

RANCHO COACHELLA
VINEYARDS

FINAL SPECIFIC PLAN .

A MASTER PLANNED AFFORDABLE HOUSING COMMUNITY
BY
THE LUSARDI COMPANIES

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RANCHO COACHELLA VINEYARDS
AN AFFORDABLE HOUSING COMMUNITY

SECTION I

PROJECT SUMMARY

A. GENERAL OBJECTIVES AND CONCEPTS

The objective of the Rancho Coachella Vineyards Specific Plan is to create an affordable community developed around a desert living theme that meets the needs of its residents. More specifically, the purpose for development of Rancho Coachella Vineyards is to provide quality, affordable housing for employees of companies which will locate in the Rancho Coachella Business Park. For this project to be successful, it is critical that the developer and the City work together to minimize cost wherever possible to produce a quality home and living environment at an affordable price. The basic development concept provides for land approvals and improvements completed on a phased basis by the developer with actual home construction performed by a select group of builders who have significant experience in the design, development, construction and marketing of quality, affordable housing.

The plan provides for a range of housing products in conjunction with the associated public services necessary to support the project. Shopping opportunities will be available within walking distance to all residents and employment opportunities will be available in the adjacent Rancho Coachella Business Park and surrounding areas. Land for a school, parks and related community facilities will be offered for dedication to help provide for the education and recreation needs of the residents. A site for a future fire station will be offered for dedication to serve the emergency needs of the community. A circulation system will be provided on local streets within the development and turn-outs will be provided for use by the public transit bus service.

The proposed development is located in the southeastern portion of Coachella, as shown on the regional location map, Exhibit I. Specifically, the 259 acre site is located at the southeastern corner of 54th Avenue and Fillmore Street, as per the vicinity map, Exhibit II.

The plan proposes a gradual development over a period of approximately seven to ten years in the conversion of the existing vacant land to conventional urban uses. The site has generally flat terrain allowing great latitude for various development uses. Planned land uses are shown on the enclosed Specific Plan Land Use Map, Exhibit III.

In Rancho Coachella Vineyards, the single family lots will be a minimum of 6,000 square feet, with multi-family uses adjacent to 55th Avenue and proposed commercial uses along Fillmore Street. All lots along the eastern and southern boundaries will be a minimum 7200 square feet in size and will act as a buffer to the existing agricultural use east of the project. The commercial sites and multi-family uses are intended to serve as a transition and a buffer from the adjacent Rancho Coachella Business Park to the proposed single-family uses.

A Secondary Arterial designation with 100' right-of-way is proposed as a General Plan Amendment on Fillmore Street so that the potential volume of traffic from the commercial and industrial uses can be adequately handled. The proposed General Plan circulation system is shown on Exhibit IV.

The commercial area is proposed to be developed as a Specific Plan Commercial zone as established in this text. This will allow a variety commercial development to serve an area from eastern Coachella to the Salton Sea.

An unimproved fire station site shown as Planning Area B-2 on the Land Use Development Plan, (Exhibit III) is proposed for dedication for the protection of the community. Located on Fillmore Street between Avenues 54 and 55, the station site is centrally located in the east side of the City. The value of the land to be dedicated for a fire station shall be credited towards the fire fees assessed. The value of the dedicated land and the amount of the credit shall be determined at the time building permits are issued for Phase I of the single family housing development.

This project is served by the Coachella Valley Unified School District (CVUSD). A school site is proposed for dedication within Residential Zone area as shown on the Specific Plan Land Use Map (Exhibit III). Title to the school site will transfer to the school district following negotiations for fee offsets between the developer and the CVUSD. Because the success of this project is directly related to the availability of primary school facilities, title to the school site property will revert back to the developer if the school district fails to initiate construction of a school within five years after issuance of the first residential building permit within the project. This also will preclude the problems associated with a large parcel of land within a developed area remaining vacant for an indefinite period of time.

Public parks, proposed to be dedicated to the City, will be located within a Residential Zone. The developer will work with the City on possible designs for the neighborhood park. The park site adjacent to the school should be designed in conjunction with the development of the elementary school. Possible improvements for the municipal parks could include picnic areas and multi-purpose sports fields. Ongoing park maintenance shall be the responsibility of the City. The park and the cost of park improvements shall be donated to the city in lieu of park fees with the value of the property and improvements dedicated to be offset against related fees in accordance with the formula specified in a Development Agreement to be executed by the City and the developer.

It is extremely important that the value of the lands donated by the developer for the fire station, school and parks be offset against related fees in order to help keep the cost of the housing product affordable.

The intent of Rancho Coachella Vineyards is to provide a community that will attract and accommodate "first-time" and "move-up" home buyers whose household income levels dictate the purchase of housing which is affordable. The housing product types proposed will provide for the entry level buyers and retiring couples desiring a smaller home on an individual lot, a larger home for the growing family, and apartment or condominium living for singles and small families. Positive impacts on the present Coachella housing market are expected by the development of this project. Creation of a Town Plaza shopping center will make the area more attractive to the local residents of this desert community.

B. ARCHITECTURAL CONCEPT

The overall architectural concept shall be consistent throughout the Specific Plan area with each of the builders who are a part of the project. Individual architectural concepts shall be provided by each developer upon submittal of building and landscape plans and elevations for review by the Planning Commission. Many residential developers have established unique architectural styles and accordingly, this Specific Plan establishes the general parameters from which to work.

All housing types found within the project will be affordable and designed to be compatible with, and respond to, the site and climatic conditions of the Coachella Valley desert environment. The predominant architectural style will be a contemporary Spanish or Mediterranean ranch design. The major design elements of this style include hip and gable roofs, with the major materials to include exterior stucco with a light spanish lace or a sand finish, wood trim and concrete tile roofing materials (of either spanish barrel, 'S' or flat design) or composite shingle roofing with tile facia or trim. The proposed units will be built utilizing slab at grade construction, one and two stories for single family and up to three stories for apartments.

Additional design guidelines and restrictions will be addressed in the "Conditions, Covenants and Restrictions" (CC & R's) which will become recorded deed restrictions on each individual parcel.

The single family homes will have attached garages. The apartments or condominiums will have either detached garages or carports. Garage doors will be plywood or masonite with wood plant-ons. All exterior wood trim, fascias, outlookers and beams will be fully painted with heavy body stain. All exterior stucco, paint and trim colors will be co-ordinated in natural desert pastels.

C. LANDSCAPE CONCEPT

The Specific Plan landscape concept shall integrate the desert theme and emphasize drought tolerant plant varieties. Each developer shall indicate compliance with the overall concept upon submittal of landscape plans for review by the Planning Commission. The landscape concept shall be compatible throughout the Specific Plan area.

The Avenue 54 and Fillmore Street frontages will include a combination of ornamental and desert transitional landscape material. Primary plant material typical of the ornamental zone will include but is not limited to:

Trees: Palms
Jacaranda
Eucalyptus Rudis "Desert Gum"
Oleander
Jagerstremia indica "Crape Myrtle"
Lombardy Poplar

Vines: Bougainvilla
Grape varieties

This ornamental area will have a limited area of turf, and plant material will be selected based on its drought tolerance.

The desert transitional landscape will utilize plant material more associated with desert landscapes. In addition to the plants enumerated above, Acacia, Geyera (Australian Willow), and Mesquite would be typical of this zone. Groundcover would be river rock or drought tolerant plant material. Fountain grass, Ocotillo and Acacia Redolens would be typical of the shrub plant material. Maintenance of all common-area landscape shall be funded under a Landscape Maintenance Assessment District whereby each property owner shall be responsible for pro-rata share of landscape maintenance.

D. RECREATION AND OPEN SPACE CONCEPT

Thirteen acres of public parks sites are proposed within the Rancho Coachella Vineyards. These parks will be developed for active uses such as soccer, softball, sand volleyball, tennis, horseshoes, etc. Picnic areas, tot lots and areas to sit and relax should be set aside to provide for passive uses. The public park facilities shall be maintained by the City of Coachella. In addition to these public areas, the multi-family areas shall be developed under planned residential concepts and will cater to the needs of the project residents and incorporate open space areas for recreation within each proposed project. Such open space plans for multi-family development shall be subject to review and approval by the Planning Commission upon plan submittal.

SECTION II

DEVELOPMENT STANDARDS

The Development Standards contained in the Specific Plan shall be used to control the proposed land uses designated in the Plan. Zone categories were selected to achieve the goals of the plan while restricting the uses to those proposed. Planning areas for schools and parks are only permitted in Residential Zones.

A. LAND USE AND DENSITY

The project will be a self-contained community that provides a transition from the existing agricultural uses on the east and proposed industrial uses on the west to the suburban uses proposed. While a buffer between varying land uses is provided, it is also necessary to blend the area into a coherent community.

Presently the land area to the west has more than seven hundred acres of industrial zoned property. Fillmore street and the proposed commercial area along Fillmore serve as a transition from industrial use to residential use. Additional buffer to the agricultural use on the east has been created along the eastern perimeter with 7200 square foot and larger lot sizes.

The commercial areas have been located to provide convenient shopping for the residents of this development and other portions of the City, as well as residents south of the City limits. Access to and from the proposed commercial facilities will be enhanced by the future interchange of Interstate Highway 86 on Airport Boulevard.

Rancho Coachella Vineyards has been designed to create a well-planned community that will give its residents a safe home in a quality living environment.

A tabulation of the land uses and densities for the Rancho Coachella Vineyards Specific Plan is shown below.

TABLE 1.
RANCHO COACHELLA VINEYARDS

LAND USE SUMMARY

Planning Area	Type of Development	Acres	Units	Density Per Acre
A	General Commercial	46.0	0	0
	Fire Station	3.0	0	0
B	Multi-Family Residential	18.0	270	15
C	Single Family Residential	171.0	815	4.7
	School Area	9.0		
	Park Area	13.0		
	Total	260.0	1,085	4.2

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B. SITE DEVELOPMENT STANDARDS

The standards for site development within Rancho Coachella Vineyards encompass conceptual and architectural principles and specific site planning techniques. The improvements within the residential and commercial areas will incorporate good planning and architectural standards such as:

- * requiring variations of plans located next to one another;
- * placing the short-side elevation to face any street corner;
- * staggering setbacks on the front side of both detached and attached buildings;
- * providing recessed and pop-out areas to provide shadow relief;
- * placing high sides of roofs together;
- * relating structures to all neighboring structures;
- * varying similar floor plans by roofs and entry treatments.

The examples above are shown in Appendix 1. These standards reflect general considerations which will be utilized within the Plan area.

It is desirable that while this project must be affordable, it must also present a quality image. To further this goal, the front yards of all single-family residences on all lots shall include landscaping and irrigation as part of the unit package. This will result in a finished appearance that will benefit residents throughout the City as well as those within the project.

Although it is unlikely that slopes will be created which are visible once a house is constructed, any slope in excess of three feet in height and with a slope gradient of 3:1 or greater shall require a landscape and irrigation plan prior to obtaining any building permit. All manufactured slopes throughout the project that may erode or are three or more feet high with slope gradient of 3:1 or greater shall be landscaped with ground cover to prevent erosion while providing interior visual relief.

The terrain for Rancho Coachella Vineyards is generally flat. High banks between lots or between streets and lots are not anticipated. All residential areas shall be graded to provide adequate building areas and proper drainage of the property.

Grading shall be completed in phases as each project area is developed. Based on the the existing topographic conditions, an on-site balance of import and export material is expected.

Transition areas between commercial and residential uses will include solid walls and landscaping to provide visual distinction between uses.

Commercial areas shall carry out the desert theme with compatible landscaping that is easily maintained. Landscaping shall be selected to soften these areas by incorporating the "Vineyards" design theme and provide a pleasant visual image. All landscaping and irrigation within the commercial area shall be installed prior to the issuance of occupancy permits by the City.

C. SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Since it is expected the homes will be built by several homebuilders, hardscape and entry signs to each phase of the project may vary to allow individual developer identity within the overall project theme.

The Rancho Coachella Vineyards provides two single family residential zoning categories for the Specific Plan. The Development Standards for the two categories are summarized as follows:

TABLE 2.

RSP 6000 and RSP 7200 Development Standards

Minimum Lot area	Setbacks			Max Height	Max Cov	Min Width	Min Depth
	Frt	Rr	Side				
6000 sqft	18'	15'	*	30'	40%	50'	100'
7200 sqft	18'	15'	*	30'	40%	50'	100'

* Side Yard Setbacks:

- a) The minimum interior sideyard setback shall be 5 feet. However, one sideyard may be eliminated provided that the remaining sideyard maintains an unobstructed minimum of 12 feet.
- b) Interior lots: Side yard setbacks shall be measured from the property line to the point representing the finish surface of the exterior surface of the dwelling unit.

- c) Corner lots: Side yard setbacks shall be a minimum of twelve feet on the street side, the interior side yard setback may be eliminated pursuant to note "a)" above.
- d) Residential structures shall maintain 10 feet of separation between buildings except in the case of zero lot line developments. Zero lot line development shall have a minimum 10' sideyard setback at one side, possibly implementing a reciprocating easement.

On cul-de-sacs and street knuckles, minimum lot widths shall be 28', as measured at the property line.

a. Intent and Purpose

The provisions of the RSP 6000 and RSP 7200 zones are intended to encourage a suitable living environment, through the regulation of densities of development, yard sizes, building heights, and allowed uses under the zones.

b. Permitted Uses

- 1. Single family detached development: one dwelling unit per parcel, allows for zero lot line.
- 2. Single family attached development: One dwelling unit per parcel, including common wall townhomes and patio homes.

c. Additionally Permitted Uses

- 1. 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 side yard;
- 2. Public parks and playgrounds;
- 3. Temporary subdivision sales offices and trailers;
- 4. Home occupations, subject to the provisions of City of Coachella Code Section 070.06;
- 5. Private greenhouses, flower and vegetable gardens;
- 6. Signs subject to the provisions of the sign regulations contained within Section 070.04 of the City of Coachella comprehensive ordinance;

7. The keeping of household pets so long as the number thereof does not exceed two dogs or cats or a combination thereof over four months of age, and other household pets that shall not be public nuisance due to odors, noise or public health considerations;
8. Such other similar uses as are approved by the Planning Commission.

d. Conditional Uses

The following uses are permitted subject to the acquisition of a Conditional Use Permit in accordance with the provisions of Article 080.50 of the City of Coachella Code.

1. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges, nursery schools, churches, parsonages and other religious institutions;
2. Public and private golf courses;
3. Fire stations;
4. Parks, playgrounds, court games, and community centers;
5. Public utility distribution substations and public service facilities;
6. Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;
7. Radio, television and microwave towers;
8. Day care facilities.

e. Other Required Conditions

1. Architectural and site plan approval by the staff of the Planning Commission shall be required for all principal structures including dwellings, carports, garages, screen walls and fences visible from the street and side of the property;
2. Air conditioners, coolers and mechanical equipment shall be view obscured from public rights-of-way and neighboring properties.
3. Landscaping including sprinkler systems for front yards shall be required in connection with new houses and shall be thereafter maintained in operative condition.

f. Prohibited Uses

The following uses are expressly prohibited in the RSP zone designation:

1. Outdoor advertising displays and billboards, unless used for the sale of the residential tracts at Rancho Vineyards.
2. No inoperable vehicle shall be abandoned on either the public street, driveway, front yard, side yard or any location which is visible by the public.
3. Garage conversions are prohibited.
4. Mobile homes and mobile home parks are prohibited.

D. MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The Specific Plan Residential Multi-Family (SPRM) classification allows the clustering of units in the multi-family area. Site planning standards and governmental regulations require the approval of a development plan showing building layout, elevations, landscaping and amenities prior to construction. Featured in this area will be apartments for rent and/or condominiums for purchase. Because it is not possible to accurately predict the level of future demand for apartment or condominium units, all or any portion of the areas in the Specific Plan designated SPRM allow RSP designated uses.

For the SPRM zone designation a maximum density of 15 dwelling units per acre or a clustered project on several acres which would average no more than 15 units per acre shall be permitted. The parcel development standards are summarized as follows:

a. Intent and Purpose

The SPRM zone is intended to provide for the establishment of multiple-family residential development areas at various medium and high densities and related community services, all located in conformance with the General Plan.

Land designated as SPRM is intended for residential development that ranges from 4 to 15 dwellings per gross acre. Housing types include single family detached units and attached single family units.

b. Permitted Uses

The following uses are permitted in the SPRM zone:

1. All uses permitted in the Rancho Coachella Vineyards Specific Plan under the RSP 6000 and the RSP 7200 zones.

2. Zero lot line/patio homes.
3. Duplexes, triplexes and four plexes.
4. Single family attached dwellings including townhouses, and condominiums and apartments.
5. Schools, public or private.
6. Public parks or playgrounds, athletic fields.
7. Clubhouses, lakes, and associated amenities.
8. Religious institution structures.

c. Additionally Permitted Uses

The following buildings and uses are permitted to the primary permitted use:

1. All conditional uses listed in the RSP zones;
2. Temporary sales/rental offices and trailers;
3. Child nurseries, day care centers;
4. Temporary construction facilities during construction;
5. Garages and carports;
6. Walls, fences and hedges;
7. Swimming pools and other recreational amenities;
8. Accessory buildings, structures and use where related, and ancillary to a permitted use;
9. Non-commercial keeping of pets
10. Such other similar uses as are approved by the Planning Commission.

d. Site Development Standards

1. Zero lot line/patio homes

- a. Lot area: 4,000 square feet minimum
- b. Lot width: 50 feet minimum except lots fronting on knuckles or cul-de-sacs may have a minimum width at the setback line of 40 feet
- c. Lot depth: Minimum lot depth shall be 80 feet
- d. Building site coverage: 50 percent maximum
- e. Front yard setback: Minimum 10 feet from the front property line to face of garage permitted if automatic garage door opener is provided; minimum of 15 feet for balance of lot
- f. Side yard setback: None. (Minimum ten foot separation between building.) Minimum street side setbacks shall be 15 feet
- g. Rear yard setback: 10 feet minimum
- h. Building height: 36' maximum
- i. Parking: Per City of Coachella Ordinance 378 Article 070.03.030

2. Attached Dwellings:

- a. Minimum Lot Area
 - (1) Duplex 7,000 square feet
 - (2) Triplex 7,500 square feet
 - (3) Four plex 8,000 square feet
- b. Lot width: 65 feet minimum, except lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 45 feet and a minimum width at the setback line of 55 feet
- c. Lot depth: Minimum average lot depth shall be 100 feet
- d. Building site coverage: 50 percent maximum
- e. Front yard setback: Minimum 15 feet from the property line; 10 foot garage setback permitted if automatic garage door opener provided
- f. Side yard setback: 10 feet minimum. Minimum street side setbacks shall be 15 feet
- g. Rear yard setback: 10 feet minimum

- h. Building height: 36' maximum
- i. Parking: Per City of Coachella Ordinance 378 Article 070.03.030

3. Condominiums and Townhouses

- a. Building site area: Minimum 1 acre
- b. Building site coverage: 50 percent maximum
- c. Building setbacks: Minimum street setback shall be 15 feet from street right-of-way. Ten (10) foot garage setback permitted if automatic garage door opener is provided.
- d. Building height: 36' maximum
- e. Building separation: 15 feet minimum
- f. Parking: per City of Coachella Ordinance 378 Article 070.03.030

e. Open Space

Open space equal to 25 percent of the indicated required lot area per dwelling unit shall be provided for each multiple-family dwelling unit. All yard and distance areas between buildings shall be included in the calculation of usable open space.

Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.

f. Off-Street Parking

Off-street parking shall be provided for each dwelling unit as required by City of Coachella Ordinance 378 Article 070.03.030.

g. Prohibited Uses

The following uses are expressly prohibited in the SPRM zone designation:

- 1. Outdoor advertising displays and billboards, unless used for the sale of the residential tracts at Rancho Vineyards.
- 2. No inoperable vehicle shall be abandoned on either the public street, driveway, front yard, side yard or any location which is visible by the public.
- 3. Garage conversions are prohibited.
- 4. Mobile homes and mobile home parks are prohibited.

E. COMMERCIAL DEVELOPMENT STANDARDS

The Specific Plan Commercial (SPC) zone will allow for Tourist, General and Neighborhood Commercial uses.

The commercial will serve the needs of the residents, the vacationers motorists traveling through the City. Since the nearest significant retail shopping south of the City is more than an hour's drive away, the City can expect to generate significant retail business on the commercial sites from non-residents. Additionally, such non-resident shoppers will have little impact on City services as they travel into the City to shop and then return home.

The standards for commercial development are to be established by this Specific Plan. Development for the commercial sites may include offices, restaurants, financial institutions with drive-thru, service stations and specialty shops that residents could utilize on the way to or from work. Commercial development is also intended to provide for the daily needs of the residents, including, but not limited to, a major supermarket and drug store, drive-thru fast food restaurants, theater, sports center, auto dealerships, service centers and parts stores, cleaners, hair salon and liquor stores. The above uses represent only a few of the permitted uses for commercial development. Actual commercial uses will be determined by the market demand at the time of development. The commercial area shall be screened from adjacent development by a combination of walls and/or landscaping, consistent with the desert environment.

The SPC zone property development standards shall provide for the following:

TABLE 3.

<u>Minimum Lot Size</u>	<u>Minimum Lot Width</u>	<u>Minimum Lot Depth</u>	<u>Max Coverage</u>	<u>Height Limit</u>
10,000 SF	None	None	70%	45'

Where an SPC zone adjoins a street there shall be a 25' front yard set back from curb of Fillmore Street, 20' set back from Avenues 54, 55 and Airport Boulevard. Parking may be provided with 10' of the setback so long as sufficient landscaping is provided. Where SPC zone adjoins a residential zone there shall be a minimum of 30' side and rear yard setback adjoining said residential zone. A solid wall with a minimum height of six feet will be required and a 5' wide curbed landscape area shall adjoin the wall and be included in the 30' set back. The landscape area shall be planted with screen plant material such as oleanders.

Such side and rear yard required may be used as part of an automobile parking area, provided however that a minimum ten foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way lines.

Off-street parking and loading shall be in accordance with the provisions of Ordinance Section 070.03.

Where the SPC zone abuts any residential zone, there shall be provided solid wall and landscape screening not less than six feet in height on the zone boundary line.

All development in the SPC zone is subject to architectural review as set forth in Section 080.10 of the City of Coachella Zoning Ordinance.

a. Intent and Purpose

This zone is intended to provide for and encourage the orderly development of commercial areas with the Specific Plan. Such areas shall provide a wide variety of goods and services, and must be consistent with the overall development of the project. The provisions of the SPC zone are intended to insure that such commercial development will comply with the uses permitted and the development standards set forth herein.

b. Permitted Uses

All of the Primary and Tourist Related and Accessory uses in City of Coachella Commercial Neighborhood, Tourist Commercial, and General Commercial zones are permitted in the SPC Commerical Zone

c. Additional Permitted Uses

All those uses listed below are considered permitted uses and shall not require conditional use permits.

- Boat and marine sales
- Billiard center
- Bowling center with restaurant and bar
- Catering services
- Convenience grocery stores
- Delicatessens
- Fast food drive-thru restaurants
- Florists shops
- Golf cart sales and service
- Ice cream shop
- Leather goods stores
- Mimeographing and copying service

Radio and television broadcasting studios
Refreshment stands
Sports and recreational facilities
Stationer stores
Theaters

Such other compatible commercial uses as are approved
by the Planning Commission

d. Conditional Uses

The following uses are permitted subject to the acquisition of a Conditional Use Permit in accordance with the provisions of Article 080.50 of the City of Coachella Code.

Auto repair shops
Building materials sales yard
Car and truck washes
Care homes
Equipment rental services
Feed and grain sales
Tire sales and service

Additionally, commercial buildings higher than 45' will require a Conditional Use Permit.

F. COMPOSITE CIRCULATION PLAN

Rancho Coachella Vineyards project presently has excellent access from existing City and County roads. Future completion of these roads to their master planned designation will be the product of a combination of factors, including improvements initiated by the City or County, improvements made by other developers, and improvements constructed for this development that are adjacent to and within the site. As an example, Fillmore Street will receive half-width improvements, because the eastern half of the street fronts the project site. The proposed Internal Circulation Plan and regional circulation plan is illustrated in Exhibit VI and Exhibit VII.

All streets, entry theme areas and parkways within the streets, with the exception of the drives within the multi-family portion of the project, shall be dedicated to the City of Coachella as public right-of-way.

Maintenance of any linear landscape parkways along Fillmore Street and/or Avenues 54 & 56 shall be the responsibility of the City agency handling park maintenance. Maintenance of theme street and entry way landscaping shall be the responsibility of the Landscape Assessment District.

Two streets within the project area are currently classified on the Circulation Element of the General Plan as follows:

TABLE 4.

<u>STREET</u>	<u>EXISTING CLASSIFICATION</u>	<u>EXISTING RIGHT-OF-WAY WIDTH</u>	<u>PROPOSED</u>
Fillmore Street	Collector	64'-72'	100'
Avenue 54	Collector	64'-72'	64'-72'
Avenue 55	None	--	64'-72'

The concurrently filed General Plan Amendment proposes to upgrade Fillmore Street to Secondary Arterial Designation, with a 100' right-of-way. The proposed Circulation component incorporating this amendment is displayed on Exhibit IV, the proposed Internal Circulation Plan is displayed on Exhibit VI, the Regional Circulation is shown in Exhibit VII, and the City Circulation Plan is shown in Exhibit VIII.

