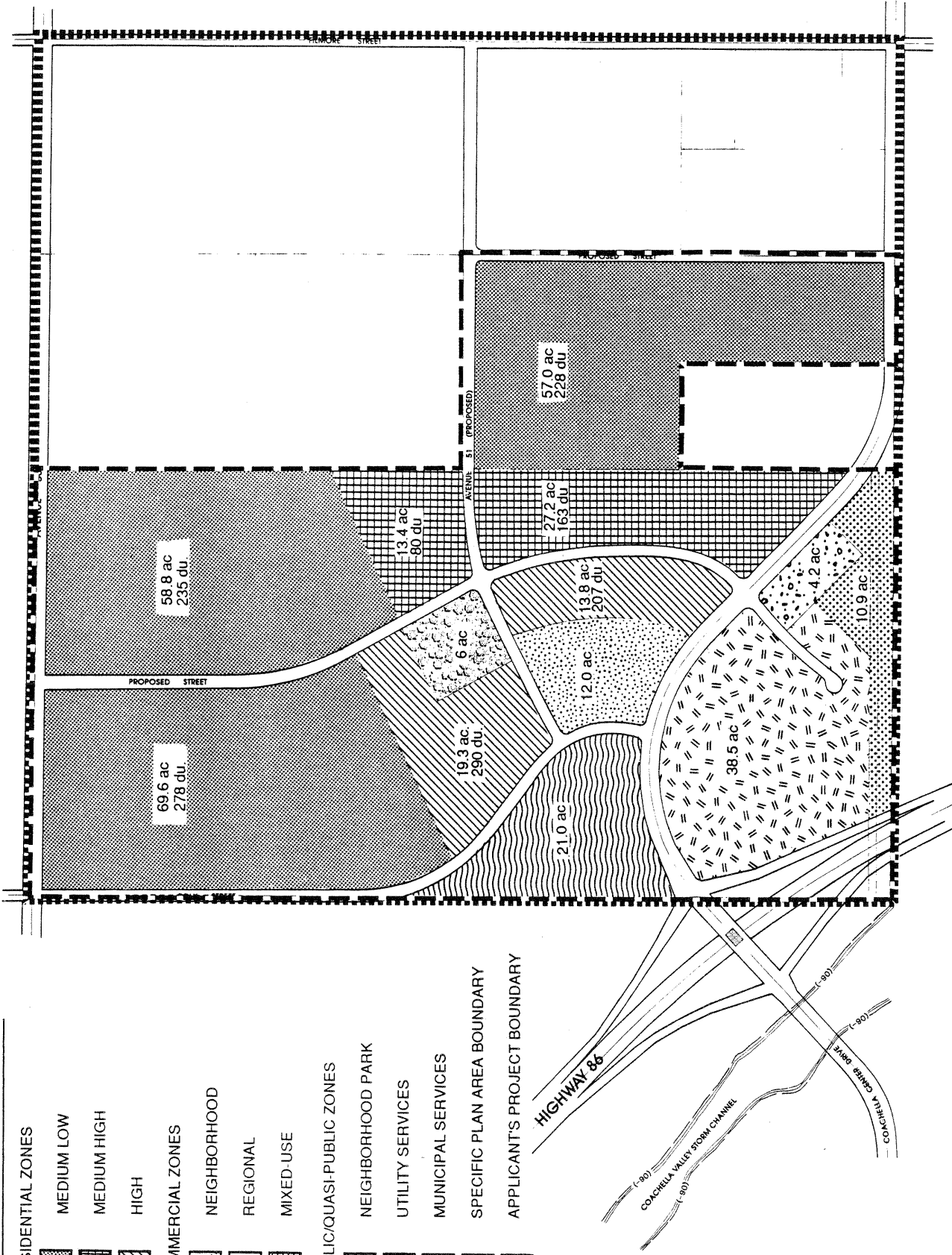
-  MEDIUM LOW
-  MEDIUM HIGH
-  HIGH

COMMERCIAL ZONES

-  NEIGHBORHOOD
-  REGIONAL
-  MIXED-USE

PUBLIC/QUASI-PUBLIC ZONES

-  NEIGHBORHOOD PARK
-  UTILITY SERVICES
-  MUNICIPAL SERVICES
-  SPECIFIC PLAN AREA BOUNDARY
-  APPLICANT'S PROJECT BOUNDARY



DRAWING TITLE:

PROPOSED ZONING DISTRICT CLASSIFICATIONS (REVISED PLANNING COMMISSION 10/10/90)

FIGURE 7

5.1

brandenburg | butters

C O A C H E L L A 3 8 0



Smith, Peroni & Fox



The creative approach to land development which has been alluded to in the beginning of this section is somewhat defined by how artfully the site planning and subdivision layouts can be accomplished for the intended development pattern. Development approaches other than those initially conceived may be allowed, to address a future identified market demand, by means of a Conditional Use Permit process.

In the future the City of Coachella will have a closer linkage and identity with the whole of the Coachella Valley by virtue of regional circulation improvements, housing market expansion and commercial marketing. The subject project will reinforce those trends by exploiting the potential of the future Avenue 52-Highway 86 interchange to support a mixture of regional commercial uses and provide subregional access to residential areas. This Specific Plan's residential component is based on the assumption that it is to function as a part of the larger Valley housing market. Likewise, it may be assumed that household occupancy characteristics will more closely resemble those of the Valley, as apposed to a repetition of historic Coachella.

In addition to the regional commercial previously mentioned, the project would contain a mixed-use commercial site to take advantage of the property's exposure to a (future) highway interchange. Daily shopping needs would also be accommodated within the project by the planned neighborhood commercial district.

Land uses have been arranged so that parkway development along major thoroughfares would provide for pedestrian and bikeway access throughout the project. Collector and minor residential streets would, also, provide internal access to major site features and recreation areas. The project is subject to the City Subdivision Ordinance; as tentative maps are brought before the City for approval, arrangements will be made for dedication of the 6 acre park sites and public recreation areas (pocket parks) as described in the Specific Plan.

