

# | DRAFT GENERAL PLAN ERRATA

## OVERVIEW

During the Coachella General Plan 2035 Update, the draft plan was released for public review in May 2013. Since this time, a number of responses and changes in the Planning Area have resulted in an errata to the General Plan 2035. One major change in the Errata concentrate around subarea 14 and subarea 17 boundary changes under the General Plan land use plan, and policies changes to meet boundaries alterations. Additionally changes include policy text, additional information, and content changes based on comments, discussion, and community input from the public review draft.

All content highlight in **blue** represents new text to the General Plan Update. Text that is **blue** with a strike running through it represents text that was deleted from the public review draft. All other text has not been changed since the public review draft was released.

## 01 INTRODUCTION

Page 01-1, second paragraph:

Like many agricultural communities, Coachella faces water quality challenges **that** could affect the health of its residents.

## 02 VISION + GUIDING PRINCIPLES

No changes

## 03 EXISTING CONDITIONS

On Page 3-5, following the first paragraph:

### **SENATE BILL 244**

Senate Bill 244 (SB 244) requires procedural steps to be taken that ensure the identification, consideration, and protection of disadvantaged communities to be included in the general plans. Disadvantaged community settlements occur where a majority of residents have less income and higher density living have also been found to have insufficient infrastructure. According to SB 244 sufficient

infrastructure in community developments includes sidewalks, safe drinking water, and adequate waste processing. Lack of these basic necessities negatively impact residents' health, safety, and quality of life as well as generate inequities in the larger economic market. Additionally, continuous lack of infrastructure investments increases the equality gap and further impairs the quality of life of residents living in disadvantaged communities. These disadvantages not only create hardship for residents, but can weaken the social and economic health of the City, Sphere of Influence, and region where disadvantaged communities are present.

In response to adjust reduce inequalities and protect disadvantaged communities from such hardship, SB 244 has set in place criteria to identify the location of disadvantaged communities, and assess gaps in infrastructure. Through local governments and local agency formation commissions (LAFCos), establishment criteria are used to site communities, and work with counties and cities to comply with SB244.

City and counties are also required to follow procedures to identify island, fringe, or disadvantaged communities, assess infrastructure needs of each community, and outline potential funding mechanisms to address infrastructure improvements in these communities. These requirements are to be included in the land use element of a general plan update, in conjunction with adoption of the city's housing element.

## DISADVANTAGED COMMUNITIES

According to SB 244 a disadvantaged community meets the following criteria:

- 1) Housing contains 10 or more dwelling units in close proximity to one another;
- 2) Community is either within a city SOI, is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- 3) The median household income is 80 percent or less than the statewide median household income.

Within the City of Coachella and its Sphere of Influence, there are five communities that are considered to be disadvantaged communities under SB 244: Shady Lane, Cocopah, Thermal, Fillmore, and Vista Santa Rosa. Following are brief descriptions of these communities. Figure 3-3, shows their location within the Planning Area. Table 3-3 shows the infrastructure needs in each of the five disadvantaged communities in Coachella

1. ***Shady Lane.*** This community has water and sewer available nearby on 54th street. Water wells in this area have a high mineral content, and there is no stormwater management infrastructure in the Shady Lane community. Additionally, this neighborhood is so dense that septic is no longer viable and it needs to be connected to the wastewater treatment system.
2. ***Cocopah.*** The nearest water and sewer facilities are between one and two miles away from the community. The water quality is adequate and is supplied through private wells. Septic capacity and quality is considered adequate, as the community is low in density, and low in overall wastewater demand. In addition, there are current plans for water and sewer infrastructure improvements upon development of the La Entrada Specific Plan.

3. **Thermal.** Thermal does not have storm drain facilities. This area is included in the Coachella Valley Water District and receives water and wastewater sewer through the district.
4. **Fillmore Street.** This community has adequate well and septic facilities due to low density and low treatment demand. Like the rest of the City, there are no stormwater facilities in the area.
5. **Vista Santa Rosa.** Water wells in this community are depleted. There is also no sewer or storm drain infrastructure. However, septic treatment is adequate.