G. SURROUNDING PROPERTIES

The site lies directly adjacent to approximately 700 acres of industrial zone property located west of Fillmore Street from Avenue 52 to Avenue 56. On the northwest corner of Avenue 56 and Fillmore is 20 acres of commercial. The properties to the north, south and east of the site are out of the city limits and are generally agricultural use land.

The attached Exhibit IX shows the possible land uses for property adjacent to the Specific Plan. These proposed uses would insure compatibility of land uses in the area. The proposed commercial area serves both as a buffer to the industrial and a transition into the residential areas. The densities are graduated from the higher density apartments to the 6000 square foot single family lots out to the 7,200 square foot and larger lots.

The extensions of the circulation system and the public facilities in the proposed project can be adapted to the surrounding properties. The proposed theme street may be extended to the north and south of the project for future developments or it can exist without adjacent developments. This theme street would connect with the collector streets of Avenue 54 and the extension of Avenue 55 in this Specific Plan.

The utility facilities from this project will be able to be extended into adjacent properties. The extension such facilities will take place at the point in time the adjacent properties develop.

H. REVIEW PROCEDURES

Each builder's plans will be reviewed before the Planning Commission through an Architectural Review in accordance with the guidelines in this Specific Plan. Other than an Architectural Review, there shall be no public hearings required for development within the Specific Plan area, unless there is departure from the Specific Plan guidelines.

The tract map review procedures shall be in accordance with the City of Coachella subdivision guidelines. Because this is a proposed development over a period of approximately seven to ten years, all Tentative Maps associated with the Rancho Coachella Vineyards shall have a two (2) year expiration period.

Upon written application of the subdivider made within sixty (60) days of the scheduled expiration of the Tentative Map, the commission may grant by resolution up to three (3) one year extensions of time for filing of the Final Map.

SECTION III

UTILITY SERVICES

All utilities have been engineered, calculated and sized to handle the adjacent industrial property east of the Storm Channel and west of Fillmore Street between Avenue 52 and 56.

The following section summarizes the existing sewer treatment plant and water facilities and the improvements proposed in the Specific Plan.

A. WATER FACILITIES

Water will be provided to the project site through an extension of existing twelve inch water lines within the rights-of-way of Avenue 54 at Polk Street. As shown on the attached Exhibit X of the City water system, the twelve inch water line along Avenue 54 would be extended eastward, partway through the project site, to a connection with the north-south collector street. Additional twelve inch lines would be installed within the rights-of-way of Fillmore Street, Avenue 55 and the proposed theme street which traverses through the center of the project site. A well will be provided in the vicinity of Avenue 54 and the eastern project boundary and will provide a backup water supply in the event existing supplies are cut off by seismic activity or other unforeseen interruptions. Water supplies are considered adequate by water department personnel to serve the proposed project at full build-out. Current demand for City water is 3.6 million gallons per day.

TABLE 5.

ESTIMATED ULTIMATE WATER DEMANDS

Land Use	Factor	Area or Population	Water Use Average Annual (AFY)
Residential	150 GPCD	3,540 Persons	595
Commercial	2200 GPAD	58 Acres	143
Municipal	1100 GPAD	18.8 Acres	23

Key: GPCD = Gallons Per Capita Daily
 GPAD = Gallons Per Acre Daily
 AFY = Acre Feet Year

B. SEWER FACILITIES

Sewer service will be provided by the City because of the relative proximity of existing City facilities. Existing facilities are shown on Exhibit XI and include an eighteen inch line in Industrial Way (parallel and adjacent to the Coachella Valley Storm Channel) northerly of Avenue 54, a fifteen inch line in the Avenue 54 right-of-way and an eight inch force main located in Industrial Way from Airport Boulevard (Avenue 56) northerly to Avenue 54 to the existing wastewater treatment plant. A pump station is also located south of Orange St. and Avenue 56 (Airport Boulevard).

Exhibit XI displays how sewer service will be provided to the project site by merging with the existing system at the closest available location, which is the pump station south of Avenue 56 on Orange Street. The ultimate system would include a new pump station, a six inch force main connecting the proposed pump stations, fifteen inch lines along Avenue 56 and Fillmore Street southerly of Avenue 55, an eighteen inch line along Fillmore Street from Avenue 55 to Avenue 54, and a twelve inch line along Avenue 55 and an 8 inch line along the internal collector road. This system is oversized so that they may be utilized by adjoining properties as they are developed. The City is expected to reimburse the developer for the oversizing costs.

Rancho Coachella Vineyards proposes to utilize the existing pump station located at Orange Street and Avenue 56. This station is being used approximately 50% of its capacity. The treatment plant is presently using 1.6 MGD of its 3.0 MGD capacity and would be able to sufficiently handle the waste from the Rancho Coachella Vineyards.

A barometer of the current availability of capacity is the existing pump station is active less than half of the time due to low demand. Based on typical generation rates utilized by the City for residential development, this project at full build out (seven to ten years hence) would generate a flow of approximately 627,500 gallons of effluent per day. At full buildout, the increased flow from the Rancho Coachella Vineyards residential project will not exceed the maximum capacity of the existing sewer treatment plant.

TABLE 6

ESTIMATED ULTIMATE SEWAGE GENERATION

Land Use	Factor		Area or Population	Average Sewage Flow (AFY)
Residential	100	GPCD	3,540 Persons	40
Commercial	2000	GPAD	58 Acres	130
Municipal	1000	GPAD	18.8 Acres	21

Key: GPCD = Gallons Per Capita Daily
 GPAD = Gallons Per Acre Daily
 AFY = Acre Feet Year

At such time as the capacity at the pump station in Thermal is reached, the developer will be required to build a new pump station along Avenue 56 to carry the waste up to the treatment plant. The City plans to expand the existing treatment plant with additional oxidation ponds to the south and a proposed new facility to be built on the east side of the storm channel at a future date.

The City's expansion of the treatment plant may be feasible directly across the storm channel from the existing plant. The future force main would then be constructed parallel to the storm channel along its eastern side from the proposed treatment plant at Avenue 54 to the proposed pump station at Avenue 56. This plan would provide two separate sewage treatment systems: The existing plant would serve the area of the City west of the storm channel and the new plant would serve the east. Should the City build the new treatment facilities prior to the needs of this project, the flows could be tied into the master system at that time.

C. STORM DRAIN

The Coachella Valley Water District in certain cases has required additional storm water flows to be handled on-site to preclude handling additional flows into their facility. The cost to develop and maintain additional facilities could be more of a burden than a benefit to both the developer and the agency.

The more practical and financially feasible alternative is to use some type of retention basin. Typically, a retention area is used to hold collected water during heavy rain periods. This type of basin allows the water to percolate back into the earth thereby replenishing the groundwater.

Large amounts of storm water will be absorbed into the unimproved areas of the residential lots, into the parkways, and within the open spaces. The increased flows from the development can be carried through the proposed street sections. The existing slope of the site provides the necessary grade to surface flow the storm water to open areas.

This project will be engineered to provide on-site retention basins in the two park sites to handle on-site storm drain flows.

SECTION IV

PHASING

The Rancho Coachella Vineyards Specific Plan is proposed as a long term venture with full build-out occurring over a period of approximately seven to ten years. Because of the nature of currently available data, when a phasing plan is created it will be premised upon the logical extension of existing utilities and currently available marketing data. Recognizing the dynamic nature of the marketplace, it is the intent of this Specific Plan to permit phasing plans developed in the future to incorporate flexibility in sequential implementation of the project. This can be realized by having phases and sub-phases in the plan, allowing construction of sub-phases within the primary phases to occur in any order.

Phasing of this development will occur not only with respect to the construction of houses and commercial centers but also to public facility improvements. These improvements will be completed in phases in coordination with the construction of dwelling units, on an as needed basis. Thus, public facilities necessary to serve a particular phase or sub-phase will be constructed concurrently with that phase while facilities which will serve future phases will remain undeveloped until required.

SECTION V

REVISIONS TO SPECIFIC PLAN

- A. The planning commission may recommend to the City Council approval or denial of the specific plan, or may recommend approval subject to specified modifications and conditions.
- B. The City Council may approve, approve with modification conditions, or deny the final specific plan, provided that, in overruling a Planning Commission Recommendation for denial, the City Council shall make the finding listed in Section 058.10 of the City Ordinance.

SECTION VI

GENERAL PLAN RELATIONSHIPS

A. LAND USE

A General Plan Amendment to Specific Plan designation has been approved by the City of Coachella Planning Commission and City Council for Rancho Coachella Vineyards. Proposed land uses, densities and development standards will be governed by the maps and text of this Specific Plan Document. (See Proposed Land Use Development Plan, Exhibit III.)

B. OPEN SPACE

The Open Space Element of the City General Plan for the project site will allow for uses normally found in urban areas, including urban residential, commercial and industrial. This Specific Plan complies with the Open Space Element of the City General Plan. The Rancho Coachella Vineyards sets aside appropriate park sites to be used for open space within the project.

The location of these Park sites are in areas of optimum access and visibility. Locating the neighborhood park next to the Theme Street allows for a more scenic drive and provides open space for the residents to utilize in recreation and relaxation. The larger open space will serve as another park to be designed and developed in conjunction with an elementary school.

The predominant orientation of the single family lots allows for optimum views of the distant mountains.

C. CONSERVATION

The Conservation Element of the City General Plan addresses the need to conserve, protect and enhance the environment within the City of Coachella. Further, this element proposes that development be carefully controlled and regulated in flood plains, major drainage courses and watersheds.

No major watercourses exist on-site, and the plan proposes to maintain the natural drainage pattern.

Although the site has been used for farming in the past, extreme soil alkalinity has made the non-productivity of agricultural uses a present day reality. There are no significant historic resources and no significant native habits found on the site.

The Specific Plan complies with the Conservation Element of the City General Plan.

D. HOUSING

The Housing Element of the City General Plan establishes goals for the City in providing housing for its citizens. A summary of the objectives contained in the Housing Element are:

1. The provision of mixed, decent housing in a satisfying environment for all persons.
2. The provision of an adequate selection of housing by location, type, price and tenure.
3. The development of a balanced residential environment with access to employment opportunities, community facilities and adequate services.

The proposed project seeks to achieve these objectives by providing affordable housing located in close proximity to employment centers and commercial establishments. Likewise a variety of affordable product will attract the renter, the first-time buyer, the initial move-up market, and the retiree.

This project proposes 1,085 residential units in a planned community with appropriate levels of public services and facilities incorporating areas for relaxation and recreation.

Public facilities sites to provide for educational opportunities and public safety needs are planned for dedication in the project.

A variety of affordable housing types will be provided that will offer opportunities for the entry level buyer and the initial move-up market that are not presently being served in this area of the City. These residents will be provided convenient on-site shopping locations thereby reducing their dependence on the automobile. The commercial area will be able to serve the proposed project as well as the surrounding areas to the south.

To provide the residents of Rancho Coachella Vineyards a method of controlling the character of their community, "Conditions, Covenants and Restrictions" (C.C. & R's), shall be recorded as deed restrictions on all residential lots. These C.C. & R's shall include, but are not limited to, restrictions on street parking, location and removal of inoperable vehicles, house colors, prohibition of garage conversions and landscape maintenance.

Employment opportunities are being provided not only for residents of this project, but for the area as a whole in the adjacent Rancho Coachella Business Park. Additionally, the 46 acres of commercial development will provide for business opportunities in a planned environment.

The City of Coachella Housing Program of the General Plan shall apply to this Specific Plan to insure that Rancho Coachella Vineyards provides a variety of affordable housing opportunities. It is intended that units be available for those able to afford an apartment; for the first time buyer, single family residences; the growing family; and the move up buyer. Around the perimeter of the project are larger 7,200 square foot lots which provide a buffer to the adjacent rural land uses.

E. NOISE

The Noise Element is intended to guide decision makers and concerned citizens in maintaining a healthy living environment. The goals of the Noise Element are met in this project by properly locating residential units and schools outside of high (65+ Ldn) noise areas.

F. SAFETY

The objective of the Safety Element is to provide the residents of the City with reasonable protection from areas subject to natural hazards.

This plan proposes to convey the storm waters through the project in accordance with generally accepted engineering practices. Where natural drainage patterns are maintained, adequate protection of the site will be provided or the structures will be set back a safe distance from the drainage patterns.

The Rancho Coachella Vineyards Specific Plan proposes to incorporate water facilities that have adequate capacity and pressure to provide the water necessary to contain residential and structural fires. A fire station site is proposed to allow the city to develop a substation to provide rapid response to all areas of the project.

Additionally, there are no active faults located on the project site.

This Specific Plan complies with the Safety Element of the City's General Plan.

G. COMMUNITY DESIGN

The City has a Community Design Element to create attractive and identifiable visual images throughout the City. The "Vineyards" marketing theme will be integrated into the Rancho Coachella Vineyards Specific Plan development to create an attractive and identifiable image for this community.

The Vineyard theme shall be implemented by incorporating names of wine regions and grape varieties in California and France into street, phase, model and project names. Examples would be Bordeaux Villas, Napa Estates and Vineyard Way. The theme will also appear as part of graphic designs for house models and phases in sales brochures and project signage.

Additionally, the Vineyard theme will incorporate varieties of grape vines into the landscaping, parking and the hardscape will include trellises and arbors.

A Vineyard theme is naturally appropriate at this site since the adjacent property and general area is known for producing grapes.

The Vineyards theme in the Rancho Coachella Vineyards Specific Plan is intended to establish guidelines from which individual home builders and their sales organizations can develop and market an attractive, visually appealing, yet affordable community.

Specific theme elements and designs will be submitted for each project phase in connection with Final Map and Building Plan approvals.

Other design standards applicable to this project are included within the text and Appendix 1 of this Specific Plan. The project site is located within an area identified within the Community Design Element of the General Plan as requiring a Specific Plan. The proposed project recognizes the goals and policies of the General Plan through its strong emphasis upon urban design.

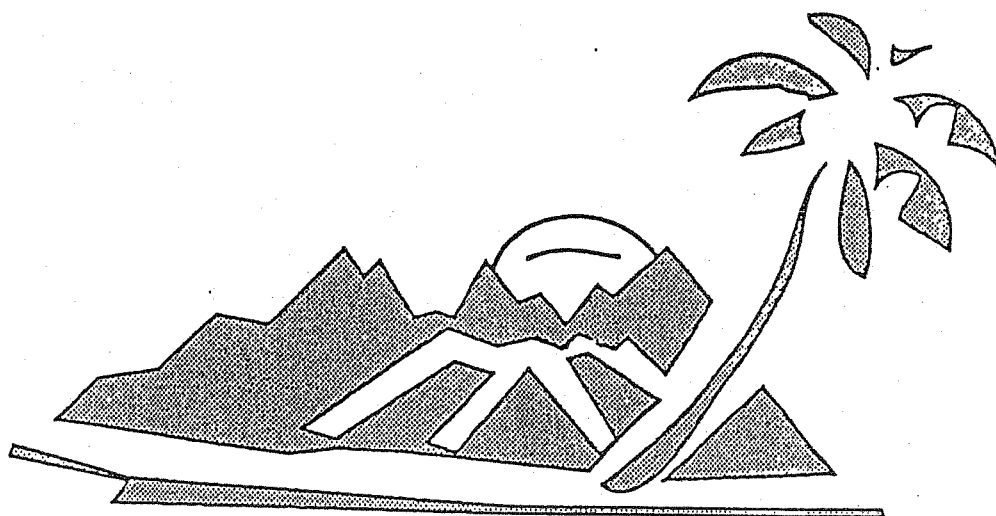
SECTION VI

SUMMARY

Large scale multi-use Specific Plans such as the Rancho Coachella Vineyards project provides an orderly sequence of development which meets the needs of the Coachella Community. The facilities proposed by the project together with the various taxes provided by new residents and businesses provides the City of Coachella with revenues and utility infrastructures currently unavailable.

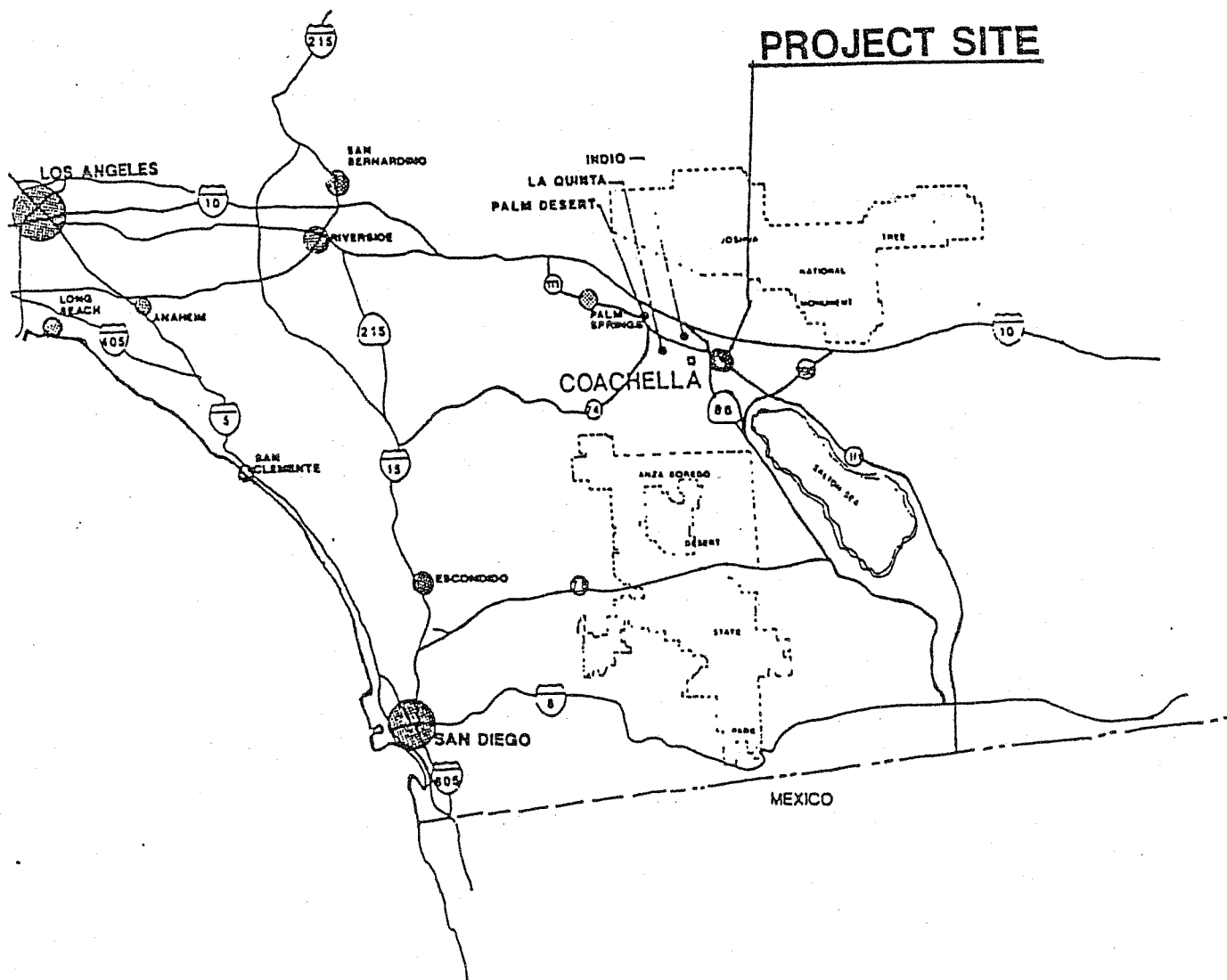
The Environmental Impact Report which was prepared concurrently for the Specific Plan will be reviewed with this text.

EXHIBITS





RANCHO COACHELLA VINEYARDS



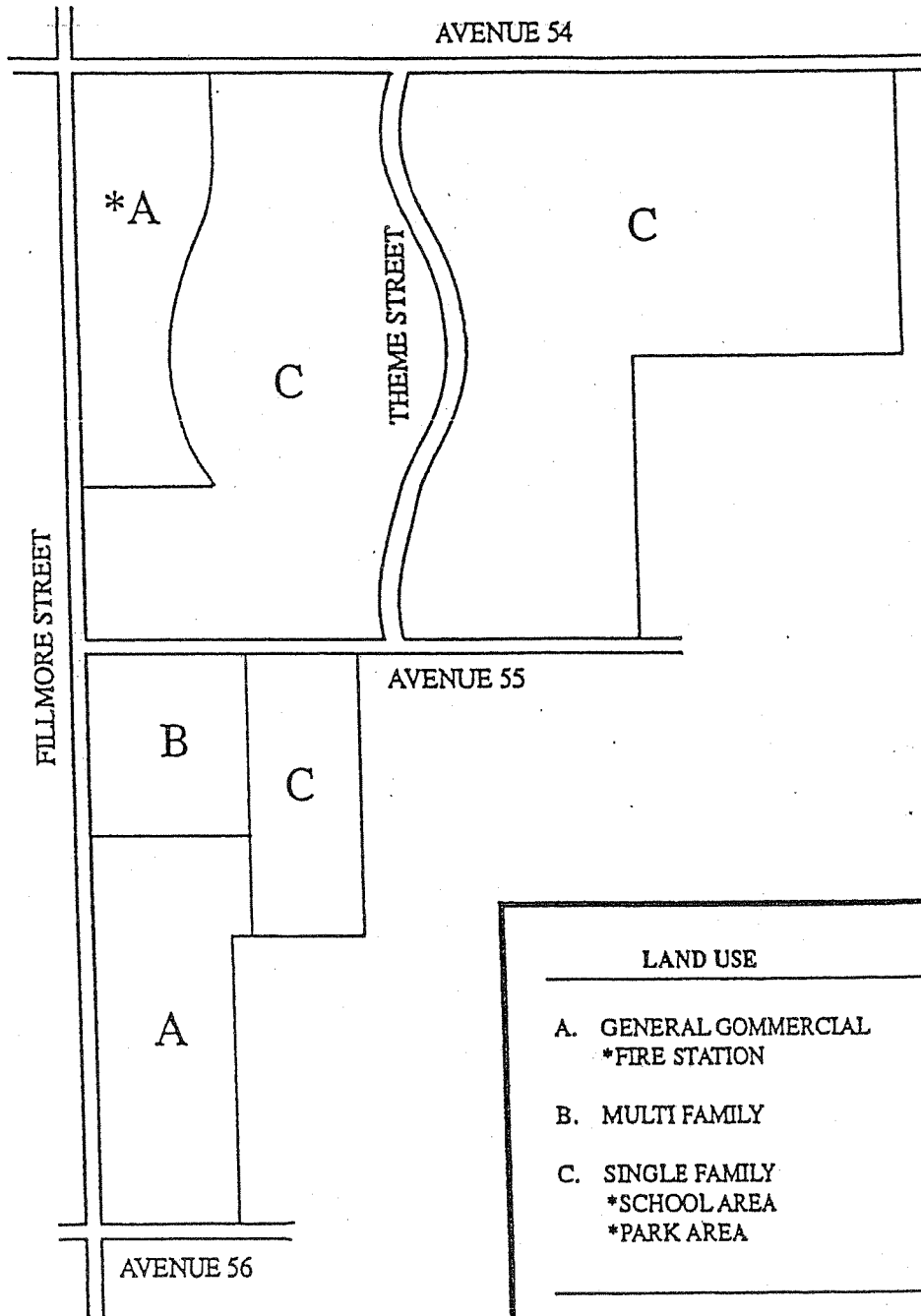
REGIONAL MAP

EXHIBIT

I



RANCHO COACHELLA VINEYARDS



LAND USE	ACRES	UNITS	DENSITY
A. GENERAL GOMMERCIAL	46	0	0
*FIRE STATION	3	0	0
B. MULTI FAMILY	18	270	15.0
C. SINGLE FAMILY	171	815	4.7
*SCHOOL AREA	9	0	0
*PARK AREA	13	0	0
TOTAL	260	1,085	4.2

LAND USE DEVELOPMENT PLAN

EXHIBIT
III

RANCHO COACHELLA VINEYARDS



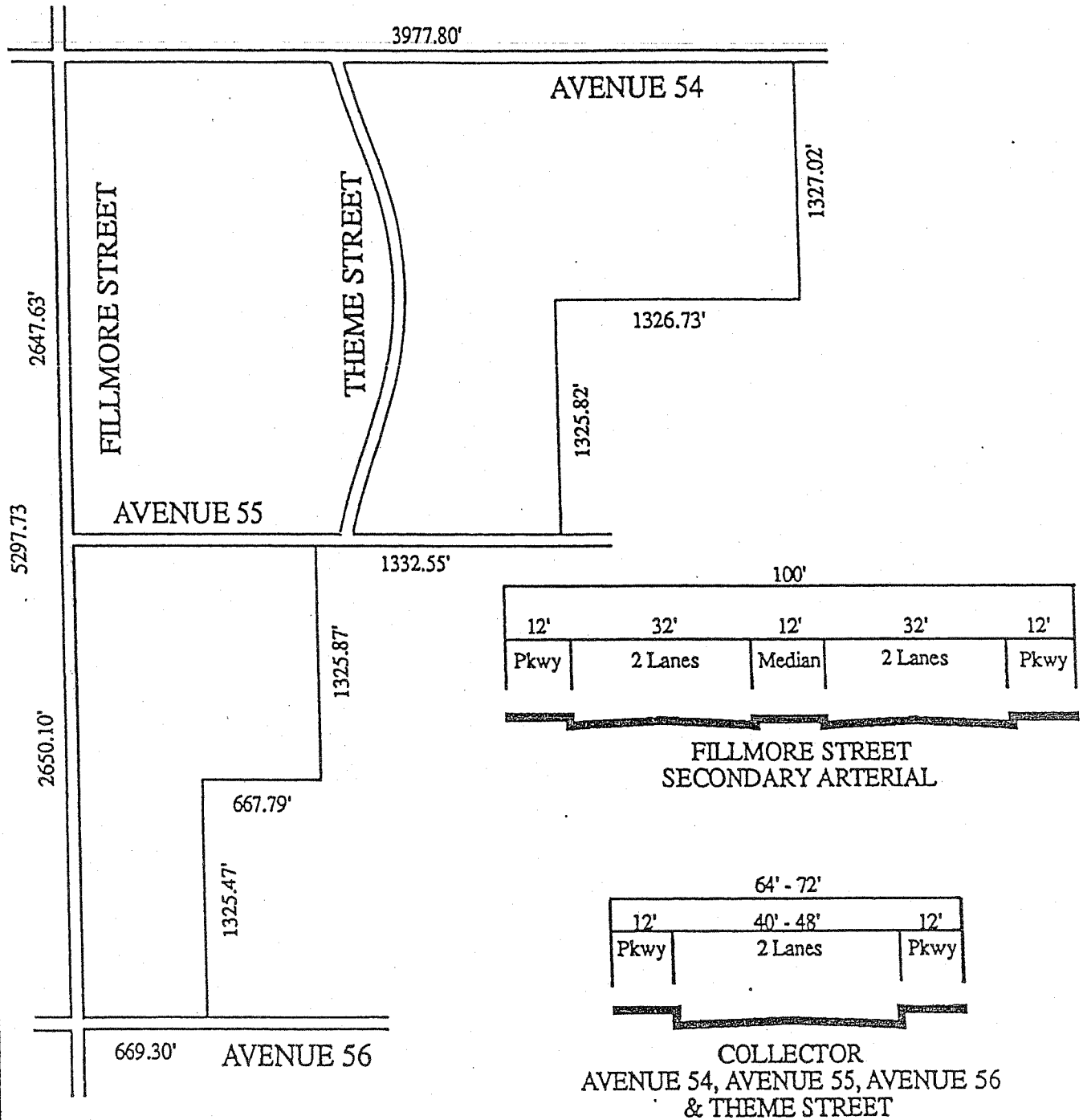
CODE	LAND USE	ARCES	UNITS	DENSITY
A.	GENERAL COMMERCIAL	46	0	0
	*FIRE STATION	3	0	0
B.	MULTI-FAMILY	18	270	15.0
C.	SINGLE FAMILY	171	813	4.7
	*SCHOOL AREA	9	0	0
	*PARK AREA	13	0	0
	TOTAL	260	1,085	4.2

PROJECT LAYOUT

V



RANCHO COACHELLA VINEYARDS



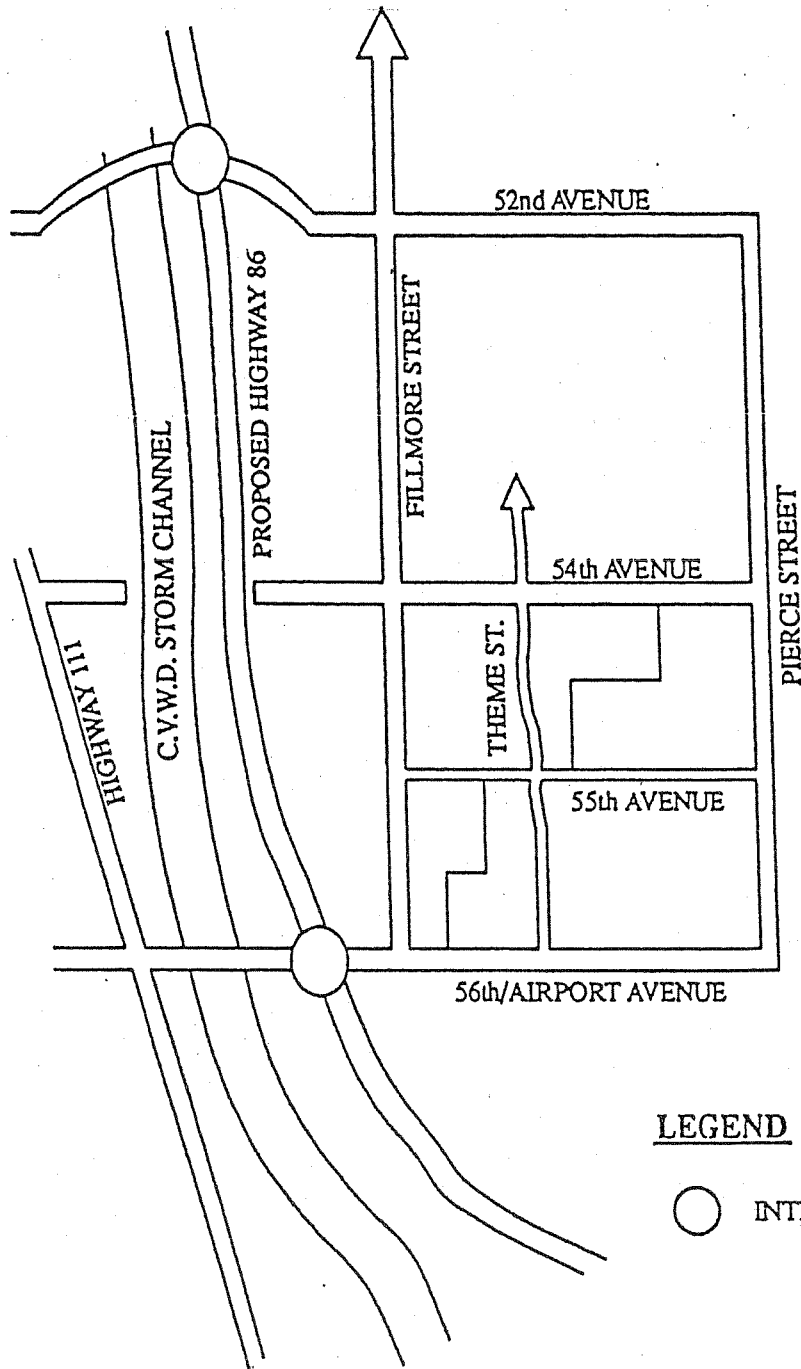
GENERAL PLAN CIRCULATION

EXHIBIT

IV



RANCHO COACHELLA VINEYARDS



LEGEND

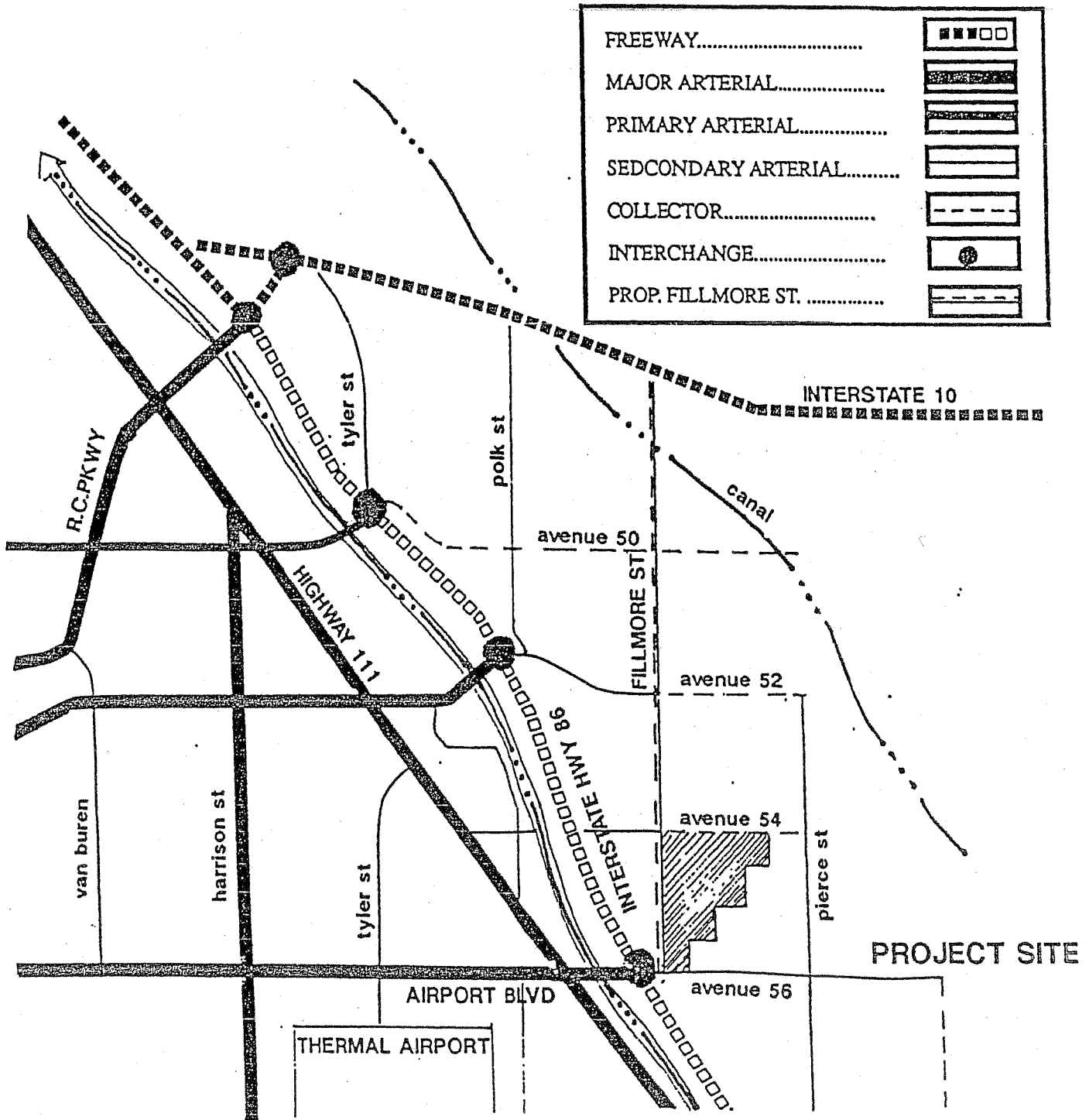
○ INTERCHANGE

REGIONAL CIRCULATION PLAN

EXHIBIT
VII



RANCHO COACHELLA VINEYARDS



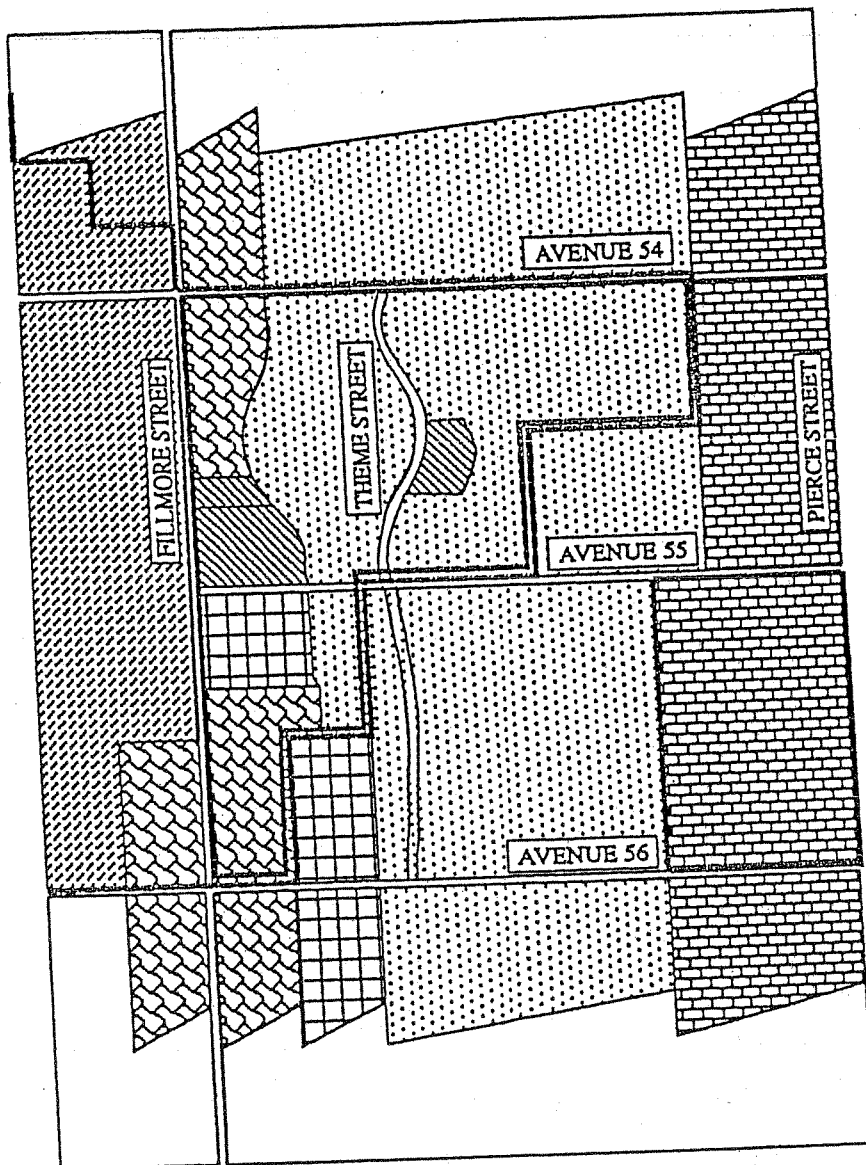
CITY CIRCULATION
PLAN

EXHIBIT
VIII

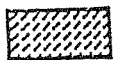
THE LUSARDI
COMPANIES



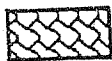
RANCHO COACHELLA VINEYARDS



LEGEND



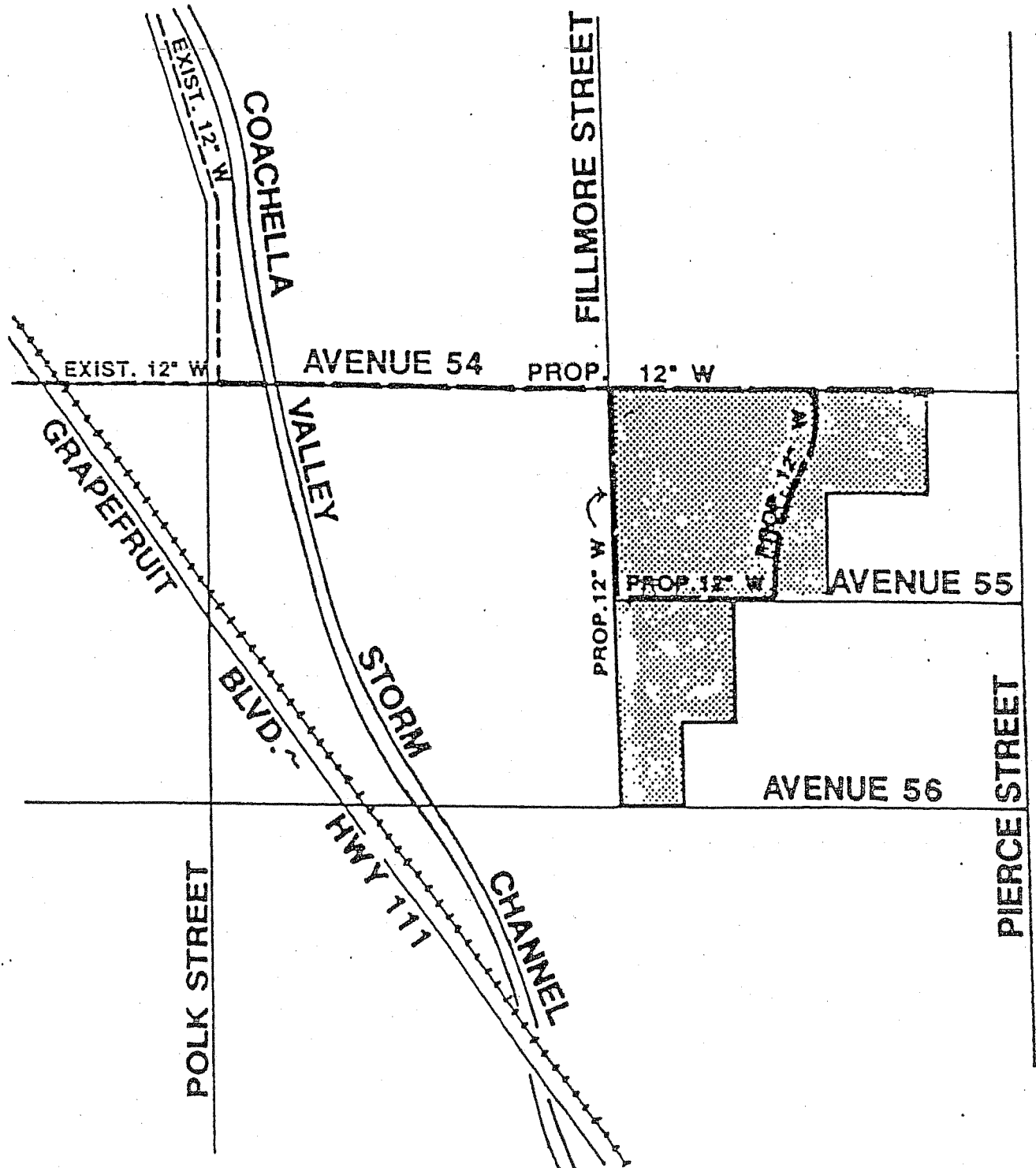
EXIST



SURF



RANCHO COACHELLA VINEYARDS



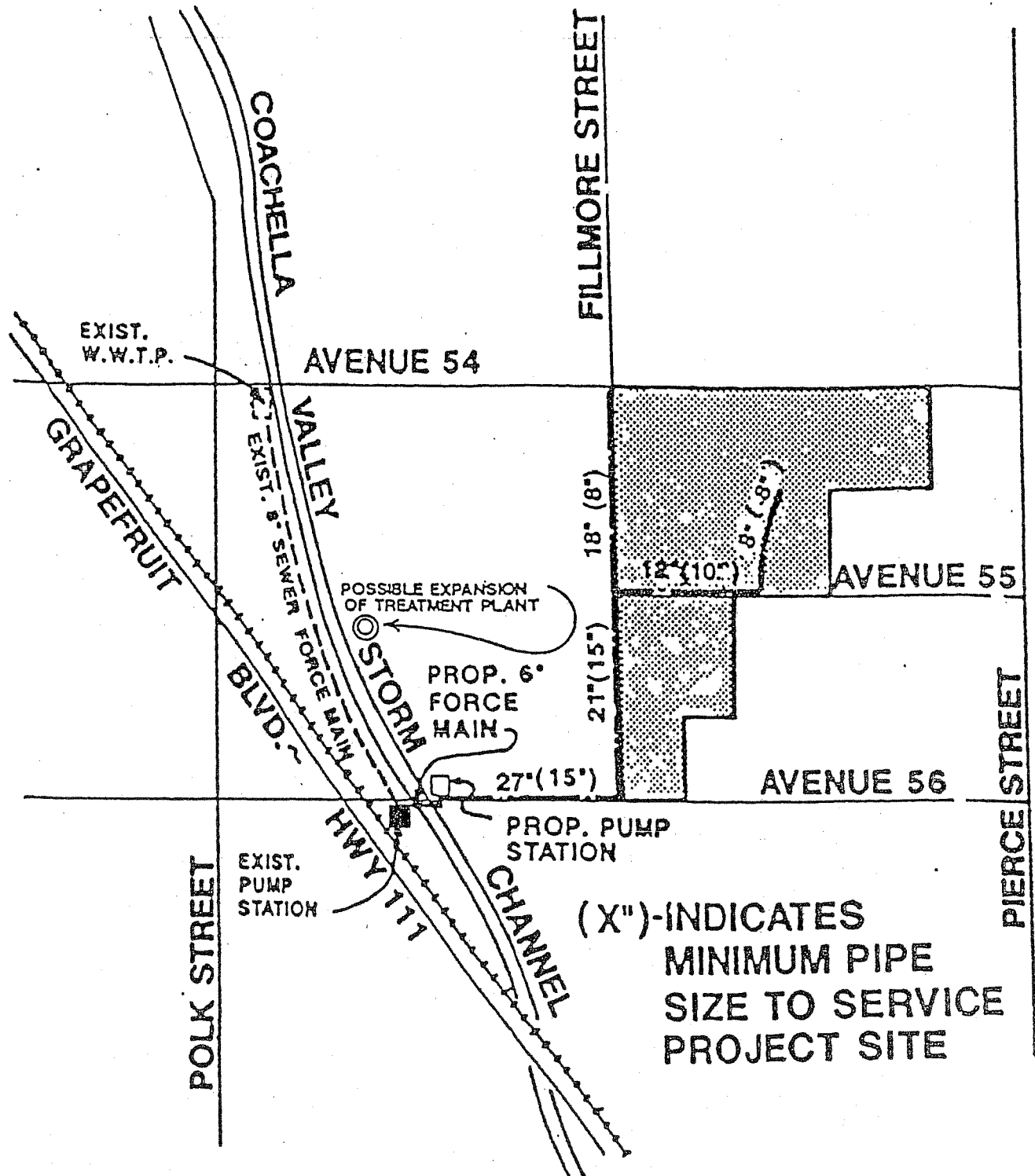
WATER SERVICE PLAN

EXHIBIT

X



RANCHO COACHELLA VINEYARDS



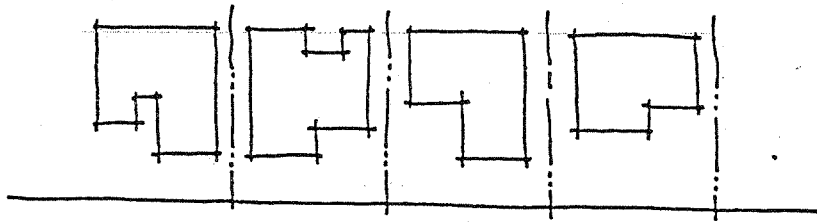
SEWER SERVICE PLAN

EXHIBIT

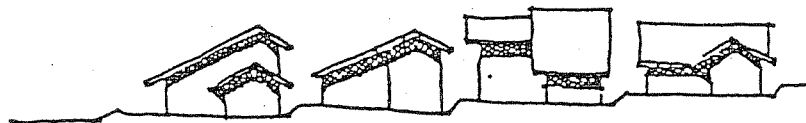
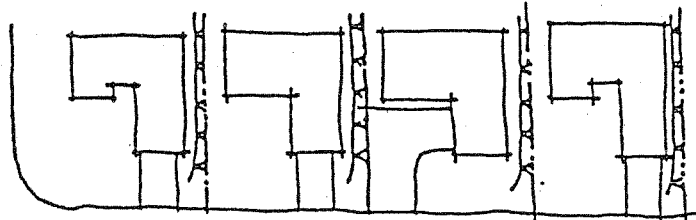
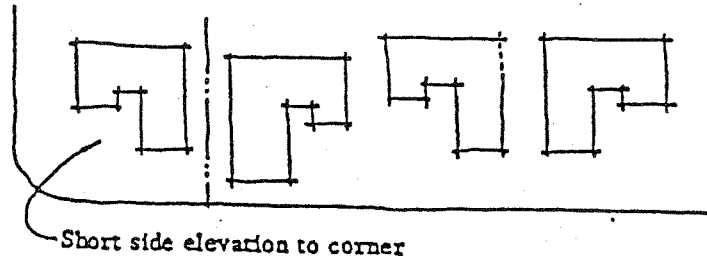
XI



RANCHO COACHELLA VINEYARDS



Rectangular plans and variations of the rectangle will assure compatibility and variation.

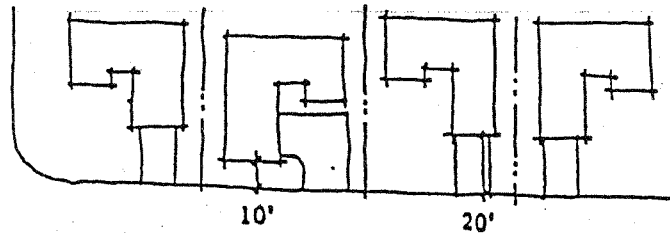


Place low side of building at street corner
Place high side against slope side of lot

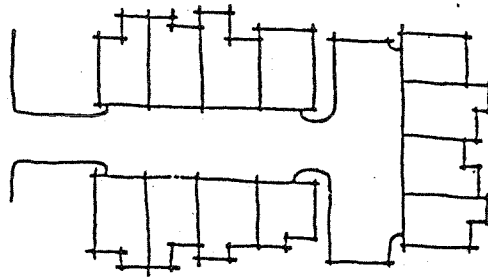


RANCHO COACHELLA VINEYARDS

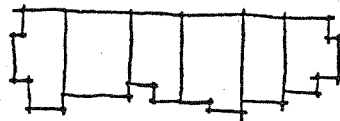
Avoid stereotype patterns and vary setbacks



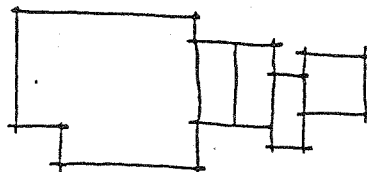
Rear side of houses or auto court need not vary as much as front side.



Cluster housing plans should be broken to reflect that the building is a cluster of individual homes attached rather than a long monotonous building.

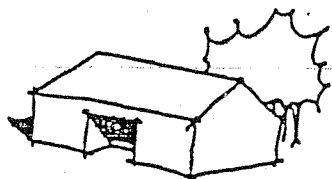


Large structures should be arranged to appear as a cluster of small buildings.

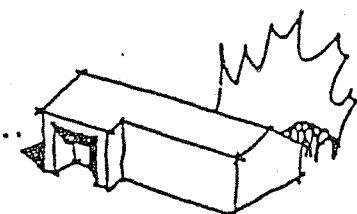




RANCHO COACHELLA VINEYARDS

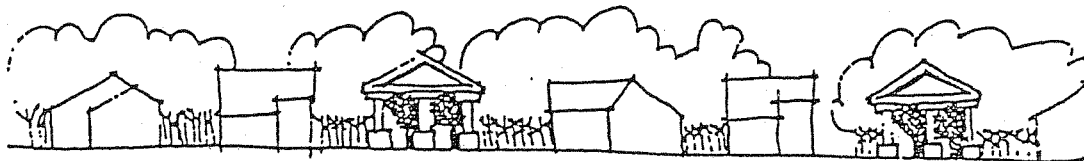
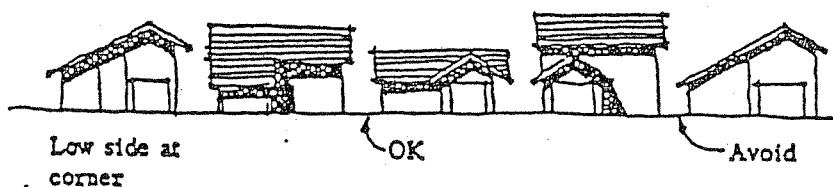


Recessed area provides shadow relief. . . particularly important on buildings without cleavage.



Pop-out around window provides shadow relief.

Place high-side to high-side as much as possible.

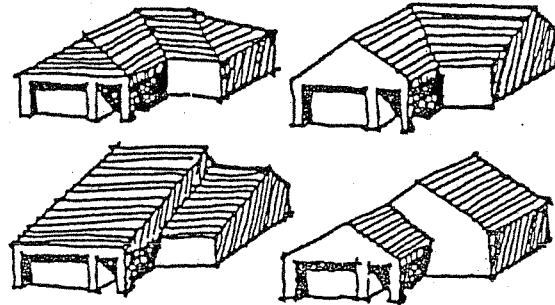


Structures should be related in a sympathetic manner to all neighboring structures.

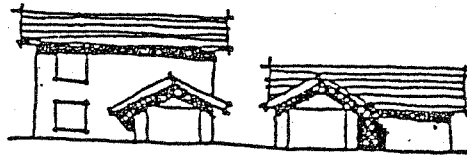
Abrupt changes in building scale should be reserved for community landmark locations.



RANCHO COACHELLA VINEYARDS



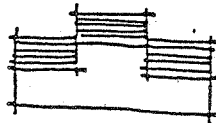
Similar floor plan shapes should be varied by roof and porch treatment when similar plans occur together.



Two story building can best related to a neighboring one story building if it contains a one story element.



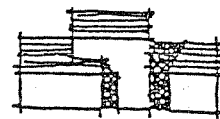
No Cleavage



No Cleavage



Cleavage



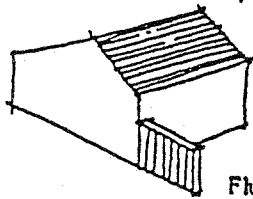
Cleavage

Changes in roof pitch orientation should usually be accompanied by plan cleavage on primary elevations. Similarly, abrupt changes in adjacent eave heights require plan cleavage to soften appearance.

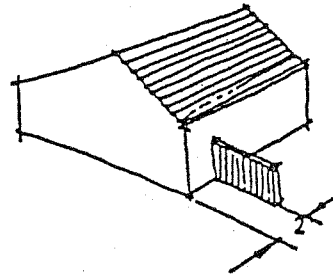


RANCHO COACHELLA VINEYARDS

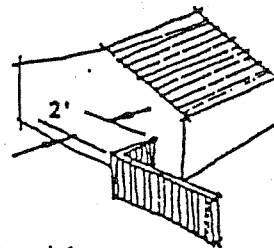
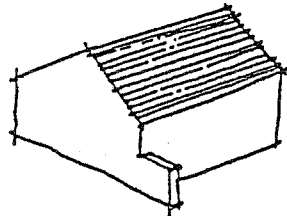
If fence has material changes it should not be flush with wall, except wall of structure that is on property line.



Flushness unattractive

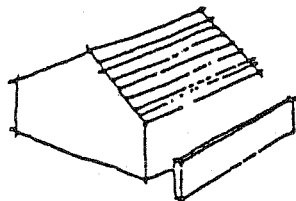


2' minimum when fence is not integral part of the wall.

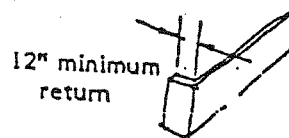


Flushness can best be utilized as design feature if wall and fence handles as same architectural surface.

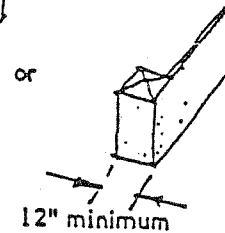
Walls that project in a way to reveal their thickness on Primary Elevation should return or terminate into a 12" minimum appearance.



Thickness of wall unnatural.



Better with return



12" minimum

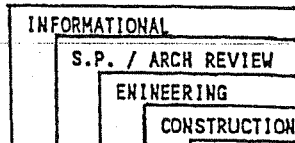


RANCHO COACHELLA VINEYARDS

Mitigation Monitoring Program

JULY 13, 1989

RANCHO COACHELLA VINEYARDS MITIGATION PROGRAM



MITIGATION CATEGORIES AND MEASURES	a	b	c	d	ADDITIONAL COMMENTS FOR MITIGATION
------------------------------------	---	---	---	---	------------------------------------

LAND USE

1 RESIDENTIAL AND AGRICULTURE BUFFER	0	0		LARGER LOTS USED IN THIS AREA
2 BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL	0	0		SETBACK ESTABLISHED FOR BUFFER
3 BUFFER SPECIFIC PLAN FROM MANUFACTURING	0	0		100' R/W & SETBACK ON FILLMORE
3.1 GENERAL PLAN AMENDMENT / REZONE	0			COMPLETE
3.2 RECREATIONAL ELEMENT	0			
3.3 BILLBOARD / ADVERTISING	0			PER CITY ORDINANCE
3.4 MITIGATION MONITORING IN FINAL SP/EIR	0	0		AS SHOWN
3.5 MEET ALL CONDITIONS OF SP	0	0		
3.6 FINANCIAL & PHASING PLANS APPROVAL		0		PRESENTED AT DEVELOPMENT MAPPING
3.7 COMPLY WITH ORDINANCE	0	0		
3.8 FURTHER ENVIRONMENTAL REVIEW	0			IF REQUIRED
3.9 GPA CONDITIONS MET	0			
3.10 APPLICABLE FEES	0	0		

TRANSPORTATION AND CIRCULATION

4.1 AMEND FILLMORE TO SECONDARY ARTERIAL	0	0		AMENDED IN GENERAL PLAN
4.2 AVE.52 AS A PRIMARY ARTERIAL	0			CITY OF COACHELLA
5 PHASING		0		PHASED TRACT MAP
6 56TH AVENUE TO PRIMARY		0		PHASED TRACT MAP
7 FILLMORE TO SECONDARY		0		TO BE AMENDED
8 CONTROL ACCESS ON FILLMORE	0			
9 PHASE IN TRAFFIC SIGNALS		0		ON PHASED TRACT MAP
10 IMPROVE ADJACENT AND INTERNAL STREETS	0	0		FINAL MAPPING
11 INSTALL ALL APPROPRIATE SIGNAGE	0	0		FINAL MAPPING

LIGHT AND GLARE

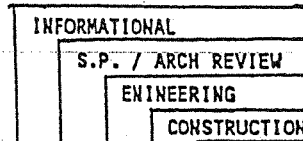
12 LIGHT FIXTURES		0		FINAL MAPPING
13 ROOFS LOW-REFLECTIVE MATERIAL		0		ARCH. REVIEW
14 LOW SODIUM LIGHT		0		FINAL MAPPING

0 = TO BE COMPLETED

0 = COMPLETED

JULY 13, 1989

RANCHO COACHELLA VINEYARDS MITIGATION PROGRAM



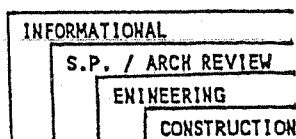
MITIGATION CATEGORIES AND MEASURES	a	b	c	d	ADDITIONAL COMMENTS FOR MITIGATION
GEOLOGY AND SOILS					
15 SITE PREPARATION			0		
16 GEOTECHNICAL ENGINEER REVIEW			0	0	
17 SEISMIC DESIGN	0				
18 COMPACTION TO INCREASE SHEAR STRENGTH			0		
19 FLEXIBLE UTILITY CONNECTIONS			0		
20 ANCHORING BURIED STRUCTURES	0				
21 SITE-SPECIFIC GEOTECHNICAL TESTING			0		
22 REVIEW SOIL CONDITON AT GRADING				0	
23 FINAL SOIL REPORT				0	
DRAINAGE AND FLOODING					
24 MASTER STORM WATER			0		APPROVAL AT FINAL MAPPING
25 CURB AND GUTTER			0		FINAL MAPPING
26 RIP RAP			0		FINAL MAPPING
27 STORM DRAIN			0		APPROVAL AT FINAL MAPPING
PLANT LIFE					
28 LANDSCAPE & IRRIGATION			0		NO SLOPES + 5'
29 LANDSCAPE PHASING		0			NO SLOPES + 5'
30 FRONT YARDS		0			
31 DESERT VARIETIES	0	0			
32 SOIL CONDITIONING	0	0			
33 CAL POLY DESIGNS	0	0			
NOISE					
34 INTERIOR STANDARDS	0		0		PER CITY CODE
35 WINDOWS	0		0		
36 CITY ELEMENT		0			PER CITY CODE
37 MECHANICAL EQUIPMENT		0			
38 EXTERIOR EQUIPMENT		0			
39 CONSTRUCTION ACTIVITY				0	

0 = TO BE COMPLETED

0 = COMPLETED

JULY 13, 1989

RANCHO COACHELLA VINEYARDS MITIGATION PROGRAM



MITIGATION CATEGORIES AND MEASURES	a	b	c	d	ADDITIONAL COMMENTS FOR MITIGATION
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AIR QUALITY

40 CONSTRUCTION DUST				0	
41 VEHICLE EMISSION	0				STATE LAW
42 RULES OF SCAQMD	0				
43 ENERGY CONSERVATION	0				
44 REDUCING AUTO EMISSIONS	0				
45.1 TRANSIT ACCOMMODATIONS		0			
45.2 BLOWSAND	0				
46 GROUND COVER		0			
47 WINDBREAKS	0				

SOCIOECONOMIC

48 HOUSING	0	0			
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FIRE PROTECTION

49 WATER SYSTEM		0	0		
50 FIRE AGREEMENT		0			EXCHANGE SITE FOR FEES

POLICE PROTECTION

51 RESERVATION FOR SUBSTATION		0			SHARE FIRE SITE
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EDUCATION FACILITIES

52.1 CVUSD AGREEMENT		0			EXCHANGE SITE FOR FEES
52.2 ACREAGE	0				ADEQUATE SITE AREA OFFERED
53 FEES		0			EXCHANGE SITE FOR FEES

PARKS AND RECREATION

54 LIGHTING AND LANDSCAPE DISTRICT		0			
55 PARK AGREEMENT		0			EXCHANGE SITES FOR FEES
56 PLANTS PURCHASED IN CV	0			0	
57 NURSERY STOCK	0				
58 MAINTENANCE PROGRAM		0			
59 MOSQUITO CONTROL	0				
60 VECTOR PREVENTION GUIDES	0				

0 = TO BE COMPLETED

0 = COMPLETED

JULY 13, 1989

RANCHO COACHELLA VINEYARDS MITIGATION PROGRAM

INFORMATIONAL
S.P. / ARCH REVIEW
ENGINEERING
CONSTRUCTION

MITIGATION CATEGORIES AND MEASURES	a	b	c	d	ADDITIONAL COMMENTS FOR MITIGATION
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WATER AND WASTEWATER

61 MOSQUITO ABATEMENT	0				
62 MINIMIZE SOIL LOSS	0				
63 DRIP IRRIGATION	0				
64 DISINCENTIVES FOR WASTEFUL IRRIGATION	0				
65 CITY PURVEYOR	0				
66 CONSERVATION MEASURES	0				
67 LOW WATER DEMAND FOR PLANTS	0	0			
68 GROUPING PLANTS	0	0			
69 INFORMATION TO USERS	0				
70 MULCH	0				
71 EFFICIENT IRRIGATION	0				
72 PERVIOUS PAVING	0				
73 RUN-OFF MINIMIZED	0				
74 RECLAIMED WATER	0				
75 WATER AND SEWER REIMBURSEMENT AGREEMENT		0			INCLUDE IN DEV. AGREEMENT

SOLID WASTE

76 ACCESS FOR WASTE DISPOSAL	0				
77 TRASH ENCLOSURES	0				
78 RECYCLABLE MATERIALS	0				
79 LOCATING TRASH COMPACTORS	0				

0 = TO BE COMPLETED

0 = COMPLETED

MITIGATION MEASURES

LAND USE

- 1 The Specific Plan shall include appropriate edge treatments to separate and buffer proposed residential uses from agricultural lands to the north and east. Such treatments may include some combination of walls, landscaped berms or setbacks.
- 2 Consideration will be given within the Specific Plan to development of a limited greenbelt/buffer between the commercial/municipal areas along Fillmore Street and the adjacent residential uses. A neighborhood trail could be integrated with such a concept.
- 3 The Specific Plan shall include appropriate edge treatments to separate and buffer proposed land uses from manufacturing uses to the west. Such treatments will include some combination of walls, landscaped berms, and/or setbacks.

TRANSPORTATION AND CIRCULATION

- 4 Amend the City of Coachella General Plan Circulation Element to accommodate the following changes:
 - 4.1 Designate Fillmore Street as a Secondary Arterials form 52nd Avenue to 56th Avenue.
 - 4.2 Design 62nd Avenue as a Primary Arterial from the Route 86 Freeway Extension to Pierce Street.
- 5 Adequate phasing for construction of arterial improvement should be provided as required by development.
- 6 Upgrade 56th Avenue to a Primary Arterial (100 foot right-of-way) from State Route 111 to Fillmore Street.
- 7 Upgrade Fillmore Street to a Secondary Arterial (100 foot right-of-way) from 52nd Avenue to 56th Avenue.
- 8 Maintain a high level of service along arterials by restricting parking and controlling roadway access.
- 9 For existing plus project traffic conditions, traffic signals should be installed at the intersections of:

Fillmore Street/54th Avenue
Fillmore Street/56th Avenue

- 10 Improve all internal and adjacent project streets shown on Exhibit 14 to appropriate roadway and adjacent standards as indicated, and install traffic signals at project roadways when warranted.
- 11 Landscape plantings and signs will be limited in height within the vicinity of project roadways to assure good visibility.

LIGHT AND GLARE

- 12 Light fixtures on private facilities and in public right-of-way shall direct light downward to minimize night sky lighting.
- 13 Roofs shall be constructed of low-reflective material, and mechanical equipment shall be screened architecturally.
- 14 Low-pressure sodium lamps and lampshields shall be used in street and parking lot lighting to respect the "night sky" requirements of local observatories. Consideration shall be given to controlling private lighting through the use of CC&Rs and shielding of light to direct illumination downward.

GEOLOGY AND SOILS

- 15 The site will be stripped of any trash, debris, vegetation, roots, undocumented fill soils and soft or loose soils up to the required depths. Soils containing a moderate to high concentration of roots or more than one percent by weight of organics may be used in planter areas, but will not be used for fill beneath building or paved areas. After clearing, the soils will be excavated to finish grade elevations.
- 16 Construction will be observed by the geotechnical engineer at the following stages:

Upon completion of clearing and during excavation of building and pavement areas.

During all stages of grading and earthwork operations including scarification, recompaction, and while utility trench backfilling.

When any unusual soil conditions are encountered during construction.

- 17 Seismic design will be in accordance with the provisions of the current Uniform Building Code and the seismic design parameters of the Structural Engineers Association of California.
- 18 A mat foundation of compacted material below structures shall be used to increase the confining pressures and shear strength of the soils.
- 19 Flexible utility connections may be used to allow for settlements and differential movements between soils and structures.
- 20 Septic tanks or other buried structures may be constructed by concrete and/or provided with supplemental anchorages to reduce the tendency for buoyant rise of tanks in the event the surrounding soil liquefies in areas where the ground water is near the surface.
- 21 Site-specific geotechnical investigations will be performed to determine specific recommendations for mitigating geotechnical concerns and foundation design.
- 22 Field review during site grading will be performed to evaluate the exposed soil conditions and to confirm the assumptions made in formulating the design recommendations.
- 23 Final soil engineering reports will be prepared upon completion of construction, summarizing the compliance with recommendations of the report and geotechnical observations during grading work.

DRAINAGE/FLOODING

- 24 A master storm water drainage plan consistent with Coachella Valley Water District policies shall be prepared prior to approval of the Final Tract Map.
- 25 Curbs and gutters shall be installed for all residential and commercial tracts.
- 26 At locations where concentrated flows are released to the native soil, energy dissipating structures on rip-rap shall be constructed to prevent erosion.
- 27 The developer shall reach an agreement with the City for the provision of a feasible method for controlling and releasing on-site storm water flows. Alternatives may include on-site retention basins or storm drain system.

PLANT LIFE

- 28 Any project interior slope in excess of three feet and with a slope grade of 3:1 or greater in height will require a landscape and irrigation plan prior to obtaining any building permit. All landscaping and irrigation within the commercial area as shown on City approved Plot Plans or Conditional Use Permits shall be installed prior to the issuance of occupancy permits by the City for any commercial building.
- 29 All manufactured slopes throughout the project that may erode or that are three feet in height or have a 3:1 slope gradient or greater, will be landscaped with ground cover at the conclusion of grading to prevent erosion while providing interior visual relief. This landscaping will be phased in conjunction with the phasing of the grading operations.
- 30 The front yards of all single-family residences on all lots will include landscaping and irrigation as part of the unit package.
- 31 The project shall maximize use of desert drought and salt tolerant landscape varieties consistent with approved Specific Plan plant materials.
- 32 Landscape and plans required within the project area shall also include any proposed soil amendments and soil conditioning measures designed to ensure long-term landscape health and maintenance.
- 33 To the extent feasible, the Specific Plan will incorporate the Cal Poly Guidelines for Ecosystematic Design (as described on pages 79-82 of Cal Poly's Landscape Design Guidelines).

NOISE

- 34 The project shall incorporate design measures to assure that the interior noise standard of 45 CNEL will be met. Such measures will include any or all of the following: extra-strength windows, wall and ceiling insulation and orientation, insulation of vents.
- 35 If it is necessary that windows be closed in order to achieve the required interior level, ventilation/cooling shall be provided to ensure a habitable environment.
- 36 The project shall comply with applicable provisions of the City's noise element.

- 37 Any mechanical equipment for the project shall be sited and shielded to reduce the amount of attendance noise generation.
- 38 Any exterior mechanical equipment shall be reviewed for noise performance and compliance with the City's noise element by the building and safety department during the project building plan check stage.
- 39 Construction activities (i.e., clearing and grading) shall be limited to normal working hours consistent with applicable City of Coachella requirements.

AIR QUALITY

- 40 The impact of construction-generated dust shall be reduced to the extent feasible by periodically sprinkling with water, and by paving areas proposed for parking as soon as possible.
- 41 Vehicular emissions shall be reduced through legislative exhaust emission controls.
- 42 All phases of development shall comply fully with the Rules and Regulations mandated by SCAQMD Pollution Control District.
- 43 The project shall incorporate energy-conserving structure, heating/cooling systems, and street lights to the maximum extent feasible.
-
- ~~44 The project shall be designed to provide sidewalks to reduce reliance on internal automobile trips and related emissions.~~
- 45.1 Transit accommodations such as shelter, benches, turnouts, etc., shall be integrated in subsequent detailed plans.
- 45.2 Blowsand mitigation measures and development controls shall be required for all development within designated blowsand areas, with stringent dust control standards maintained as a condition of construction.
- 46 Landscaping and ground cover shall be planted in accordance with the City's dust control standards.
- 47 Windbreaks, windows, and fencing shall be provided in accordance with the City's dust control standards.

SOCIOECONOMIC

- 48 Housing shall be provided in accordance with the City of Coachella General Plan goals and policies.

PUBLIC SERVICES AND UTILITIES

Fire Protection

- 49 The water system for the project area shall be designed to provide sufficient fire flow capacity and pressure.
- 50 The applicant shall reach an agreement with the City to determine a pro rata share contribution toward the provision of fire protection facilities to serve the site. Such contributions may take the form of dedication of land, provision of fire protection facilities or equipment, or payment of fees.

Police Protection

- 51 Consideration will be given by the City to reservation of space within the municipally designated areas of the project for the purposes of a police substation to serve the project and surrounding areas.

Educational Facilities

- 52.1 The applicant shall reach an agreement with the Coachella Valley Unified School for the provision of educational facilities to serve the project. Credit against school fees will be considered for any dedication of school sites within the project area.
-
- 52.2 Ten acres per K-6 site, 20 acres per 7-9 site and 40 acres per 9-12 site.
- 53 The applicant shall pay a developer fee per residential square foot and per commercial square foot.

Parks and Recreation

- 54 Ongoing park maintenance shall be the responsibility of the Coachella Valley Park District.
- 55 The applicant shall reach an agreement with the City for provision of parks, park maintenance, and design to serve the project. Credit against park fees for dedication of park sites in the project area will be in accordance with a separate development agreement executed by the City and the developer.

- 56 All plant materials used in the project shall be bought in the Coachella Valley. If any plants are brought in from outside the valley, the Agricultural Commissioner's Office requires that they be notified and that the plants are inspected before they are planted.
- 57 Since this project is closer to the commercial citrus in the valley than most residential areas, the applicant shall use clean nursery stock in landscaping.
- 58 The developer shall implement a maintenance program involving vegetation management.
- 59 The developer shall provide accessibility for mosquito control personnel and equipment to the site for both inspection and treatment.
- 60 Specific development plans shall incorporate vector prevention guidelines, standards, and checklists developed by the California State Department of Health Services and Environmental Management Branch.

Waste and Wastewater

- 61 All water features shall be subject to a mosquito abatement program under the jurisdiction of the Riverside County Health Department.
- 62 Standard construction practices shall be utilized to minimize soil loss.
- 63 Drip-irrigation systems shall be utilized where practicable.
- 64 ~~Landscape maintenance contracts that contain economic disincentives for wasteful irrigation practices shall be utilized.~~
- 65 The development and operation of wastewater treatment facilities for the project shall take place under state-certified personnel employed by the City of Coachella and shall comply with guidelines and standards established by the Regional Water Quality Control Board.
- 66 Water conservation measures shall be implemented in accordance with the State Department of Water Resources for new development to ensure water-efficient plumbing fixtures.
- 67 Low water-using plants shall be used in landscaping wherever feasible.

- 68 Plants of similar water uses shall be grouped to reduce over-irrigation of low-water using plants.
- 69 Information shall be provided to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.
- 70 Mulch shall be used extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
- 71 Efficient irrigation systems shall be installed that minimize run-off and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods of increasing irrigation efficiency.
- 72 Pervious paving material shall be utilized whenever feasible to reduce surface water-runoff and to aid in groundwater recharge.
- 73 Slopes shall be graded so that run-off or surface water is minimized.
- 74 The feasibility of using reclaimed wastewater, stored rainwater or gray water for irrigation shall be investigated.
- 75 The applicant shall reach an agreement with the City to determine the reimbursement plan to the applicant for oversizing costs associated with sewer system.

Solid Waste

- ~~76 The developer shall provide sufficient access to accommodate the maneuvers of the waste disposal company's trucks.~~
- 77 Provisions for trash enclosures for all proposed uses shall be made in conformance with adopted City Standards.
- 78 Provisions for source separation of recyclable materials, especially paper, shall be made.
- 79 The developer shall provide conveniently located trash compactors to serve the refuse collection and disposal needs of the project.