The design guidelines contained in Section 5.5, augment the zone district regulations to describe in the third dimension the quality of residential and commercial development being sought in this project. The architectural theme which is expressed in this section is one of the most aesthetically pleasing and successful in Southern California. This mediterranean influenced architecture is to be oriented to the valley climatic conditions by emphasizing shade and shadow. Primary materials will be of durable quality in the desert, concentrating on stucco and masonry products.

The development standards contained in zoning provisions which follow, apply to all land located within the project boundaries. The uses specified in the Specific Plan shall be in accordance with the provisions of these development standards. Any use not anticipated within these standards shall be subject to review by the City Planning Commission and shall be placed within a specified use category in accordance with this judgement. In any area of conflict between these development standards and the City Zoning Ordinance, the Specific Plan Standards shall take precedence.

5.1.1 Definitions

For purposes of these regulations, words, phrases and terms shall be deemed to have the same definition as provided for in the Coachella Comprehensive Zoning Ordinance with the addition of the following residential building types.

Single family dwelling: Detached dwelling unit occupied by one living group; and further, as structurally defined by the Uniform Building Code.

Zero lot line home/Patio home: A one family dwelling (attached or detached), which may be placed against one or more lot lines and or, may be constructed on a small private lot (5,000 square feet or less) which may have out-of door areas enclosed by walls or otherwise defined to form a secluded outdoor living area.

Townhome: A single family dwelling unit constructed as a part of a series of dwelling units all of which are attached to adjacent dwellings by party walls or are located immediately abutting with no visible separation of walls or roofs.

Multifamily dwelling: A series of dwelling units contained within a single residential structure.

5.2 Residential Use and Development Standards

The Brandenburg - Butters Specific Plan incorporates three general plan density ranges which will provide for a variety of housing types when combined with zoning provisions, as follows:

<u>Land Use Classification</u>	<u>Permitted Housing Type</u>	<u>Conditionally Permitted Development</u>	<u>Maximum Proposed Density¹</u>
Medium Low	- Single family detached dwelling - Single family semi-attached	- Residential Planned Development	4 d.u./ac.
Medium High	- Single family detached & semi-attached dwelling	- Residential Planned Development	6 d.u./ac.
High	- Multifamily attached & semi-attached dwellings	- Residential Planned Development	15 d.u./ac.

Housing products are conceived to range from conventional single family detached units on medium sized lots to multifamily unit structures. No limitation is being suggested as to the form of ownership or tenure. The range of densities provided would allow for numerous combinations responding to market forces and social needs. Therefore, the Specific Plan Zone classifications will be those described by the City General Plan, with the exception that a maximum density (number of units per acre), has been assigned to more closely focus the residential land uses. The regulations and standards of this section provide a framework for implementation of the Specific Plan land use provisions. The following development standards and procedures generally apply to all established zones.

- A. Applicable provisions of the City of Coachella Zoning and Subdivision Ordinances shall generally apply to the development of the Project area, except that where conflict in a regulation occurs, the regulations specified in the Specific Plan shall supersede and apply.
- B. Residential planned development allowing for a variety of development patterns such as cluster developments within the Specific Plan Residential Zones may be authorized pursuant to the provisions of article 080.50 (Conditional Uses) of Ordinance No. 378 (Comprehensive Zoning Ordinance). The Specific Plan residential zoning provisions contain development standards which apply to permitted Conditional Uses within the subject project area. Such standards are in addition to those which are found in the residential zone districts and shall apply should there be a conflict with any existing provisions of the residential zones of the Specific Plan or the City Zoning Ordinance. Such residential planned developments shall be subject to architectural and site plan approval by the Planning Commission.

¹ See Section 3.2.2, for limitation on the number of residential units proposed.

5.2.1 Medium Low Density Residential Uses

Specific Plan properties classified as medium low density residential are intended for development as conventional single family subdivisions, with the option to develop residential planned developments or cluster projects under the provisions of the conditional use permit process and being subject to specified development standards. In any case the overall density shall not exceed four (4) dwelling units per gross acres.²

A. PERMITTED USES:

1. One Family Dwellings;
2. Private Garages and accessory structures customarily appurtenant to the permitted uses; swimming pools used solely by persons resident of a site and their guests provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or a required side yard;
3. Public parks and playgrounds;
4. Temporary subdivision sales offices;
5. Home occupations, subject to the provisions of Zoning Ordinance Section 070.06;
6. Signs subject to the provisions of the sign regulations contained within the Zoning Ordinance;
7. Satellite dishes are prohibited;
8. Such other similar uses as are approved by the Planning Commission.

B. CONDITIONAL USES:

The following uses are permitted in the medium low density district subject to the granting of a Conditional Use Permit pursuant to Zoning Ordinance Article 080.50:

² Gross acre is calculated including project streets, except those otherwise shown for dedication in the City General Plan Circulation Element.

1. Religious institutions, including churches and parsonages.
2. Public utility structures, public service facilities and public and private schools.
3. Licensed day care centers for five or less children.
4. Antennas.

5. Cluster or residential planned development subject to the following standards which are in addition to those found in this zone district. These standards shall apply should there be a conflict with any other provision of the zone.

Minimum Development Site: 5.0 acres

Project Perimeter Setbacks: Structures shall be setback 25 feet from all property boundaries except that accessory buildings (those buildings accessory to common maintenance and operation of the cluster or residential planned development) may come to within ten (10) feet of side and rear property boundaries.

Internal Yard Setbacks: Internal yards setbacks as approved by the Planning Commission.

Project Boundary Treatment: Solid six (6) foot masonry wall shall be established on all interior side and rear project boundary lines. On all front and streetside project boundaries there shall be provided a landscaped area including appropriate pedestrian and bicycle walks and paths with a six (6) foot decorative wall setback a minimum of 15 feet from the right of way.

Open Space:

Open space shall be provided in each residential planned development and shall consist of a minimum of 30% of the gross lot area excluding:

- a. Setbacks required from parkways.
- b. Areas including covered and paved parking areas.
- c. Areas utilized for enclosed structures.
- d. Areas used for balconies and patios.
- e. Non-recreational paved surfaces (walks).
- f. Areas defined as restricted open space which are areas within five (5) feet of occupied residential structures.

Signs:

- a. Project directory signs with the following specifications:

- (1) Quantity - one at each of the principal entrances to the project.
- (2) Area, maximum - 24 square feet per sign.
- (3) Height, maximum - six feet.
- (4) Contains no advertising matter other than the name and locations of project facilities, including a guide map.
- b. Directional signs with the following specifications:
 - (1) Quantity - to be authorized by the Planning Commission.
 - (2) Area, maximum- four square feet per sign.
 - (3) Height, maximum - four feet.
- c. Signs discussed in Section 5.2.1.F Signs.

C. BUILDING DEVELOPMENT STANDARDS:

- 1. Building height shall not exceed 30 feet; not to exceed two stories.
- 2. Minimum dwelling unit and room size:
 - a. One and two bedroom dwellings, minimum 1,050 square feet, plus 380 square foot garage.
 - b. Three or more bedroom dwellings, minimum 1,200 square feet, plus 380 square foot garage.
 - c. Minimum bedroom dimensions 10 feet by 10 feet excluding closets.

D. SITE DEVELOPMENT STANDARDS:

- 1. No more than one principal dwelling unit shall be located on each lot. (Exception: Cluster or Residential Planned Developments)
- 2. Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Zoning Ordinance Section 070.030.010 et.sec.
- 3. Minimum front yard shall be 25 feet measured from the existing street right-of-way or from any future street right-of-way.

Front yard setbacks in subdivision developments may be reduced by twenty-five percent provided the average of all such setbacks is not less than the minimum for the district; and

4. Minimum side yards shall be 15 feet combined, with a minimum of one side being 5 feet as measured from the structures eaves.
5. Minimum street side yard shall be 10 feet.
6. Minimum rear yard shall be 20 feet.
7. Maximum lot coverage: The maximum lot coverage by all buildings, main and accessory, shall be 50 percent.
8. Walls or fences not exceeding six (6) feet in height shall be constructed in all side and rear yards along the property lines starting at the beginning of any primary structure.
9. Standard subdivisions shall provide, at the discretion of the Planning Commission, useable open space equal to 326 square feet per dwelling unit which can fulfill Pocket Park requirements of the Specific Plan. The pocket park site configuration and location will be determined at the discretion of the Planning Commission.

E. LOT DEVELOPMENT STANDARDS: The minimum requirements for any lot created or developed in the medium low density district shall be as follows:

1. Minimum lot size:
 - a. Minimum of 7,000 square feet;
 - b. Corner lots 7,200 square feet.
2. Minimum lot width shall be 60 feet, corner lots shall be 70 feet minimum. Knuckle or cul-de-sac lots shall be 40 feet, provided the average width is 60 feet measured at the 25 foot front yard setback.
3. Minimum lot depth shall be 100 feet.

F. SIGNS: In addition to signs allowed under the provisions of City Zoning Ordinance Section 070.04, the following shall be permitted:

1. Project identification (title) signs with the following specifications:
 - a. One identification sign shall be allowed for each street frontage with a principal entrance to the project.
 - b. The identification sign can either be a stand alone monument sign (no higher than six feet) or a signature sign (a sign a fixed to perimeter wall of the community).
 - c. The maximum size of the identification signs shall be 50 square feet (single or combined double sign face).
 - d. Indirect or back lighting only (no internal illumination permitted).
 - e. No advertising matter other than name and street address of the project.
 - f. The identification sign shall be integrated with the design of the adjacent parkway. Elements such as color, location and construction material shall be approved by the Planning Commission.
2. Residential address signs with the following limitations:
 - a. Maximum one illuminated address sign for each dwelling unit. The size and location shall be approved by the Planning Commission.
 - b. Maximum of one nameplate sign of a maximum of one square foot indicating the name of the resident.

G. OTHER DEVELOPMENT REQUIREMENTS: The following additional provisions shall apply to development within the medium low density district:

1. Architectural, landscaping and site plan approval by the Planning Commission shall be required for all principal structures including dwellings, carports, garages, screen walls and fences;
2. Air conditioners, coolers and mechanical equipment shall not be allowed in sideyards and shall be view obscured from public rights-of way and neighboring properties.
3. Landscaping, including sprinkler systems, for front and street side yards shall be required in connection with new houses and shall thereafter be continuously maintained.
4. Along all subdivision perimeters solid masonry walls shall be required on side and rear property lines of those dwellings forming the boundaries of the respective subdivision.

5.2.2 Medium High Density Residential Uses

That portion of the Specific Plan area designated medium high density allows opportunity to create a variety of housing products located on smaller scale lots or development sites so long as the overall density does not exceed six (6) dwelling units per gross acre.³

A. PERMITTED USES:

1. One-family dwellings in a variety of building and lotting configurations including, but not limited to: attached, semi-attached and detached; patio homes; and, zero lot line development.
2. Private garages and accessory structures customarily appurtenant to the permitted uses; swimming pools used solely by persons resident of a site and their guests.
3. Public parks and playgrounds;
4. Temporary subdivision sales offices;
5. Home occupations, subject to the provisions of Zoning Ordinance Section 070.06.
6. Signs subject to the provisions of the sign regulations contained within the Zoning Ordinance;
7. Satellite dishes are prohibited.
8. Such other similar uses as are approved by the Planning Commission.

B. CONDITIONAL USES:

The following uses are permitted in the medium high density district subject to the granting of a Conditional Use Permit pursuant to Zoning Ordinance Article 080.50:

³ Gross acre is calculated including project streets, except those otherwise shown for dedication in the City General Plan Circulation Element.

1. Religious institutions, including churches and parsonages.
2. Public utility structures, public service facilities and public and private schools.
3. Licensed day care centers for five or less children, and licensed commercial day care centers.
4. Antennas.
5. Multiple-family dwellings in attached building configurations subject to the following standards which are in addition to those found in this zone district. These standards shall apply should there be a conflict with any existing provision of the zone.

Minimum Lot Size:

- o Multi-family lots, 20,000 square feet.
 - o Multi-family minimum lot width shall be 100 feet. Knuckle or cul-de-sac lots shall be 40 feet.
 - o Minimum lot depth shall be 100 feet.
6. Cluster or residential planned development subject to the following standards which are in addition to those found in this zone district. These standards shall apply should there be a conflict with any other provision of the zone.

Development Area: 5.0 acres

Project Perimeter Setbacks: Structures shall be setback 25 feet from all property boundaries except that accessory buildings (those buildings accessory to the common maintenance and operation of the cluster or residential planned developments) may come to within ten (10) feet of side and rear property boundaries.

Internal Yard Setbacks: Internal yards setbacks as approved by the Planning Commission.

Project Boundary Treatment: Solid six (6) foot masonry wall shall be established on all interior side and rear project boundary lines. On all front and streetside project boundaries there shall be provided a landscaped area including appropriate pedestrian and bicycle walks and paths with a six (6) foot decorative wall setback a minimum of 15 feet from the right-of-way.

Open Space:

Open space shall be provided in each residential planned development and shall consist of a minimum of 30% of the gross lot area excluding:

- a. Setbacks required from parkways.
- b. Areas including covered and paved parking areas.
- c. Areas utilized for enclosed structures.
- d. Areas used for balconies and patios.
- e. Non recreational paved surfaces (walks).
- f. Areas defined as restricted open space which is area within five (5) feet of occupied residential structures.

Signs:

- a. Project directory signs with the following specifications:
 - (1) Quantity - one at each of the principal entrances to the project.
 - (2) Area, maximum - 24 square feet per sign.
 - (3) Height, maximum - six feet.
 - (4) Contains no advertising matter other than the name and locations of project facilities, including a guide map.
- b. Directional signs with the following specifications:
 - (1) Quantity - to be authorized by the Planning Commission.
 - (2) Area, maximum- four square feet per sign.
 - (3) Height, maximum - four feet.
- c. Signs discussed in Section 5.2.2.F, Signs.

C. BUILDING DEVELOPMENT STANDARDS:

- 1. Building height shall not exceed 30 feet; not to exceed two stories.
- 2. Minimum dwelling unit and room size:
 - a. One bedroom dwellings, minimum 800 square feet.
 - b. Two bedroom dwellings, minimum 1,050 square feet.
 - c. Three or more bedroom dwellings, minimum 1,200 square feet.
 - d. Minimum bedroom dimensions 10 feet by 10 feet excluding closets.

D. SITE DEVELOPMENT STANDARDS:

1. Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Zoning Ordinance Section 070.030.010 et.sec.
2. Minimum front yard shall be 25 feet measured from the existing street right-of-way or from any future street right-of-way.

Front yard setbacks in subdivision developments may be reduced by twenty-five percent provided the average of all such setbacks is not less than the minimum for the district; and

3. Minimum side yards shall be 5 feet or, 0 and 10 feet as measured from the structure's eaves.
4. Minimum street side yard shall be 10 feet.
5. Minimum rear yard shall be 15 feet.
6. Maximum lot coverage: The maximum lot coverage by all buildings, main and accessory, shall be 50 percent.
7. Patio/zero lot line subdivisions shall provide, at the discretion of the planning commission, useable open space equal to 326 square feet per dwelling unit which can fulfill pocket parks requirements of the Specific Plan. The Pocket Park site configuration and location will be determined at the discretion of the planning commission.
8. Walls or fences not exceeding six (6) feet in height shall be constructed in all side and rear yards along the property lines starting at the beginning of any primary structure.

E. LOT DEVELOPMENT STANDARDS: The minimum requirements for any lot created or developed in the medium high density district shall be as follows:

1. Minimum lot size, only when used in conjunction with zero lot line or patio concept:

- a. One-family dwelling, 5,000 square feet, however, the average lot size for any subdivision shall be a minimum of 5,800 square feet.
 - b. Corner lots 6,500 square feet.
 2. Minimum lot width shall be 50 feet, corner lots shall be 60 feet minimum. Knuckle or cul-de-sac lots shall be 40 feet, provided the average width is 60 feet when fronting on a public street.
 3. Minimum lot depth shall be 90 feet.
- F. SIGNS: In addition to signs allowed under the provisions of City Zoning Ordinance Section 070.04, the following shall be permitted:
1. Project identification (title) signs with the following specifications:
 - a. One identification sign shall be allowed for each street frontage with a principal entrance to the project.
 - b. The identification sign can either be a stand alone monument sign (no higher than six feet) or a signature sign (a sign affixed to perimeter wall of the community).
 - c. The maximum size of the identification sign shall be 50 square feet (single or combined double sign face).
 - d. Indirect or back lighting only (no internal illumination permitted).
 - e. No advertising matter other than name and street address of the project.
 - f. The identification sign shall be integrated with the design of the adjacent parkway. Elements such as color, location and construction material shall be approved by the planning commission.
 2. Residential address signs with the following limitations:
 - a. Maximum one illuminated address sign for each dwelling unit. The size and location shall be approved by the Planning Commission.
 - b. Maximum of one name plate sign of a maximum of one square foot indicating the name of the resident.
- G. OTHER DEVELOPMENT REQUIREMENTS: The following additional provisions shall apply to development within the medium high density district:

1. Architectural, landscaping and site plan approval by the Planning Commission shall be required for all principal structures including dwellings, carports, garages, screen walls and fences.
2. Air conditioners, coolers and mechanical equipment shall not be allowed in sideyards and shall be view obscured from public rights-of way and neighboring properties.
3. Landscaping, including sprinkler systems, for front and street side yards shall be required in connection with new dwellings and shall thereafter be continuously maintained.
4. Along all subdivision perimeters solid masonry walls shall be required on side and rear property lines of those dwellings forming the boundaries of the respective master subdivision.

5.2.3 High Density Residential Uses

The Specific Plan area designated as high density with an overall density not exceeding fifteen (15) dwelling units per gross acre, provides a transitional use from commercial development to less intense residential activities and allows the building efficiency and economy of multifamily structures.⁴ It serves a land use purpose, as well as supplying alternative housing to address the needs of various economic levels and life styles not already served by conventional single family detached dwellings.

A. PERMITTED USES:

1. Attached multi-family dwellings:
2. Uses permitted under the Medium Low and Medium High Density Districts, subject to the same use and development standards of those districts.
3. Satellite dishes are prohibited.
4. Such other similar uses as approved by the Planning Commission.

⁴ Gross acres is calculated including project streets, except otherwise shown for dedication in the City General Plan Circulation Element.

B. CONDITIONAL USES:

The following uses are permitted in the high density district subject to the granting of a Conditional Use Permit pursuant to Zoning Ordinance Article 080.50:

1. Licensed commercial day care centers.
2. Public utility structures and public service facilities and public and private schools.
3. Antennas.
4. Cluster or residential planned development subject to the following standards which are in addition to those found in this zone district. These standards shall apply should there be a conflict with any other provision of the zone.

Development Area: 5.0 acres

Project Perimeter Setbacks: Structures shall be setback 25 feet from all property boundaries except that accessory buildings may come to within five (5) feet of side and rear property boundaries.

Setbacks between buildings: Distance between buildings shall be 15 feet plus .03 times the combined building length of the two buildings.

Project Boundary Treatment: Solid six (6) foot masonry wall shall be established on all interior side and rear project boundary lines. On all front and streetside project boundaries there shall be provided a landscaped area including appropriate pedestrian and bicycle walks and paths with a six (6) foot decorative wall setback a minimum of 15 feet from the right-of-way.

Signs:

- a. Project directory signs with the following specifications:
 - (1) Quantity - one at each of the principal entrances to the project.
 - (2) Area, maximum - 24 square feet per sign.
 - (3) Height, maximum - six feet.
 - (4) Contains no advertising matter other than the name and locations of project facilities, including a guide map.
- b. Directional signs with the following specifications:

- (1) Quantity - to be authorized by the Planning Commission.
- (2) Area, maximum- four square feet per sign.
- (3) Height, maximum - four feet.
- c. Signs discussed in Section 5.2.3 F., Signs.

C. BUILDING DEVELOPMENT STANDARDS:

- 1. Building height shall not exceed 45 feet; not to exceed 3 stories.
- 2. Minimum dwelling unit and room size:
 - a. Studio units shall have a minimum of 500 square feet of living area.
 - b. One bedroom units shall have a minimum of 650 square feet of living area.
 - c. Two bedroom units shall have a minimum of 800 square feet of living area.
 - d. Three or more bedroom units shall have a minimum of 1,000 square feet of living area.
 - e. Bedrooms shall have a minimum dimension of 10 feet by 10 feet excluding closets.

D. SITE DEVELOPMENT STANDARDS:

- 1. Off-Street parking spaces shall be provided and continuously maintained (free of storage and other obstructions) in accordance with the requirements set forth in Zoning Ordinance Section 070.030.010, et.sec.
- 2. Minimum front yard shall be 25 feet from the street line.
- 3. Minimum side yard shall be 10 feet.
- 4. Minimum street side yard shall be 25 feet.
- 5. Minimum rear yard shall be 10 feet, unless the lot rears to an alley, in which case only a 5 foot setback is required.

6. Maximum lot coverage: The maximum lot coverage by all buildings, main and accessory, shall be 50 percent.
7. Distance between buildings:
 - a. Distance between buildings shall be 15 feet plus .03 times the combined building length of the two buildings.
 - b. Between main building or accessory building and carport, canopy, shade structure or similar covered area with no walls: No separation required.
8. Usable Open Space:

Open Space

Open space shall be provided in each residential planned development and shall consist of a minimum of 30% of the gross lot area excluding:

- a. Setbacks required from parkways.
 - b. Areas including covered and paved parking areas.
 - c. Areas utilized for enclosed structures.
 - d. Areas used for balconies and patios.
 - e. Non recreational paved surfaces (walks).
 - f. Areas defined as restricted open space which is area within five (5) feet of occupied residential structures.
- E. LOT DEVELOPMENT STANDARDS: The minimum requirements for any lot created or developed in the high density district shall be as follows:
1. Minimum lot size:
 - a. Multi-family dwelling, 12,000 square feet.
 - b. Corner lots 13,500 square feet.
 2. Minimum lot width shall be 120 feet, corner lots shall be 125 feet minimum. Knuckle or cul-de-sac lots shall be 60 feet, provided the average width is 120 feet when fronting on a public street.
 3. Minimum lot depth shall be 100 feet.

F. SIGNS: In addition to signs allowed under the provisions of City Zoning Ordinance Section 070.04, the following shall be permitted:

1. Project identification (title) signs with the following specifications:
 - a. One identification sign shall be allowed for each street frontage with a principal entrance to the project.
 - b. The identification sign can either be a stand alone monument sign (no higher than six feet) or a signature sign (a sign affixed to perimeter wall of the community).
 - c. The maximum size of the identification sign shall be 50 square feet (single or combined double sign face).
 - d. Indirect or back lighting only (no internal illumination permitted).
 - e. No advertising matter other than name and street address of the project.
 - f. The identification sign shall be integrated with the design of the adjacent parkway. Elements such as color, location and construction material shall be approved by the planning commission.
2. Residential address signs with the following limitations:
 - a. Maximum one illuminated address sign for each dwelling unit. The size and location shall be approved by the Planning Commission.
 - b. Maximum of one name plate sign of a maximum of one square foot indicating the name of the resident.

G. OTHER REQUIRED CONDITIONS: The following additional provisions shall apply to development within the high density district:

1. Architectural, landscaping and site plan approval by the Planning Commission shall be required for all principal structures including dwellings, carports, garages, screen walls and fences.

5.3 Commercial Zone Classifications and Development Standards

The geographic location of the project area (at a planned highway interchange), lends itself to commercial opportunities of a regional nature, both for general retailing and highway oriented tourist serving uses; accompanied by complimentary activities also needing the access provided by the Avenue 52/Highway 86 intersection.

The residential "village" created within the project area and larger square mile boundary of the Specific Plan Area, will require commercial support in terms of daily goods and service needs. For this purpose neighborhood shopping facilities are necessary.

From the General Plan land use category of General Commercial, the following sub-zones, or districts, have been formulated to implement the Specific Plan commercial land use designations:

General Commercial Uses

Neighborhood Commercial - 12 acres (approx.); anticipated major tenants, supermarket and drug store. Provides a variety of neighborhood shopping needs such as gift shops, beauty shops, restaurants, and dry cleaners for the Eastern Coachella area residential communities.

Regional Commercial - 38.5 acres (approx.); high volume retailers including Home Improvement Center, Discount Department Store, Membership Warehouse Sales, etc; plus, automotive fuel, financial institutions, food service (restaurant park); and, automobile sales (auto mall).

Mixed Use: Mixed Use Commercial 21.0 acres (approx); mixed use commercial with principal tenant uses including hotel/motel, restaurant and business/office park with support or related activities. The potential exists to provide highway oriented and tourist commercial services along with an office/ employment area, designed in a complementary fashion. The uses combined in this district would either be dependant upon or benefit from the highway orientation for access by clients/customers and employees.

5.3.1 Neighborhood Commercial District

A. Permitted Uses:

1. Retail business intended to serve neighborhoods in the eastern portion of the City, including but not limited to the following examples:

- (a) Appliance store
- (b) Automobile accessories and parts
- (c) Bakery
- (d) Bicycle shop
- (e) Bookstore
- (f) Cigar or tobacco store

- (g) Clothing or apparel sales
- (h) Confectionery store
- (i) Junior Department store
- (j) Dress or millinery shop
- (k) Drug store and sundries
- (l) Furniture store
- (m) Hobby shop
- (n) Ice Cream/Frozen Yogurt shop
- (o) Jewelry store
- (p) Notions store
- (q) Pet shop, including grooming, but no kennel
- (r) Photographic supplies and processing
- (s) Radio and television sales
- (t) Restaurant, cafe, coffee shop (no alcohol served)
- (u) Shoe store
- (v) Sporting goods store
- (w) Supermarket, meat market; grocery, fruit or vegetable store
- (x) Toy store
- (y) Video sales and rental
- (z) Yardage store
- (aa) Barber & Beauty Shops
- (bb) Delicatessens
- (cc) Florist Shops
- (dd) Gift Shops
- (ee) Laundromats
- (ff) Music Stores
- (gg) Newspaper & Magazine Stores
- (hh) Photo Copy Shops
- (ii) Stamp Coin Shops
- (jj) Travel Agencies
- (kk) Dry Cleaners

2. Service businesses:

- (a) Bicycle repair shop
- (b) Clothes cleaning and laundry pickup stations, laundromat, coin operated dry-cleaning establishment
- (c) Locksmith
- (d) Photo Studio
- (e) Radio, television repair
- (f) Shoe repair
- (g) Small appliance repair
- (h) Tailor, dressmaker shop
- (i) Tuxedo/costume rental

3. Office uses limited to the following:

- (a) Financial, insurance, real estate offices, including banks and related institutions

4. Other uses:

Any other use as found by the Planning Commission to be similar to and compatible with those listed above.

B. Permitted Accessory Uses:

1. Signs subject to the provisions of Zoning Ordinance Section 070.04, and being subject to site plan approval.
2. Other accessory uses and structures customarily appurtenant to a permitted use.

C. Conditional Uses: The following uses may be permitted in the Neighborhood Commercial District, subject to obtaining a conditional use permit as specified in Zoning Ordinance Section 080.50.

1. Automobile service stations.
2. On-site and off-site liquor establishments.
3. Accessory to a permitted restaurant use, sale of alcoholic beverages.
4. Cocktail lounges.
5. Radio antennas and satellite dishes.
6. Other such uses as determined by the Planning Commission.

D. Lot Requirements:

1. Minimum lot area: three (3) acres, except in the instance where building pads are being developed in conjunction with and as a part of a unified shopping center plan, in which case the minimum size shall be 3,500 square feet.
2. Minimum lot width: 50 feet
3. Minimum lot depth: 50 feet
4. Maximum lot coverage: Subject to mandated parking and setback requirements.

E. Yard Requirements:

1. A minimum building setback of 25 feet from Avenue 52, and Avenue 51 and a minimum building setback of 15 feet from Polk Street is required. These setbacks shall be landscaped except for necessary driveways to the street.
2. Yards along residential zone boundaries; minimum building setback shall be 30 feet, which shall be maintained in landscaping for a depth of at least 15 feet from residential zone boundary.
3. Yards along commercial zone boundaries; no setback required.

F. Height Limits:

1. The maximum height of any building located within 150 feet of any residential zone shall be two stories or 35 feet, whichever is less. Vehicular rights-of-way shall be included in calculating distance.
2. The maximum height of all other buildings shall be 50 feet.

G. Distance Between Buildings: Buildings not actually joined, shall be provided with a minimum eight-foot separation.

H. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided in accordance with the provisions of Zoning Ordinance Section 070.03.

I. Screening: Where the Neighborhood Commercial District abuts any residential district, an acoustical study shall be prepared which indicates appropriate screening treatment on the zone boundary line. The acoustical study's recommendations for an acoustical barrier shall be followed. In no case shall said screening be less than seven (7) feet in height except within a required yard adjacent to a street or highway, where such screening shall be reduced to a maximum of 42 inches in height.

J. Architectural Review: All development in the Neighborhood Commercial District is subject to architectural review as set forth in Zoning Ordinance Section 080.10, and further being subject to the following:

1. In addition to other architectural review approval criteria, it shall be found that the proposed architectural style and individual building treatments including landscaping are consistent with and complimentary to other nearby commercial development or commercial centers within the Applicant's Project. In this regard, a unified architectural approach is desired among development components, as well as among commercial properties as viewed from the public rights-of-way. The objective here is to create an identifiable urban "Village" with visual consistency and harmony.
2. Any signs proposed shall be integrated into the architectural approach presented; and, the sign program concept shall be made a part of the architectural review action.

5.3.2 Regional Commercial District

A. Permitted Uses:

1. All uses permitted in the neighborhood commercial district, and other retail sales and servicing establishments serving the general public.
2. Large volume specialty retailing and service uses, directed to a regional market area, including but not limited to the following examples:
 - (a) Department and specialty stores, including discount and warehouse/membership clubs.
 - (b) Home improvement center.
 - (c) Automobile, boat and motorcycle dealerships; auto malls.
3. Fast-food restaurants, including drive-in and drive-thru.
4. Automobile service station.
5. Automotive tires, batteries and accessory shops; with minor repair and tune-ups.
6. Commercial recreation and amusement enterprises, including but not limited to golf driving ranges, miniature golf, indoor theaters, skating rink and bowling alleys.

7. Conditional Accessory Uses: An accessory use to a permitted use is allowed subject to CUP approval provided that the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:

(1) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:

- a. The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 20 percent.
- b. The maximum total horsepower of all electric motors used in connection with such accessory use shall be three (3) horsepower. No motor exceeding one horsepower may be used.
- c. The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
- d. Accessory uses shall be conducted wholly within a completely enclosed building.
- e. Examples of permissible accessory uses include limited band ceramic processing, jewelry repairs. Examples of accessory uses not permitted include the recapping, metal fabrication, blacksmith.

8. Other such uses as may be found by the Planning Commission to be similar to and compatible with those listed above.

B. Permitted Accessory Uses:

1. Signs subject to the provisions of Section 070.04 of the Zoning Ordinance and being subject to site plan approval.

C. Conditional Uses: The following uses may be permitted in the Regional Commercial District subject to obtaining a conditional use permit as specified in Zoning Ordinance Section 080.50.

1. Automotive repair garage as an accessory to a major anchor tenant.

2. Antennas and satellite dishes.
3. Other such uses as determined by the Planning Commission.

D. Lot Requirements:

1. Minimum lot size: Parcels shall have a minimum area of three acres, except in the instance where building pads are being developed according to a unified shopping center plan, in which case the minimum size shall be 5,000 square feet.
2. Minimum lot width: 50 feet
3. Minimum lot depth: 50 feet
4. Maximum lot coverage: Subject to mandated parking and setback requirements.

E. Yard Requirements:

1. A minimum building setback of 25 feet from Avenue 52, and the Highway 86 rights-of-way is required. These setbacks shall be landscaped except for necessary driveways to the street.
2. Yards along municipal facilities zone boundaries; minimum building setback shall be 10 feet, which shall be maintained in landscaping for a depth of at least 5 feet from municipal facilities boundary.
3. A minimum building setback of 15 feet from the public cul-de-sac is required. These setbacks shall be landscaped except for necessary driveways to the street.
4. Yards along commercial zone boundaries: No setback required.

- F. Height Limits: The maximum height of any building or portion thereof within 150 feet of a perimeter street shall be two stories or 35 feet, whichever is less. Beyond 150 feet the height of any building or portion thereof shall be a maximum of 60 feet.

Exception: Structures above 60 feet may be allowed through CUP or variance procedures based on height and spatial relationships.

- G. Off-Street Parking and Loading: Off-street parking spaces shall be provided based on at least five (5) spaces per one thousand square feet of building. Off-street parking design standards and loading facilities shall be provided in accordance with the provisions of Zoning Ordinance Section 070.03.
- H. Architectural Review: All development in the Regional Commercial District is subject to architectural and landscaping review as set forth in Zoning Ordinance Section 080.10, and further being subject to the following:
1. In addition to other architectural review approval criteria, it shall be found that the proposed architectural style and individual building treatments are consistent and complimentary to other nearby commercial development or commercial centers within the Applicant's Project. In this regard, a unified architectural approach is desired among development components, as well as among commercial properties as viewed from the public rights of way. The objective here is to create an identifiable urban village with visual consistency and harmony.
 2. Any signs proposed shall be integrated into the architectural approach presented; and, the sign program concept shall be made a part of the architectural review action.

5.3.3 Mixed Use Commercial

- A. Permitted Uses:
1. Tourist lodging (all types), including: hotels; motels; bed and breakfast; etc, but excluding recreational vehicle camps and parks.
 2. Retail businesses primarily intended to serve the traveling public and tourists, including:
 - (a) Automobile Club Offices
 - (b) Automobile Service Station
 - (c) Exhibit hall, tourist centers
 - (d) Establishments engaging in the sale of souvenirs, curios, film, newspapers, magazines, tobacco, candy, etc.

3. Restaurants, with or without cocktail lounges; drive-in, drive-thru or other fast food facilities.
 4. Recreational and amusement enterprises, including:
 - (a) Golf driving range, Miniature golf
 - (b) Indoor theaters
 - (c) Skating rinks
 - (d) Bowling alleys
 5. General business, professional and medical offices, when located within an office complex designed for that purpose.
 6. Other uses as found by the Planning Commission to be similar to and compatible with those listed above.
- B. Permitted Accessory Uses: The following buildings, structures, and uses are permitted when clearly incidental and accessory to primary permitted use:
1. Signs subject to the provisions of Section 070.04 of the Zoning Ordinance and being subject to site plan approval.
 2. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses: The following uses may be permitted in the mixed use district subject to obtaining a conditional use permit as specified in Zoning Ordinance Section 080.50.
1. Car Rental Agencies.
 2. Auto repair garage as an accessory use to an automotive service station.
 3. Bus depot.
 4. Antennas and satellite dishes.
 5. Other such uses as determined by the Planning Commission.

D. Lot Requirements:

1. Minimum lot size: The minimum lot size shall be 20,000 square feet, except in the instance where building pads are being developed in conjunction with a unified commercial center plan, in which case the minimum size shall be 5,000 square feet.
2. Minimum lot width: 50 feet
3. Minimum lot depth: 50 feet
4. Maximum lot coverage: Subject to mandated parking and setback requirements.

E. Yard Requirements:

1. A minimum building setback of 25 feet from Avenue 52 and a minimum setback of 15 feet from Polk Street is required; these setbacks shall be landscaped except for necessary driveways to the street.
2. Yards along commercial zone boundaries: No setbacks necessary.

F. Height Limits: The maximum height of any building or portion thereof within 75 feet of a perimeter street shall be two stories or 35 feet, whichever is less. Beyond 75 feet, the height of any building or portion thereof shall be a maximum of 50 feet.

G. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided in accordance with the provisions of Zoning Ordinance Section 070.03.

H. Screening: Where the Mixed Use Commercial District abuts the manufacturing service zone, there shall be provided screening not less than six feet or more than eight feet in height on the zone boundary line. Said screening shall be reduced to 42 inches in height within a required yard adjacent to a street or highway.

I. Architectural Review: All development in the Mixed Use Commercial District is subject to architectural and landscaping review as set forth in Zoning Ordinance Section 080.10, and further being subject to the following:

1. In addition to other architectural and landscaping review approval criteria, it shall be found that the proposed architectural style and individual building treatments are consistent and complimentary to other nearby commercial development or commercial centers within the Applicant's Project. In this regard, a unified architectural approach is desired among development components, as well as, among commercial properties as viewed from the public rights of way. The objective here is to create an identifiable urban "village" with visual consistency and harmony.
2. Any signs proposed shall be integrated into the architectural approach presented; and, the sign program concept shall be made a part of the architectural review action.

5.4 Public/Quasi - Public Classifications and Development Standards

The Applicant's Project contains an allocation for Public/Quasi-Public Use. In part, the acreage provided (as part of project development) will satisfy immediate needs of the residential village for public recreation/open space, plus supply land for a variety of civic or community activities and facilities and serve the additional purpose of reserving area for utility improvements. These three broad functions are categorized by the sub-zones below.

5.4.1 Neighborhood Park District (6 Acre Site)

- A. Primary Use Defined: Public park land serving an adjacent residential neighborhood, containing active and passive recreational opportunities.
- B. Permitted Uses:
 1. Athletic fields (baseball, football, soccer, etc.)
 2. Tennis courts
 3. Play equipment and structures
 4. Picnic areas
 5. Landscaped grounds and passive viewing or seating areas.
 6. Shelters, arbors and other shade or protective structures
 7. Restrooms and water fountains
 8. Running, jogging tracks and par courses.

9. Such other similar uses as may be approved by the Planning Commission and City Council

C. Property Development Standards:

Standards for development of neighborhood park property shall be as specified by the City Council upon recommendation by the Planning Commission. The project park site shall be designed in accordance with the desires and specifications of the City.

5.4.2 Municipal Services District

- A. Primary Use Defined: Public services and recreational activities that are intended to provide a major city activity center in proximity to the juncture of the major north-south and east-west arterials of the Specific Plan-project site.

B. Permitted Uses:

1. City Fire, Police and library facilities.
2. Community Service, safety, office and maintenance facilities.
3. City administrative centers.

C. Property Development Standards:

Standards for development of the municipal facilities district shall be as specified by the City Council upon recommendation by the Planning Commission. The various uses and facilities which may be established shall follow the technical requirements related to their function and design.

5.4.3 Utility Services District

- A. Primary Use Defined: Reserved for use by stormwater drainage facilities, sanitary sewers and facilities, municipal water facilities and other utilities as needed.

B. Permitted Uses:

1. Detention basins/outlets/drainage structures.
2. Sewer mains/laterals/lift stations and related facilities.
3. Municipal water transmission and storage facilities.
4. Public utility structures.

5. Parking lots for adjacent uses.
 6. Such other similar uses as may be approved by the Planning Commission and City Council.
- C. Property Development Standards:
1. When developed in conjunction with adjacent zoning district the standards of that district shall apply.
 2. For those municipal uses constructed within this District the development standards shall be as specified by the Planning Commission.
 3. For private activities and facilities developed independent of adjacent uses shall require individual plan review for purposes of development standard approval pursuant to the review set forth in Zoning Ordinance Section 080.10.

5.5 Design Guidelines

Design guidelines are an important part of this project and Specific Plan because they influence directly the property owners, developers and design professionals such as architects and engineers, who will be responsible for implementation of the Specific Plan through its phased buildout. The design guidelines act as a complement to the City's General Plan, Specific Plan Zoning Districts created within this document and City subdivision regulations and the building codes. The General Plan and Specific Plan Land Use/Zoning Maps are essentially two-dimensional, but the Specific Plan design guidelines go further into the three-dimensional aspects of planning and design. It is true that the proceeding development (zoning district) standards influence the shape of a building through setback and height requirements, but they do not deal to any extent with a buildings appearance, its architecture and, above all, its quality. The Specific Plan and in particular the design guidelines, adds to zoning district procedural requirements for architectural and site design review, by dealing more precisely with these issues.

These design guidelines are provided to ensure good quality layouts, designs, and environments within the proposed project. The guidelines are intended to provide continuity or unity within the project while at the same time avoiding monotony through excessive repetition.

The architectural theme for the Brandenburg-Butters, Coachella 380 project is what may be described as Mediterranean influenced Southern California vernacular architecture oriented in this particular application to a desert climate. Materials and functional items should be chosen so as to be durable and suitable for the desert environment with hot windy summers and cool pleasant winters.

To take the vision of the project portion of the Specific Plan Area one step further a conceptual "Urban Design Plan", (Figure 5.2) has been prepared. This illustration is not what the subject project is going to look like, but rather taking all the design and land use factors into consideration, it is a picture of how the project "could" develop. The depiction has been made to accurately account for building and property sizes to allow the viewer to get a good sense of what the contemplated development would represent in terms of a development pattern.

Also, offered in Figure 5.3 thru 5.8, are "Snap Shot" scenes of how the contemplated architecture and building siting might appear.

Individual guideline topics/subjects are found in the subsection text which follows.

5.5.1 Lotting Concept

(a) Residential-Detached and Attached

Utilize cul-de-sacs where possible.

Ensure that roads meet at close to 90 degree angles and that sight distances will be adequate for design speed.

Attempt to maximize view opportunities in lot layout.

Design lots to accommodate the proposed land use type.

Use lot layouts that minimize grading.

Ensure adequate setbacks will be available on the perimeter of each lot adjacent to arterial and project boundaries to avoid noise exposure and provide for agricultural buffers.

Design streets with minimum traffic control devices.