Figure 3-1: Location of the five disadvantaged communities in Coachella

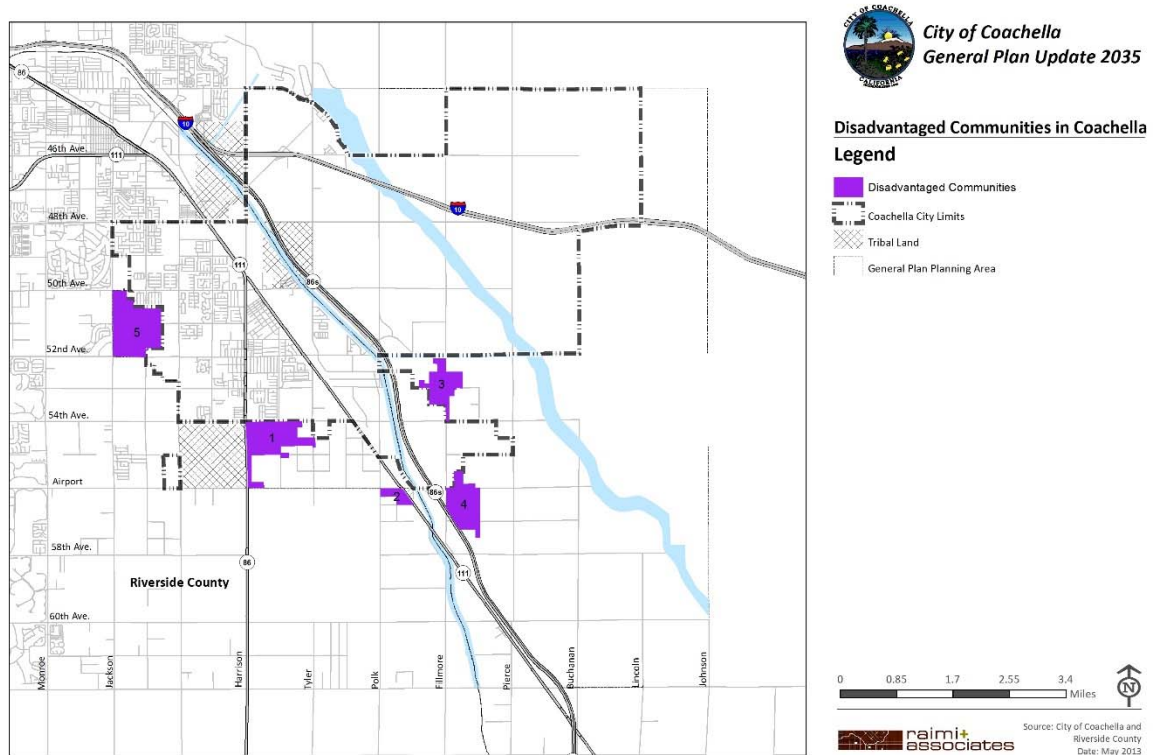


Table 3-3: Disadvantaged Communities Infrastructure Needs

<b>INFRASTRUCTURE NEEDS ANALYSIS</b>				
<b>NEIGHBORHOODS</b>	<b>WATER</b>	<b>SEWER</b>	<b>STORMWATER</b>	<b>FIRE</b>
SHADY LANE	Y	Y	Y	N
COCOPAH	N	N	Y	N
THERMAL	N	N	Y	N
FILLMORE	N	N	Y	N
VISTA SANTA ROSA	Y	N	N	N

## FINANCING INFRASTRUCTURE

Financial investments in infrastructure improvements will supply disadvantaged communities with a better environment to improve the health and safety of each community. There are several strategies to fund the necessary improvements that would be applicable to these communities. These include:

**Development impact fees.** The City is able impose development impact fees for projects that could affect disadvantaged communities or for projects that would also require infrastructure to be extended near or past a disadvantaged community. The City has done so in previous project developments, and is able incorporate such fees into the City’s development review and permitting process. These additional fees would be allocated to support the planning, building and implementation of infrastructure to meet necessary service levels in disadvantaged communities. The City can use these funds now, as well as continue to collect funding to support maintenance, or future additions to meet adequate levels of service.

**Master plan implementation.** It is common practice for cities to actively prepare and adopt infrastructure and utilities master plans, or similar plan types. These plans have the potential to allocate City funds towards building and maintaining necessary infrastructure improvements in identified disadvantaged communities. Potential plans, including a water master plan, a wastewater master plan, and a stormwater management plan, provide frameworks for infrastructure improvements throughout the City, including in disadvantaged communities. Within each plan, proposed funding opportunities and allocation strategies would be included to support infrastructure improvements. Once plans are adopted by the City, the approval of funding allocation and plan implementation can begin working towards closing the infrastructure service gaps in disadvantaged communities. This General Plan includes policies for the creation, maintenance, and implementation of such master plans needed to address the infrastructure needs of these five disadvantaged communities.

**General Fund.** The City can allocate infrastructure investments as a part of annual budget expenditures and allocate a certain amount or percentage of spending towards improvements in disadvantaged communities and typically occurs through the City’s Capital Improvements Program. City decision

makers and City officials can allocate funding, or community members could also recommend and propose part of the City's general fund go towards updating infrastructure to an adequate level of service. This may ultimately benefit the economic viability of the City, and have a secondary benefit of adding revenue back into the general fund.

**Loans, grants, and program funds.** There is potential for periodic grant opportunities and government loans, to fund the necessary infrastructure improvements. Potential funding opportunities could also come from Proposition 84 and the Water Authority and Sanitary District Enterprise Funds. Application of such funding opportunities can be done with partnerships between the City and various utilities companies, the Coachella Valley Water District, or any other interested party.

**Development funded improvements.** Some disadvantaged communities are in unincorporated areas, and in areas where development is happening at a slower pace. As development continues, the City may consider annexing this land, and could require that development in identified disadvantaged communities fund infrastructure improvements necessary to meet sufficient levels of service. During the permitting and development projects must have necessary infrastructure plans for meet adequate levels of service for the project as well as additional investments into infrastructure that will support the project's surrounding community.

Page 03-21, first paragraph:

Additional information on regional geology can be found in Appendix B, Safety Element Technical Background Report.

Page 03-21, last paragraph:

Additional information on Seismic Hazards can be found in Appendix B, Safety Element Technical Background Report.

Page 03-25, first full paragraph:

Additional information on soils can be found in Appendix B, