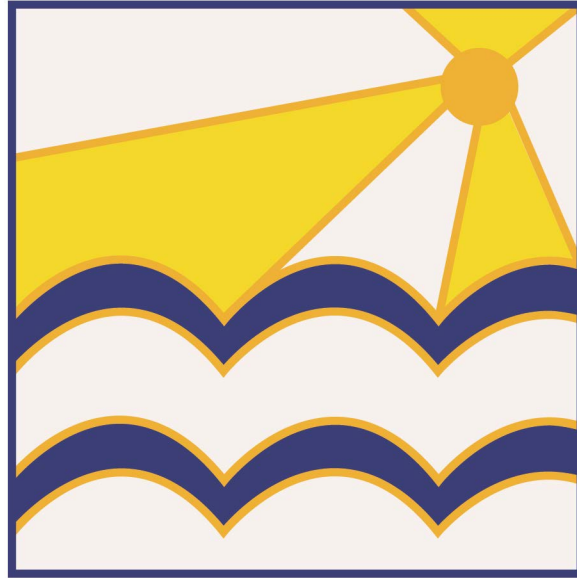


Vista Del Agua

Draft Specific Plan

SP-14-01



Vista^{del}Agua

City of Coachella

December 2017

Vista Del Agua

*Draft Specific Plan
SP - 14-01*

Prepared for:

City of Coachella
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Council: Steve Brown
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Vista Del Agua

*Draft Specific Plan
SP - 14-01*

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Vista Del Agua

APPROVALS

Ordinance XXXX

(Specific Plan - SP-14-01)

(Adopted Month Day Year)

Ordinance XXXX

(General Plan Amendment - 14-01)

(Adopted Month Day Year)

Ordinance XXXX

(Tentative Parcel Map - 36872)

(Adopted Month Day Year)

Ordinance XXXX

(Development Agreement)

(Adopted Month Day Year)

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1. Introduction

A. Executive Summary

The Vista Del Agua Specific Plan project includes approximately two hundred seventy-five point three eight acres (275.38 ac.) located south of Interstate 10 and Vista Del Sur, east of Tyler Street and north of 48th Avenue in the City of Coachella, California. The project lies within the north central portion of Subarea 11 - Commercial Entertainment district as designated in the City's General Plan.

The Vista Del Agua Specific Plan guides development of a planned community which adheres to environmental, infrastructure, and economic realities. The design and layout of the land plan, infrastructure, development standards, and design guidelines will emphasize the integration of the city's Vision Plan with complementary land uses within a cohesive, identifiable, and walkable community.

The proposed development will consist of up to one hundred seventy six point two seven acres (176.27 ac.) of single family residential uses, with densities ranging from 4.5 to 6.5 units per acre (4.5-6.5 DU/ac.). The residential land uses include single family detached homes with minimum lot sizes of four thousand square feet to six thousand square feet (4,000 sf – 6,000 sf). The development plan also contains three multi-family residential neighborhoods totaling thirty nine point four nine acres (39.49 ac.). The first of these multi-family areas will contain a detached product and have a density of twelve units per acre (12 DU/ac.). The remaining two multi-family areas will contain a more traditional attached product and have a density of twenty units per acre (20 DU/ac.). The proposed Vista Del Agua Specific Plan will include over twenty nine acres (29 ac.) of Open Space including a thirteen point eight two acre (13.82 ac.) park and twelve point six three acres (12.63 ac.) of paseos and trails. The plan also incorporates approximately sixteen point eight acres (16.80 ac.) of General Commercial and another eight point two seven acres (8.27 ac.) of Neighborhood Commercial.

The Specific Plan was prepared pursuant to the authority granted to the City of Coachella by the California Government Code, Title 7, Division I, Chapter 3, Article 8, Sections 6540 to 65457 et seq grant local planning agencies the authority to prepare specific plans for any area covered by the General Plan for the purpose of establishing systematic methods of implementation of the General Plan.

A.1 Land Use Summary

The Vista Del Agua Specific Plan creates a master-planned community comprised of residential, commercial, parks and recreation areas. The project has the following land uses:

- a. Up to One hundred seventy six point two seven acres (176.27 ac.) of single family residential land providing a maximum of one thousand twenty six (1026) homes.
- b. Thirty nine point four nine acres (39.49 ac.) of multi-family residential land providing a maximum of six hundred thirteen (613) additional units.
- c. Sixteen point eight acres (16.80 ac.) of General Commercial land contained within the Enterprise Zone near Interstate 10.
- d. Thirteen point eight two acres (13.82 ac.) of park land providing for one large neighborhood park site at the northeast corner of the property.
- e. Eight point two seven acres (8.27 ac.) of Neighborhood Commercial.

The project will integrate land uses with a circulation system that provides adequate access to all areas of the project. The Vista Del Agua Specific Plan will incorporate a network of paseos through the project that conforms to the City's Vision Plan by increasing the accessibility of land uses to pedestrians and cyclists.

B. Purpose and Goals

The City of Coachella's Zoning Ordinance states the intent and purpose of the specific plan district. The Zoning Ordinance will act as a supplement for those areas and issues not covered by the Vista Del Agua Specific Plan such as administration, review procedures and environmental review among others. This Specific Plan contains detailed development standards which will ensure a comprehensive implementation of planned development. The Vista Del Agua Specific Plan serves as a regulatory document for the proposed development plans. Tentative maps and other plans shall be consistent with the Specific Plan in order to obtain City approval.

This Specific Plan has been prepared for the purpose of establishing guidelines for the development of the Vista Del Agua project in the City of Coachella. This document provides the City with comprehensive plans, policy and regulations to ensure efficient, orderly development in accordance with the adopted General Plan. Although this Specific Plan is intended to provide the specific information relative to uses, siting, densities and land use mix, this Specific Plan also provides the flexibility to accommodate innovative developer approaches as well as changing economic and market conditions.

The Vista Del Agua Specific Plan implements the City of Coachella's General Plan by addressing the goals, policies, and objectives contained within. A complete discussion of the relationship between the Specific Plan and Coachella's General Plan is found in Section 2.

The Goals of the Vista Del Agua Specific Plan are as follows:

- ◇ Create a distinctive "sense of community" unifying areas through a range of housing types that provide affordable homes with high quality design criteria
- ◇ High Connectivity - Create aesthetic and functional streetscapes and trails which provide a range of transportation options
- ◇ Provide a balanced mix of economically viable commercial and residential land uses that will utilize the Enterprise Zone to promote local job creation

The California Government Code Section 65450 et seq grants local planning agencies the authority to prepare specific plans for any area covered by the General Plan for the purpose of establishing systematic methods of implementation of the General Plan. A Specific Plan is designed to address site specific issues such as existing conditions relative to topography, environmental concerns, site and design layouts, visual appearance as well as circulation, utility provisions and infrastructure financing alternatives.

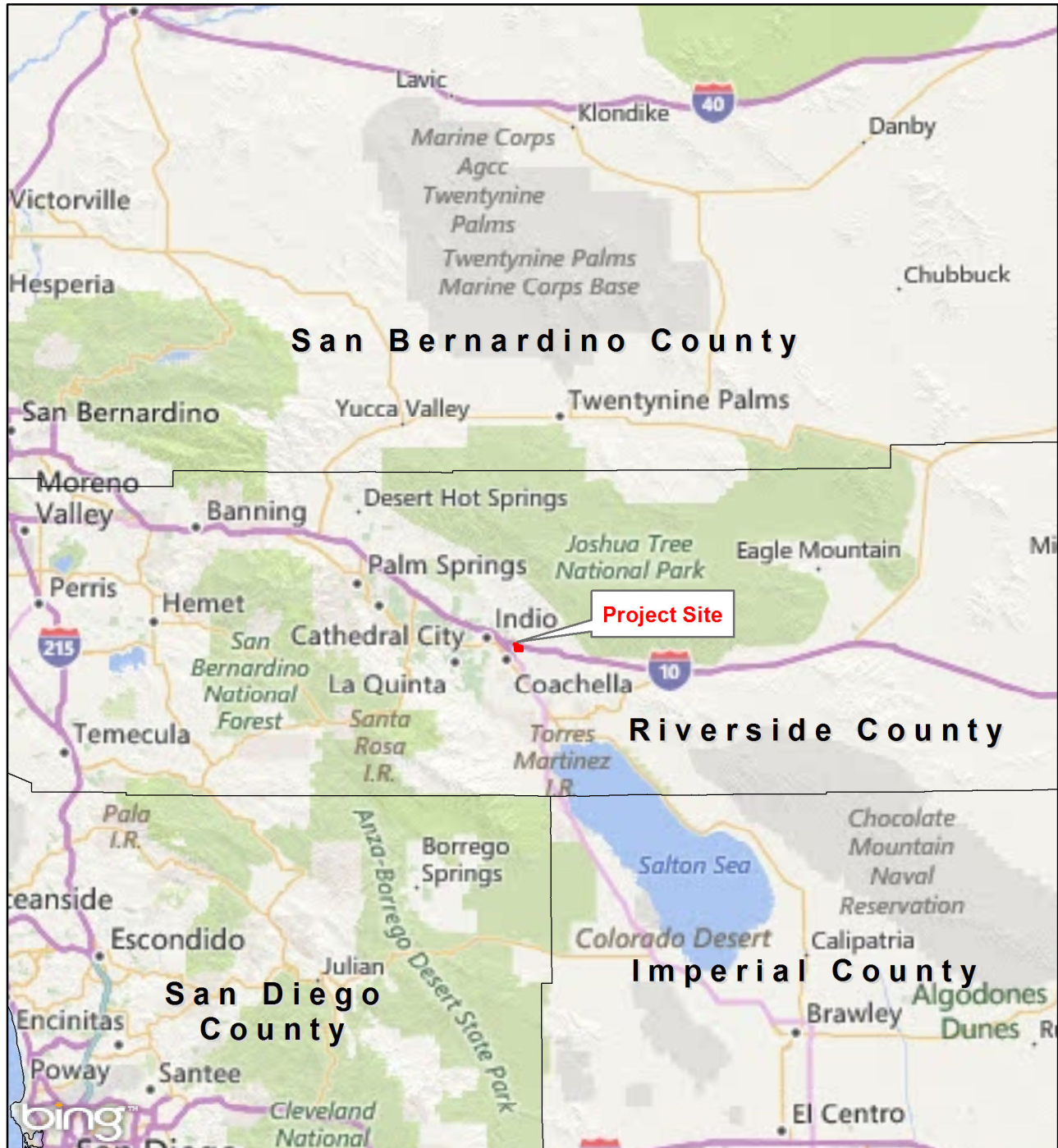
B.1 Severability

If any provision of this Specific Plan or the application thereof to any person or circumstances is held invalid, such invalidity shall not effect other provisions or applications of this Specific Plan which can be given effect without the invalid provisions or applications there, and to this end of the provisions of this Specific Plan are severable.

Vista Del Agua

Regional Map

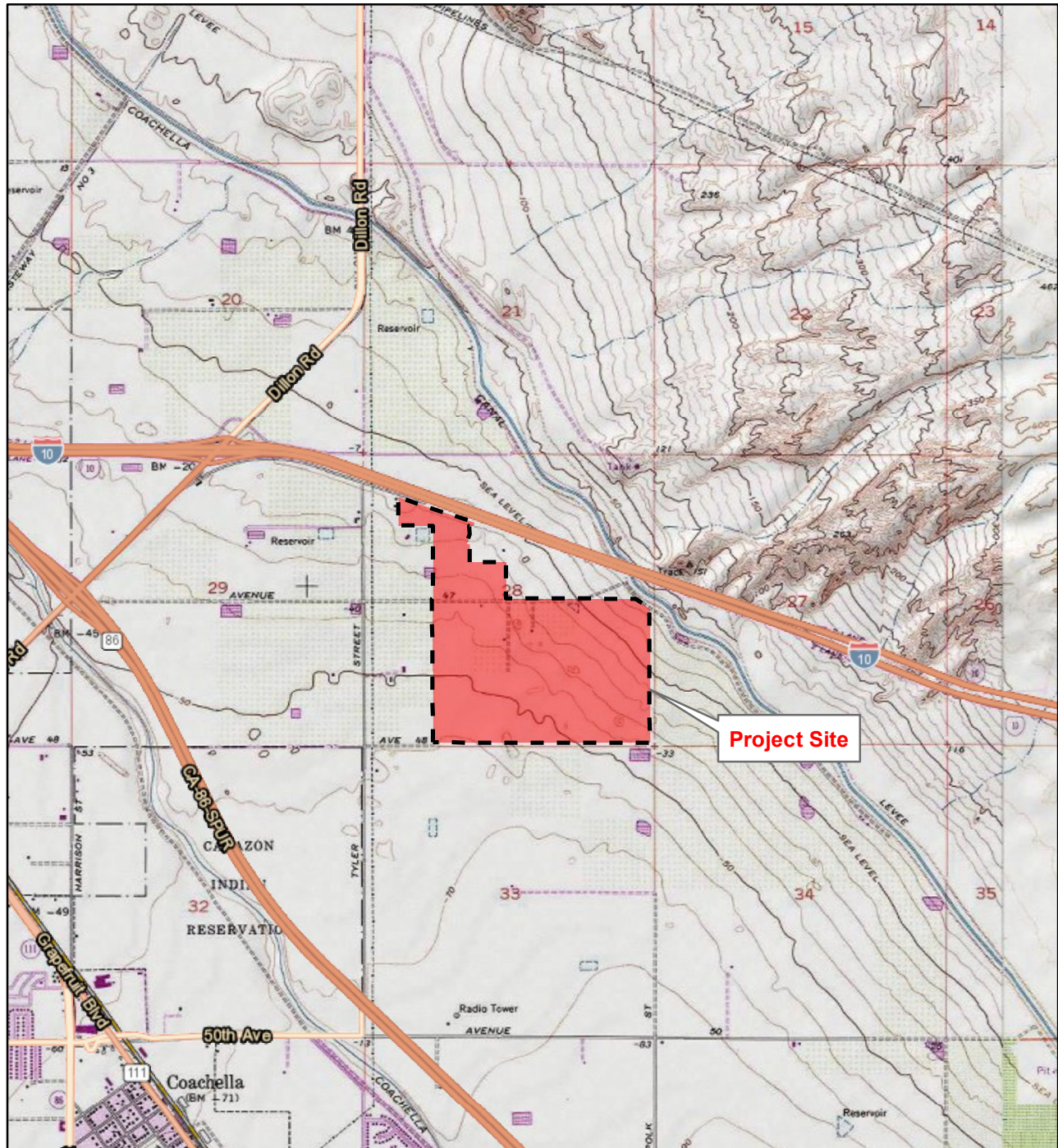
Figure 1-1



Vista Del Agua

Site Location (USGS)

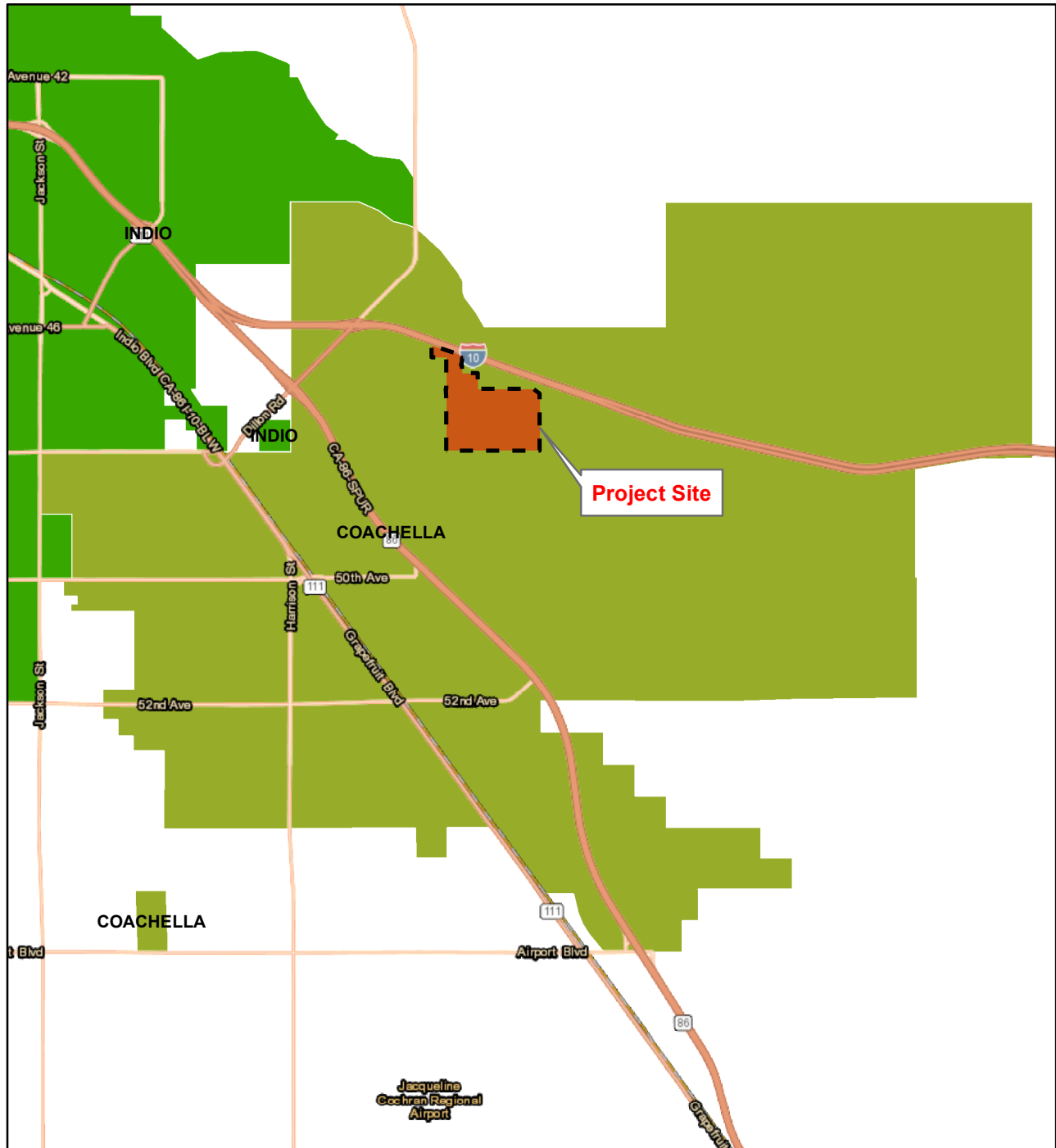
Figure 1-2



Vista Del Agua

City of Coachella & Project Site

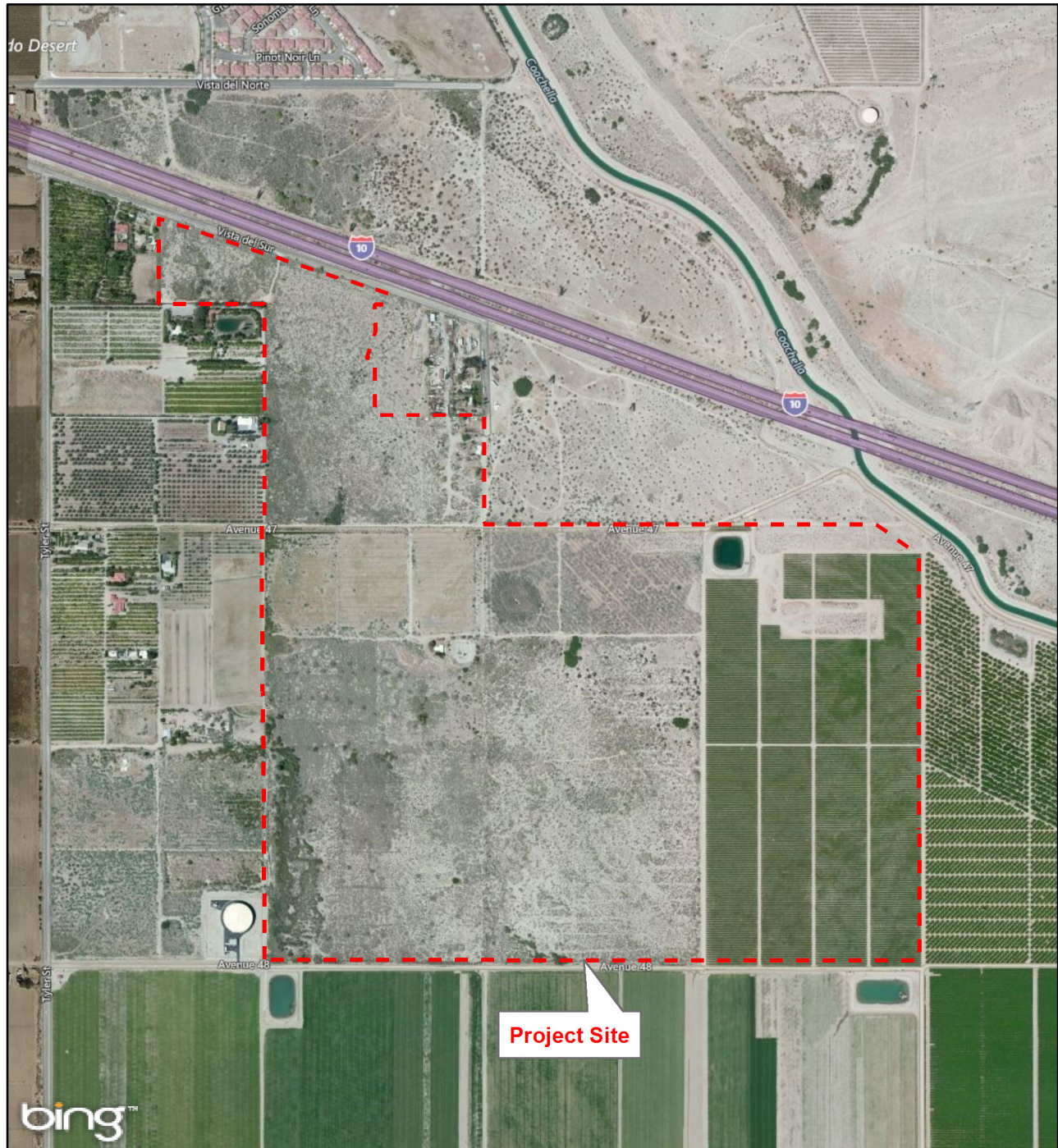
Figure 1-3

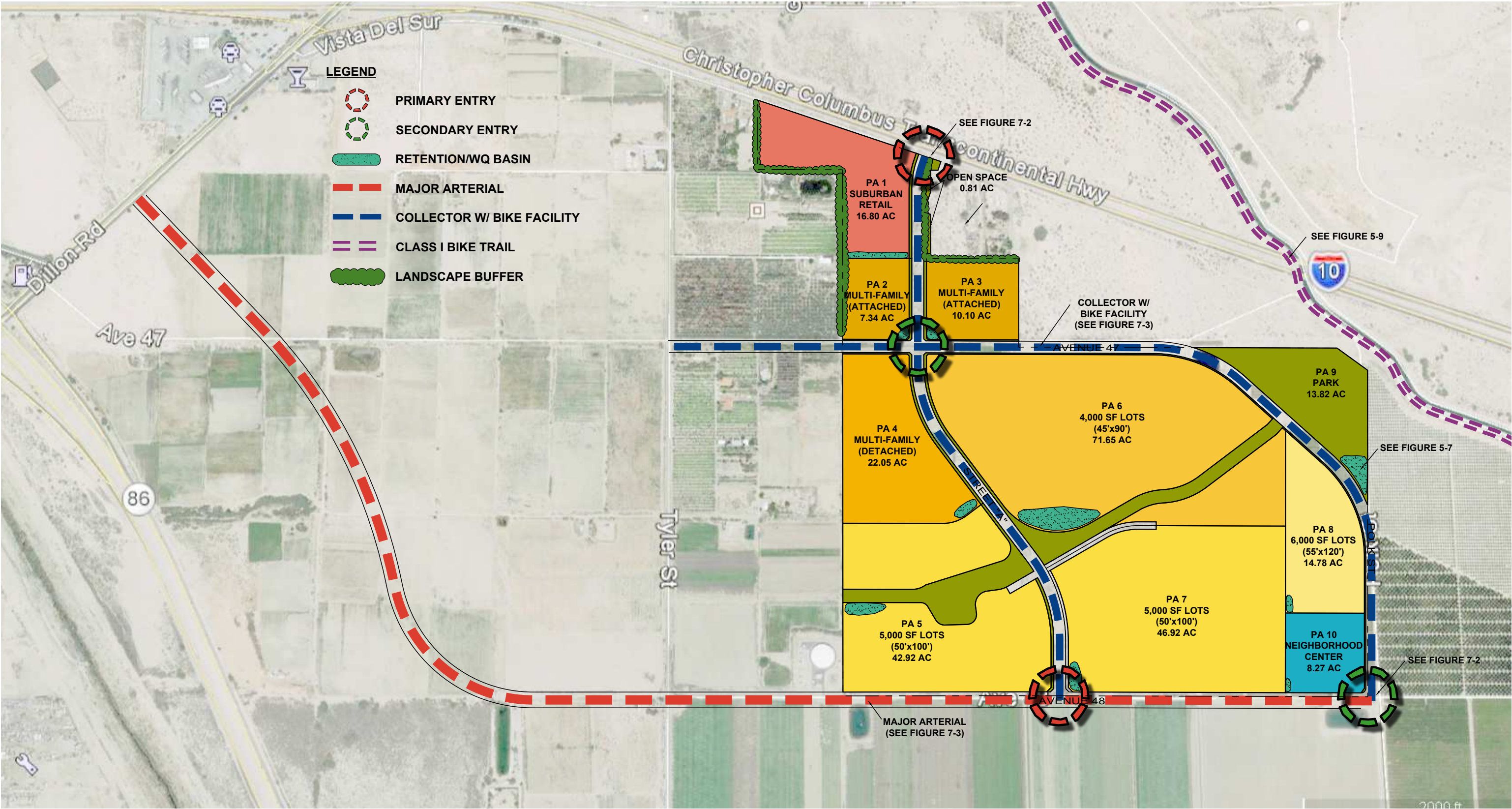


Vista Del Agua

Aerial Photograph

Figure1-4





2. Relationship to the General Plan

The City of Coachella and the State law requires that the contents of a Specific Plan include a discussion of the relationship of the Specific Plan to the goals and policies of the elements of the City General Plan.

This section provides the analysis necessary to demonstrate that the Vista Del Agua Specific Plan is consistent with, and results in the implementation of, applicable goals and policies of the General Plan of the City of Coachella.

A. Land Use & Community Character

Goal—Development Regulations:

A land development and regulatory system that reinforces the City's desire to grow from a small town to a medium sized City in a sustainable and orderly manner.

Consistency:

The Vista Del Agua Specific Plan provides a diverse mix of land uses from General Commercial and Neighborhood Commercial, Single and Multi-Family residential and parks and trails. Providing future residents with local goods and services in a pedestrian friendly environment.

Goal—Growth and Development:

The successful transformation of Coachella from a small town into a medium sized, full-service City that is a major economic center for the Coachella Valley.

Consistency:

The Vista Del Agua Specific Plan offers a wide range of options for the commercial sector. The plan includes sixteen point eight acres (16.8 ac.) of General Commercial zoning along the Interstate 10 corridor. This area is also entirely contained within the Enterprise Zone, which offers tax advantages and incentives to businesses that locate within this area, making it a premier location for regional retail developments. In addition, the Vista Del Agua Specific Plan offers eight point two seven acres (8.27 ac.) of Neighborhood Commercial zoning contained within the single family residential areas of the development. This area will allow for supplemental retail developments with emphasis to serving the needs of the immediate residential neighborhoods.

Goal—Healthy Community Design:

Development patterns and urban design comprised of complete, walkable, attractive, family-friendly neighborhoods, district and corridors that support healthy and active lifestyles.

Consistency:

The Vista Del Agua Specific Plan will provide pedestrian connectivity throughout the community by providing paseos, trails and enhanced parkways. Residents will have access to both passive and active open space areas throughout the neighborhoods which will also provide connectivity from the neighborhood park in the northeast to the regional park near the southwest corner of the project.

Goal—Neighborhoods:

Neighborhoods that provide a variety of housing types, densities, design and mix of uses and services that reflect the diversity and identity of Coachella, provide for diverse needs of residents of all ages, ethnicities, socio-economic groups and abilities, and support healthy and active lifestyles.

Consistency:

Vista Del Agua will have a small town feel, made up of several distinct neighborhoods. The neighborhood park in the northeast corner will connect to a regional park located near the southwest corner, at Tyler Street and Avenue 48, with several paseos and open space corridors. The commercial areas at the northern end of the site should also be connected to the neighborhood commercial site in the southeast corner (at Polk Street and Avenue 48). The project will be developed to promote walkability throughout the residential portions of the project to all the surrounding amenities, whether through the use of paseos and trails or enhanced street sections with large meandering sidewalks.

Goal—Centers:

A variety of mixed use, urban centers throughout the City that provides opportunities for shopping, recreation, commerce, employment and arts and culture.

Consistency:

The Vista Del Agua Specific Plan will contain commercial centers at the northwest and southeast corners of the site, with both vehicular and pedestrian connectivity to each site. These commercial areas will offer retail, commerce and hospitality options along with employment opportunities for the residents of Vista Del Agua, the City of Coachella and visitors to the Coachella Valley.

Goal—Districts:

A series of unique, destination-oriented districts throughout Coachella that provide space for large format retail, industrial and resort uses in order to increase access to jobs, provide amenities for residents and improve the fiscal stability of the City.

Consistency:

Planning Area 1 of the Vista Del Agua Specific Plan is located along Vista Del Sur and has maximum visibility to the I-10 freeway. Due to its smaller size (16.80 acres) and the distance from Dillion Road, this planning area is designated as a Suburban Retail district with the intent on offering retail and commerce services to the residents of Vista Del Agua and Shadow View. However, this Planning Area also allows for the development of a resort hotel in case the opportunity arises in the future.

Goal—Public Facilities and Buildings:

A variety of public facilities and buildings throughout the City that improves the quality of life for residents and maintains a high-level of public services.

Consistency:

Vista Del Agua contains several parks and open space areas, which will be phased appropriately and constructed before 75% of the units are built. The greenbelts running through the site shall incorporate tot lots or recreational facilities wherever there is opportunity. The Vista Del Agua site does not allow for school construction due its proximity to the San Andreas fault, however, park facilities may be constructed outside the Building Restriction Zone in Planning Area 13.

Goal—Corridors and Connectivity:

A network of transportation and open space corridors throughout the City that provides a high level of connectivity for vehicles, cyclists and pedestrians.

Consistency:

Vista Del Agua provides both vehicular and pedestrian connectivity throughout the entire neighborhood. Enhanced street sections with large trails and meandering sidewalks connect the commercial centers to the residential areas and neighborhood trail will connect the neighborhood park in the northeast to the regional park near the southwest corners of the project. A General Plan Class I Bike Trail system will run along the All American Canal, which will provide the residents of Vista Del Agua with a local connection to the regional bike trail system, establishing the framework for future project to continue to this pattern of regional connectivity.

Goal—Development requirements:

A fair, understandable and predictable approach that ensures new development does not impose a fiscal burden on the City, conforms to regional airport and railroad safety practices, and requires new projects to provide adequate facilities and services as part of the overall process.

Consistency:

In conformance with policy 10.1, the Vista Del Agua Specific Plan contains implementation tools to establish phasing, scheduling and financing of the project's offsite infrastructure, public improvements and facilities. The project is also outside any Land Use Zone restrictions of the Jacqueline Cochran Regional Airport.

Goal—Economic Development:

A broad-based and long term economic development environment for Coachella that is supportive of existing businesses and will attract new business and tourism.

Consistency:

With the high visibility of Suburban Commercial zoning on the frontage road of I-10 and surrounding commercial land uses, both planned and existing to the west along Dillion Road, the Vista Del Agua project will complement the overall land uses contained in Subarea 11, which should prove to be a future economic driver for the City of Coachella.

Goal —Diversity of uses for economic development:

Non-residential uses that creates a complete city and diversifies the local economy.

Consistency:

The Vista Del Agua Specific Plan contains land uses which conform to the existing General Plan designations as well as provide additional flexibility for commercial development that embodies the Commercial Entertainment desires of the City for this area. Allowing for a strong retail base with potential for major hospitality and tourism attractions if the market sees need.

B. Mobility

Goal—Complete Streets:

A balanced transportation system that accommodates all modes of travel safely and efficiently without prioritizing automobile travel at the expense of other modes.

Consistency:

The Vista Del Agua circulation plan includes all modes of transportation by providing both vehicular and pedestrian connectivity throughout the project site. The neighborhood park (Planning Area 9) will also contain a connection to a General Plan Class I Bike Trail, providing regional connection for pedestrian travel.

Goal—Traffic Calming:

A transportation system that limits negative impacts from vehicular travel on residents and workers.

Consistency:

Vista Del Agua shall implement traffic calming features wherever possible. The backbone streets within Vista Del Agua contain a curvilinear design which provides sufficient traffic capacity and flow while at the same time limiting speeds.

Goal—Pedestrian Network:

A safe pedestrian network that provides direct connections between residences, employment, shopping and civic uses.

Consistency:

The circulation plan for Vista Del Agua has been designed to meet this specific goal. Each residential area throughout Vista Del Agua will have pedestrian connection to the commercial uses, to the neighborhood and regional parks as well as the City's overall bike trail network.

C. Community Health & Wellness

Goal—Healthy Housing:

Safe, affordable and healthy housing for every stage of life.

Consistency:

The Vista Del Agua Specific Plan contains a mix of land uses intended to satisfy a broad range of ages and incomes. With two multi-family apartment complexes near the commercial centers, a neighborhood of duplexes and/or condos and a array of single family lot sizes, Vista Del Agua will offer housing to everyone from first time home buyers to retirees.

Goal—Educational and Community Facilities:

Community facilities and school facilities that support physical activity, civic life and social connections for residents of all ages and interests.

Consistency:

Vista Del Agua's mix of paseos, trails, parks and open space are intended to provide and promote physical activity to all its residents.

D. Sustainability & Natural Environment

Goal—Climate Change:

A resilient community that is prepared for the health and safety impacts of and minimizes the risks of climate change.

Consistency:

The Vista Del Agua Specific Plan has been designed in accordance with the California Environmental Quality Act. The Environmental Impact Report for the project has analyzed the impacts of climate change among other environmental areas and identified mitigation measures to be implemented to ensure minimal impacts on the environment including air quality and Greenhouse gas emissions.

Goal—Energy:

An energy efficient community that relies primarily on renewable and non-polluting energy sources.

Consistency:

The Vista Del Agua site shall implement policies to encourage north-south facing lots which will minimize western sun exposure and maximize energy efficiency. The project will also encourage the use of solar panels on roof tops of homes and commercial buildings wherever possible.

Goal—Water Resources:

Protected and readily available water resources for community and environmental use.

Consistency:

The Vista Del Agua site shall comply with the guidelines and regulations of the 2015 Urban Water Management Plan for the City of Coachella. The project has also implemented low impact designs to maximize the infiltration of stormwater to assist in the recharge of groundwater supplies.

Goal—Parks and Open Space:

Increased access to parks, recreation, and natural open spaces to support and increase physical activity.

Consistency:

The Vista Del Agua project contains a 13.8 acre neighborhood park, as well as connectivity to the 35+ acre regional park near the southwest corner of the project. The project open space and trails system will provide over 20+ acres of recreational space for the residents of Vista Del Agua.

E. Safety

Goal—Earthquake Hazards:

A community that is minimally affected by seismic shaking and other earthquake-induced hazards.

Goal—Geologic Hazards:

A community that has used engineering solutions to reduce or eliminate the potential for injury, loss of life, property damage and economic and social disruption caused by geologic hazards such as slope instability; compressible, collapsible, expansive or corrosive soils; and subsidence due to groundwater withdrawal.

Consistency:

Extensive Geotechnical investigation has been done for the Vista Del Agua site, including trenching studies near the San Andreas Fault. These investigations have resulted in the establishment of a Building Restriction Zone (BRZ) which primarily lies within Planning Area 9 and no habitable structures are allowed within the BRZ.

Goal—Flood Hazards:

A community that is minimally disrupted by flooding and inundation hazards.

Consistency:

Hydrologic and hydraulic studies have been completed for the Vista Del Agua project and a Preliminary Water Quality Management Plan has been prepared. These engineering studies establish the minimum requirements for infiltration design and storm drain facilities for the entire project area as well as identify the offsite contributory area of the region.

Goal—Fire Hazards:

A community that is minimally affected by wildland and structure fires.

Consistency:

The Vista Del Agua project will be designed and constructed to meet the latest fire department standards for hydrant spacing and fire flow water pressures.

F. Infrastructure and Public Services

Goal—Citywide Utilities:

A healthy community with well maintained, efficient, high-quality public infrastructure and services throughout the city.

Goal—Water Supply Facilities:

Water supply facilities that meet future growth within the city and assure a high-quality and reliable supply of water to current and future residents.

Goal—Wastewater Systems:

Adequate and reliable sewer and wastewater facilities that collect, treat and safely dispose of wastewater.

Consistency:

The Vista Del Agua project will bring substantial infrastructure upgrades to Subarea 11. New and/or upgraded water and sewer lines, electrical, gas and communications networks will all be constructed as part of the Vista Del Agua Specific Plan. The project will also pay its fair share costs for connections to the system and ongoing maintenance of the system.

Goal—Stormwater Capacity:

Sufficient stormwater drainage facilities and services that are environmentally sensitive, accommodate growth and protect residents and property.

Consistency:

The Vista Del Agua project will be designed using low impact development techniques, including storm drains and infiltration basins that will handle the projects stormwater and nuisances water, assure proper water quality and recharge the groundwater table.

G. Noise

Goal—Land Use Planning and Design:

A community where noise compatibility between differing types of land uses is ensured through land use planning and design strategies.

Consistency:

Noise studies have been conducted for the Vista Del Agua Specific Plan and mitigation measures have been applied to assure proper noise levels are achieved. The project will be designed with homes facing or siding to Street A in order to reduce the amount of backyard noise. Where homes back to Streets A or Avenue 47, 8 foot block walls may be required to maintain noise level to less than 65dBA CNEL.

H. Housing

Goal—Adequate Housing:

Adequate housing in the city by location, price, type, and tenure, especially for those of lower income and households with special needs.

Consistency:

The Vista Del Agua Specific Plan contains a wide variety of housing types, geared to offer quality housing options to all Coachella residents. The project will contain nearly 350 apartment units, 260 duplex/condo units and over 1,000 single family lots of various sizes and prices. This land use mix intends to offer housing types to everyone from first time home buyers, residents in the “move up” market as well as retirees and seasonal residents.

Goal—Reduced Energy:

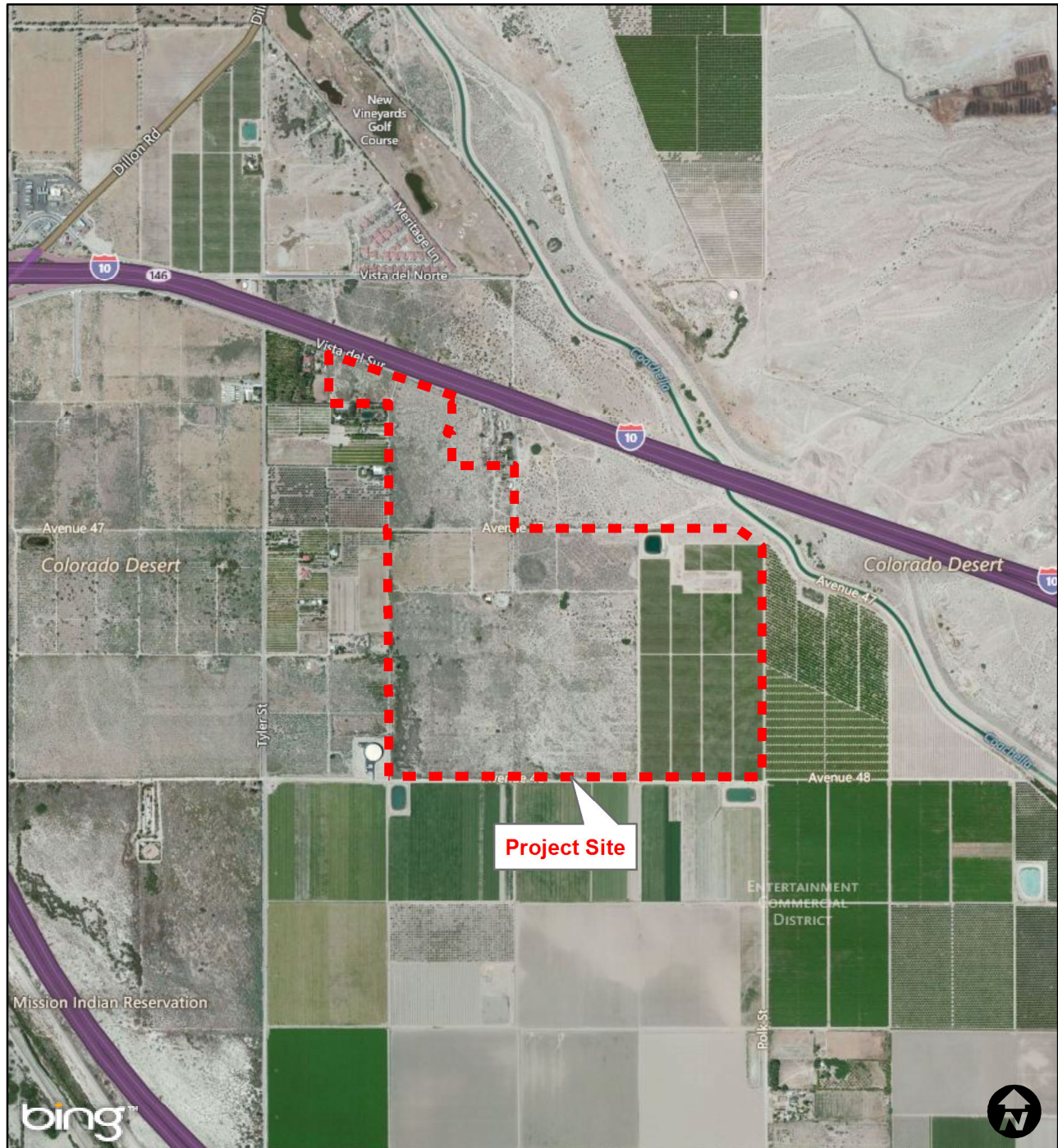
Reduced residential energy usage within the city, resulting in reduced housing costs.

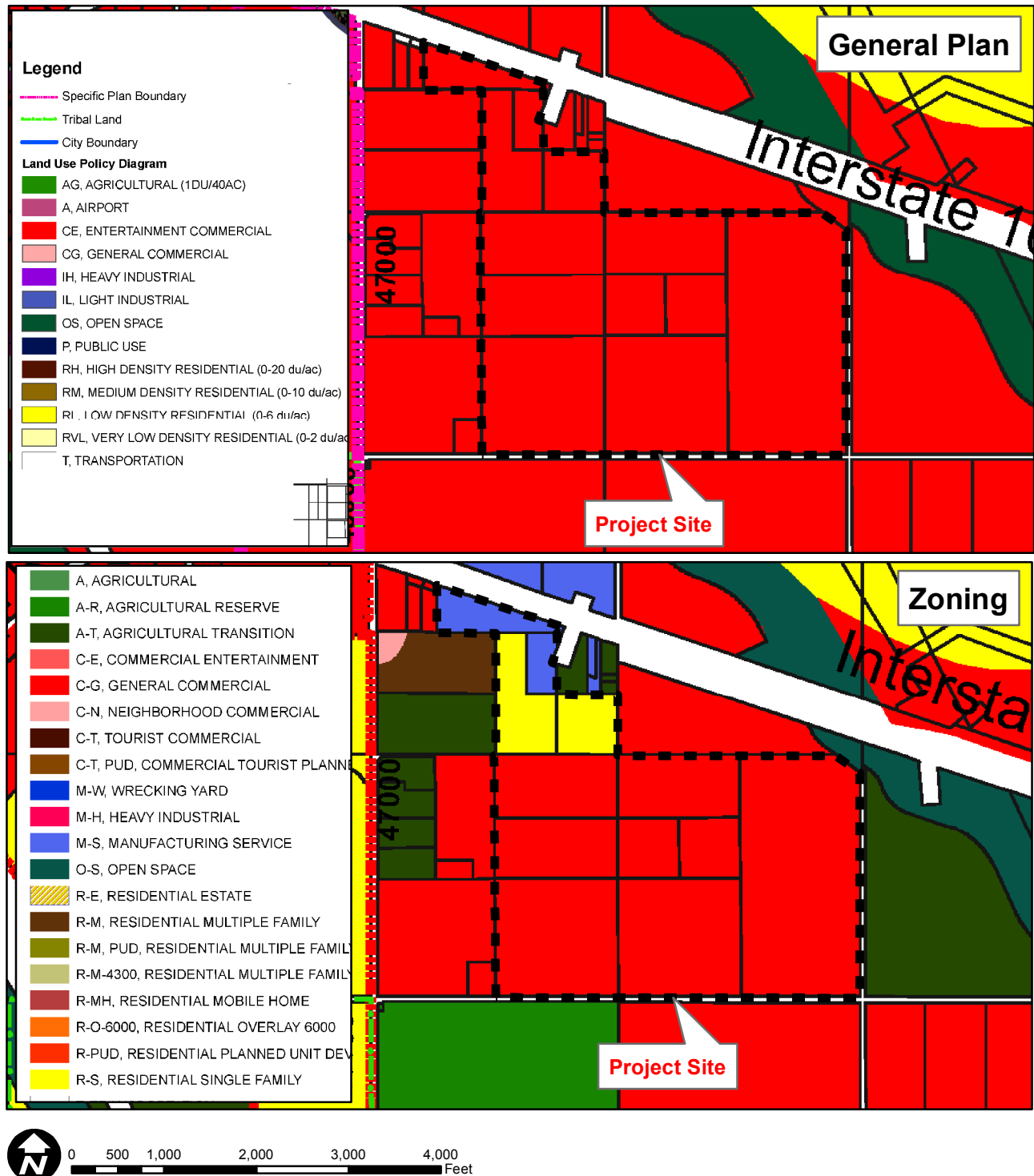
Consistency:

The Vista Del Agua project will be designed using updated energy conservation techniques such as north-south facing homes with reduce western exposure. Roof top solar, tankless water heaters, Low-E windows and other items will be incorporated to offer home buyers several methods of energy cost savings.

Vista Del Agua Existing Conditions & Surrounding Land Use

Figure 2-1





3. Project Setting

A. Geology / Seismicity

A.1 Regional Geology

Vista Del Agua lies within the Salton Trough that comprises a portion of the Colorado Desert Geomorphic Province. The Salton Trough region is well known for its exposures of the San Andreas and related faults that form the margin between the Pacific and North American Plates. In Southern California, these plates move past each other along a somewhat diffuse array of faults comprising the San Andreas Fault System (Powell, 1993). Geologic development of the Salton Trough began as a major half-graben basin when regional crustal extension affected much of western North America in Miocene time prior to the development of the San Andreas Fault System. During the past 12 to 15 million years, the modern Salton Trough has continued to develop during formation of the northern part of the Gulf of California rift basin. This is due to “pull-apart” oblique strike-slip motion between the North American and Pacific plates within the Sea of Cortez (Gulf of Mexico), which continues into the southern Salton Trough region.

The Salton Trough, part of which is below sea level, has progressively been filling with sediments eroded from the San Jacinto Mountains along the western margins, the San Bernardino Mountains and Little San Bernardino Mountains to the north and northeast respectively, the Orocopia Mountains to the east, and sediments deposited by the Colorado River to the southeast. Sediments in the Salton Trough are estimated to be over three miles thick.

A.2 Faulting and Seismicity

The geologic structure of the southern California area is dominated by northwest-trending strike-slip faults associated with the San Andreas Fault system. Some of the major fault zones within the San Andreas fault system include, from west to east, the Whittier-Elsinore, San Jacinto, and the San Andreas fault zones. All of these major fault zones are seismically active, and the San Jacinto and San Andreas fault zones are known to have ruptured the ground surface in historic time. Also within the southern California region exists a number of west-trending reverse faults primarily associated with uplift of the San Gabriel and San Bernardino Mountains that are similarly active.

The Indio 7.5-minute topographic quadrangle for the State of California Alquist-Priolo Earthquake Zoning Act (Hart and Bryant, 1999) indicates that a Fault-Rupture Hazard Zone exists for the San Andreas fault in the northeastern portion of the site, as shown on Figure 3-1.

A.2 Faulting and Seismicity (continued)

A listing of historical earthquakes published by the National Earthquake Information Center (2004) indicates that the largest earthquake occurring within a radius of approximately 62 miles (100 kilometers) of the site was the Magnitude 7.3 Landers earthquake in 1992. This event, along with the associated aftershocks, occurred approximately 35 miles to the northeast of the subject property. The closest documented earthquake greater than magnitude 6.0, was a magnitude 6.3 Joshua Tree earthquake that occurred approximately 17 miles north of the site in 1992.

B. Topography

The project site is comprised of gently sloping desert and disturbed agricultural land with a ninety five foot (95') elevation difference. The highest elevation at the northeast corner is approximately 37 feet above mean sea level (MSL) sloping toward the southwest corner to approximately 58 feet below MSL. A majority of the property is vacant native terrain and there is an empty abandoned reservoir, vacant house and sheds in the center of the property. The City of Coachella owns a number of significant water lines that traverse under portions of the property.

C. Hydrology

The Vista Del Agua Specific Plan is identified on the Federal Emergency Management Agency (FEMA) flood maps as Zone X. Zone X is described as areas *determined to be outside the 0.2% annual chance floodplain*. However, the southwest corner of the site is located in an area of Zone X determined to be an *“area of 0.2% annual chance of flood; 1% annual chance of flooding with depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance of flooding.”*

Development within Zone X is acceptable and, as typical to any development, finished floor elevations must be 1 foot above the 100 year flood elevation.

D. Biology

The site is currently undeveloped, with numerous unimproved dirt roads from use of agricultural activities in the area, trails from off-road recreational vehicles and paint ball activities.

There are no sensitive plant species on site and virtually no sensitive animals, with exception to Loggerhead Shrike. Desert Tortoise do not occur on the property or in the immediate area as determined in a survey conducted in May 2014.

There are five sensitive plants known from the general project vicinity to which none of these species are expected to occur on the project site due to lack of habitat, incorrect elevational range or because the site is out of the currently understood range of the species.

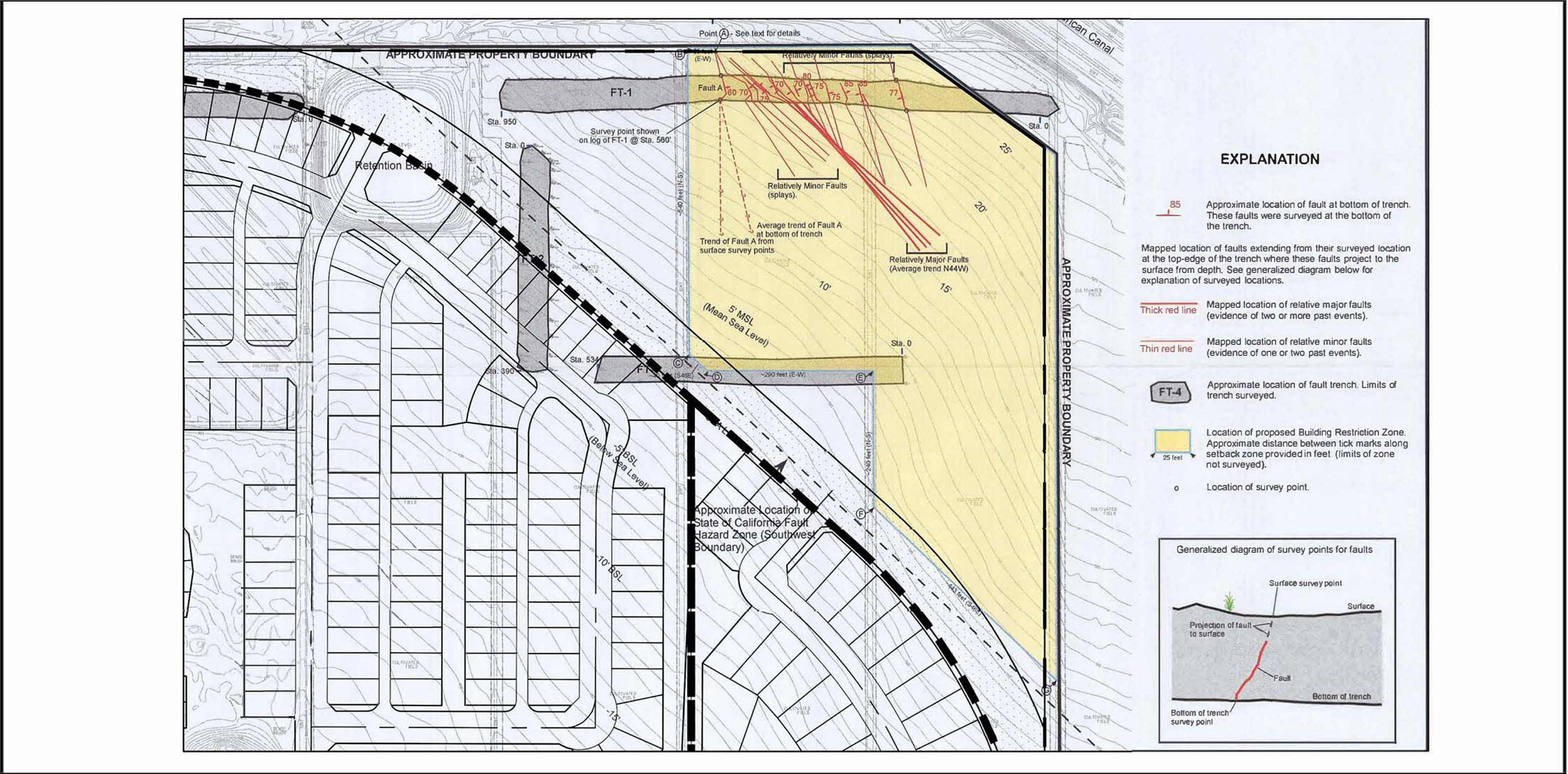
D. Biology (continued)

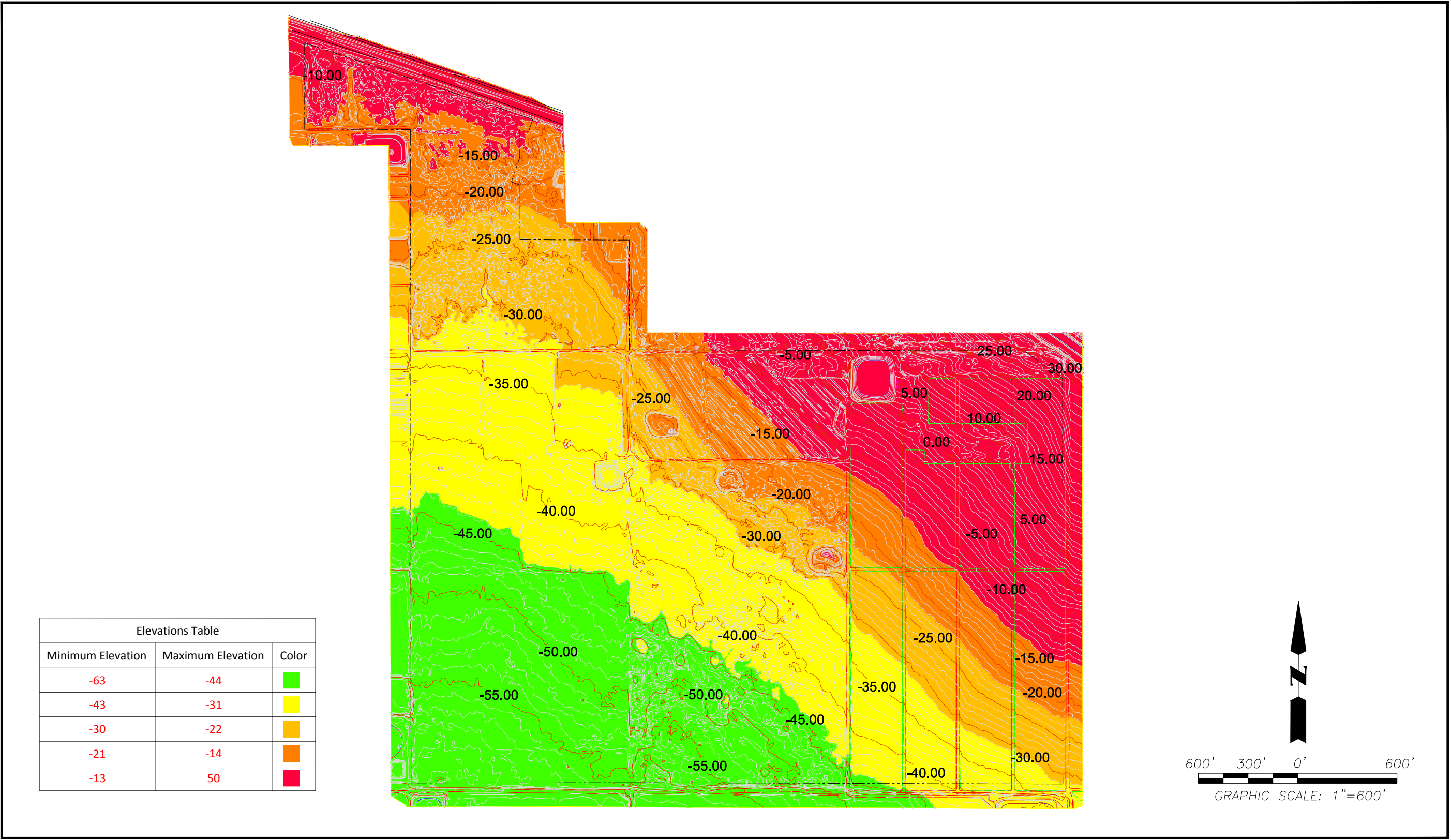
There are currently two sensitive reptile species known in the area, which have low potential of occurring on the property which include the Coachella Valley fringed-toed lizard and the flat-tailed horned lizard. Both of these species have been recorded within two miles of the project site. However, due to poor quality of the majority of the remaining habitat, proximity to agricultural and residential development, ongoing negative impacts such as trash deposition, these species have a low probability of occurring on the site.

One of five sensitive bird species was also observed on the site. A single loggerhead shrike was observed on the property on the second day of the survey. Loggerhead shrikes are not listed as threatened or endangered and are not a covered species under the Coachella Valley MSCHP. They are however considered a CDFW California Special Concern Species (CSC).

E. Cultural Resources

A Phase I Cultural Assessment done for the property found six potential significant sites within the project boundary. Phase II testing was then conducted which concluded that five of the six sites were not significant historical resources and thus no further analysis was recommended. One site however, documented as CA-RIV-7835 was found to have a presence of a subsurface deposit that also contained lithic tools and debitage as well as ceramics and a possible hearth feature. It was found that these features give this site the potential to provide additional historic information and concluded that the site should be either avoided or subject to further data recovery excavations to mitigate potential impacts from the development. The Vista Del Agua project therefore, incorporates this area into the paseo system of the project as additional open space within Planning Area 5. This area will be required to remain as common open space. Details and exact locations of this potentially significant site may be found in the Confidential Appendix section of the Vista Del Agua Phase II Cultural Resources report.





4. Land Use Plan

A. Design Concept

The Vista Del Agua Specific Plan is being developed as a master Planned Community incorporating residential, commercial and park uses into a walkable community. The proposed project will comprehensively develop approximately two hundred seventy-five point three eight acres (275.38 ac.). The land uses will be integrated together through the use of landscape, architecture, and theming to create a unique sense of community. A diversity of residential product types are situated within walking distance of the parks and retail areas. The project encourages the use of alternate modes of transportation such as walking and biking by connecting these areas with internal paseos and walkable streets.

B. Conceptual Land Use Plan

The project incorporates the goals and objectives of the City of Coachella's General Plan. The land use for Vista Del Agua is designed to be integrated with adjacent development and create an interface for future development surrounding the site.

B.1 Single Family Residential (Planning Areas 5, 6, 7 & 8)

The range of housing types within the Vista Del Agua Specific Plan includes a variety of single family dwelling types, R-1 4,000, R-1 5,000 and R-1 6,000 residential are incorporated into four planning areas. These single family areas are composed of four thousand square foot (4,000 sf) lot minimums, five thousand square foot (5,000 sf) lot minimums and six thousand square foot (6,000 sf) minimum lots.

These three (3) minimum lot sizes will allow for a variety of single family detached residences within the proposed community.

Planning Area 6 will be R-1 4,000 residential on four thousand square feet (4,000 sf) minimum lots on approximately seventy-one point six five acres (71.65 ac.) and will have a maximum density of six point five dwelling units per acre. (6.5 DU/ac.)

Planning Areas 5 and 7 will be R-1 5,000 residential on five thousand square feet (5,000 sf) minimum lots on approximately eighty nine point eight four acres (89.84 ac.) and will have a density of five point five dwelling units per acre. (5.5 DU/ac.)

Planning Area 8 will be R-1 6,000 residential on six thousand square feet (6,000 sf) minimum lots on approximately fourteen point seven eight acres (14.78 ac.) and will have a maximum density of four point five dwelling units per acre. (4.5 DU/ac.)

In addition, a residential overlay is proposed for Planning Area 10. Should the eight point two seven acres (8.27 ac.) of Neighborhood Commercial not be developed in Planning Area 10 before the issuance of Certificate of Occupancy for the 800th residential unit, the developer would have the option to develop Planning Area 10 as R-1 6,000 residential under the same rules and regulations applied to Planning Area 8, with a density of four point five units per acre (4.5 DU/ac.).

B.2 General Commercial (Planning Area 1)

Planning Area 1 will be the general commercial component to the Vista Del Agua Specific Plan and will consist of approximately sixteen point eight acres (16.80 ac.). This planning area is located at the intersection of "Street A" and Vista Del Sur. This designation will provide for a wide range of community-oriented and regional-oriented commercial businesses, including businesses that cater to the tourists traveling to the Coachella Valley. This planning area will allow for large retail, entertainment and commercial service business centers including large retail uses, theaters, hotels and restaurants as well as professional and medical offices.

Additionally, Planning Area 1 will contain zero point eight-one acres (0.81 ac) of designated open spaces to the east of Street A. This open area will be landscaped with larger trees and shrubs as a landscape buffer to the adjacent uses as well as Interstate 10.

B.3 Multi-Family Residential (Planning Areas 2, 3 & 4)

The multi-family residential component to the Vista Del Agua Specific Plan will consist of three planning areas.

Planning Areas 2 & 3 will contain seventeen point four four acres (17.44 ac.). These planning areas are located within walking distance to major thoroughfares, employment centers and commercial services, and therefore will contain the highest density in the Vista Del Agua Specific Plan at twenty units per acre (20 DU/ac.) This multi-family attached designation is characterized by low-rise condominiums or apartment buildings. This development will provide buildings up to three stories in height with recreation and community facilities with common open space areas.

Planning Area 4 will contain twenty two point zero five acres (22.05 ac.). This multi-family area will allow for row townhomes, autocourt townhomes, paired homes, condominiums or duplex product types. This multi-family component will be developed at a maximum of 12 dwelling units per acre (12 DU/ac.) and will be located at the southwest corner of Street "A" and Avenue 47.

B.4 Neighborhood Center (Planning Area 10)

Planning Area 10 consists of eight point two seven acres (8.27 ac.) of neighborhood center at the southeast corner of the project site. This designation provides for small-scale shopping centers offering convenient retail goods and services primarily for the residents of Vista Del Agua. Examples of permitted uses include small-scale restaurants, grocery and convenience stores, service businesses that generate limited traffic, and boutique retail sales. The neighborhood center will be compatible in design and scale with adjacent residential areas.

B.5 Park (Planning Area 9)

Within the project, approximately thirteen point eight two acres (13.82 ac.) of park space is proposed with additional paseos and trails providing connectivity to and from. The community park will also act as a buffer to the San Andreas fault, assuring no habitable structures will be constructed within the Building Restriction Zone (BRZ). The trails and open space areas will provide connectivity throughout the project as well as act as biofilters for storm runoff.

Land Use Table

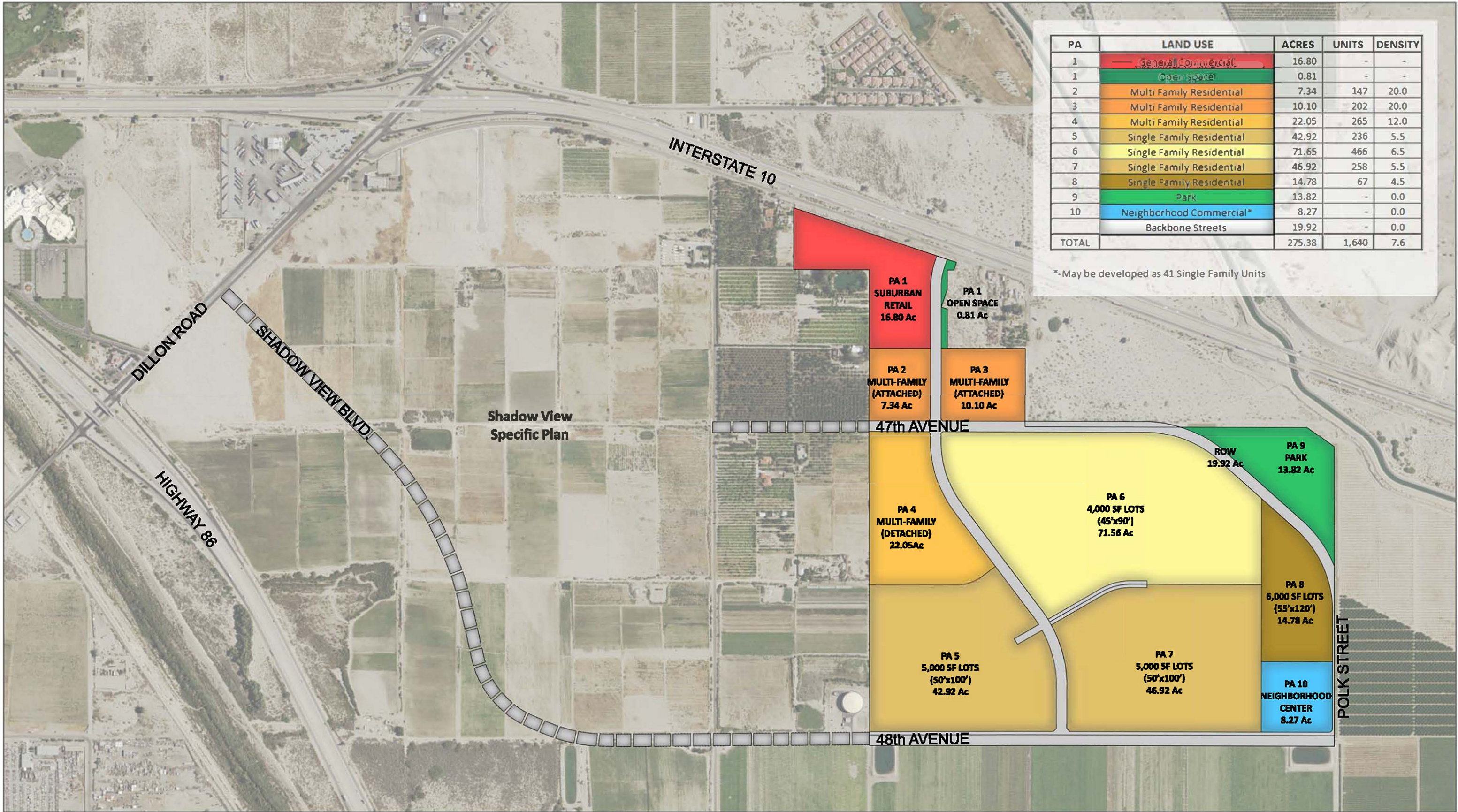
Table 4-A

¹ - In the event the neighborhood center does not develop by the issuance of the 800th residential

PA	LAND USE	ACRES	UNITS	DENSITY
1	General Commercial/Open space	16.80/0.81	-	-
2	Multi Family Residential	7.34	147	20.0
3	Multi Family Residential	10.10	202	20.0
4	Multi Family Residential	22.05	265	12.0
5	Single Family Residential	42.92	236	5.5
6	Single Family Residential	71.65	466	6.5
7	Single Family Residential	46.92	258	5.5
8	Single Family Residential	14.78	66	4.5
9	Park	13.82	-	-
10	Neighborhood Commercial ¹	8.27	-	-
	Backbone Streets ²	19.92	-	-
TOTAL		275.38	1,640	7.60

Certificate of Occupancy the developer will have the option to exercise the residential overlay and develop Planning Area 10 under the same guidelines that regulate Planning Area 8.

² - Right of Way dedications for Avenue 48, Avenue 47, Street A and Polk Street



5. Infrastructure Plan

A. Circulation

A.1 Project Circulation

The Circulation Plan for Vista Del Agua emphasizes the attractive design and usable streetscapes which balance the needs of pedestrians, bicyclists and vehicles. Another objective of the circulation plan is to provide direct access to the parks, open space and commercial areas nearby and within the project.

A.2 Vehicular Circulation

The primary vehicle access to the project is provided from Avenue 48 to the south and Vista Del Sur and Avenue 47 to the north. The north to south access will be provided by a collector street (Street A) which will connect Vista Del Sur, Avenue 47 and Avenue 48.

Figure 5-1 depicts the planned area-wide circulation system established in the Circulation Element of the General Plan. The street right of way and designations for the surrounding roadways are as follows:

Avenue 48

Major Arterial w/ Bicycle Facility

One hundred eighteen foot right of way (118' ROW)

Vista Del Sur Drive

Collector

Eighty-eight foot right of way (88' ROW)

Note: In order to maintain a consistent street design along Vista Del Sur, the Vista Del Agua project is proposing the same street section that was adopted in the Shadowview Specific Plan.

Avenue 47 and Polk Street

Collector w/ Bicycle Facility

Ninety foot right of way (90' ROW)

Internal roadways are classified as follows:

Street "A"

Collector w/ Bicycle Facility

Ninety foot right of way (90' ROW)

Local Streets

Suburban Residential w/ Parking

Fifty six foot right of way (56' ROW)

Lanes w/ No Parking

Twenty foot right of way (20' ROW)

Figure 5-2 illustrates a circulation plan that will provide access to the site as well as the internal backbone system that will complete the local circulation network of the project. Detached sidewalks and enhanced landscape areas will be incorporated throughout the project making streetscapes pleasing and welcoming to motorists and pedestrians alike. Further more, lots located immediately adjacent to “Street A” shall be orientated to either front or side to “Street A”, to enhance the main corridor through the project. No rear lot lines will be permitted adjacent to “Street A” without approval of the Development Director. See Section 7.D Landscape Architecture.

A.3 Pedestrian and Bicycle Circulation

The tree lined, pedestrian routes along the streets within the project will be supplemented with a trail system. The trail system is proposed as a network of roads, multi-purpose trails, enhanced parkways and paseos working cohesively to provide convenient linkages to destinations within the community. The enhanced landscape areas along the right of ways create a feeling that is inviting for pedestrians and cyclists. Bike routes are located along Avenue 48, Avenue 47, Polk Street and Street “A”. Regional bike paths continue off-site from the project along Avenue 48, Avenue 47 and Polk Street per the City’s General Plan.

See Figure 5-1 for General Plan Circulation

B. Walls & Fences

B.1 Decorative Walls

The walls and fences in the Vista Del Agua Specific Plan shall be used to reinforce the project theme, reflecting characteristics of the project monumentation in terms of configuration and materials. Where such elements are viewed from the public streets or view corridors, they shall appear consistent in style, material, and height therefore serving as a unifying element throughout the Vista Del Agua community.

B.2 Sound Walls

Though it is the intention of the Vista Del Agua Specific Plan to limit the amount of rear yards/block walls lining the main thoroughfares of the project, the noise from these streets still requires mitigation. The noise study prepared for the project has identified certain noise setbacks from each of the main streets in the project. (Street “A”, Avenue 48 and Avenue 47) These noise setbacks will determine the overall wall heights required in these areas in order to properly lower exterior noise levels in the outdoor living areas. Although the noise study establishes setback for eight foot (8’) wall heights in certain areas, these setbacks all fall within the street right of way for Street “A”, Avenue 47 or Polk Street. Thus no eight walls (8’) will be required within Vista Del Agua.

B.2 Sound Walls (continued)

The setbacks established from the project's noise study are as follows:

Avenue 47 - Dwelling units within Planning Areas 2, 3, 6 & 8

- o Areas exceeding 70 dBA CNEL (within 23 feet of centerline) = 8' height (N/A)
- o Areas exceeding 65 dBA CNEL (within 73 feet of centerline) = 6' height
- o Areas exceeding 60 dBA CNEL (within 231 feet of centerline) = 5' height

Avenue 48 - Dwelling units within Planning Areas 5, 7 & 10

- o Areas exceeding 70 dBA CNEL (within 39 feet of centerline) = 8' height (N/A)
- o Areas exceeding 65 dBA CNEL (within 123 feet of centerline) = 6' height
- o Areas exceeding 60 dBA CNEL (within 390 feet of centerline) = 5' height

Street "A" - Dwelling units within Planning Areas 4, 5, 6 & 7

- o Areas exceeding 70 dBA CNEL (within 18' of centerline) = 8' height (N/A)
- o Areas exceeding 65 dBA CNEL (within 57' of centerline) = 6' height
- o Areas exceeding 60 dBA CNEL (within 181' of centerline) = 5' height

See Figure 5-11 for Noise Setbacks / Sound Wall Heights for details

C. Water & Sewer

C.1 Water

The Vista Del Agua Specific Plan is within the Coachella Water District's service area. Service will be provided to the project by means of existing services as well as improvements constructed as part of this project.

The project is located within the High Zone (or 150 Zone) of the City's water system. There is a 1.5MG reservoir for this zone located at Avenue 46, east of the All-American canal. Currently, there is a 16" water main located within Tyler Street as well as an 18" line in Avenue 48. There is also a booster station and 5.0 MG reservoir located at the southeast corner of the project site, just north of Avenue 48 which supplements both pressure zones north and south of Avenue 48. The project will tie into the lines in Tyler Street and Avenue 48 to create a looped system throughout the project area.

See Figure 5-4 for Conceptual Water Plan

C.1 Water (continued)

The City's Public Works Department has developed "Standard Specifications and Procedures" which, among other things, provide benchmark water use factors that can be used to estimate total water demands for a project according to the number of dwelling units and/or number of acres of non-residential uses such as schools and parks. Based on a Water Supply Assessment prepared by TKE Engineering for the Vista Del Agua project, the calculated water demand for Vista Del Agua is 1,317 acre feet per year (AFY).

By utilizing water conservation measures established by Coachella Valley Water District, it is estimated the Vista Del Agua project can reduce its demand to 953 AFY, a reduction of 360 AFY, by meeting the following goals:

- a. To the greatest extent practicable, native plant materials and other drought-tolerant plants will be used in all non-turf areas of Project landscaping. Large expanses of lawn and other water-intensive landscaped areas shall be kept to the minimum necessary and consistent with the functional and aesthetic needs of the Project, while providing soil stability to resist erosion;
- b. Potential use of the Coachella Canal for construction water and Project landscaping may further reduce Project demand for potable water. This will be reviewed for feasibility and subject to agreements between the City and CVWD since the Project lies outside of the ID-1 boundary;
- c. In the event recycled water becomes available to the Project, the potential use of tertiary treated water will be reviewed to determine feasibility of its use for on-site landscaped areas to reduce the use of groundwater for irrigation;
- d. The installation and maintenance of efficient on-site irrigation systems will minimize runoff and evaporation, and maximize effective watering of plant roots. Drip irrigation and moisture detectors will be used to the greatest extent practicable to increase irrigation efficiency;
- e. The use of low-flush toilets and water-conserving showerheads and faucets shall be required in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Code of Regulations Section 1601(b), and applicable sections of Title 24 of the State Code.

C.2 Sewer

The Vista Del Agua Specific Plan is within the Coachella Sanitary District service area. The property general slopes from northeast to southwest. Sewer service to the site will include construction of a 12" sewer main within Avenue 48, which will tie into the existing sewer main in Tyler Street. From this location the sewer system gravity flows to a lift station located near Polk Street and State Route 86, where it is then lifted to another gravity system which flows to the treatment plant at Polk Street and Avenue 54.

See Figure 5-5 Conceptual Sewer Plan

D. Drainage

D.1 Drainage Plan

The Vista Del Agua Specific Plan will follow local ordinance for full retention of Urban Runoff (100-year, 24 hour event). The project will retain roughly 9,700cf/acre or a total of 42 acre-ft (including water quality volume). Retention and infiltration will be provided by basins located throughout the plan. The basins will be a maximum of 3' deep with a maximum water depth of 2.5'. Due to the protection to the north from the freeway and the dikes protecting the All American Canal, there are two relatively small offsite areas that are tributary to the site (20 and 60 acres). Those areas will be routed temporarily through the subject site, until they are developed. Within the project area, the lots will drain to streets or open space, streets will drain to the basins, and storm drain may be used where required due to street capacity or voluntarily in areas where runoff is not wanted in the streets or intersections.

Drainage for planning areas 1-4 will be collected within subsurface storm drain facilities. The proposed storm drain will discharge into a separate basin for water quality and detention.

Several water quality basins as well as paseos areas will act as filtration facilities for the project runoff. Soil infiltration rates throughout this area are high, lending additional groundwater recharge and water quality opportunities.

Figure 5-6 shows the proposed infrastructure alignments that will be required for the project site. In addition, the exhibit indicates the general location of the proposed detention basins, and the existing storm drain facilities within the area.

The Vista Del Agua Specific Plan is identified on the Federal Emergency Management Agency (FEMA) flood maps as Zone X. Zone X is described as areas *determined to be outside the 0.2% annual chance floodplain*. However, the southwest corner of the site is located in an area of Zone X determined to be an *“area of 0.2% annual chance of flood; 1% annual chance of flooding with depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance of flooding.”*

Development within Zone X is acceptable and, as typical to any development, finished floor elevations must be 1 foot above the 100 year flood elevation.

Pursuant to the requirements of the State Water Resources Control Board, a state-wide construction permit will apply to all construction activities. The developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the City/County to implement the NPDES program.

D.2 Water Quality Management Plan

The Vista Del Agua Specific Plan proposes to meet Low Impact Development / Site Design BMP's through the use of onsite retention and infiltration basins. The water quality and flood mitigation basins will be shared areas, with roughly the bottom 2-4 inches being required for water quality. Source Control BMP's will also be part of the project. The project proposes an assessed landscape management area to oversee and maintain the open space. Detail of maintenance, landscaping, uses, etc. will be provided to the managing entity when appropriate.

E. Grading

The grading concept is designed to minimize natural topography impacts and to accommodate drainage, utility and road circulation systems that comply with City standards. All grading shall be done in compliance with the City of Coachella's grading standards. Prior to any development within any Planning Area of the Specific Plan, an overall grading plan for the area shall be submitted and processed through the City of Coachella for approval. Grading procedures and Best Management Practices shall be employed, where feasible, to limit erosion and sedimentation as well as to limit source pollution onsite. Prior to grading or ground disturbing activities exceeding one acre (1 ac.), the required NPDES permit coverage shall be obtained.

See Figure 5-8 Conceptual Grading Plan.

F. Utilities

Dry Utilities to the site will be provided by the following companies:

Electric: Imperial Irrigation District

Gas: The Gas Company

Television: Time Warner Cable

Telephone: Verizon

All service lines, conduits, cabling and piping shall be located underground and within the public rights of way or in recorded easements.

G. Public Facilities and Services

The following information is a summary of the public services to be provided to the Vista Del Agua Specific Plan.

G.1 Solid Waste and Recycling

The project area's solid waste pick up and recycling is provided by Waste Management. Curbside recycling will be required for the project to reduce the amount of solid waste.

G.2 Police and Fire

Police: The City of Coachella contracts with the Riverside County Sheriff's Department for law enforcement services. The Sheriff's station is located approximately three point five (3.5) miles west of the project site, in the City of Indio.

Fire: The City of Coachella contracts with the Riverside County Fire Department for fire protection services. The Coachella Fire Station's average response time is approximately three point five (3.5) minutes or less, city wide. The station is located approximately two to three (2-3) miles southwest of the project site. It is staffed by approximately eighteen full time personnel, ten volunteer firefighter and ten Explorer cadets.

G.3 Public Schools

The project site is within the Desert Sands Unified School District (DSUSD). Grades K-5 will attend Dwight Eisenhower Elementary School. It is located approximately 4 miles west off Avenue 45. Grades 6-8 will attend the Desert Ridge Academy and the projects high school students (Grades 9-12) will attend the Shadow Hills High School. Both are located approximately seven to eight (7-8) miles northwest of the site.

G.4 Paseos and Enhanced Parkway Connections

The Vista Del Agua project incorporates paseos (with decomposed granite paths) and enhanced parkways that provide pedestrian access throughout the project. The paseos and enhanced parkways link the residential neighborhoods to parks and neighborhood commercial areas as well as the City's General Planned bike trails system.

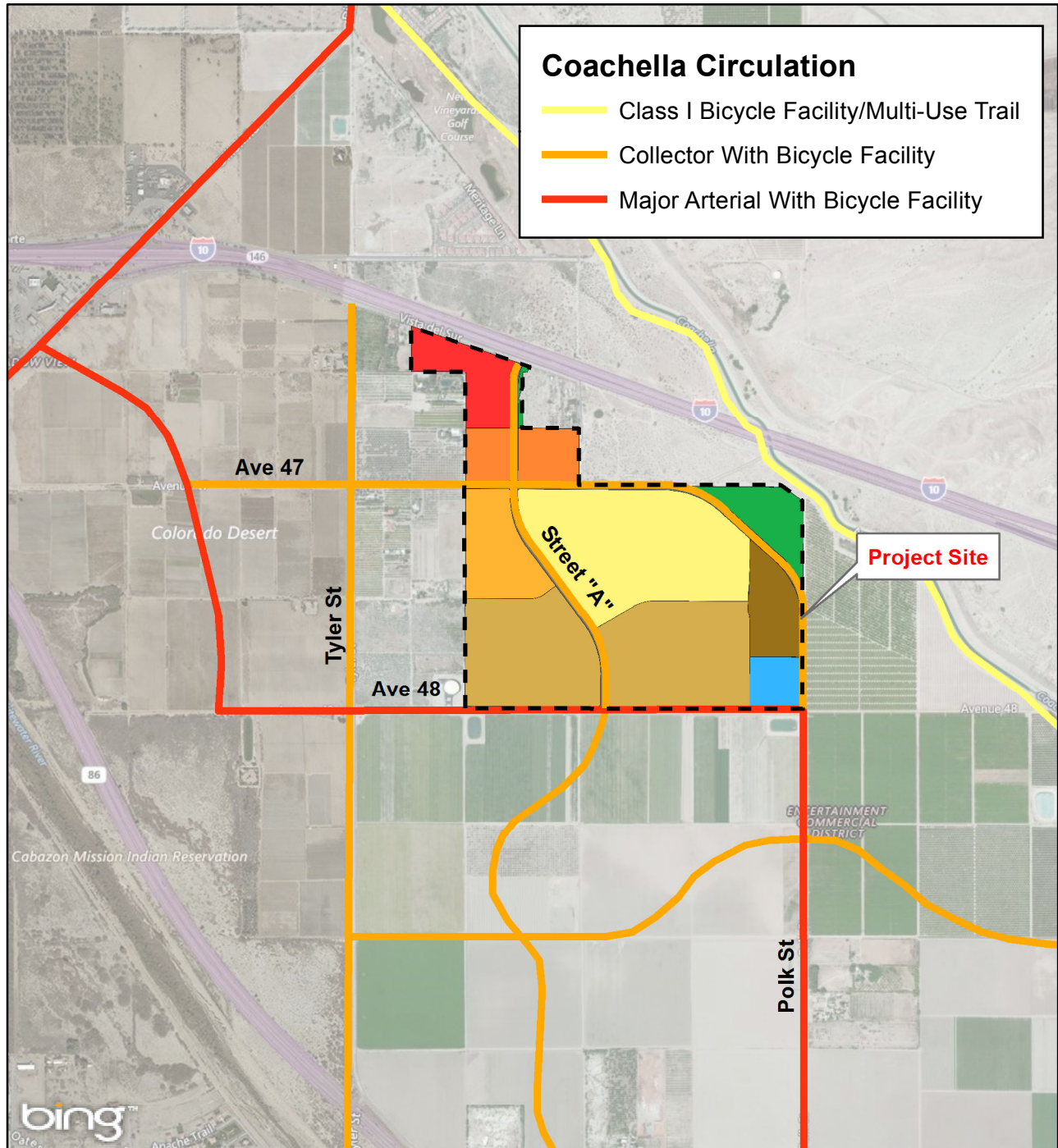
The project will feature a primary open space corridor which will be a minimum of one hundred feet (100') in width and will connect the Vista Del Agua park (Planning Area 9) to the Shadowview Regional Park. This open space corridor will contain paseos, tot lots, exercise stations as well as landscaping and drainage features. As mentioned in Section 5.C, several water quality features may be incorporated throughout this open space corridor. These water quality features will small two to three foot (2'-3') deep basin areas with gentle side slopes. These water quality basins will serve a dual purpose as they may be used for

See Figures 5-9 and 5-10

Vista Del Agua

General Plan Circulation

Figure 5-1



Vista Del Agua

Project Circulation

Figure 5-2

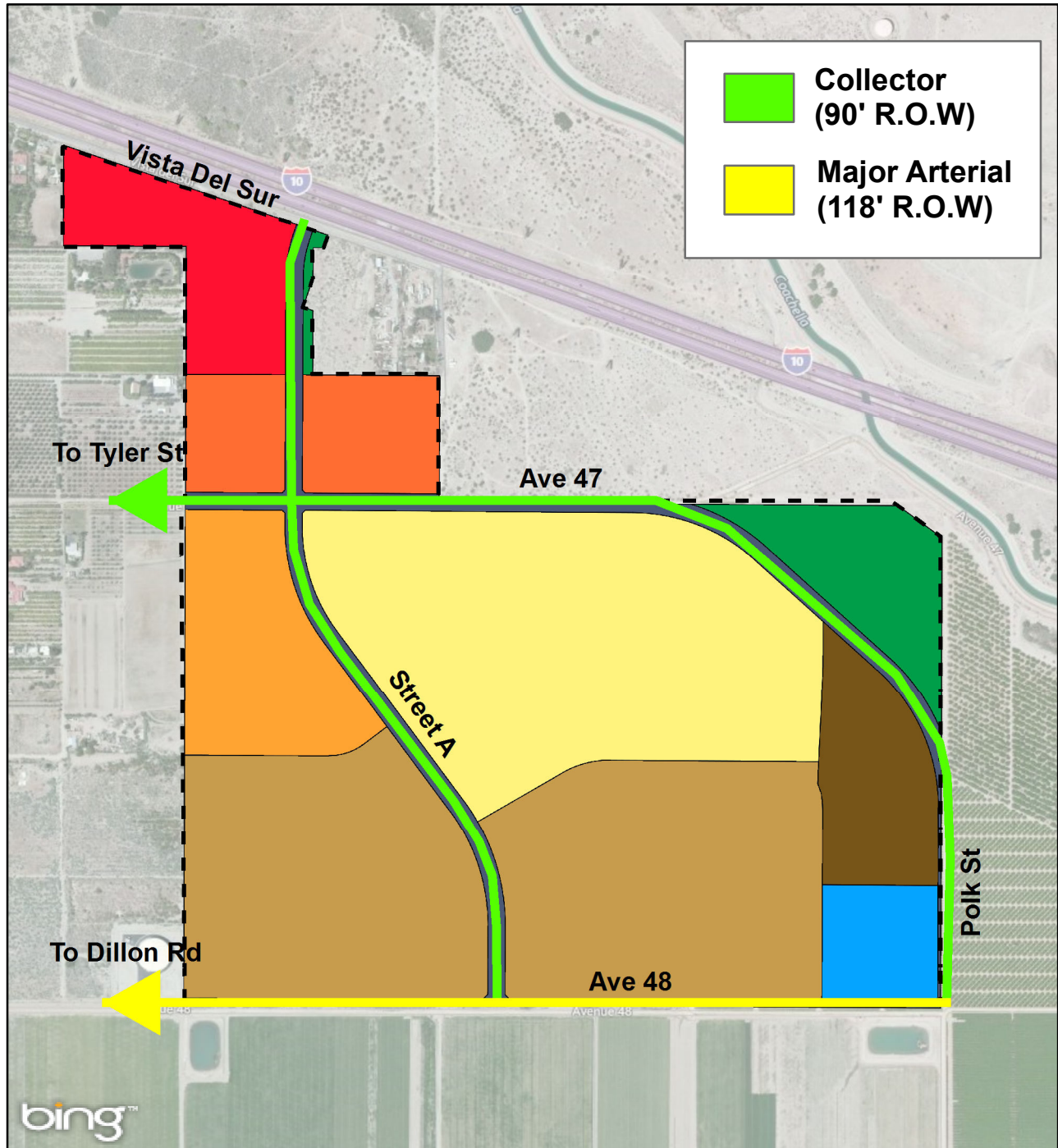
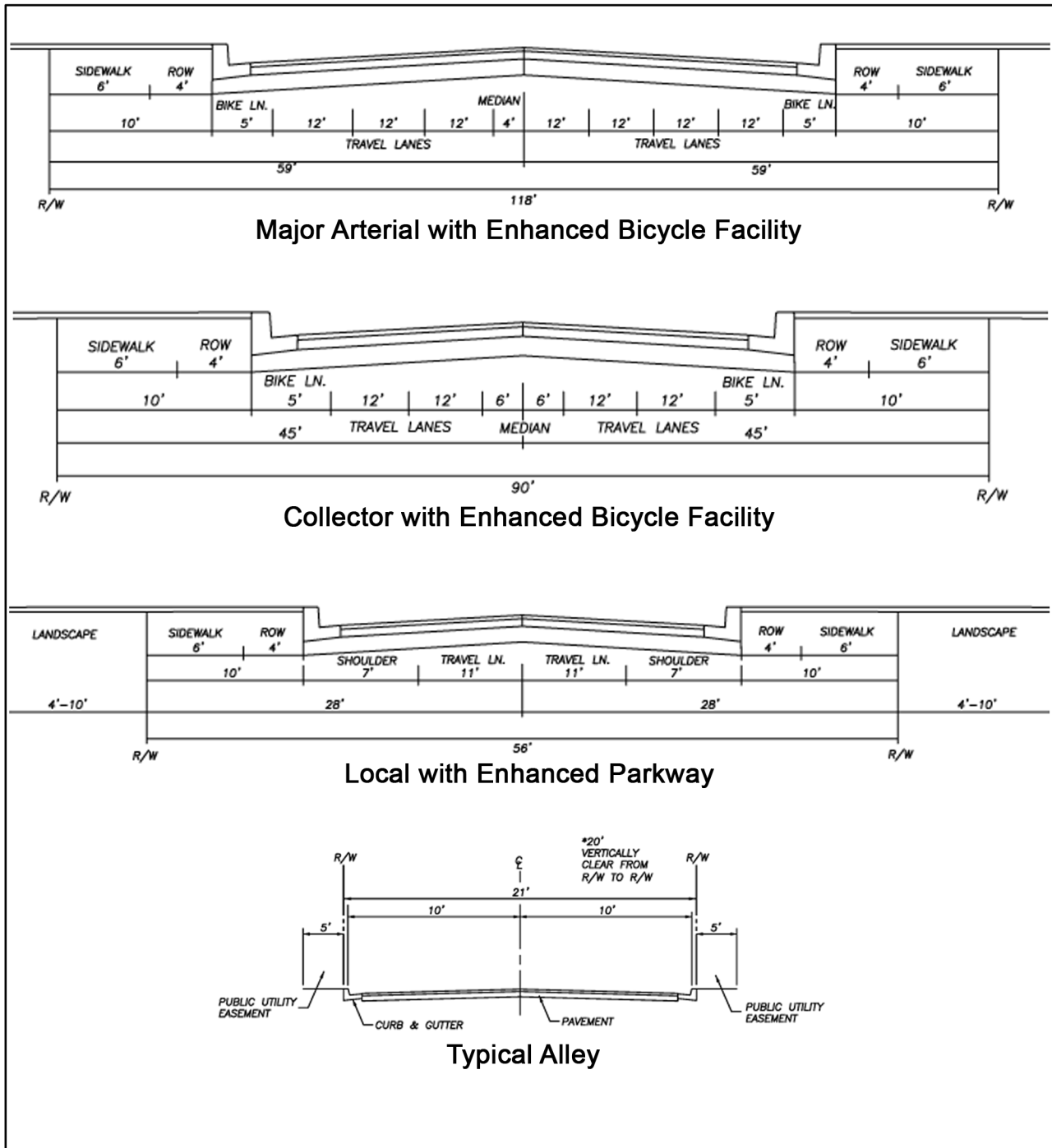


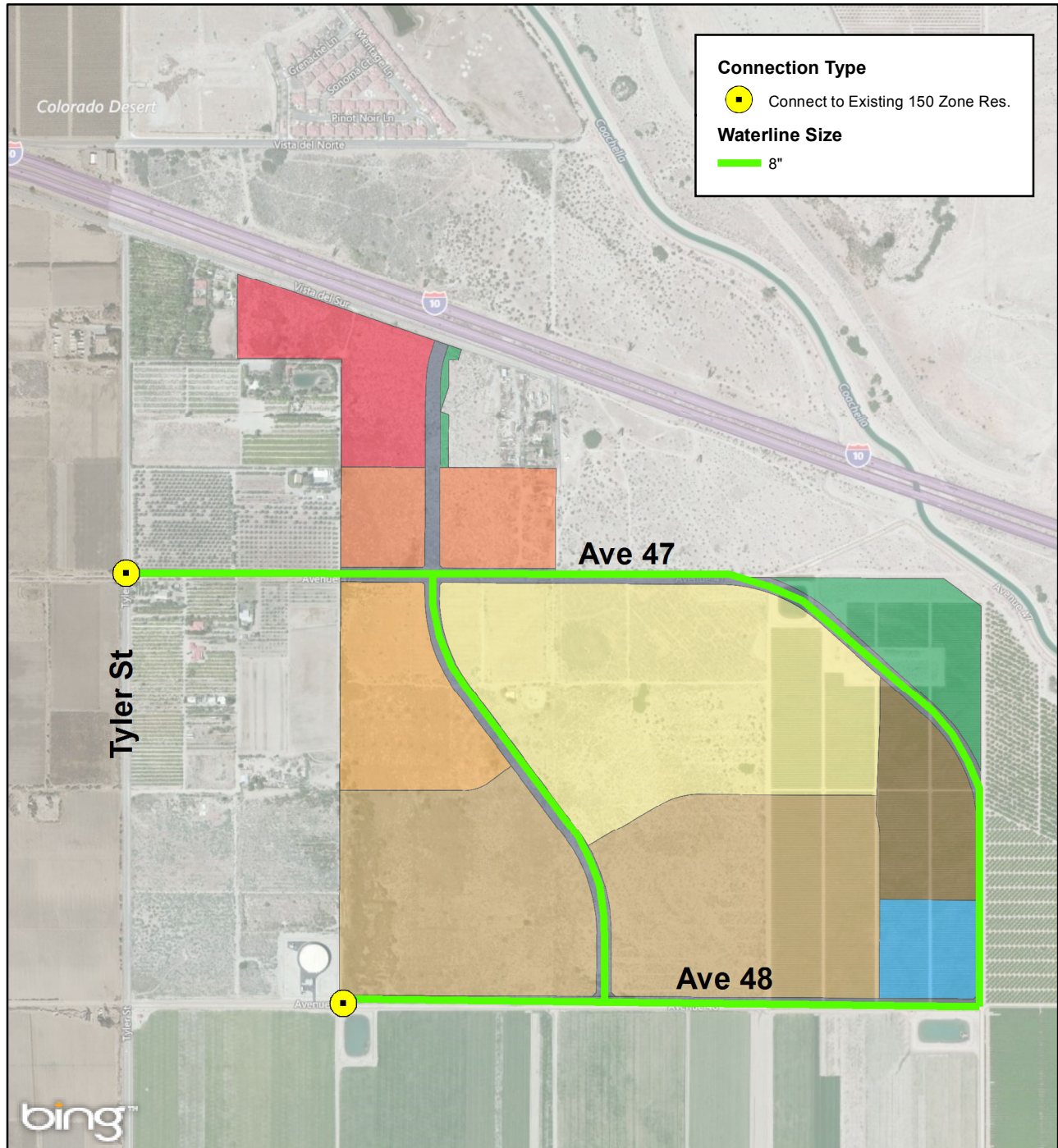
Figure 5-3

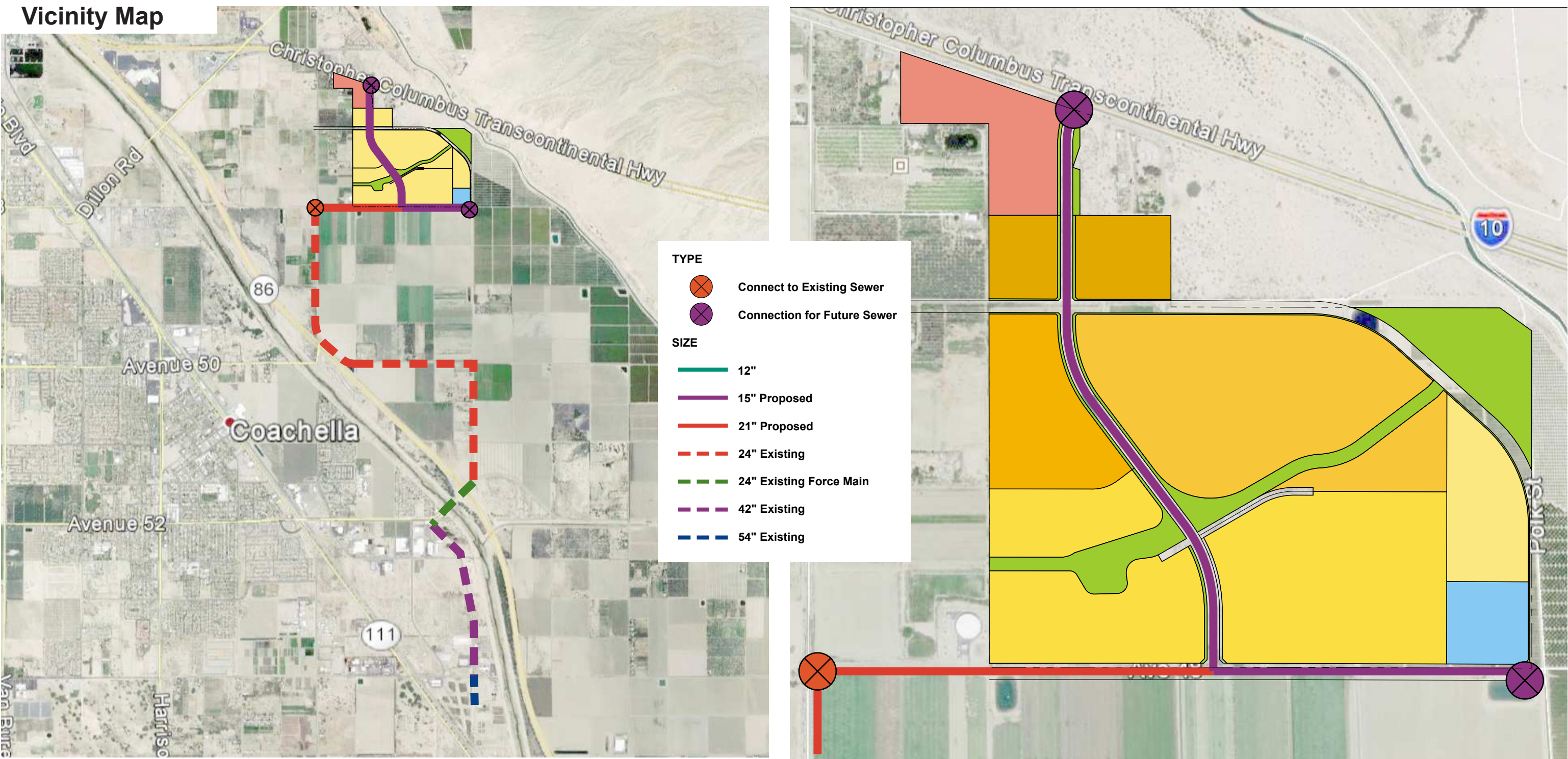


Vista Del Agua

Conceptual Water Plan

Figure 5-4





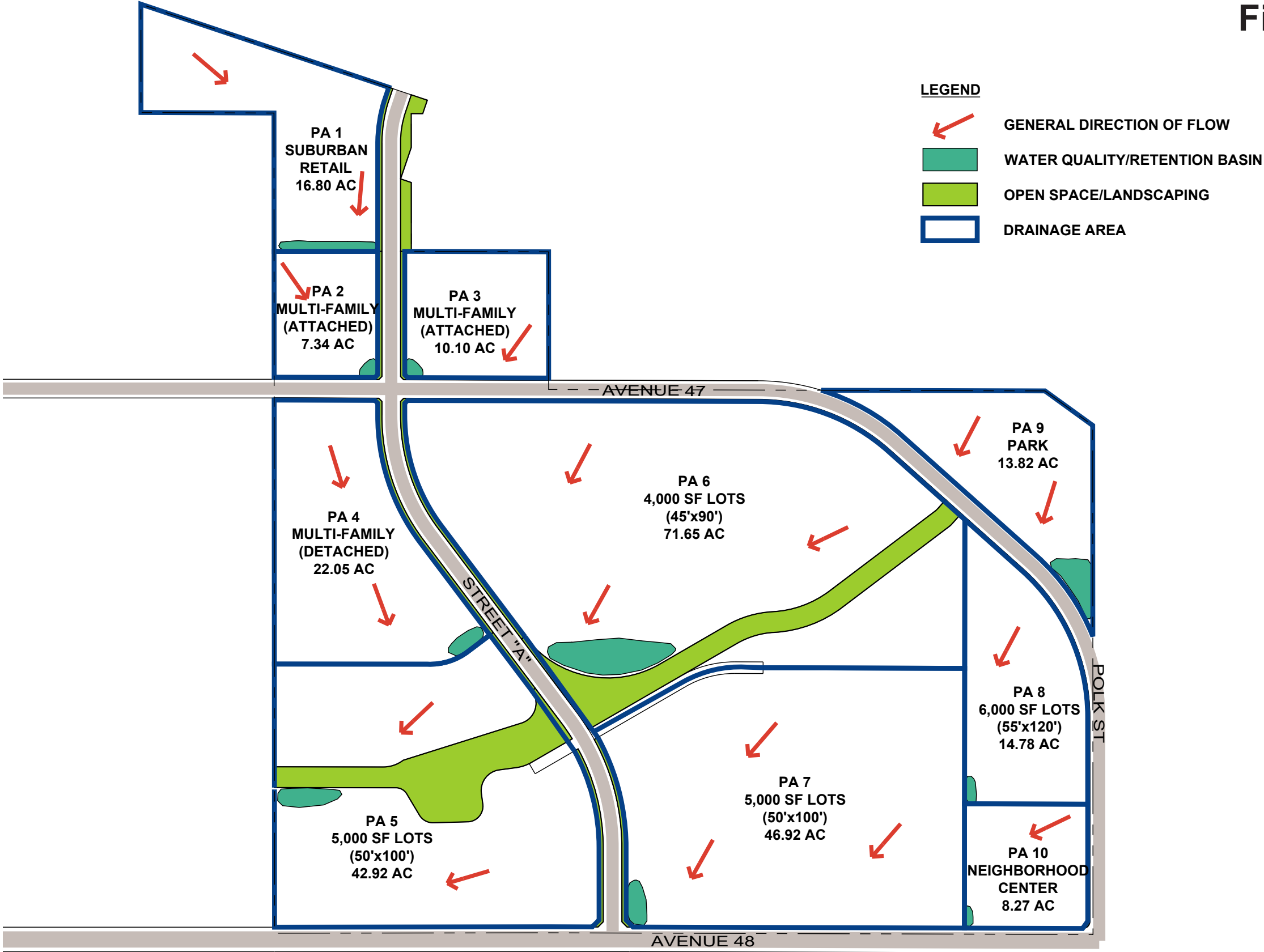
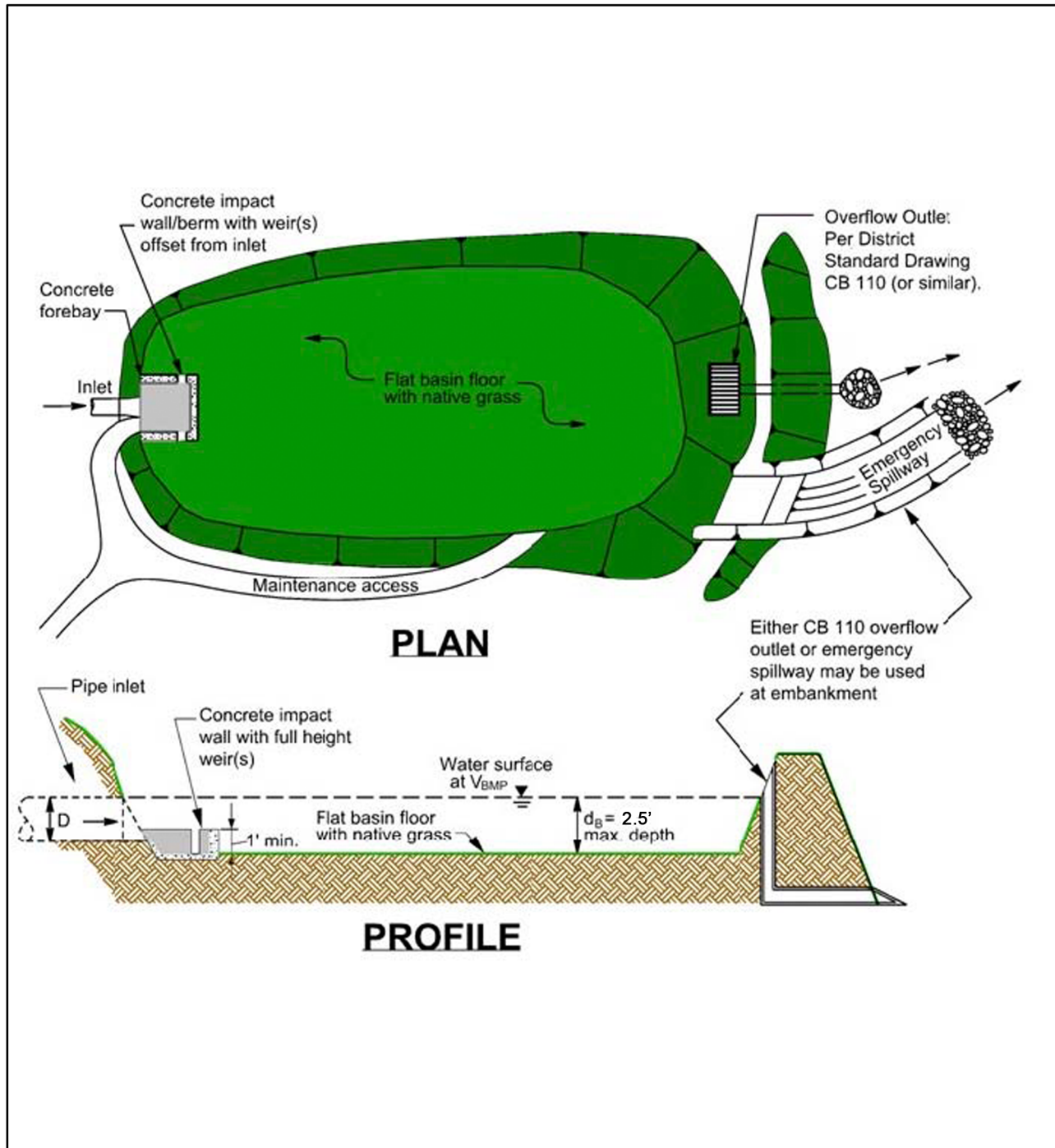
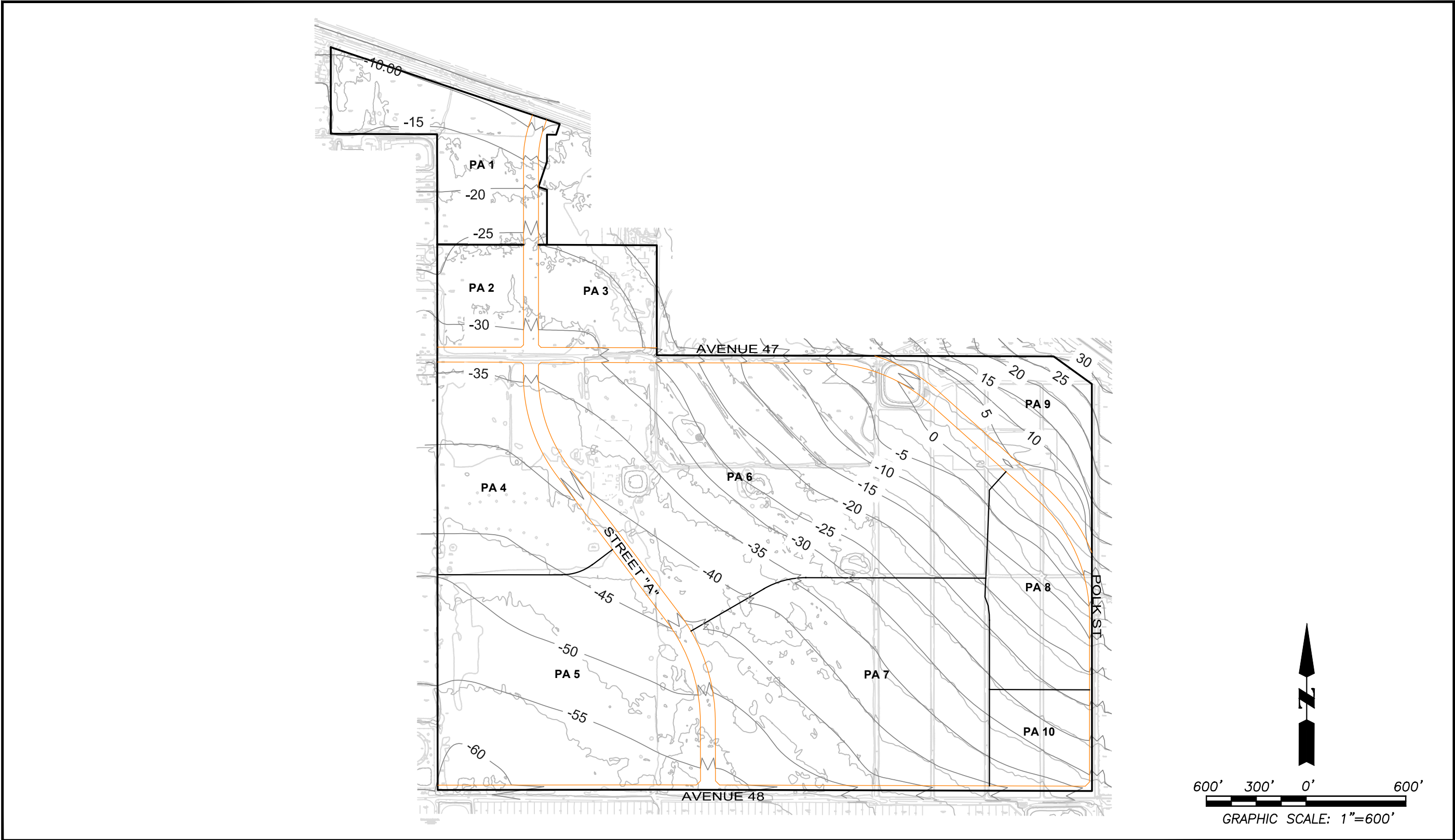
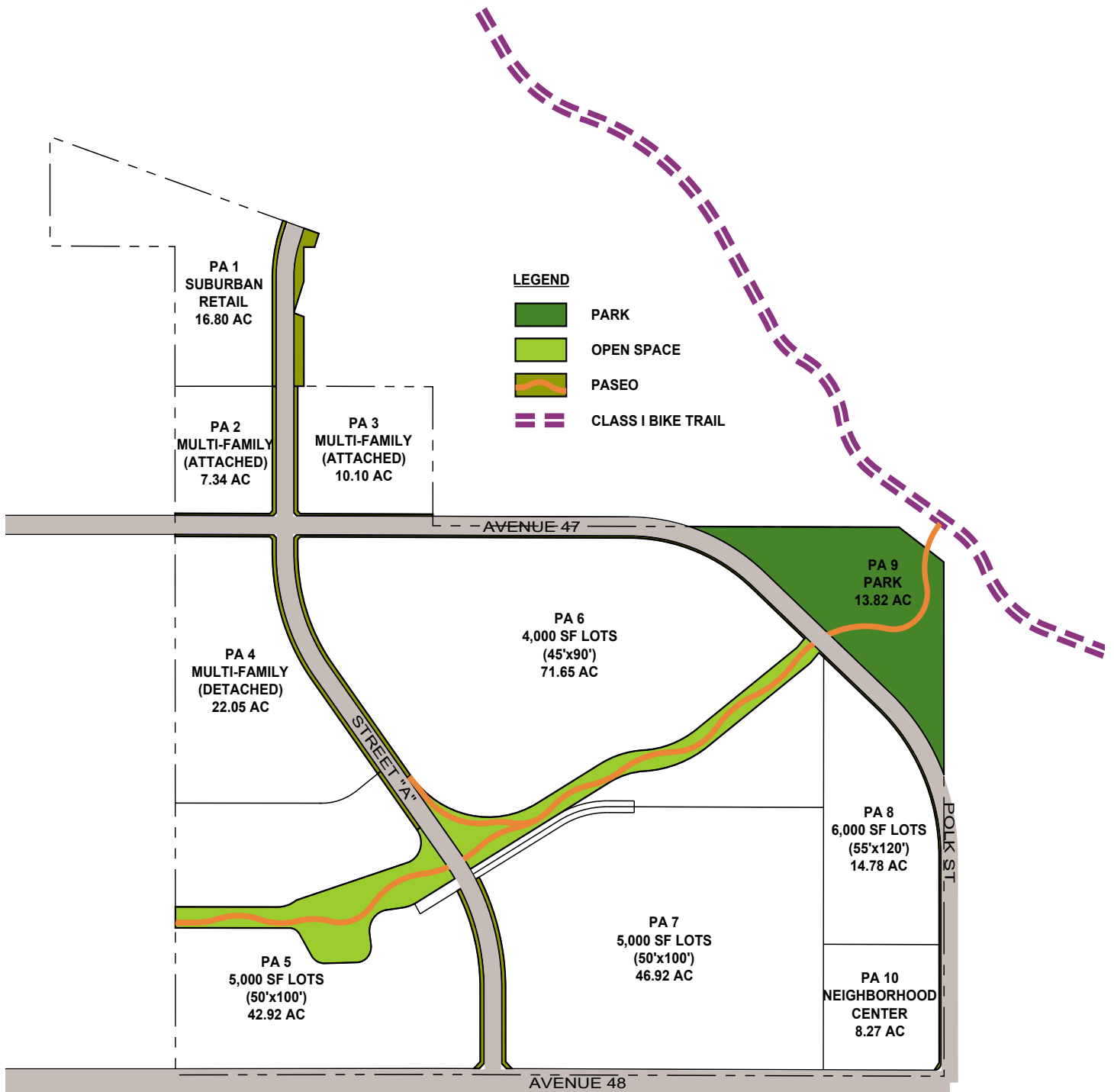
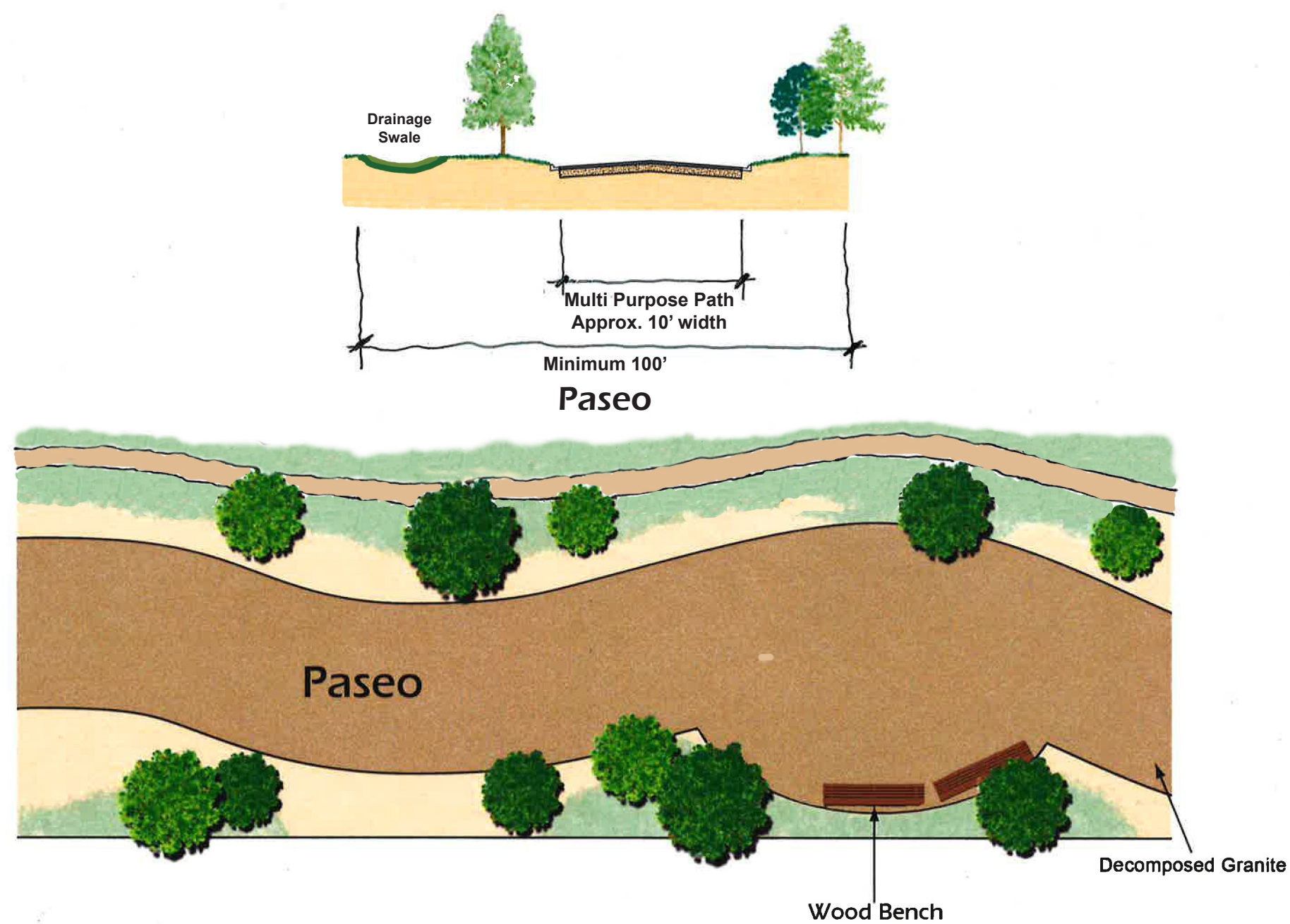


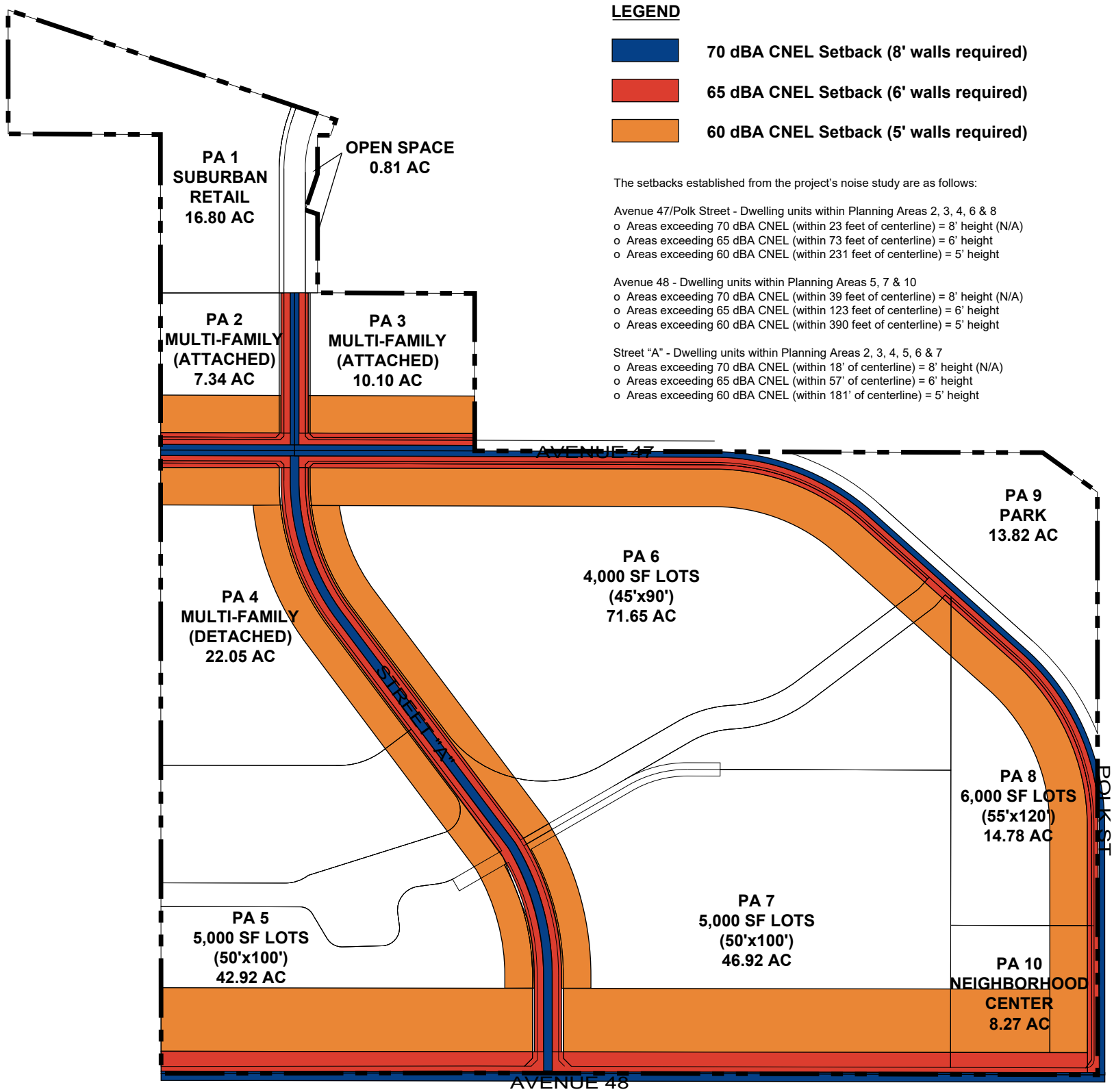
Figure 5-7











6. Development Standards

A. Purpose and Objectives

The Vista Del Agua Specific Plan conforms to the City of Coachella Specific Plan Zone (SP) requirements.

The purpose of this section is to establish land use and development standards to be used within the Vista Del Agua Specific Plan. The Specific Plan accommodates residential, commercial, park and open space uses. It is the intent of these regulations to be specific enough to establish a long term level of standards for the project, and to accommodate the changing community needs, which allows for an innovative community design and neighborhood mix. The regulations within the Specific Plan shall replace the base zoning and the applicable development standards and take precedence over the City of Coachella Zoning Ordinance. Where the Specific Plan is silent regarding a standard within the Zoning Ordinance, the Zoning Ordinance standard shall apply.

The Zoning Ordinance of the City of Coachella describes the purpose and objectives as follows:

The purpose of the regulations are to:

- A. Encourage the planned development of parcels and to permit comprehensive site planning and building design.*
- B. Provide a more flexible regulatory procedure by which the basic purpose of the City's General Plan and Zoning Code may be accomplished.*
- C. Encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land use of land and the design of facilities.*
- D. Enhance the appearance and living environment of the community through encouragement of creative approaches to the use of land and the design of facilities.*
- E. Promote and create public and private open space as an integral part of land development design.*
- F. Reduce, when appropriate, the amounts of public and private improvements normally required by developments.*
- G. Maximize choice in types of environments available in the city.*

B. Residential

The single family residential (Planning Areas 5, 6, 7 and 8), will be devoted to single family detached residential development for entry-level, move up and other housing markets.

B.1 - Planning Area 6

B.1.1 Permitted Uses

The following uses are permitted in the R-1 4,000 Planning Area:

- a. Single family dwellings detached
- b. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services
- c. Flood control facilities
- d. Open Space
- e. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails
- f. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas

B.1.2 Conditional Uses

The following uses are permitted in the R-1 4,000 Planning Areas with a Conditional Use Permit:

- g. Churches
- h. Micro antennas, cellular phones and the like (mounted to light standards)
- i. Public Facilities (i.e. fire/police stations)
- j. Public utilities facilities
- k. Schools private and public

B.1.3 Development Standards (PA 6)

Lot Area

The minimum lot area shall be four thousand square feet (4,000 sf).

Lot Width

The minimum lot width, as measured from the front property line, shall be forty feet (40') for interior lots and forty-five feet (45') for corner lots.

Note: Lots within cul-de-sacs, standard knuckles or modified knuckles configurations shall provide a minimum thirty foot (30') width at front property line and shall meet the minimum lot width established for the Planning Area at the tangent of the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

Lot Depth

The minimum lot depth shall be ninety feet (90').

Front Setback

Living Area front setback shall be twelve feet (12')

Porches front setback shall be eight feet (8')

Note: Lane Loaded lots configured to front open space/trail areas may reduce front setbacks by five feet (5')

Garage Setbacks

Front Entry Garages setback shall be eighteen feet (18')

Turn In / alley entry Garages setback shall be ten feet (10')

Note: If front entry garages are adjacent there shall be a minimum of 3' garage offset with adjacent garage.

Side Setbacks

From Interior PL the side setback shall be five feet (5')

Street Side setback shall be ten feet (10')

Turn In Garage side setback shall be three feet with a minimum of ten feet between garages (3') (Min 10' between garages)

Note: Architectural projections may encroach a maximum of 3' into setbacks.

Side yard slopes may not encroach more than 50% into the side yard setback areas.

B.1.3 Development Standards (PA 6)**Rear Setbacks**

Main Structure rear setback shall be fifteen feet (15')

Garage rear setback shall be five feet (5')

Patio Cover rear setback shall be five feet (5')

Second Story Deck rear setback shall be ten feet (10')

Accessory Structures rear setback shall be three feet (3')

Lot Coverage

Maximum Lot Coverage shall be 55%

Maximum Building Height

Main Structure maximum height shall be thirty-five feet (35')

Accessory Structures maximum height shall be fourteen feet (14')

Note: Building heights measured from graded pad.

Walls, Fences and Hedges

Maximum Height in front yards shall be three feet (3')

Maximum Height at all other locations shall be six feet (6')

Maximum Height of solid rear property walls adjacent to parks or paseos shall be three feet (3')

Parking

Minimum number of parking spaces required shall be two (2) garage spaces

Recreational vehicle (RV) parking is prohibited in front or corner side yards

RV street parking over 72 hours, should be prohibited

Parking in lanes/alleys should be prohibited

Open Space requirement

A minimum of 7% of the overall area in this planning area shall be used for urban runoff retention, trail system connectivity or general open space. Enhanced landscape easements along local streets and alleys shall be included in meeting this requirement. Paseos and trail system corridors should maintain a minimum width of 40'

B.2- Planning Areas 5 & 7

B.2.1 Permitted Uses

The following uses are permitted in the R-1 5,000 Planning Area:

- a. Single family dwellings detached
- b. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services
- c. Flood control facilities
- d. Open Space
- e. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails
- f. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas

B.2.2 Conditional Uses

The following uses are permitted in the R-1 5,000 Planning Areas with a Conditional Use Permit:

- g. Churches
- h. Micro antennas, cellular phones and the like (mounted to light standards)
- i. Public Facilities (i.e. fire/police stations)
- j. Public utilities facilities
- k. Schools private and public

B.2.3 Development Standards

Lot Area

The minimum lot area shall be five thousand square feet (5,000 sf).

Lot Width

The minimum lot width, as measured from the front property line, shall be forty five feet (45') for interior lots and fifty feet (50') for corner lots.

Note: Lots within cul-de-sacs, standard knuckles or modified knuckles configurations shall provide a minimum thirty five foot (35') width at front property line and shall meet the minimum lot width established for the Planning Area at the tangent of the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

B.2.3 Development Standards (PA 5 & 7)**Lot Depth**

The minimum lot depth shall be ninety feet (90').

Front Setback

Living Area front setback shall be fifteen feet (15')

Porches front setback shall be eight feet (8')

Note: Lane Loaded lots configured to front open space/trail areas may reduce front setbacks by five feet (5')

Garage Setbacks

Front Entry Garages setback shall be eighteen feet (18')

Turn In Garage setback shall be ten feet (10')

Note: If front entry garages are adjacent there shall be a minimum of 3' garage offset with adjacent garage.

Side Setbacks

From Interior PL the side setback shall be five feet (5')

Street Side setback shall be ten feet (10')

Turn In Garage side setback shall be three feet with a minimum of ten feet between garages (3') (Min 10' between garages)

Note: Architectural projections may encroach a maximum of 3' into setbacks.

Side yard slopes may not encroach more than 50% into the side yard setback areas.

Rear Setbacks

Main Structure rear setback shall be fifteen feet (15')

Garage rear setback shall be five feet (5')

Patio Cover rear setback shall be five feet (5')

Second Story Deck rear setback shall be ten feet (10')

Accessory Structures rear setback shall be three feet (3')

Note: If side yard is at least fifteen (15') feet, the main structure rear yard setback may be reduced to ten (10') feet.

Lot Coverage

Maximum Lot Coverage shall be 55%

B.2.3 Development Standards (PA 5 & 7)

Maximum Building Height

Main Structure maximum height shall be thirty-five feet (35')

Accessory Structures maximum height shall be fourteen feet (14')

Note: Building heights measured from graded pad

Walls, Fences and Hedges

Maximum Height in front yards shall be three feet (3')

Maximum Height at all other locations shall be six feet (6')

Maximum Height of solid rear property walls adjacent to parks or paseos shall be three feet (3')

Parking

Minimum number of parking spaces required shall be two (2) garage spaces

Recreational vehicle (RV) parking is prohibited in front or corner side yards

RV street parking over 72 hours, should be prohibited

Parking in lanes/alleys should be prohibited

Open Space requirement

A minimum of 7% of the overall area in this planning area shall be used for urban runoff retention, trail system connectivity or general open space. Enhanced landscape easements along local streets and alleys shall be included in meeting this requirement. Paseos and trail system corridors should maintain a minimum width of 40'

B.3- Planning Area 8

B.3.1 Permitted Uses

The following uses are permitted in the R-1 6,000 Planning Area:

- a. Single family dwellings detached
- b. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services.
- c. Flood control facilities
- d. Open Space
- e. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails.
- f. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas.

B.3.2 Conditional Uses

The following uses are permitted in the R-1 6,000 Planning Area with a Conditional Use Permit:

- g. Churches
- h. Micro antennas, cellular phones and the like (mounted to light standards)
- i. Public Facilities (i.e. fire/police stations)
- j. Public utilities facilities
- k. Schools private and public

B.3.3 Development Standards

Lot Area

The minimum lot area shall be six thousand square feet (6,000 sf).

Lot Width

The minimum lot width, as measured from the front property line, shall be fifty-five feet (55') for interior lots and sixty feet (60') for corner lots.

Note: Lots within cul-de-sacs, standard knuckles or modified knuckles configurations shall provide a minimum forty five foot (45') width at front property line and shall meet the minimum lot width established for the Planning Area at the tangent of the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

B.3.3 Development Standards (PA 8)**Lot Depth**

The minimum lot depth shall be ninety feet (90').

Front Setback

Living Area front setback shall be seventeen feet (17')

Porch front setback shall be eight feet (8')

Note: Lane Loaded lots configured to front open space/trail areas may reduce front setbacks by five feet (5')

Garage Setbacks

Front Entry Garage setback shall be eighteen feet (18')

Turn In Garage setback shall be ten feet (10')

Note: If front entry garages are adjacent there shall be a minimum of 3' garage offset with adjacent garage.

Side Setbacks

From Interior PL the side setback shall be five feet (5')

Street Side setback shall be ten feet (10')

Turn In Garage side setback shall be three feet with a minimum of ten feet between garages (3') (Min 10' between garages)

Note: Architectural projections may encroach a maximum of 3' into setbacks.

Side yard slopes may not encroach more than 50% into the side yard setback areas.

Rear Setbacks

Main Structure rear setback shall be fifteen feet (15')

Garage rear setback shall be five feet (5')

Patio Cover rear setback shall be five feet (5')

Second Story Deck rear setback shall be ten feet (10')

Accessory Structures rear setback shall be three feet (3')

Lot Coverage

Maximum Lot Coverage shall be 55%

B.3.3 Development Standards (PA 8)**Maximum Building Height**

Main Structure maximum height shall be thirty-five feet (35')

Accessory Structures maximum height shall be fourteen feet (14')

Note: Building heights measured from graded pad

Walls, Fences and Hedges

Maximum Height in front yards shall be three feet (3')

Maximum Height at all other locations shall be six feet (6')

Maximum Height of solid rear property walls adjacent to parks or paseos shall be three feet (3')

Parking

Minimum number of parking spaces required shall be two (2) garage spaces

Recreational vehicle (RV) parking is prohibited in front or corner side yards

RV street parking over 72 hours, should be prohibited

Parking in lanes/alleys should be prohibited

Open Space requirement

A minimum of 7% of the overall area in this planning area shall be used for urban runoff retention, trail system connectivity or general open space. Enhanced landscape easements along local streets and alleys shall be included in meeting this requirement. Paseos and trail system corridors should maintain a minimum width of 40'

B.4- Planning Area 4

B.4.1 Permitted Uses

The following uses are permitted in the Cluster Development Planning Area:

- a. Single family dwelling units attached
- b. Single family dwellings detached
- c. Condominium developments
- d. Townhouses for-sale or for-rent
- e. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services.
- f. Multiple dwellings
- g. Flood control facilities
- h. Open Space
- i. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails.
- j. Recreation center, park playground, unlighted game courts, swim club
- k. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas.

B.4.2 Conditional Uses

The following uses are permitted in the Cluster Development Planning Area with a Conditional Use Permit:

- l. Churches
- m. Micro antennas, cellular phones and the like (mounted to light standards)
- n. Public Facilities (i.e. fire/police stations)
- o. Public utilities facilities
- p. Schools private and public

B.4.3 Development Standards

Lot Area

The minimum lot area shall be five thousand square feet (5,000 sf).

Lot Width

The minimum lot width, as measured from the front property line, shall be forty-five feet (45').

B.4.3 Development Standards (PA 4)**Lot Depth**

None, except if directly adjacent to Street "A" or Avenue 47 it shall be ninety feet (90')

Perimeter Building Setbacks

Street adjacent (front, rear or side) setback shall be fifteen feet (15') in addition to landscape setback.

Property line (rear) setback shall be fifteen feet (15') for one story dwellings, twenty feet (20') for two story dwellings

Property line (side) setback shall be ten feet (10') for one story dwellings, fifteen feet (15') for two story dwellings

Interior Building Setbacks

Front interior setback shall be ten feet (10')

Side interior setback shall be none

Street side interior setback shall be ten feet (10')

Rear interior setback shall be none

Common Areas

Common areas should be a minimum of five percent (5%) of the total gross area.

Height Limit

The maximum height limit shall be forty feet (40') measured from the graded pad.

Lot Coverage

Maximum Lot Coverage shall be 60%

Density

The maximum density shall not exceed twelve dwelling units per acre (12 DU/ac).

Parking

Two (2) spaces per unit, plus one (1) non-exclusive space per unit to be located within one hundred fifty feet (150') of the cluster as measured from curb line at the intersection of the public street or private access-way and the shared drive. Minimum of three (3) total spaces per unit.

Open Space requirement

A minimum of 7% of the overall area in this planning area shall be used for urban runoff retention, trail system connectivity or general open space. Enhanced landscape easements along local streets and alleys shall be included in meeting this requirement. Paseos and trail system corridors should maintain a minimum width of 40'

B.5- Planning Areas 2 & 3

B.5.1 Permitted Uses

The following uses are permitted in the Multi-Family Planning Areas:

- a. Multi-family dwelling units
- b. Condominium developments
- c. Bed & breakfast inns
- d. Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services
- e. Multiple dwellings
- f. Adult and elderly residential facilities
- g. Temporary sales office
- h. Tennis and swim clubs
- i. Flood control facilities
- j. Open Space
- k. Public and private neighborhood or community non-commercial recreation centers and facilities including, but not limited to swimming pools, tennis courts, clubhouse and trails
- l. Recreation center, park playground, unlighted game courts, swim club
- m. Uses and structures customarily incidental or necessary for residential uses including, but not limited to garages, public and private parks, trails, greenbelts and common areas

B.5.2 Conditional Uses

The following uses are permitted in the Cluster Development Planning Area with a Conditional Use Permit:

- m. Churches
- n. Micro antennas, cellular phones and the like (mounted to light standards)
- o. Public Facilities (i.e. fire/police stations)
- p. Public utilities facilities
- q. Schools private and public
- r. Assisted living/congregate care facilities

B.5.3 Development Standards (PA 2 & 3)

Lot Area

The minimum lot area shall be seven thousand two hundred square feet (7,200 sf).

B.5.3 Development Standards (PA 2 & 3)**Lot Width**

The minimum lot width, as measured from the front property line, shall be sixty feet (60').

Lot Depth

The minimum lot depth shall be one hundred feet (100').

Building Setbacks

Front - public street (measured from property line) setback shall be twenty feet (20')

Front - private street (measured from back of sidewalk) setback shall be twenty feet (20')

Street side - arterial street (measured from property line) setback shall be twenty feet (20')

Street side - public street (measured from property line) setback shall be ten feet (10')

Street side - private street (measured from back of sidewalk) setback shall be ten feet (10')

Interior side setback shall be five feet (5')

Rear setback shall be fifteen feet (15')

Driveway & Parking Setbacks

Drive aisle, driveway or parking space to front property line setback shall be twenty feet (20')

Drive aisle, driveway or parking space to street side property line:

(Arterial Street) setback shall be twenty feet (20')

(Other Streets) setback shall be ten feet (10')

Drive aisle, driveway or parking space to interior side property setback shall be five feet (5')

Drive aisle, driveway or parking space to rear property line setback shall be ten feet (10')

Building Separation

Front to Front separation shall be twenty-five feet (25')

Front to Rear separation shall be twenty-five feet (25')

Front to Side separation shall be fifteen feet (15')

Side to Side separation shall be fifteen feet (15')

Side to Rear separation shall be fifteen feet (15')

Rear to Rear separation shall be fifteen feet (15')

Non-Habitable Structure separation shall be ten feet (10')

Height Limit

The maximum height limit shall be fifty five feet (55') measured from the graded pad.

B.5.3 Development Standards (PA 2 & 3)**Private Open Space**

Private open space located on the ground level shall have a minimum contiguous clear area of fifty square feet (50 sf), with a minimum clear horizontal dimension of seven feet (7') and a minimum clear vertical dimension of eight feet (8').

Private open space located on balconies or roof decks shall have a minimum contiguous clear area of fifty square feet (50 sf), with a minimum clear horizontal area of six feet (6') and a minimum clear vertical dimension of eight feet (8').

Private ground level open space located on the street side of a structure shall be screened from street public view by decorative wall or fence, and densely planted landscaping.

Common & Active Open Space Areas

A minimum of 7% of the overall area shall be used for urban runoff retention, trail system connectivity or common open space.

These planning areas shall be permitted and encouraged to be planned as a single development to allow for more creative design and use of space. Each planning area shall contain a recreation facility intended to be a significant recreation node or focal point for residents, however if planned as a single development one joint facility shall be permitted, provided there is sufficient, safe pedestrian connectivity to the facility. These facilities may include: swimming or wading pools, tennis courts, water-play fountains, child care facilities, picnic and barbecue areas, dog parks, basketball courts and similar amenities.

Active open space areas shall be located at least ten feet (10') from any habitable structure and shall have a minimum contiguous area of three hundred square feet (300 sf) with no horizontal dimension less than fifteen feet (15') and no clear vertical dimension less than eight feet (8').

Parking

One bedroom units - 1.75 spaces, including one (1) space in a garage or carport

Two bedroom units - Two (2) spaces, including one (1) space in a garage or carport

Three bedroom units - 2.5 spaces per unit, including two (2) spaces in a garage or carport

Guest & Visitor parking:

3 to 50 units - One (1) space per four (4) units

51 to 100 units - One (1) space per five (5) units

101+ units - One (1) space per six (6) units

Residential Development Standards

Table 6-A

Planning Areas	6	5 & 7	8	4	2 & 3
Min. Lot Area	4,000 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.	7,200 sq. ft.
Lot Width	40' Interior; 45' Corner	45' interior; 50' Corner	55' Interior; 60' Corner	45' minimum	50' minimum
Lot Depth	90' minimum			None, 90' if adjacent to Avenue 47 or Street "A"	100' minimum
Front Setback ¹	Living Area 12'; Porches 8'	Living Area 15'; Porches 8'	Living Area 17'; Porches 8'	Perimeter Building 15'; Interior Building 10'	Building 20'; Parking 20'
Side Setback	Interior 5'; Street 10'; Turn in Garage 3'			Perimeter Building Street 15'; Perimeter Building PL 10'; Interior Building Street 10'; Interior Building PL 0'	Arterial Street 20'; Other Street 10'; Interior 5'
Garage Setback	Front Entry 18'; Turn in 10'				
Rear Setback	Main Structure 15'; Garage 5'; Patio Cover 5'; Second Story Deck 10'; Accessory Structure 3'			Perimeter Building Street 15'; Perimeter Building PL 15'; Interior Building 0'	Building 15'; Parking 10'
Lot Coverage	55%			60%	
Height Limit	Main Structure 35'; Accessory Structure 14'			40' Max	55' Max
Density	7.0 DU	6.0 DU	5.0 DU	12.0 DU	20.0 DU

¹ - Lane/Alley Loaded lots fronting open space may reduce front setbacks by 5'

C. Commercial

Taking full advantage of its visibility from Interstate 10, the general commercial area of Vista Del Agua (Planning Area 1) is intended to accommodate a full range of retail spaces, hospitality, offices and personal or business service establishments to serve City-wide and regional needs.

Vista Del Agua will also contain a “Neighborhood Center” (Planning Area 10) which will support uses such as a neighborhood supermarket, restaurants, retail shops, personal, professional or financial services and community/cultural facilities.

C.1 - Planning Area 1

C.1.1 Permitted Uses

The following uses are permitted in the General Commercial Planning Area:

- a. Commercial growing establishments (row, field, tree and crop production)
- b. Animal hospital/veterinarians
- c. Mixed Use (Office/Restaurant/Retail)
- d. Cultural facilities
- e. Museum
- f. Government offices
- g. Libraries
- h. Parks & recreation facilities
- i. Police and Fire Stations
- j. Campaign offices
- k. Other non-profit organization offices
- l. Public utility office
- m. Restaurants
- n. Health clubs
- o. Clothing stores
- p. Electronic stores
- q. Convenience stores
- r. Specialty foods
- s. Furniture stores
- t. Pharmacies and drug stores
- u. Sporting goods, hobby and book stores
- v. Miscellaneous retail stores
- w. Business services
- x. Financial services
- y. Personal services
- z. Repair services

C.1.2 Conditional Uses (PA 1)

The following uses are permitted in the General Commercial Planning Area with a Conditional Use Permit:

- aa. Plant Nurseries
- bb. Micro antennas, cellular phones and the like (mounted to light standards)
- cc. Public facilities (i.e. fire/police stations)
- dd. Health Care Offices & Clinics
- ee. Hospitals
- ff. Churches
- gg. Public utilities facilities
- hh. Schools private and public
- ii. Bars/Cocktail lounges
- jj. Billiard Parlors/Bowling Alleys
- kk. Movie Theaters
- ll. Lodging facilities
- mm. Department and variety stores
- nn. Child care
- oo. Transit services

C.1.3 Development Standards**Lot Area**

The General Commercial Planning Area has no minimum required site area.

Floor Area Ratio (FAR)

Floor Area Ratio (FAR) shall be 0.30

Minimum Landscape Coverage

Interior lots or parcels coverage shall be 10%

Corner lots or parcels coverage shall be 13%

Minimum Site Dimensions

The General Commercial Planning Area has no minimum site dimensions.

Front Setbacks

Building front setbacks shall be fifteen feet (15')

Parking front setbacks shall be fifteen feet (15')

Street Side Setbacks

Building side setbacks shall be fifteen feet (15')

Parking side setbacks shall be fifteen feet (15')

C.1.3 Development Standards (PA 1)**Interior Side Setbacks**

Building interior side setbacks shall be zero feet (0')

Building (adjacent to Residential) interior side setbacks shall be fifteen feet (15')

Parking interior side setbacks shall be five feet (5')

Parking (adjacent to Residential) shall be five feet (5')

Rear Setbacks

Building rear setbacks shall be zero feet (0')

Building (adjacent to Residential) rear setbacks shall be fifteen feet (15')

Parking rear setbacks shall be five feet (5')

Minimum Drive Aisle & Parking Setbacks

Parking or Drive Aisle to Front PL setback shall be fifteen feet (15')

Parking or Drive Aisle to Street Side PL setback shall be fifteen feet (15')

Parking or Drive Aisle to Interior Side PL setback shall be five feet (5')

Parking or Drive Aisle to Rear PL setback shall be five feet (5')

Parking to Building setback shall be five feet (5')

Drive Aisle to Building setback shall be ten feet (10')

Maximum Height

Maximum height shall be seventy-five feet (75'), unless located adjacent to residential, then maximum height shall be the same as adjacent residential zoning.

Minimum Landscaping

At a minimum, all setback areas within Planning Area 1 shall be landscaped and maintained.

Accessory Structures

Maximum Height shall be sixteen feet (16')

Maximum Size shall be 650 square feet

Side Setbacks shall be zero feet (0')

Side Setbacks (adjacent to Residential) shall be five feet (5')

Rear Setbacks shall be zero feet (0')

Fence and Wall Requirements

Street Side Wall Height/Setback shall be six (6') and five feet (5') respectively

Interior Wall Height/Setback shall be six (6') and zero feet (0') respectively

Front Wall Height/Setback shall be three (3') and five feet (5') respectively

C.2 - Planning Area 10

C.2.1 Permitted Uses

The following uses are permitted in the Neighborhood Center Planning Area:

- a. Eating Establishments with indoor/outdoor seating
- b. Finance services (without drive-thru)
- c. Insurance/real estate services
- d. Food stores, supermarkets, meat & fish, health food, fruit & vegetables
- e. Coffee Houses, delicatessens and similar establishments
- f. Convenience Stores
- g. Furniture Stores
- h. General merchandise retail (excluding discount stores)
- i. Health Clubs (use in excess of 5,000 sf requires CUP)
- j. Personal services
- k. Retail sales
- l. Cultural facilities including galleries or libraries
- m. Non-profit social services
- n. Philanthropic and charitable institutions
- o. Other uses which, in the judgment of the Community Development Director as evidenced in writing by resolution, are similar to and no more objectionable than the uses set forth in this section.

C.2.2 Conditional Uses

The following uses are permitted in the Neighborhood Center Planning Area with a Conditional Use Permit:

- p. Mixed use (Restaurant/Retail)
- q. Bars and Cocktail Lounges
- r. Eating establishments (with alcohol sales or drive-thru)
- s. Finance services (with drive thru)
- t. Convenience Store (with alcohol sales)
- u. Health Clubs (in excess of 5,000 sf)
- v. Indoor recreation (ice or roller skating, bowling alley, etc.)
- w. Churches
- x. Community Centers (Daycare, teen or senior centers)
- y. Private clubs and lodges
- z. Schools public and private

C.2.3 Development Standards (PA 10)**Lot Area**

The Neighborhood Center Planning Area has no minimum required site area.

Floor Area Ratio (FAR)

Floor Area Ratio (FAR) shall be 0.25

Minimum Landscape Coverage

Interior lots or parcels coverage shall be 12%

Corner lots or parcels coverage shall be 15%

Minimum Site Dimensions

The General Commercial Planning Area has no minimum site dimensions.

Front Setbacks

Building front setbacks shall be fifteen feet (15')

Parking front setbacks shall be ten feet (10')

Street Side Setbacks

Building side setbacks shall be fifteen feet (15')

Parking side setbacks shall be ten feet (10')

Interior Side Setbacks

Building interior side setbacks shall be zero feet (0')

Building (adjacent to Residential) interior side setbacks shall be twenty feet (20')

Parking interior side setbacks shall be five feet (5')

Parking (adjacent to Residential) interior side setbacks shall be five feet (5')

Rear Setbacks

Building rear setbacks shall be zero feet (0')

Building (adjacent to Residential) rear setbacks shall be twenty feet (20')

Parking rear setbacks shall be five feet (5')

Minimum Drive Aisle & Parking Setbacks

Parking or Drive Aisle to Front PL setbacks shall be ten feet (10')

Parking or Drive Aisle to Street Side PL setbacks shall be ten feet (10')

Parking or Drive Aisle to Interior Side PL setbacks shall be five feet (5')

Parking or Drive Aisle to Rear PL setbacks shall be five feet (5')

Parking to Building setbacks shall be ten feet (10')

Drive Aisle to Building setbacks shall be ten feet (10')

C.2.3 Development Standards (PA 10)**Maximum Height**

Maximum height shall be thirty five feet (35'), with architectural projections and focal elements such as towers, cupolas and other appurtenances (one-story). These architectural projections may exceed the allowable height by a maximum of nine feet (9'), provided that these features do not exceed 15% of the total building footprint and are not located within fifty feet (50') of residential property.

Building Separation

The minimum distance between structures shall be nine feet (9').

Accessory Structures

Maximum Height shall be sixteen feet (16')

Maximum Size shall be 650 square feet

Side Setbacks shall be zero feet (0')

Side Setbacks (adjacent to Residential) shall be five feet (5')

Rear Setbacks shall be zero feet (0')

Fence and Wall Requirements

When adjacent to residential, a six foot (6') decorative block wall shall be required at the interior side or rear property line.

No wall or fence may be placed between the building and the street; walls are otherwise permitted along the street provided they do not exceed three feet (3') in height and are setback a minimum of five feet (5') with intervening landscape treatment. This shall not apply to walls that are integral to the building architecture that are used for screening service and loading facilities.

Walls and fences placed along the interior lot line are permitted, provided they do not exceed six feet (6') in height. Decorative wrought iron, or similar decorative fencing may be substituted for block wall in locations where greater visibility is desired.

Commercial Development Standards

Table 6-B

Planning Areas	1	10
Floor Area Ratio	0.3	0.25
Min. Landscape Coverage	Interior Parcels 10%; Corner Parcels 13%	Interior Parcels 12%; Corner Parcels 15%
Min. Site Dimensions	None	
Front Setback	Building 15'; Parking 15'	Building 15'; Parking 10'
Street Side Setback	Building 15'; Parking 15'	Building 15'; Parking 10'
Interior Side Setback	Building 0'; Building adjacent Residential 15'; Parking 5'; Parking adjacent Residential 5'	Building 0'; Building adjacent Residential 20'; Parking 5'; Parking adjacent Residential 5'
Rear Setback	Building 0'; Building adjacent Residential 15'; Parking 5'	Building 0'; Building adjacent Residential 20'; Parking 5'
Height Limit	75' unless adjacent to Resi- dential	Building 35'; Architectural projections 44' Max.
Min. Landscaping	All setback areas	

D. Open Space / Parks

The open space and park area within Vista Del Agua shall be maintained by a Lighting and Landscape Maintenance District (LLMD). The park and paseos will enhance Vista Del Agua's sense of community, by creating areas for residents to gather and enjoy the outdoors. Park areas may include but are limited to a minimum of two (2) or more of the following amenities:

- ◇ Soccer Fields
- ◇ Ball Fields
- ◇ Open or "Free Play" Areas
- ◇ Paved Multi-Purpose Courts (i.e. basketball and/or handball)
- ◇ Picnic Areas and Shade Structures
- ◇ Play Apparatus Area (i.e. tot lots, climbing structures)

D.1 - Planning Area 9

D.1.1 Permitted Uses

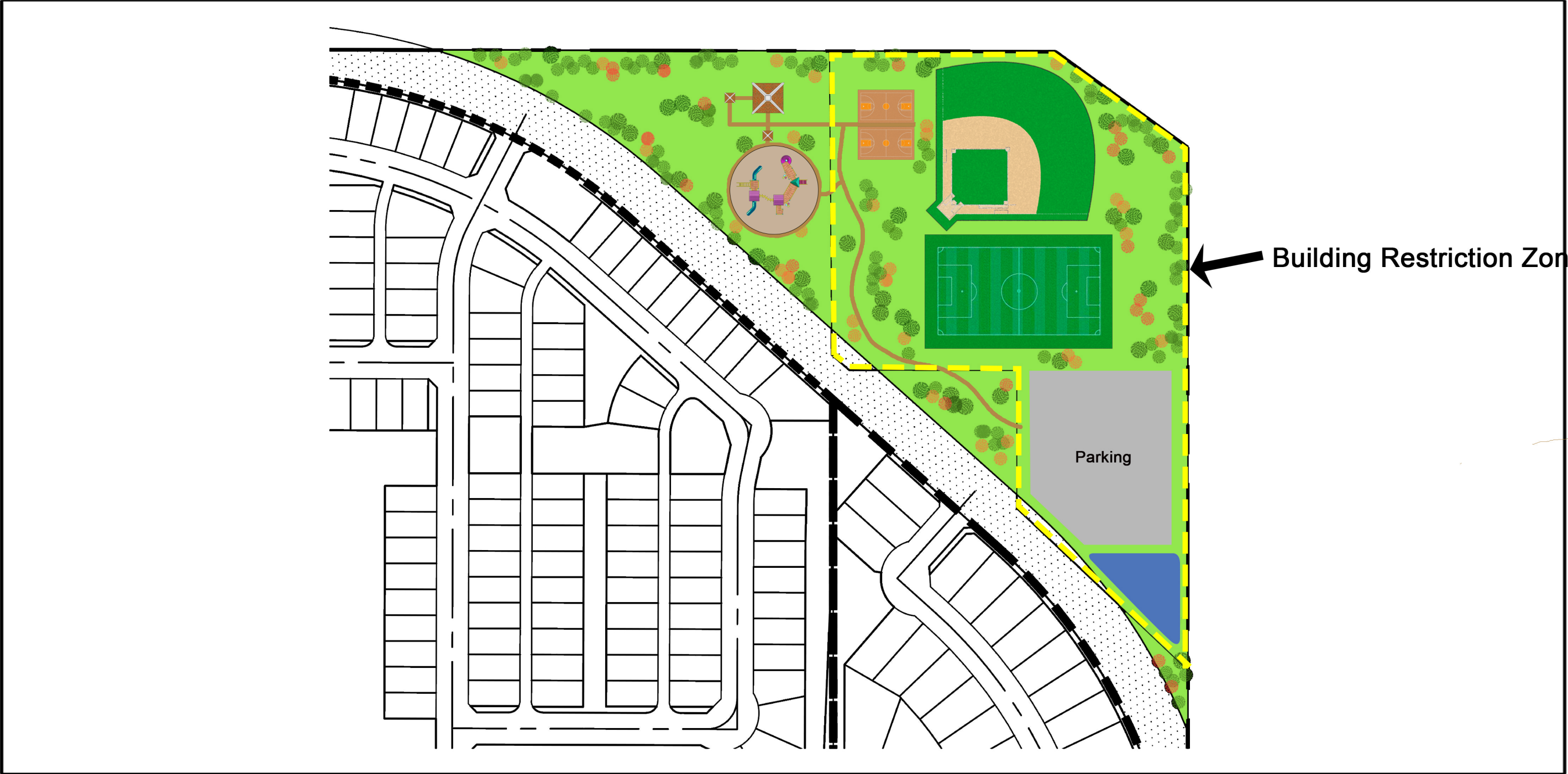
The following uses are permitted in the Park Planning Area:

- a. Nature study area
- b. Public and private parks, greenbelts, common areas
- c. Pedestrian & bicycle trails
- d. Rest Stop
- e. Restroom facilities
- f. Public utilities facilities
- g. Flood control facilities
- h. Trails (hiking, walking)

D.1.2 Conditional Uses

The following uses are permitted in the Park Planning Area with a Conditional Use Permit:

- i. Public facilities (i.e. fire/police stations)



7. Development Guidelines

A. Community Design

A.1 Concept

Vista Del Agua will be a contemporary southwest, master-planned community with distinct neighborhoods and scenic views, centered between two parks and commercial services and connected via a pedestrian system of paseos and trails.

Lifestyle features include:
Master Planned Community

- a. Thematic Architectural Neighborhoods
- b. Master-Planned Landscape Design
- c. Walkable Community via sidewalks and trails
- d. Neighborhood Center
- e. Neighborhood Park

A.2 Theme

The Project will have a contemporary southwest theme based on four distinct styles:

- a. Prairie
- b. California Ranch
- c. Pueblo
- d. Modern

Vista Del Agua will have distinctive architectural styles, landscape design and entry statements to create a sense of place.

A.3 Implementation

Prior to the issuance of Building Permits the Builder will prepare and submit detailed architectural plans for City review and approval by the Development Director. The submittal will include but not be limited to the following:

- a. Floor plans and elevations
- b. Color and Materials Board
- c. Landscape Plans (See Chapter 8 Implementation Plan)



B. Development Design

B.1 Goals and Objectives

Development Design:

- a. Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- b. Utilize building materials and enhanced landscaping to promote a look and quality, both at the time of initial occupancy and for years to come.
- c. Encourage efficient use of land while creating high quality neighborhoods that will maintain their economic value and long-term desirability as places to live.
- d. Incorporate conveniently located neighborhood parks, trails and open space.

B.2 Residential Design Standards

- a. Varied setbacks of the building footprint in a random fashion along the residential street to create interest in the streetscene.
- b. Architectural design features (e.g. windows, columns, offset roof lines, etc.) shall be used to both vertically and horizontally articulate elevations. These design features shall also be executed on the rear facades and sides of homes to promote continuity of design and attractiveness of views from backyards and exterior roadways.
- c. Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks. The visual impact of garages shall be reduced by the use of additional setbacks from the curb face where garage doors face the street, and the use of rear garages (including detached garages), and/or port cocheres is encouraged.



Enhanced Streetscape



Neighborhood Parks



Articulated building facades

- d. Single story residences should be located on corner lots to improve views.
- e. Exterior elevations of the of the various plans shall include use of different exterior materials, e.g. stucco, stone, and siding to create diversity, consistent with the architectural style.
- f. Adjacent lots, structures with the same or similar colors of stucco and/or roofs are discouraged. A scheme of color values on all exterior elements, including roofing material, shall be distinct from one (1) house to the next, with deeper tones encouraged to promote variations.
- g. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance and structural durability) and shall be a minimum of five feet (5') in height. Side yard gates are required on one (1) side of front yard and shall be constructed of wrought iron or tubular steel or as otherwise approved by the Planning Department.
- h. Projects which will include forty (40) or more residential lots shall have a minimum of three (3) distinct floor plans, not including reversed plans. A minimum of one (1) floor plan shall be provided for each additional one hundred fifty (150) lots, or fraction thereof. Each plan shall be designed and constructed with a minimum of three (3) distinct elevations. Adding or deleting false shutters or similar types of minimal design changes shall not suffice as one (1) of the required elevations.
- i. Residential garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional steel or one-piece steel). A minimum of twenty-five percent (25%) of the garage doors in any development shall provide windows.

**Porte Cocheres****Side Entry Garage****Return wall with Gate**

C. Architecture

C.1 Prairie Style

The prairie style started in Chicago in the early 20th century suburbs. The style was wide spread in suburbs throughout the country. Most Prairie style were built between 1905 and 1915, but disappeared after World War I. These buildings are characterized by very low pitched usually hipped roofs extending far beyond the eaves. They can be one or two story structures with covered porches. The style emphasizes horizontal lines, arranged in an outward direction rather than upward. The Vista Del Agua Specific Plan interpretation of this style includes the following elements:

C.1.1 Form

- a. Asymmetrical, outward
- b. Horizontal lines

C.1.2 Roof

- c. Hipped
- d. Low pitch
- e. Extended overhangs

C.1.3 Doors & Windows

- f. Casement-type windows
- g. Strips of windows
- h. Small window panes
- i. Double-hung windows
- j. Window boxes
- k. Entry doors usually on side under porte cochere
- l. Entry doors rarely front street

C.1.4 Walls

- m. Stuccoed
- n. Brick banding on stucco
- o. Horizontal board-and-batten siding



Prairie Style



**Low Pitched-Hip Roof
Extended Overhangs
Strips of Windows
Horizontal Board and Batten Siding**

C.1.5 Details

- p. Stickwork or brick banding outlining stucco walls
- q. Low massing
- r. Square porch supports
- s. Broad flat chimneys
- t. Contrasting caps on porch and balcony railings
- u. Contrasting wood trim between stories

C.2 California Ranch Style

The Ranch style is also known as American Ranch, Western Ranch, or California Rambler. Although Ranch style homes are traditionally one-story, Raised Ranch (or Split level) homes may have two levels of living space. Ranch style housing evolved from several other 20th century ideas:

- Prairie schools
- Bungalow
- Cottage
- Spanish

Traditional Ranch homes reflect a hard-working, simple life and are often considered an expression of the informality of Western cultural. The Vista Del Agua Specific Plan variation on this style includes the following elements:

C.2.1 Form

- a. Asymmetrical, multi-planed surfaces
- b. Square bays
- c. Horizontal, rambling layout
- d. Long, narrow, and low to the ground
- e. Rectangular, L-shaped, or U-shaped design

C.2.2 Roof

- f. Low pitched gable roof
- g. Collar beams
- h. Cutout brackets
- i. Deep-set eaves

**Square Porch Supports****Ranch Style****Low Pitched Gable Roof**

C.2.3 Doors and Windows

- j. Grouped windows
- k. Hipped-roof dormers
- l. Large windows: double-hung, sliding, and picture
- m. Sliding glass doors leading out to a patio

C.2.4 Walls

- n. Clapboards
- o. Wood shingle siding

C.2.5 Details

- p. Battered porch piers
- q. Posts
- r. Decorative shutters
- s. Porch-roof supports

C.3 Pueblo Style

The Pueblo style has been popular from 1910 to present day in the Southwest. This architectural style has a flat roof with parapeted wall above, the wall and roof parapet usually have irregular rounded edges. Typically the style includes projecting wooden roof beams (vigas) extending through the walls, with stucco wall surfaces in earthtones. The style has the appearance of being hand-built. The Vista Del Agua Specific Plan variation on this style includes the following elements:

C.3.1 Form

- a. Squared

C.3.2 Roof

- b. Flat
- c. Parapet wall above
- d. Irregular rounded edges
- e. Projecting wooden beams (vigas)
- f. Stepped back roof line is often used

**Grouped Windows****Pueblo Style****Stepped Roof Line
Rounded Corners**

C.3.3 Doors and Windows

- g. Multi-pane
- h. Square or rectangular
- i. Lintels
- j. Grouped

C.3.4 Walls

- k. Irregular stucco textures
- l. Earth tones

C.3.5 Details

- m. Corners are blunted or rounded
- n. Rough-hewn vigas
- o. Porch supports hand-built appearance

**Modern Style****C.4 Modern Style**

The Modern Style was popular from 1935 to Present. The Modern style has flat or sometimes very slight single pitched roof lines with floor-to-ceiling glass living/working areas. The Vista Del Agua Specific Plan variation of this style includes the following elements:

C.4.1 Form

- a. Single-story
- b. Horizontal

**Floor to Ceiling Windows****C.4.2 Roof**

- c. Flat
- d. Very low single pitch
- e. Asymmetrical
- f. Wide eave overhangs

C.4.3 Doors and Windows

- g. Floor-to-ceiling windows in living or working areas
- h. Horizontal strips of windows
- i. Main Entry doorway generally from carport into kitchen or utility room
- j. Floor-to-ceiling glass sidelight next to door

**Modern Style Office Buildings**

C.4.4 Walls

- k. Stone / Brick (limited)
- l. Flush-sided vertical clapboarding
- m. Horizontal siding

C.4.5 Details

- n. Stone chimney
- o. Natural colors
- p. Open floor plans

**C.5 Implementation****Modern Style Retail**

Prior to the Issuance of Building Permits the Builder will prepare and submit detailed architectural plans for City review and approval by the Development Director. The submittal will include but not be limited to the following:

- Floor plans and elevations
- Color and Materials board
- Landscape plans

See Chapter 8 Implementation Plan

D. Landscape Architecture

D.1 Master Plan

The Vista Del Agua contemporary southwest landscape design will capture four (4) unique design themes: Prairie, California Ranch, Pueblo, and Modern, to create a distinct, master planned community. Landscape for the community consists of a balanced blend of lush and desert appropriate plant materials arranged in formal and informal patterns along straight and meandering sidewalks, with emphasis on shade and color along the streets. Neighborhood entries will be highlighted by unique portal elements framed by large shade trees. Community walls will be designed to complement both a traditional and modern aesthetics. Individual homebuilders will incorporate this character into individual landscape themes.



Desert landscaped sidewalk

D.1.1 Private Residential Landscaping

A diversity of plant materials is encouraged on private residential lots. Landscapes will include a variety of desert appropriate plants to provide seasonal color, texture, foliage interest and screening capabilities. Trees within front yards should be located to maximize canopy coverage and shade potential.



Desert foliage

D.1.2 Shading of Southern and Western Walls

Trees should be used on southern and western wall exposures to maximize shading of buildings. Trees selected for such use in these areas will be ones whose typical mature height will be sufficient to provide shading.

D.1.3 Park Landscaping

Landscaping in the parks, open spaces and paseos shall include a diversity of desert appropriate plant materials and strategic use of trees to create nodes of shade. Turf should be used only where functionally appropriate for recreational fields, useable open spaces and as complement to shaded nodes.

D.1.4 Groundcover

All exposed and unpaved natural soil within developed areas will be planted with turf, groundcover or covered with decomposed granite. Turf will be sensitively used in deference to the desert environment, but may be strategically used as part of the community streetscape and at community entries as well as within both passive and active open space and recreation areas.

D.2 Entry Treatments

Through combinations of mass and scale, entry treatments derive a hierarchy that assists in intuitive geographical reference and navigation. The Vista Del Agua Specific Plan provides a hierarchy of entry treatments to reinforce this concept. By creating a consistent hierarchy of entries, visitors (and residents) may readily locate their destinations.



Entry Treatment—Mix of Living Materials and Built

D.2.1 Primary Entry Treatment

The primary entry treatments will architecturally compliment the chosen themes with deliberate attention to color, texture and proportion. Natural earthen and plant colors and textures will be captured and highlighted to harmonize the beauty of the living materials as well as the built features creating a dynamic entry that celebrates the seasons on vertical and horizontal planes. Project signage will convey an immediate recognition and sense of arrival. Specimen plantings combined with hearty groundcovers, shrubs, and trees complete the picture.

D.2.2 Secondary Entry Treatment

The secondary entry treatment shares a kinship to the Primary Entry treatment, but on a more intimate scale, greeting passers-by with a neighborly hello. The plant materials shall remain the same with a corresponding reduction in scale. (See Figure 7-2)



Roundabout with Safe Line of Sight

D.2.3 Intersections and Roundabouts

Intersections and roundabouts within the tract for collector streets shall also have design treatments similar to Secondary Entries. Where an 'island' or 'roundabout' is proposed, the interior landscaping shall conform to safety requirements for lines of sight and turning radii.

D.2.4 Neighborhood Entry Treatment

Each neighborhood shall have an entry treatment that continues the Vista Del Agua sense of place. This shall be accomplished through compatible landscape treatments and signage that includes the Vista Del Agua name at entrances to residential projects.

D.2.5 Gated Entries

Gated neighborhoods will be allowed within Vista Del Agua provided that the private street network is in conformance to Section 16.08.050 of the City of Coachella Municipal Code. Private streets shall be designed and constructed to the same standards and criteria as public streets. Gates and card key stations must be designed to meet City regulations and be located to allow sufficient stacking distance. A median break is required to allow for vehicle turn-around. Entry gates shall have simple geometric shapes and must be consistent with the community view fence and wall design and color. Lettering on gates is not allowed. Wrought iron fence designs and parcel logos are subject to Development Services Director approval.



Gated entries shall provide sufficient stacking distance and median break for turn-around.

D.3 Streetscapes

As with the entry treatments, a hierarchy of consistent streetscapes promotes a quality sense of place.

D.3.1 Avenue 48

Avenue 48 is a Major Arterial with Enhanced Bicycle Facilities in the City of Coachella and provides the major east/west corridor for the Vista Del Agua project. As shown on **Figure 7-4**, Avenue 48 will be developed per City's General Plan with one hundred eighteen foot right of way (118'), made up of an eighty eight foot (88') roadway, four foot (4') median, five foot (5') bike paths, four foot (4') parkways and six foot (6') sidewalks on both sides. Formally spaced columnar trees will provide the classic "boulevard" appearance appropriate for this City gateway. Tree selection shall be from the Vista Del Agua Specific Plan plant palette and coordinated with the City Development Department.



Formally spaced trees shading Vista Del Agua's southern wall exposure

D.3.2 Street A

Street A connects Avenue 48 to Vista del Sur and will provide primary and local access as well as serve as the main entry to the project. As shown on **Figure 7-3**, the overall right-of-way width for Street A is ninety feet (90'), comprised of a sixty foot (60') roadway, five foot (5') bike paths, four foot (4') parkways and six foot (6') sidewalks on both sides. An additional twenty foot (20') minimum landscape easement will be maintained on both sides of Street A, allowing for meandering sidewalks added water quality features and noise attenuation. Street A should be landscaped with street trees and drought tolerant shrubs as outlined in this Specific Plan plant palette.

D.3.3 Avenue 47 / Polk Street

Avenue 47 & Polk Street provide secondary access to the project by connecting to Avenue 48 to Street A and continuing west to Tyler Street. As shown on **Figure 7-3** these streets both have identical street sections as Street A. These streets also contain an enhanced landscape easement of ten feet (10') on each side, again to allow for meandering sidewalks, water quality enhancements and noise attenuation. The landscaping along these roadways should also contain street trees and drought tolerant shrubs.

D.3.4 Local Neighborhood Streets

The internal streets within each neighborhood, shall have an overall right-of-way width of fifty six feet (56'), as shown on **Figure 7-4**. These streets will be comprised of 11 foot (11') travel lanes with seven foot (7') shoulders, four foot (4') parkways and six foot (6') sidewalks on both sides.

D.3.5 Lanes/Alleys

Eliminating walls and maximizing open space that is connected to front or side yards is one of the primary elements of Vista Del Agua. As such, the use of lanes and alley loaded product types is strongly encouraged.

Although lanes and alleys are thought of as primarily a transitional vehicular space, they also provide garage and sometimes direct residence access, trash collection and other daily utility uses.

Therefore, when designing lanes, both functional and aesthetic issues are to be considered. It is the intent to provide a pleasant experience for daily users by incorporating both elements of the lane design.

Lanes lined with homes and garages that have similar or identical facades, setbacks, roof lines or color schemes should not be permitted.

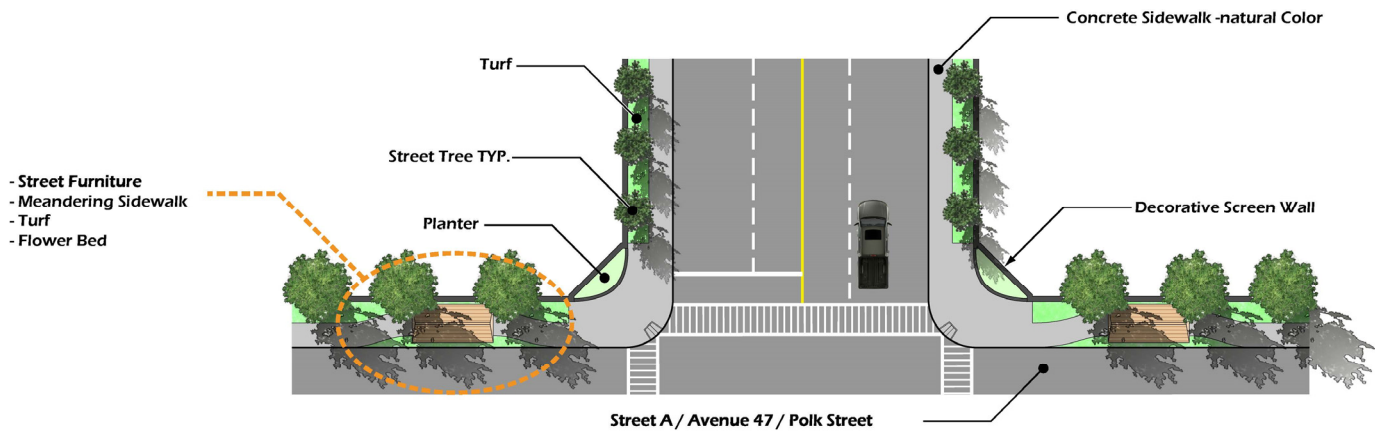


In order to avoid this, the following requirements must be met:

- a. Lanes must be a minimum of twenty feet (20') wide, curb to curb and ground to sky.
- b. Avoid a multi-storied, "canyon-like" effect within the lane by providing varied massing, vertical and horizontal offsets of primary architectural elements and roof lines. Where possible, vary ground floor building setbacks to provide undulation in the line of garage doors. All drive apron and building separation setback requirements shall still be maintained.
- c. Articulate rear building elevations with style-appropriate window trim, elements and details.
- d. Vary garage door appearance by using door patterns, colors, and window trims.
- e. Design and locate rear privacy walls and pedestrian gate entries to provide ease of access to the rear yard, allow sufficient dimension for landscape requirements and screen trash can storage from lane view
- f. Where possible, provide landscape planters within lanes to soften the appearance of building elevations. (See **Figure 7-5**)

D.3.6 Streetscape Furniture

Benches, trash receptacles, shade structures, landscape lighting and paving materials will contribute significantly to the character and amenity of the public environment. These elements will be incorporated where appropriated along community streets and in public areas. A consistent style of public streetscape elements will be used throughout Vista Del Agua to reinforce the overall community theme.



Typical intersection layout

D.4 Plant Palette

The plant palette contains drought tolerant plants approved for use by the City of Coachella. This palette serves as a guide and varieties may be substituted within each species if they are more appropriate for this design and/or climate. Minor modifications to the plant palette may be made by the Development Director. (See Implementation Plan)

D.4.1 Trees (Evergreen)

- a. *Eucalyptus camaldulensis (rostrata)*, Red River
- b. *Eucalyptus microtheca*, Coolibah
- c. *Pinus eldarica*, Eldarica Pine, Afghan Pine, Russian Pine
- d. *Pinus halepensis*, Aleppo Pine
- e. *Pinus pinea*, Italian Stone Pine
- f. *Cedrus deodara*, Deodar Cedar
- g. *Calocedrus decurrens*, Incense Cedar
- h. *Heteromeles arbutifolia*, Toyon
- i. *Sophora secundiflora*, Texas Mountain Laurel
- j. *Arbutus unedo*, Strawberry Tree
- k. *Pithecellobium flexicaule*, Texas Ebony

D.4.2 Trees (Deciduous)

- a. *Albizia julibrissin*, Silk Tree, Mimosa
- b. *Chilopsis linearis*, Desert Willow. 'Burgundy'
- c. *Chitalpa tashkentensis*, Pink Dawn, Morning Cloud
- d. *Parkinsonia floridum*, Blue Palo Verde
- e. *Parkinsonia microphyllum*, Littleleaf Palo Verde
- f. *Parkinsonia aculeata*, Mexican Palo Verde
- g. *Fraxinus angustifolia*, 'Raywood' (Raywood Ash)
- h. *Fraxinus velutina*, Arizona Ash
- i. *Fraxinus velutina*, 'Modesto' (Modesto Ash)
- j. *Prosopis chilensis*, Chilean Locust
- k. *Prosopis glandulosa*, Honey Mesquite
- l. *Prosopis pubescens*, Screw Bean Mesquite
- m. *Glenditsia triacanthos*, Honey Locust
- n. *Pistacia chinensis*, Chinese Pistache
- o. *Vitex agnus-castus*, Chaste Tree, Monk Tree



Sophora Japonica



Liriodendron Tulipifera



Albezia Julibrissin

D.4.3 Accents

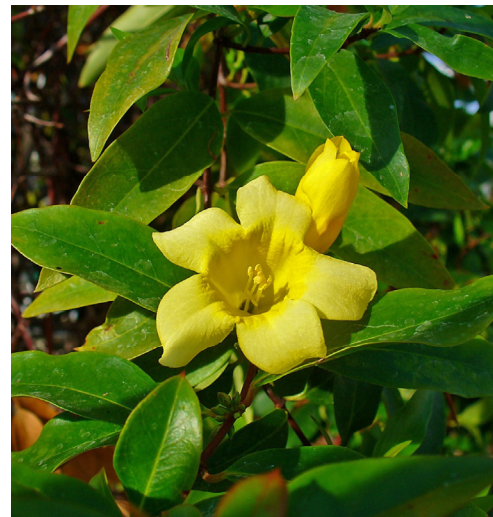
- a. *A. Americana* (Century Plant)
- b. *A. parryi huachuensis*, (Agave Species)
- c. *A. victoriae-reginae*, (Agave Species)
- d. *Dasyllirion Wheeleri*, Desert Spoon
- e. *Nolina microcarpa*, Bear Grass
- f. *Hesperaloe parviflora*, Red Yucca
- g. *Kniphofia uvaria*, Red-Hot Poker, Torch Lily
- h. *Yucca aloifolia*, Spanish Bayonet
- i. *Yucca baccata*, Banana Yucca, Datil Yucca
- j. *Yucca brevifolia*, Joshua Tree
- k. *Yucca elata*, Soaptree Yucca

**Rhaphiolepis****D.4.4 Palms**

- a. *Chamaerops humilis*, Mediterranean Fan Palm
- b. *Trachycarpus fortunei*, Windmill Palm
- c. *Washington filifera*, California Fan Palm

D.4.5 Vines

- a. *Campis radicans*, Trumpet Vine
- b. *Gelsemium sempervirens*, Carolina Jessamine
- c. *Ipomoea alba*, Moonflower
- d. *Lonicera species*, Honeysuckle
- e. *Passiflora alatocaerulea*, Passion Vine
- f. *Trachelospermum jasminoides*, Star Jasmine
- g. *Wisteria species*, Wisteria

**Gelsemium Sempervirens****D.4.6 Grasses (Ornamental)**

- a. *Muhlenbergia rigens*, Deer Grass
- b. *Muhlenbergia capallaris*, Regal Mist
- c. *Muhlenbergia lindheimeri*, Autumn Glow
- d. *Festuca ovina glauca*, Blue Fescue
- e. *Bouteloua gracilis*, Blue Grama
- f. *Nassella tenuissima* (*Stipa tenuissima*), Mexican Feather Grass

D.4.7 Grasses (Turf)

- a. *Buchloe dactyloides*, Buffalo Grass (Legacy)
- b. *Buchloe dactyloides*, Buffalo Grass (UC Verde)

**Wisteria Species**

D.4.8 Warm Season Grasses (winter dormant)

- a. *Zoysia*, Zoysia Grass
- b. *Stenotaphrum secundatum*, St. Augustine Grass

D.4.9 Cool Season Grasses (year round)

- a. *Festuca arundinacea*, Tall Fescue
- b. *Lolium perenne*, Perennial Ryegrass
- c. *Poa pratensis*, Kentucky Bluegrass

D.4.10 Ground covers

- a. *Oenothera berlandieri*, Mexican Evening Primrose
- b. *Santolina chamaecyparissus*, Lavendar Cotton
- c. *Cerastium tomentosum*, Snow-in-Summer
- d. *Gazania*, Most varieties
- e. *Sedum*, Most varieties
- f. *Thymus*, Most varieties
- g. *Verbena peruviana*, V. pulchella
- h. *Dalea greggii*, Trailing Indigo Bush
- i. *Rosmarinus officinalis*, 'Prostratus'
- j. *Phlox*, Most varieties

D.4.11 Perennial flowers

- a. *Coreopsis*, Most varieties
- b. *Cosmos*, Most varieties
- c. *Convolvulus cneorum*, Bush Morning Glory
- d. *Perovskia*, Russia Sage or Blue Spire
- e. *Berlandiera lyrata*, Chocolate Flower
- f. *Gaura lindheimeri*, 'Whirling Butterflies', 'Siskiyou Pink'
- g. *Hermerocallis*, Daylily most varieties
- h. *Rosmarinus officinalis*, Most prostrate and upright varieties
- i. *Verbena gooddingii*, V. peruviana, V. rigida



Santolina Chamaecyparissus



Perovskia



Gaura Lindheimeria

D.4.12 Shrubs

- a. *Salvia greggii*, Red Sage, Autumn Sage
- b. *Salvia clevelandii*, Blue Sage, Cleveland Sage
- c. *Salvia chamaedryoides*, Germander Sage
- d. *Fallugia paradoxa*, Apache Plume
- e. *Leucophyllum frutescens*, Texas Ranger species, several varieties
- f. *Leucophyllum laevigatum*, Chihuahuan Sage
- g. *Baccharis 'Centennial'*, Coyote Bush
- h. *Baccharis pilularis*, Dwarf Coyote Bush
- i. *Artemisia*, 'Powis Castle'
- j. *Cotoneaster horizontalis*, Rock Cotoneaster
- k. *Phontinia fraseri*
- l. *Gravillea 'Noelii'*

**Salvia Greggii****Fallugia Paradoxa**

D.5 Walls and Fences

Walls and fences should be used to reinforce the project theme, reflecting the characteristics of the project monumentation in terms of configuration and materials. Where such elements are viewed from public streets or view corridors, they shall appear consistent in style, material, and height, therefore serving as a unifying element throughout the Vista Del Agua community.

D.5.1 Neighborhood Walls

Neighborhood walls shall be predominately located around the perimeter boundaries of each residential planning area as they interface with roads or off-site land uses. The major thoroughfares in Vista Del Agua (Street A, Avenue 47 & Polk Street) shall contain additional landscape buffers to promote pedestrian circulation, increase aesthetics and reduce noise impacts to adjacent lots. Where neighborhood walls are necessary, they shall be designed to create a sense of community space, increase privacy and security, act as a buffer between neighborhoods or different land uses and provide noise attenuation.

See Figure 5-11 for Noise Setbacks / Minimum Wall Height requirements
See Figure 7-6 for Neighborhood Walls / Fencing

D.5.2 View Fences

View Fences are generally located between residential planning areas that abut open space or paseos where no other buffer exists. View fences shall have a maximum height of six (6) feet and include 2" x 2" iron or tubular steel posts, tubular steel fencing and 1" x 2" top and bottom rails.

General Guidelines

- a. Long stretches of unrelieved walls and fences should be broken up with varied setbacks and recesses for plantings.
- b. Solid walls and fences should be used when they will not detract from accessibility to open space.
- c. Walls should end in a pilaster. The design of the pilaster should reflect the shape of the supports used in the monumentation. Specific use of materials may vary from those used in the monumentation; however emphasis is on use of the same natural (in appearance) materials of rock, stone, masonry or as otherwise approved by the Development Director in a different configuration.
- d. All interior lot lines will require a block wall with materials approved by the Development Services Director. The walls shall have a masonry or natural stone, rock cap.
- e. All community and perimeter walls and fencing are to be provided by the individual project builders at the time of development.
- f. If retaining walls are necessary they should be terraced and not to exceed six feet (6') in height per terrace and should be decorative if visible from a street.
- g. When changes in pad elevations occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed eighteen inches (18") in height.

General Guidelines (con't)

- h. Gates visible to public view, (i.e. pedestrian gates), may be wrought iron, tubular steel or similar materials.
- i. Except as otherwise provided herein, a solid decorative type masonry wall, landscaped earthen berm or any combination thereof, totaling not less than five feet (5') in height shall be provided along and immediately adjacent to the site boundary line of any single family development abutting any major thoroughfare. The height of any such wall and/or berm shall be measured from the highest finished grade level of the building pad of the dwelling units located nearest any such abutting boundary.

See Figure 7-6 for Neighborhood Walls / Fencing for details

See Figure 7-7 for Wall / Street Interface

D.5.3 Slopes

If any of the proposed neighborhoods result in the need for 2:1 slopes along project right-of-ways such as *Street "A"*, or similar locations, the 2:1 slopes will have equivalent or superior design to the standards contained herein. These slopes will fall within the proposed Landscape, Lighting and Maintenance District's area of responsibility.

E. Energy Efficiency Measures

E.1 Photovoltaic Solar

The Vista Del Agua development will take full advantage of the areas vast amount of sunlight by providing onsite solar to each new home and commercial building. In conformance with the City of Coachella's Climate Action Plan, each new single family home built in Vista Del Agua will contain enough PV solar panels to provide 25% of the homes projected energy use. Multi-family and commercial buildings will provide 50% of their projected energy consumption via onsite solar photovoltaics.



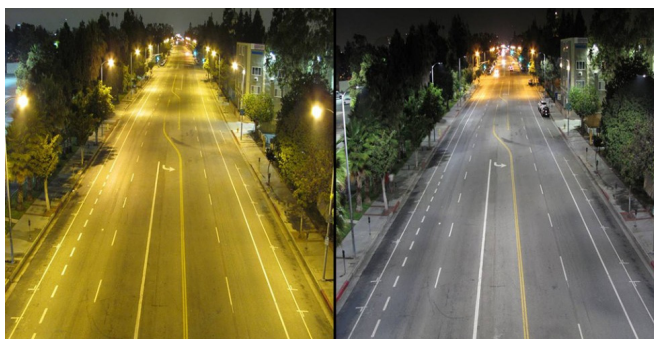
PV solar panels on every new home and commercial building

E.2 Home Orientation

The residential planning areas within Vista Del Agua shall be designed and orientated to reduce the solar heating effect as much as possible. Minimizing east/west exposure to the sun and locating the majority of the windows on the north & south sides of the home will be crucial features to the layout of Vista Del Agua in order to reduce heating and cooling demand and lower energy costs for homeowners.

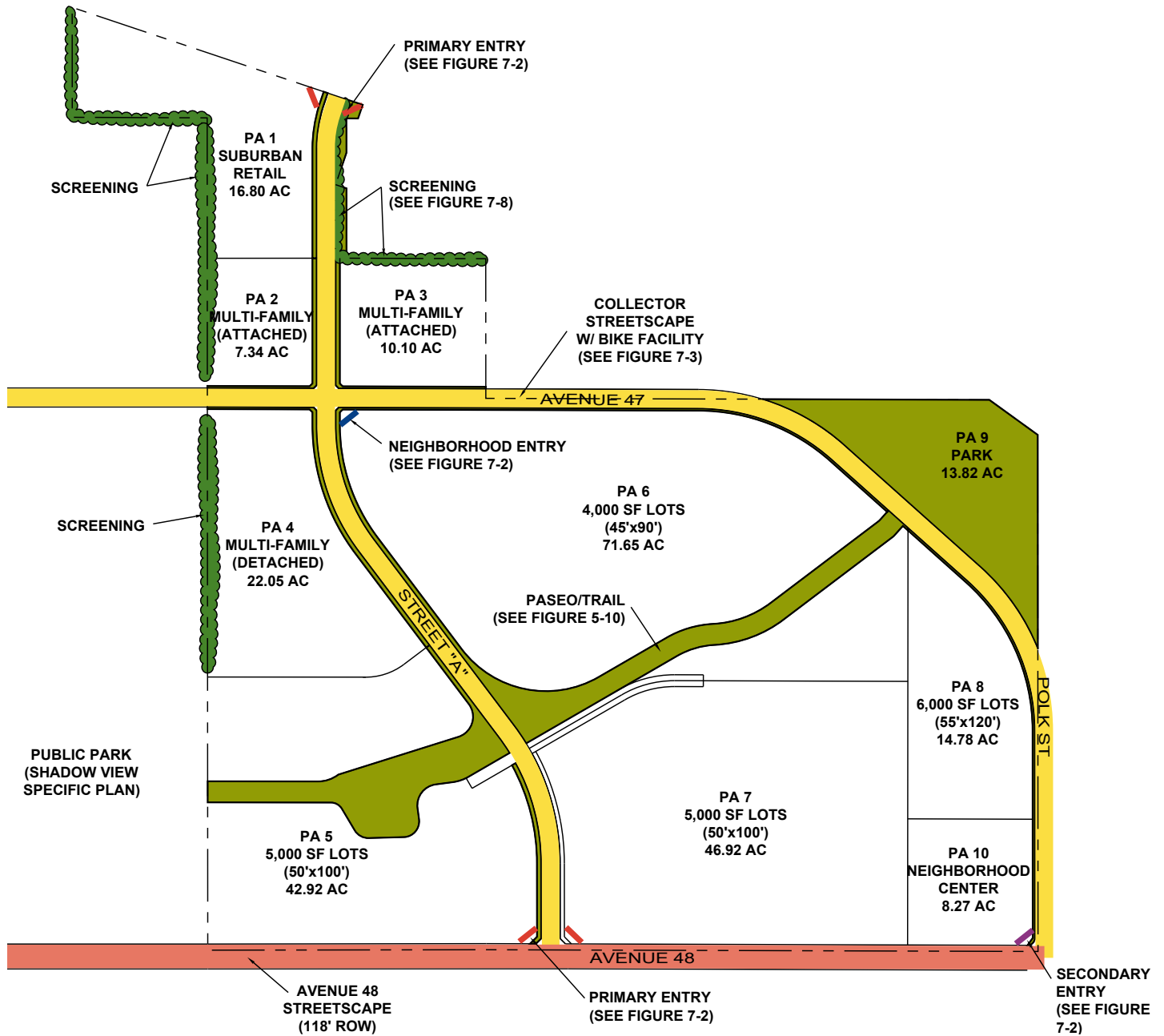
E.3 Outdoor Lighting

In 2010 street lighting accounted for 1% of Coachella's electricity use. To assist in further reducing this cost, the Vista Del Agua development will utilize low energy LED lighting for all street lights and park lighting, which will reduce the project's electricity requirement by 40%-60%. The LED lights installed for street lighting and park lights should use the lowest emission of blue light possible, preferably less than 3000K and be properly shielded to reduce glare.

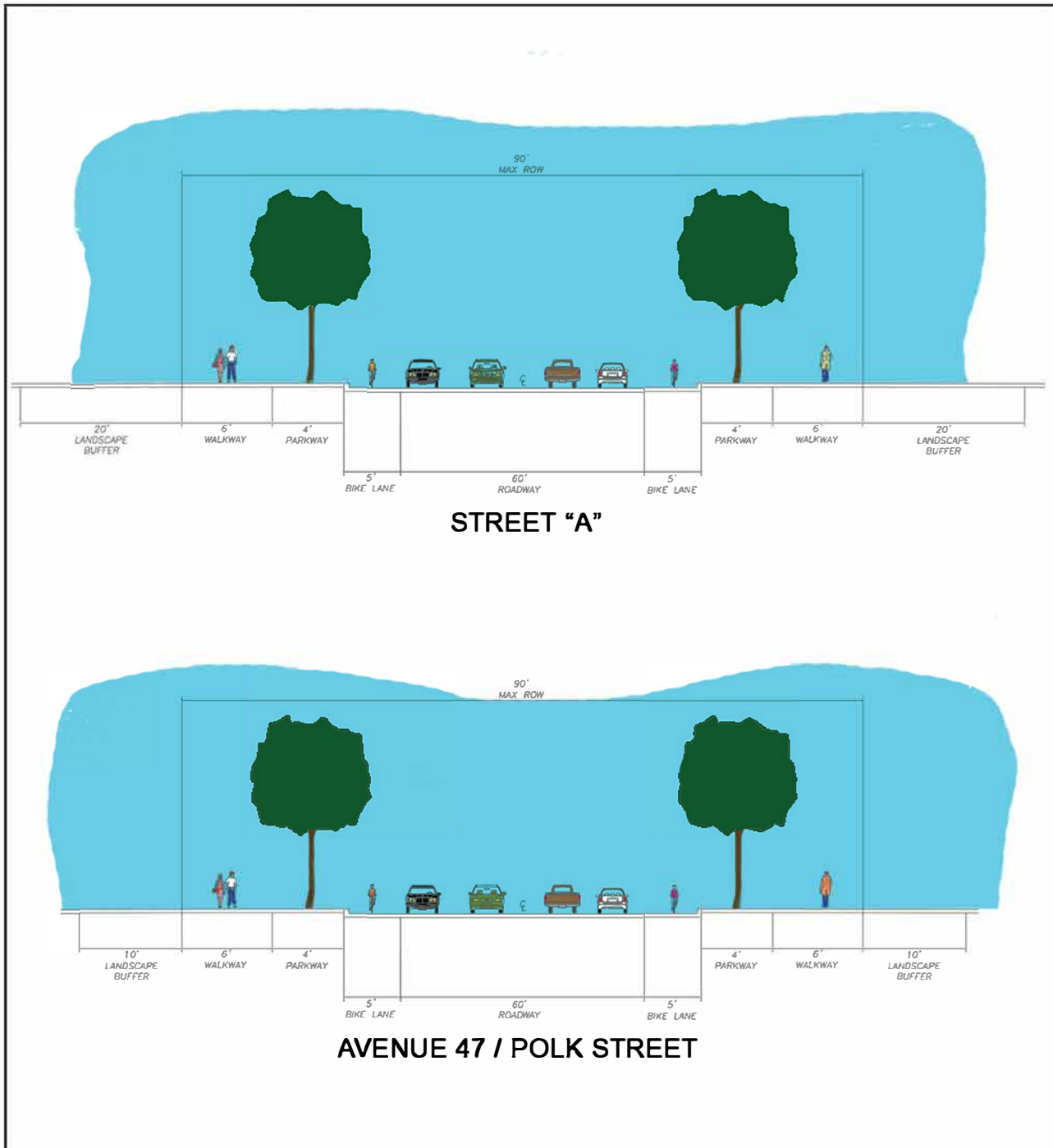


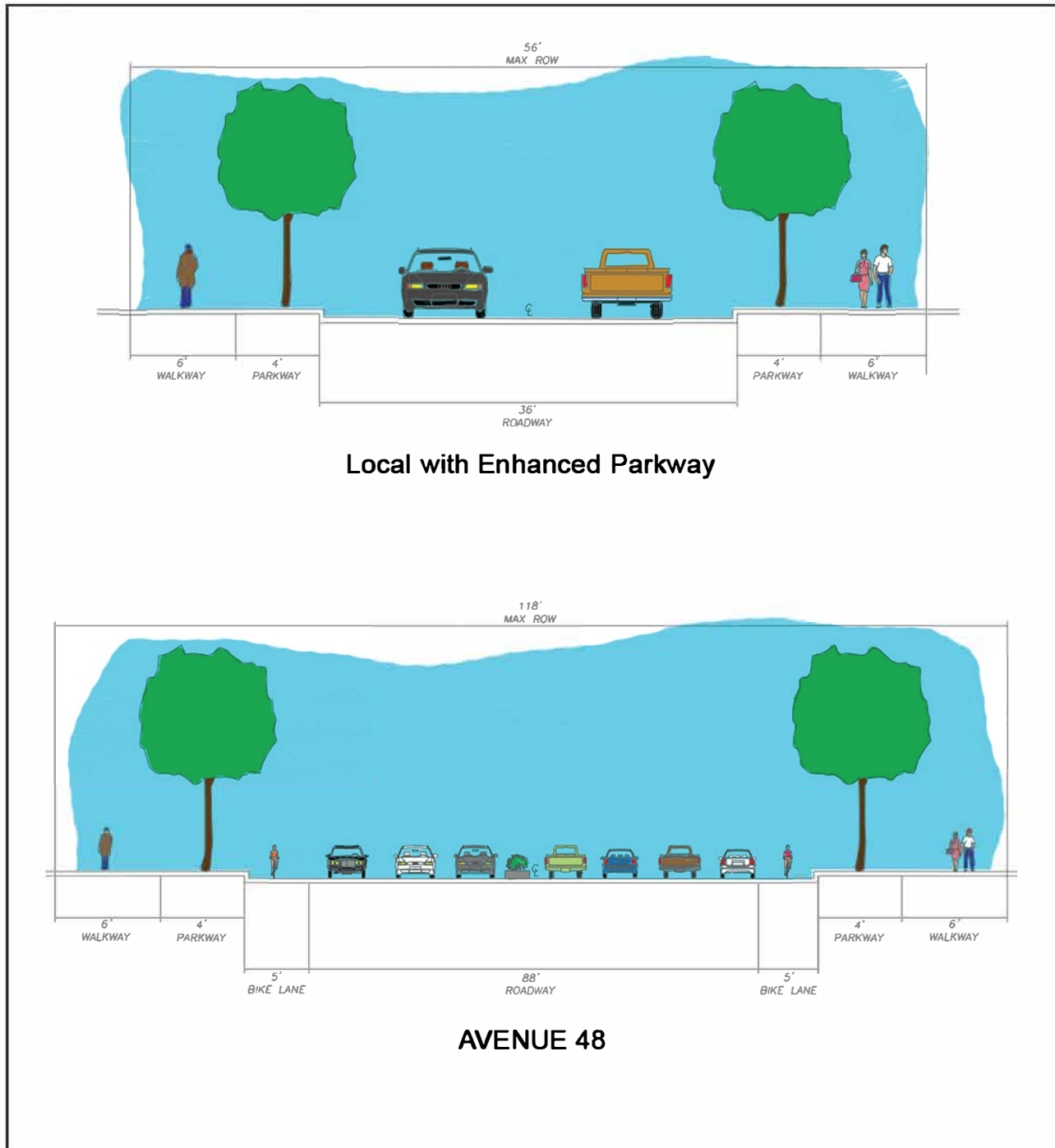
Traditional street lights

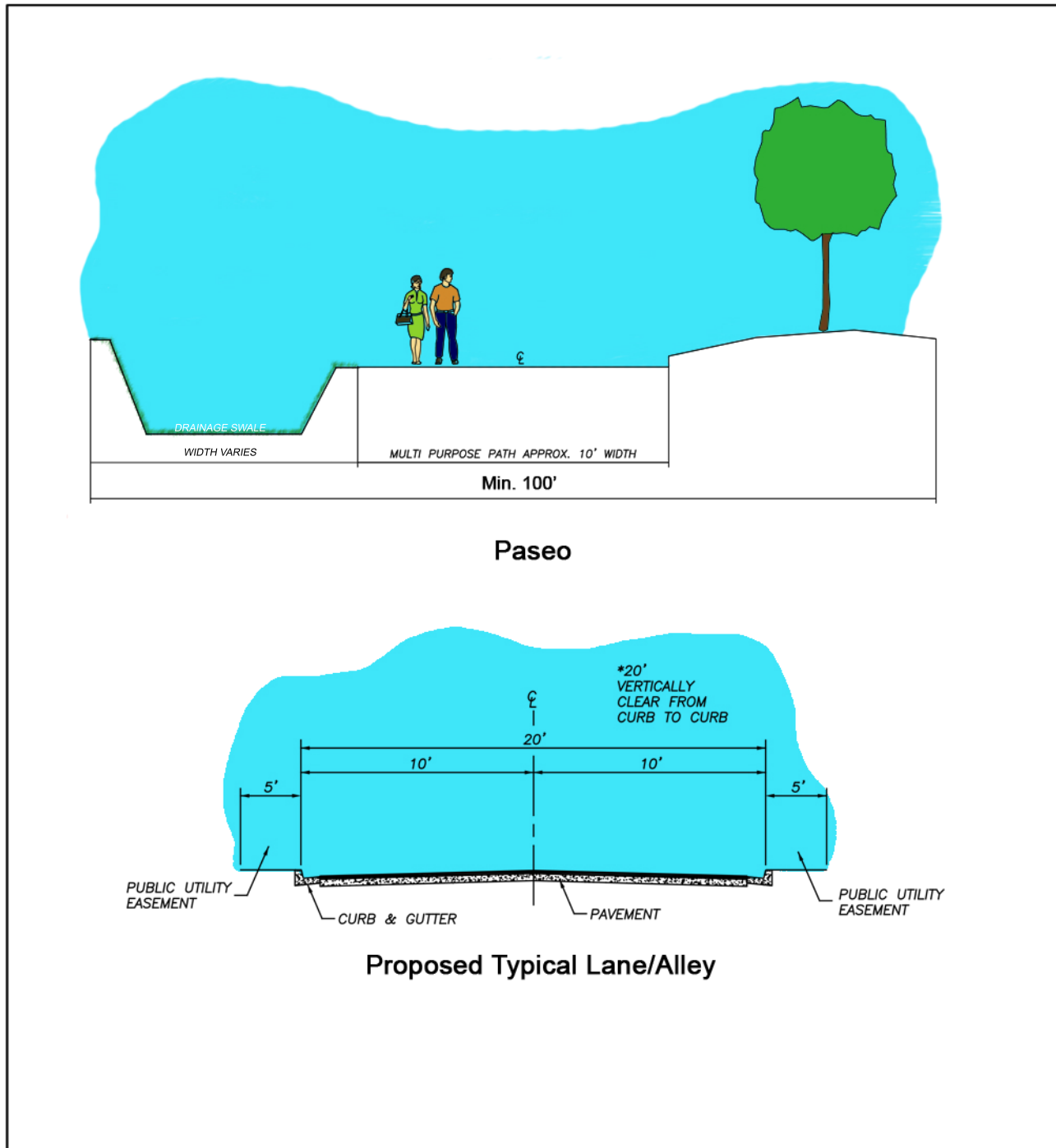
LED Street lights

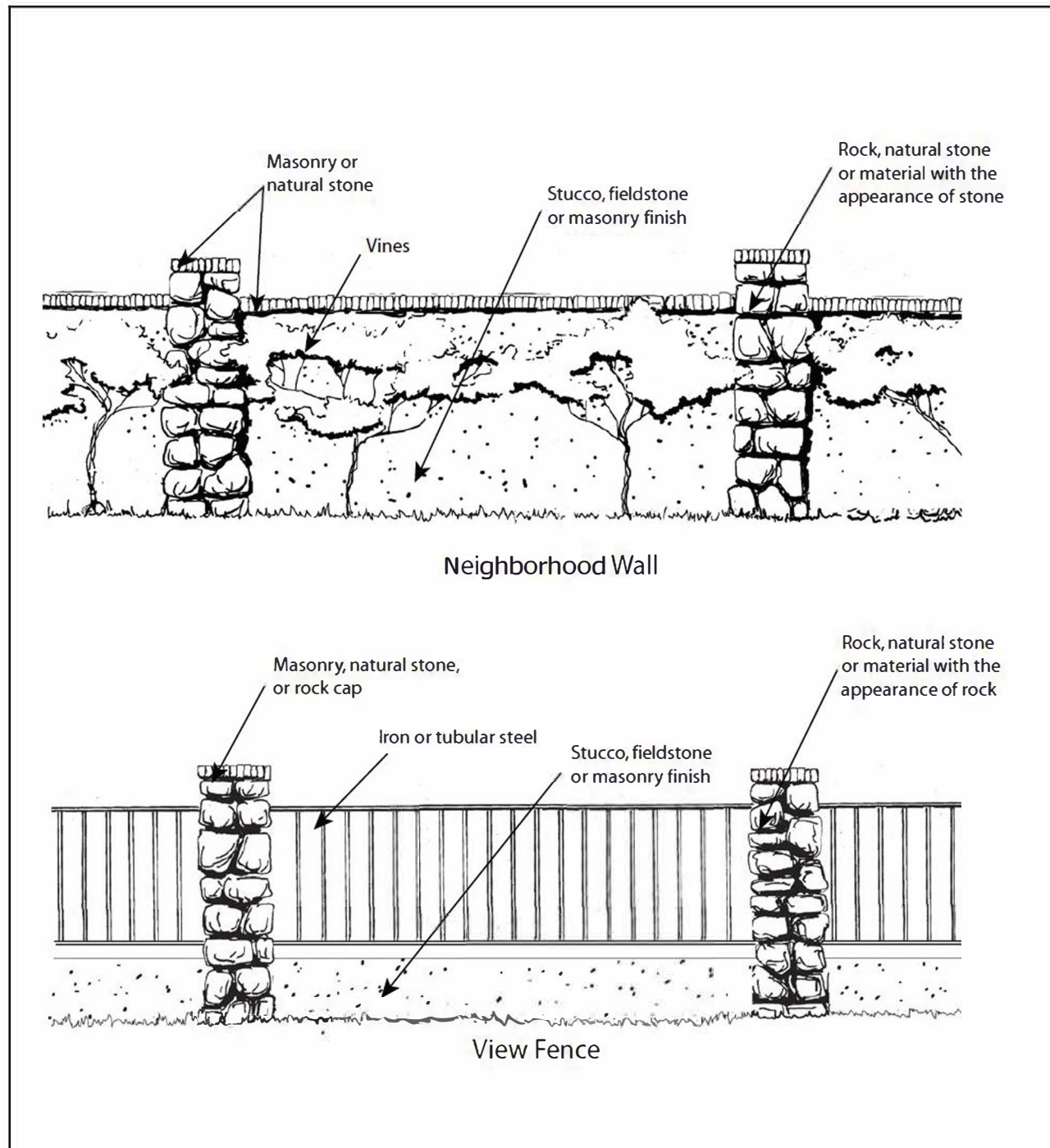


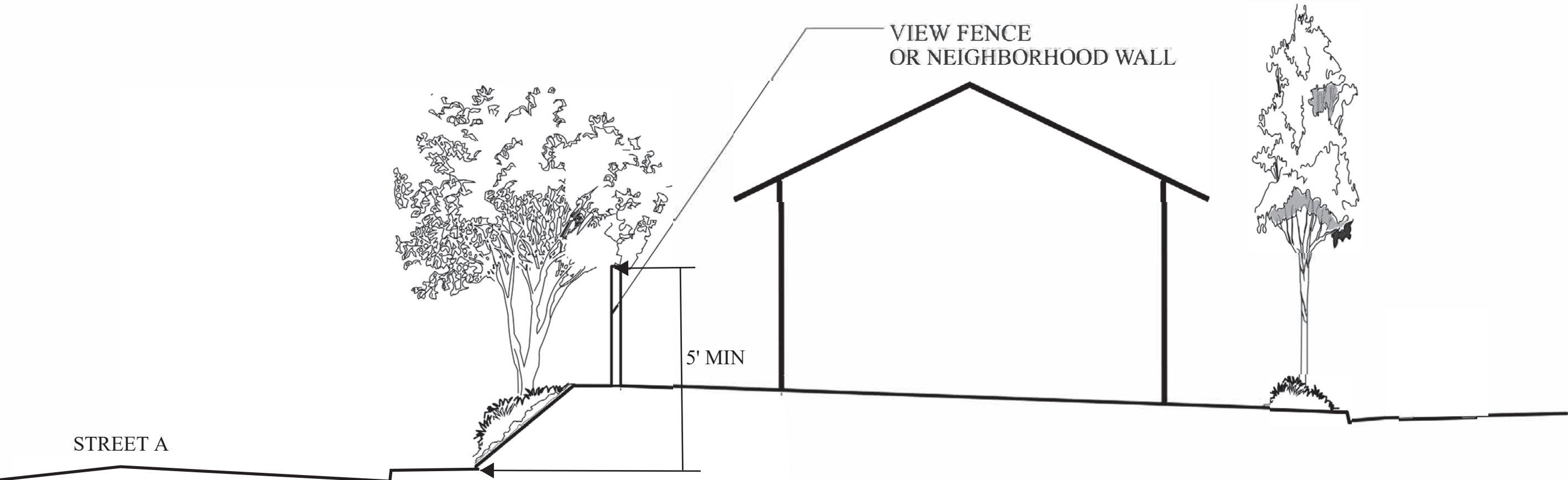








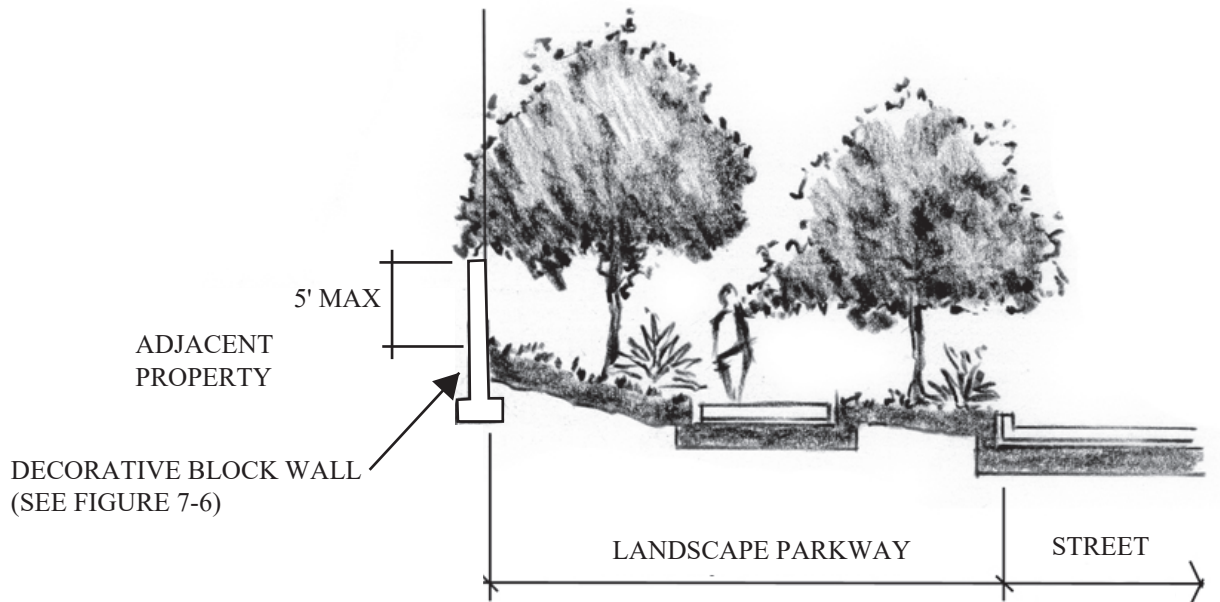
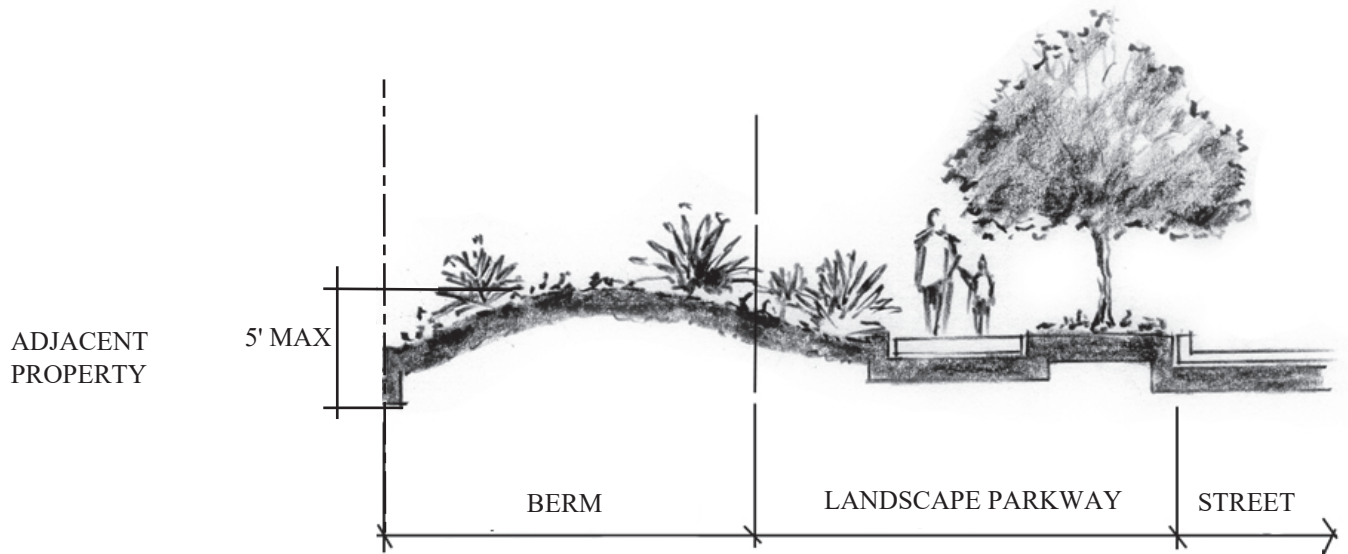




Vista Del Agua

Landscape Screening

Figure 7-8



8. Implementation Plan

The Vista Del Agua Specific Plan serves as the General Plan implementation document for the project. The methods and procedures for implementation and administration of this Specific Plan are as follows:

A. State Requirements

Government Code Section 65453 (a) states that:

“A Specific Plan shall be prepared, adopted and amended in the same manner as a General Plan, except the Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.”

The Vista Del Agua Specific Plan will be adopted by both Ordinances and Resolutions in accordance with City policy.

The Vista Del Agua Specific Plan has been developed as both a regulatory document and land use policy. The development standards have been structured in a format consistent with the City of Coachella’s General Plan and Zoning ordinance, incorporating general provisions, permitted uses, development standards, project approval procedures and other zoning related provisions. The remaining sections of the Vista Del Agua Specific Plan are oriented to land use policies, including background and project information, planning policies, design guidelines, conceptual plans and infrastructure proposals.

B. Implementation

The Vista Del Agua community shall be implemented through the processing of tract maps, parcel maps, conditional use permits and site plans. The implementation process, as described below, provides the mechanism for reviewing precise plans and ensuring development consistency with the Specific Plan objectives.

- a. Applicability - All development within Vista Del Agua shall be subject to the implementation procedures herein. Whenever the provisions and development standards contained herein conflict with those contained in the City of Coachella’s General Plan and Zoning ordinance, the provisions of the Vista Del Agua Specific Plan shall take precedence.

- b. Development Review Process - Conditional Use Permits, Tentative Tract/Parcel Maps, Development Plans and Site Plans for development within the Specific Plan area shall be submitted to the Development Director for review and processing. Conditional Use Permits, Tentative Tract Maps, Development Plans and Site Plans shall be prepared and submitted in accordance with the City of Coachella's requirements and local codes. They will be reviewed by the City for consistency with the Land Use Plan Map and Development Standards that are set forth in this document.
- c. Prior to the issuance of Building Permits the Builder will prepare and submit detailed architectural plans for City review and approval by the Planning Commission. The submittal will include but not be limited to the following:
- Floor plans and elevations
 - Color and Materials board
 - Landscape Plans
- d. Planning Area 9 shall be included in phase 2 and construction of the park shall be commenced with the issuance of the first building permit in phase 2, and be completed prior to the issuance of the last building permit in phase 2. Prior to completion of construction, an LMAD shall be established for maintenance and the park shall be granted in fee simple to the City of Coachella.
- e. If no Site Plan, Development Plan, Conditional Use Permit, or Tentative Map application has been filed, for Planning Area 10, by the 800th residential Certificate of Occupancy the owner/developer of Planning Area 10 shall have the option to develop under the same standards and guidelines that regulate Planning Area 8.

C. Procedures for Review and Approval

The procedures for review and approval of Site Plans for individual planning areas are defined by the Coachella Zoning Ordinance. Upon adoption of this Specific Plan document, the land use designations indicated on the Land Use Plan shall be applied and will attain the regulatory equivalence of zoning ordinances. Hearings may be given at the same time and in the same manner as specified for hearings for Site Plans, Conditional Use Permits, Tract Maps and Parcel Maps in the Zoning Ordinance.

D. Minor Modifications

The following constitutes minor modifications to the Specific Plan which do not require a Specific Plan Amendment and are subject to review and approval by the Development Director. The Development Director, however, shall have the discretion to refer any such request for modification to the Planning Commission.

- a. Final facility sizing and precise locations of water, sewer and storm drainage improvements with recommendation of the City Engineer.
- b. Change in utility and/or infrastructure servicing agency.
- c. Arterial, collector or local road alignment revisions when the centerline moves by less than two hundred fifty feet (250') with approval of the City Engineer.
- d. Collector Street alignments within individual planning area tracts with approval of the City Engineer.
- e. Alignment of pedestrian trails and off-street bike lanes.
- f. Decrease in project density.
- g. Adjustment of the planning areas size or configuration so long as the total acreage of the planning area does not decrease or increase by more than fifteen percent (15%) of that stated within this Specific Plan.
- h. Minor changes to landscape, plant palette, wall alignment and streetscape design modifications which are consistent with the design guidelines contained in this document.
- i. Minor revisions to project graphics which do not substantially change the intent of the graphics within this Specific Plan.
- j. Transfer of units of ten percent (10%) or less only if the same land use.
- k. Minor modifications to architecture, plotting and unit size that have been previously reviewed and approved through the design review process.
- l. Specific modification of a similar nature to those listed above, which are in keeping with the intent of the Specific Plan and which are in conformance with the General Plan.

E. Density Transfer

In order to allow for density flexibility and residential diversity, the transfer of dwelling units from one (1) residential category to another within the Specific Plan may be approved as part of the Tract Map approval process. Transfers of density shall be based on evidence that the proposed transfer would substantially improve spatial or functional relationships or would materially increase the quality of the land use, circulation or conservation pattern thereof. An increase in the number of dwelling units must always be accompanied by a decrease in dwelling units in another Planning Area. The use of this transfer method shall not result in an increase of dwelling units by more than ten percent (10%) within the Planning Area receiving the transferring units. Should such a change be approved, applicable statistics and figures shall be revised by the builder/developer in an administrative manner with approval by the Development Director without the necessity of a Specific Plan Amendment.

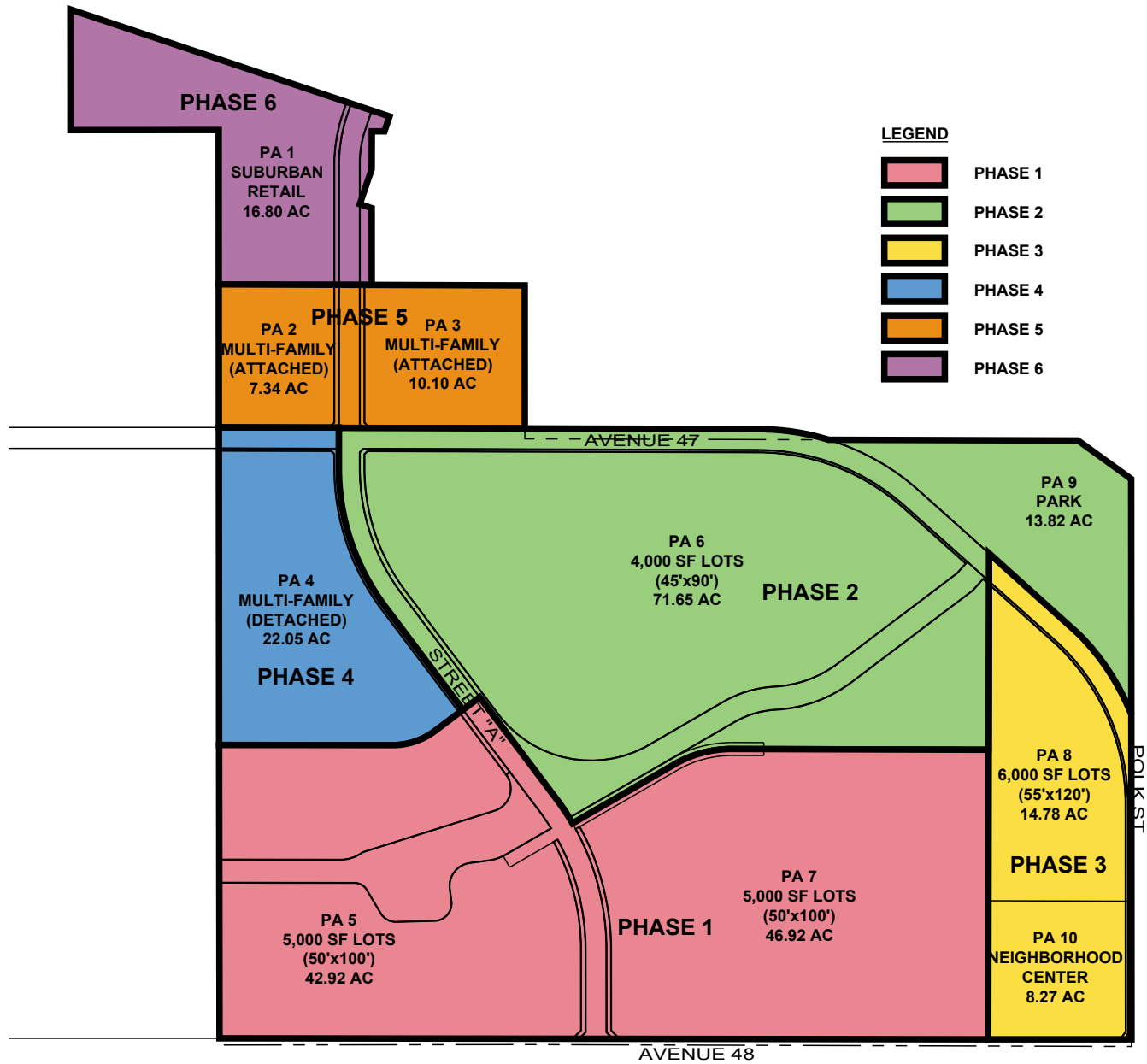
F. Severability Clause

If any provision of this Specific Plan or the application thereof to any person or circumstances is held invalid, such invalidity shall not effect other provisions or applications of this Specific Plan which can be given effect without the invalid provisions or applications there, and to this end the provisions of this Specific Plan are severable.

G. Phasing

The primary intent of the phasing plan is to ensure that complete and adequate public facilities and services are in place and available to the future community residents and visitors.

Unless otherwise indicated in the Specific Plan, or in the conditions of approval of a subdivision of a phase of the Specific Plan, the construction, installation and/or extension of the infrastructure and public facilities necessary to serve each phase of development shall be operational prior to the issuance of the first Certificate of Occupancy of the Building Permit for the phase of development. The ultimate pace and phasing of the development is dependent on a number of internal and external factors. As other development occurs, various adjustments and revisions to the anticipated phasing program may occur. Upon review by the City of Coachella Development Director confirming that the proposed revisions meet the intent of this Specific Plan, and also adequately serve the needs of the community, said revisions shall be permitted without an amendment to the Specific Plan.



H. Financing Mechanisms

The timing of the development in the project vicinity will have a direct impact on the responsibilities associated with the financing and construction of the major community wide infrastructure system such as water service, sewer service and circulation improvements.

The master-planned infrastructure and improvements to public facilities necessary to serve the Vista Del Agua community may include the following:

- a. Developer improvement with reimbursement agreement
- b. Developer improvement with credits against fees
- c. Special Assessment Districts
- d. Mello-Roos Community Facilities Act of 1982
- e. Landscape Maintenance Assessment Districts (LMAD)
- f. Drainage Facility Assessment Districts (DFAD)
- g. Public Enterprise Revenue bonds
- h. General obligation bonds
- i. Tax-increment financing
- j. City General Fund money
- k. Impact Fees and Exactions

The costs associated with making improvements to the internal infrastructure and facilities will be borne by the developer/builder. Development of the Specific Plan cannot proceed in advance of the installation of the master-planned facilities required by this project.

I. Maintenance

The intent of the maintenance responsibility table is to establish responsibilities for the operation and maintenance of various facilities and community improvements for the Vista Del Agua Specific Plan.

MAINTENANCE RESPONSIBILITY Table 8-1				
	City of Coachella	Home Owners Association	LMAD/DFAD	Parks Maintenance Department
Water/Sewer	X			
Street R/W	X			
Public Street	X			
Lane/Alley	X			
Landscaping		X	X	
Entry Monumentation		X	X	
Paseos and Parkways		X	X	
Park (PA9)	X			X
Detention Basins			X	