

### 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.

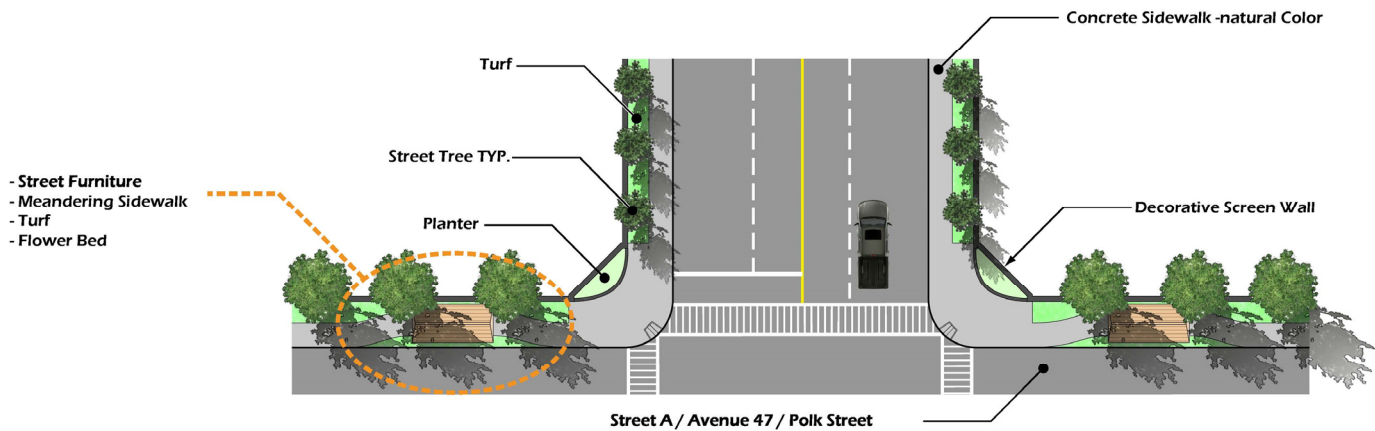


In order to avoid this, the following requirements must be met:

- 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.



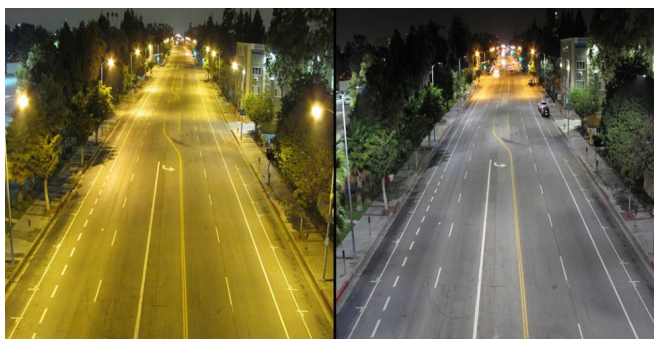
**PV solar panels on every new home and commercial building**

### 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.

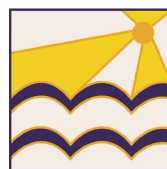
### E.3 Outdoor Lighting

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.

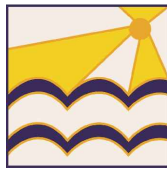


**Traditional street lights**

**LED Street lights**



TRAIL HEAD FEATURE



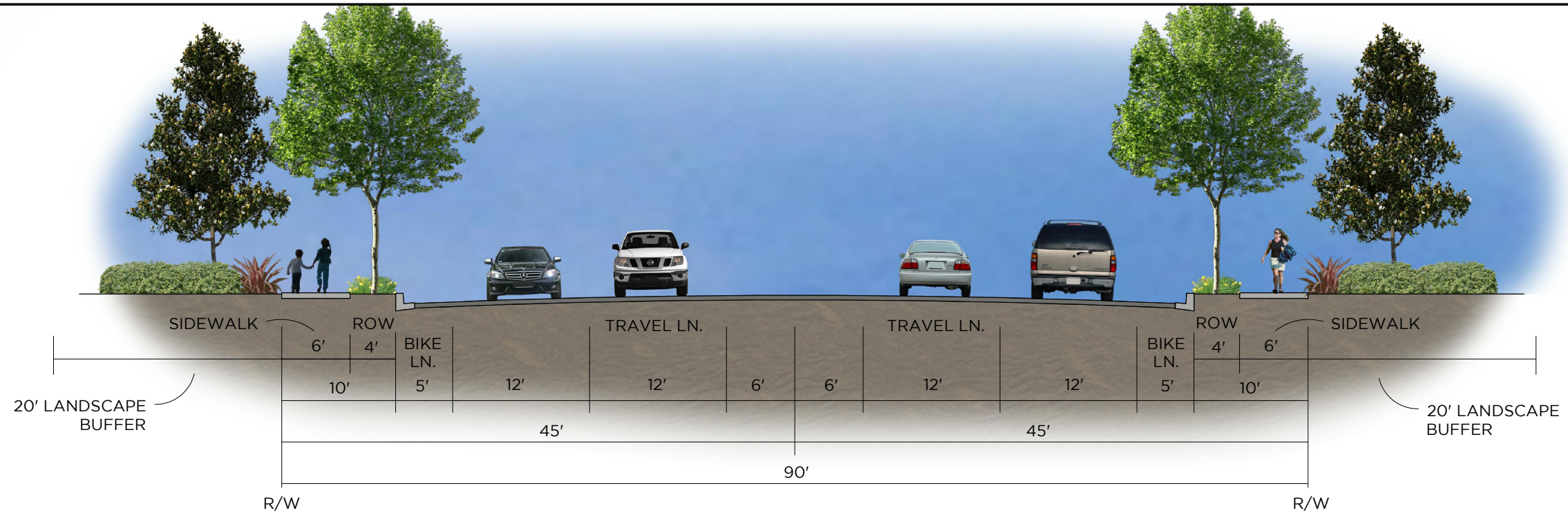
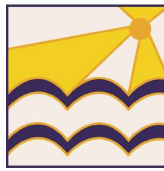
PRIMARY ENTRY



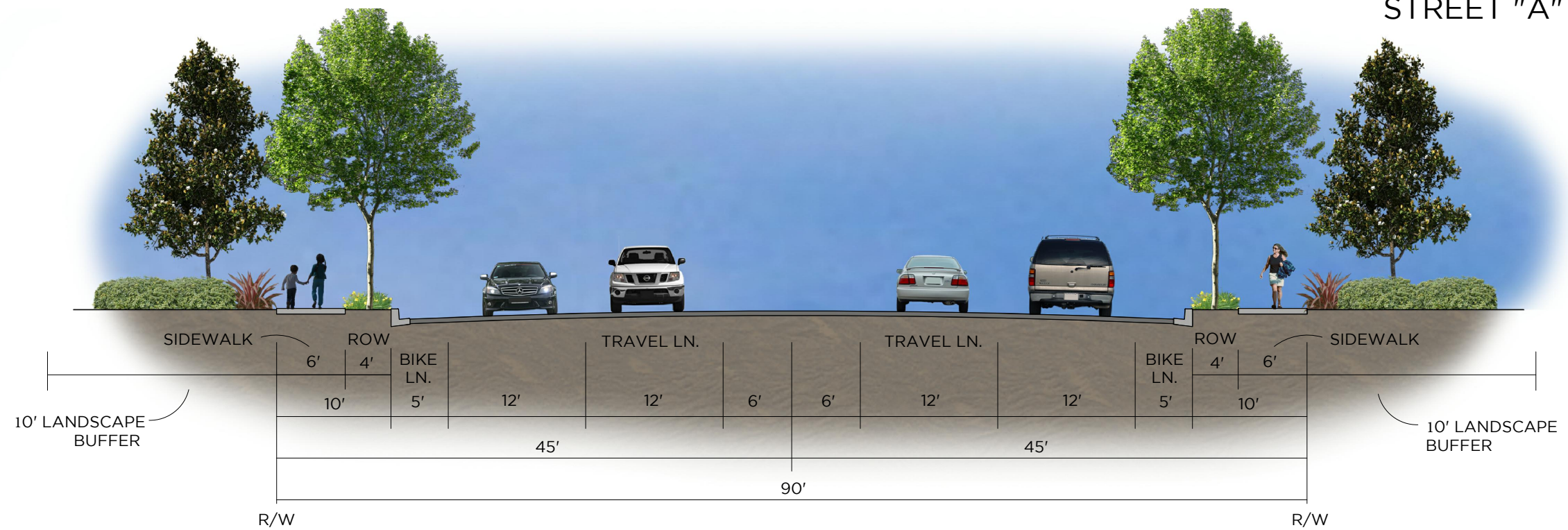
SECONDARY ENTRY



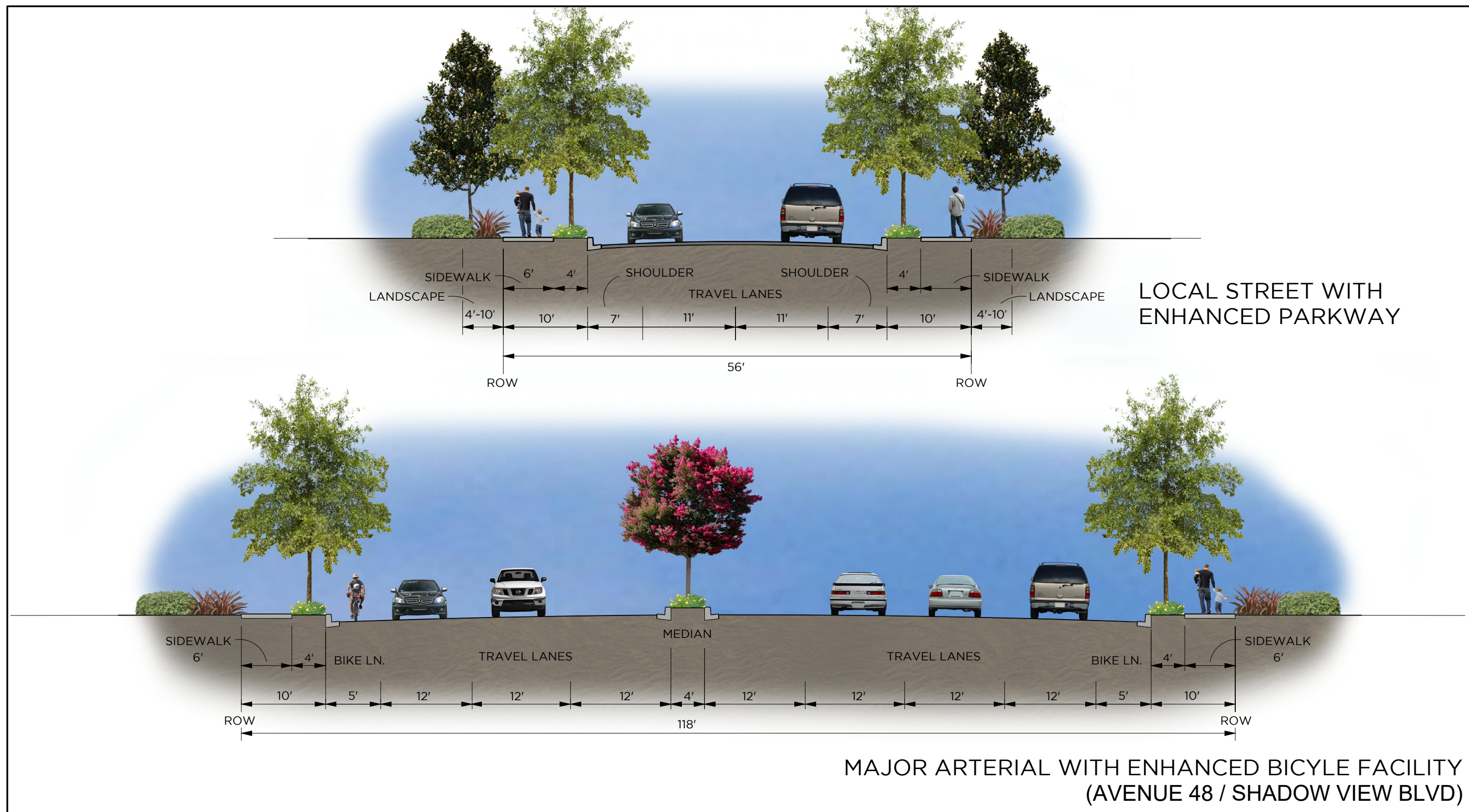
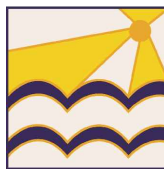
NEIGHBORHOOD ENTRY

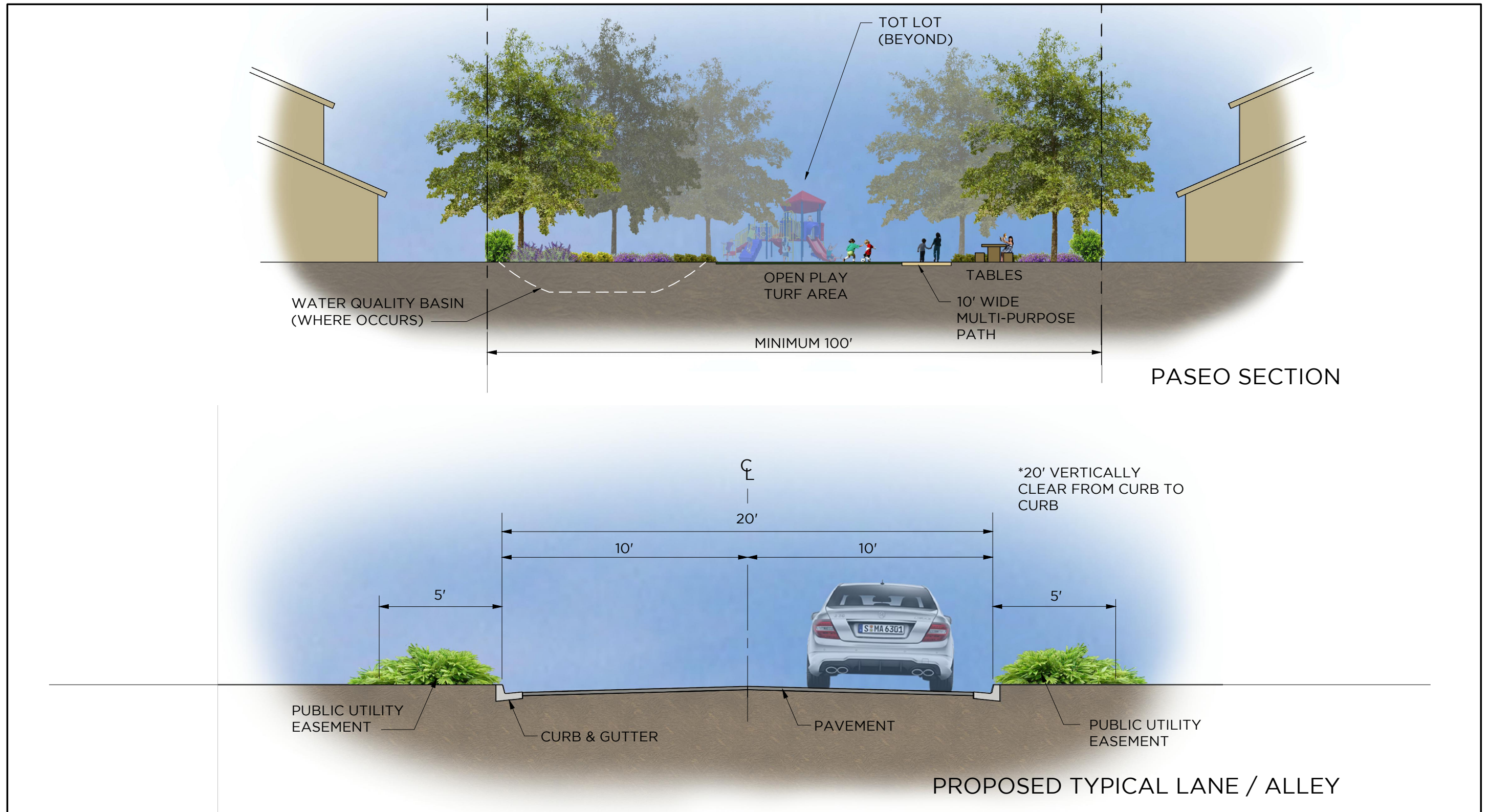
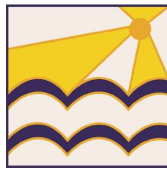


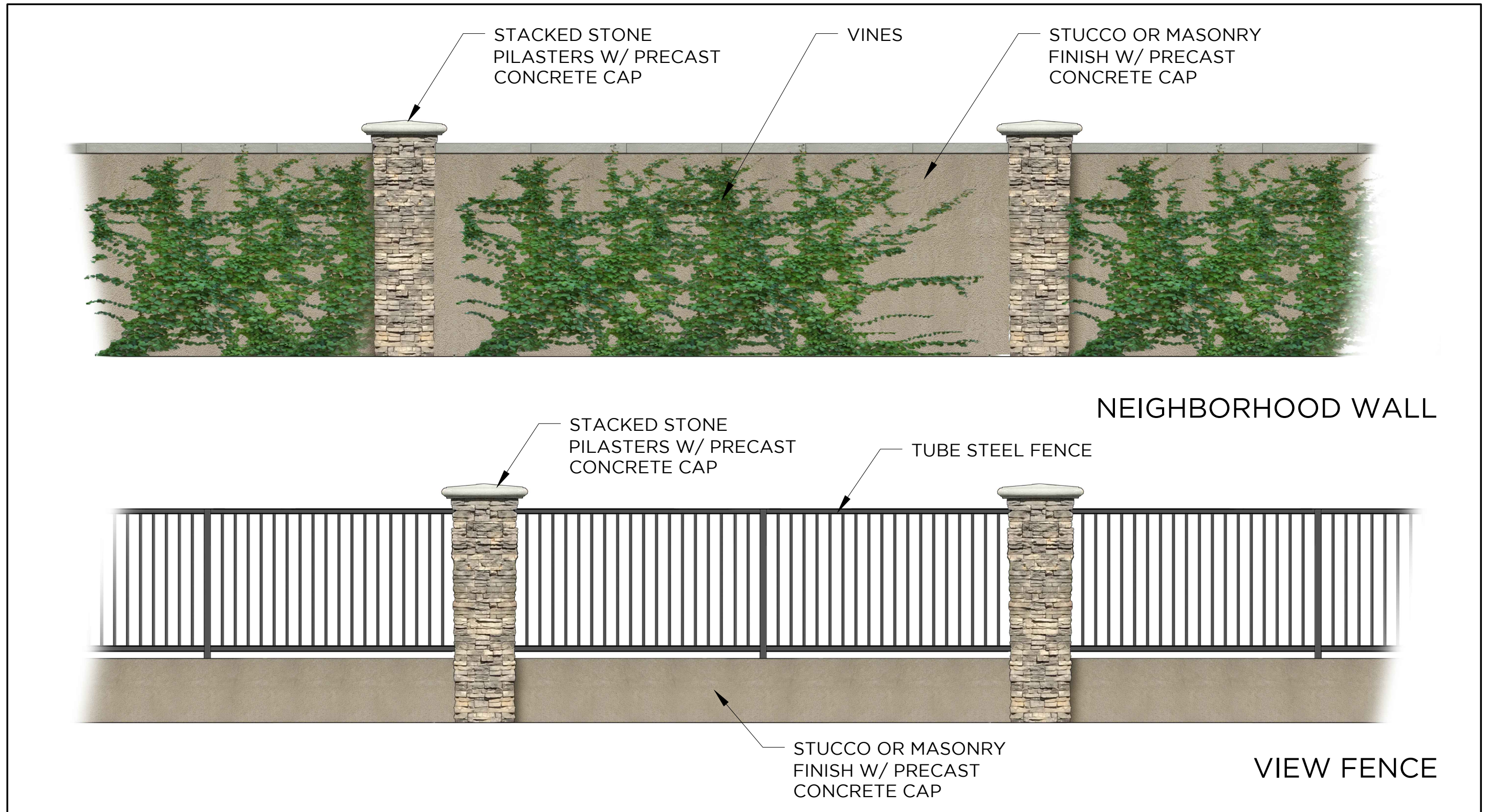
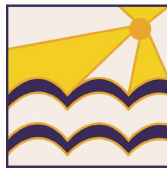
STREET "A"

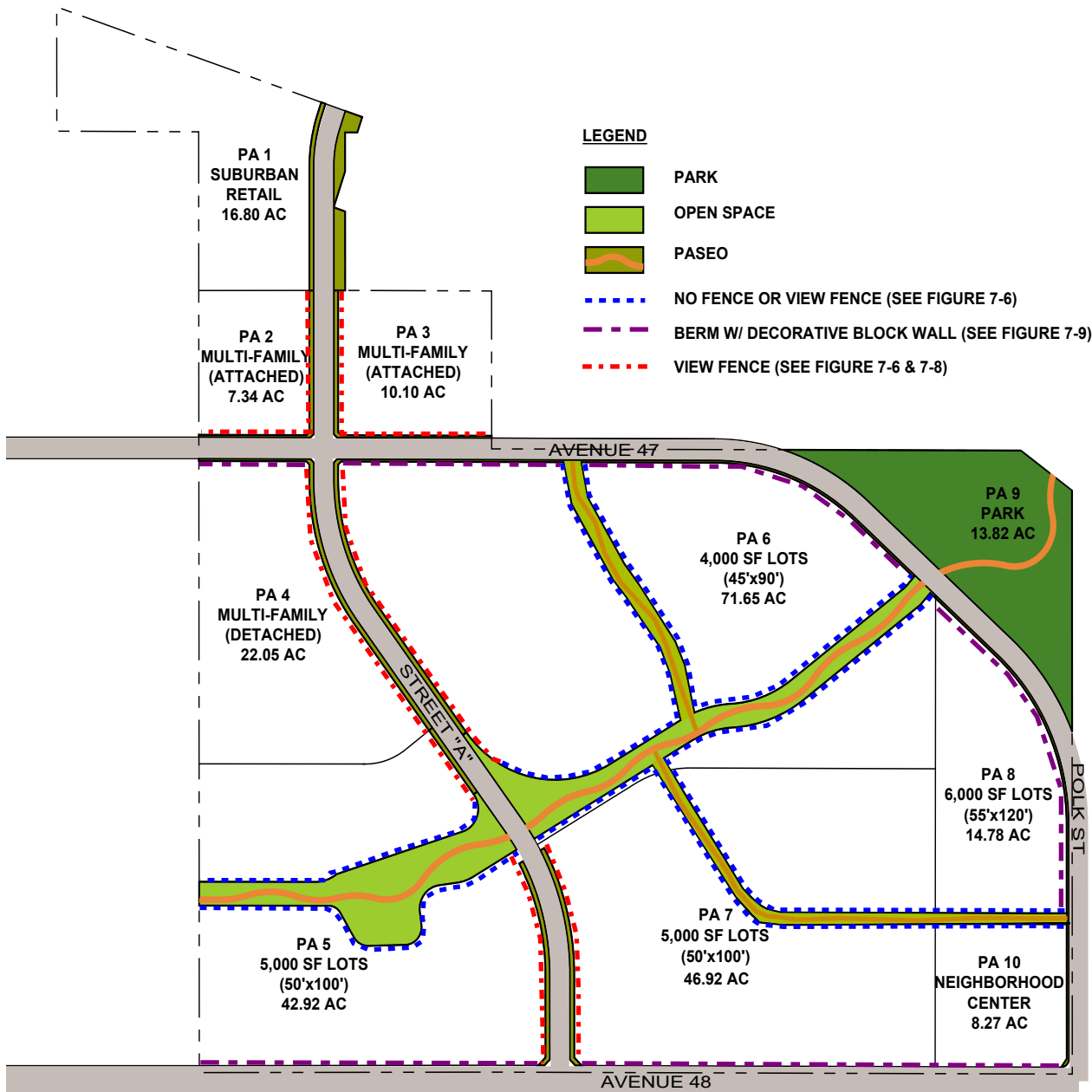


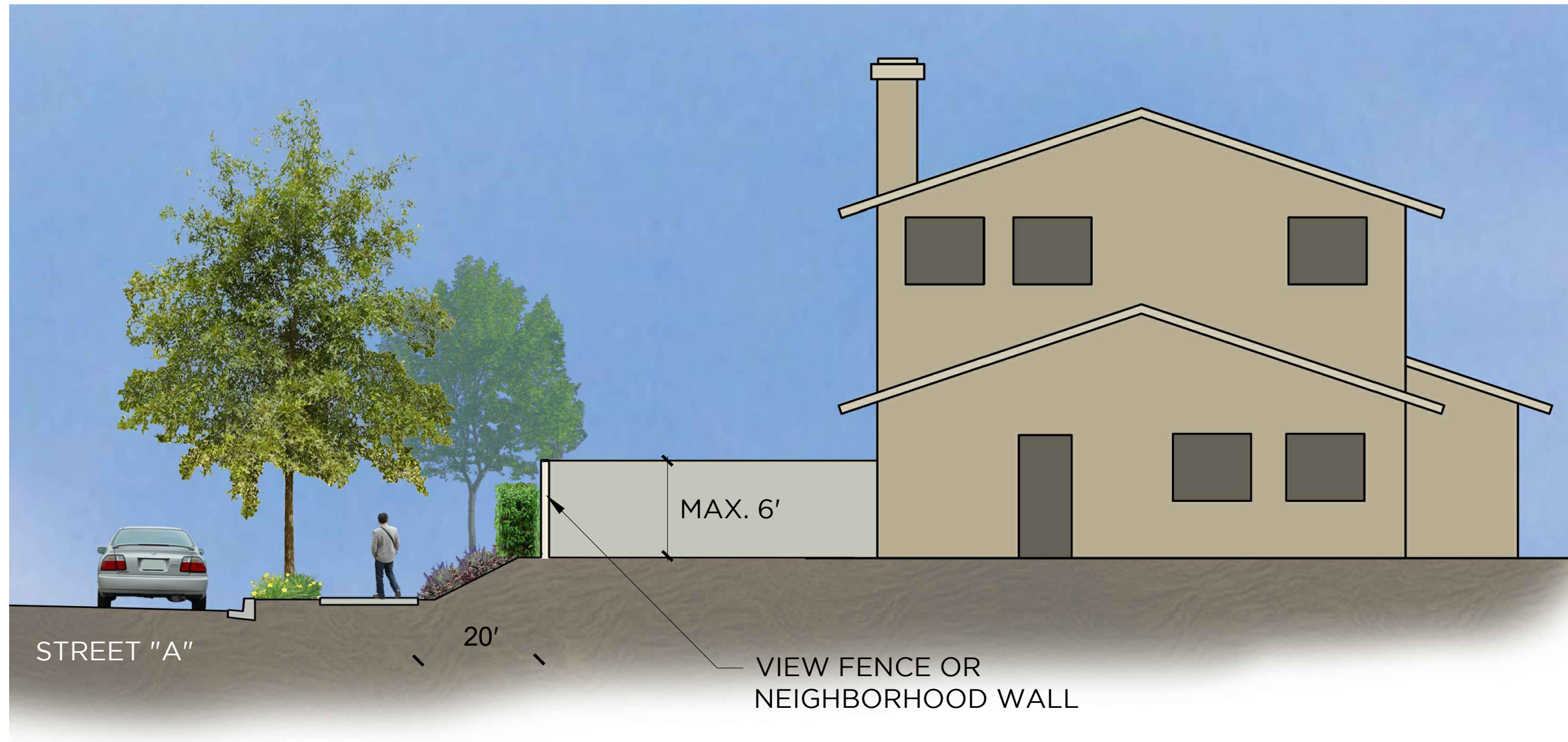
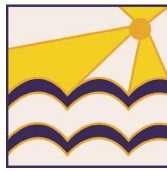
AVENUE 47 / POLK STREET

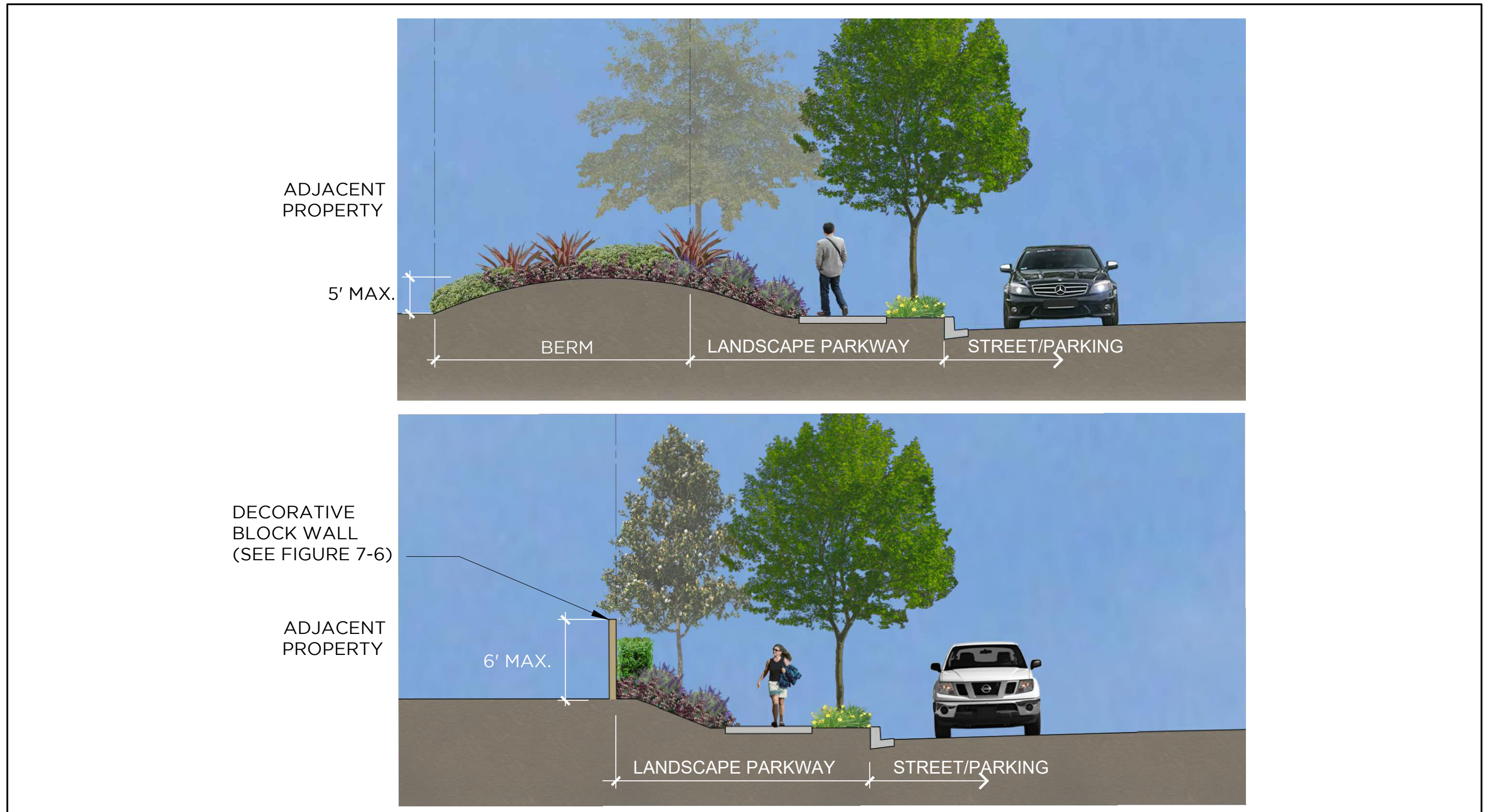
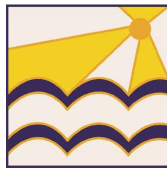












## 8. Implementation Plan

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**

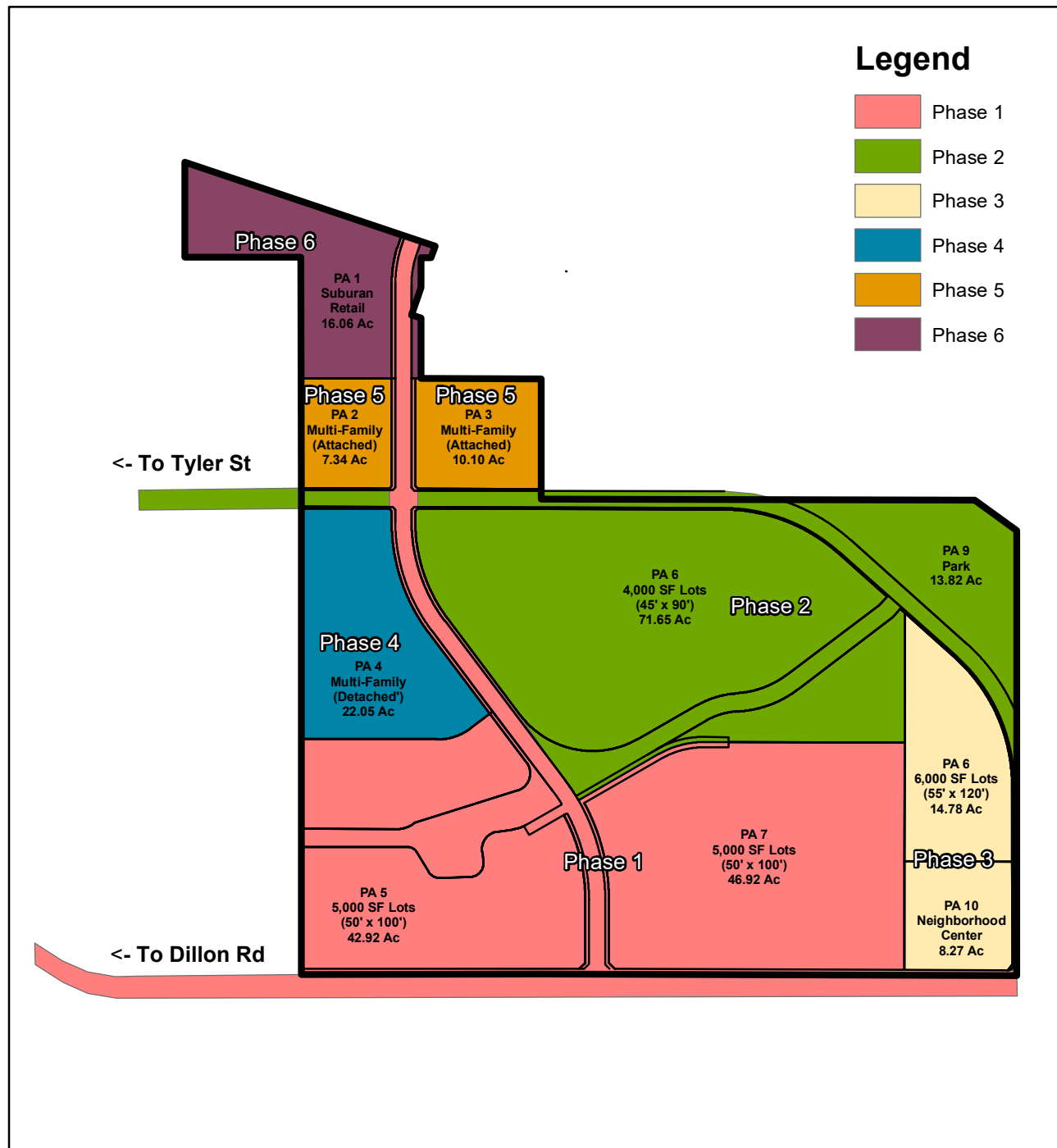
The primary intent of the phasing plan is to ensure that complete and adequate public facilities and services are in place and available to the future community residents and visitors.

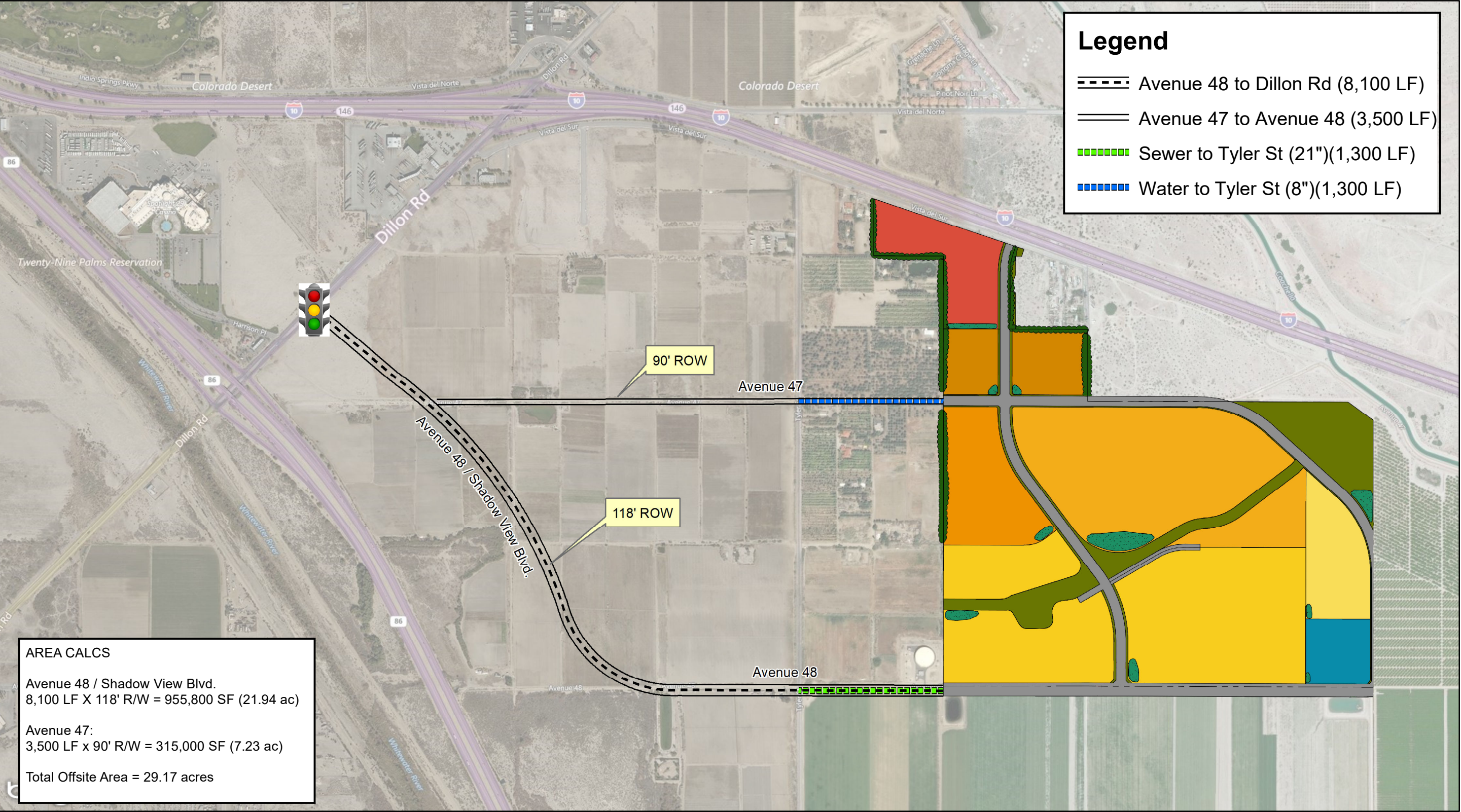
Unless otherwise indicated in the Specific Plan, or in the conditions of approval of a subdivision of a phase of the Specific Plan, the construction, installation and/or extension of the infrastructure and public facilities necessary to serve each phase of development shall be operational prior to the 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.

# Vista Del Agua

# Phase Plan

Figure 8.1





## 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.

<b>MAINTENANCE RESPONSIBILITY</b> <b>Table 8-1</b>				
	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	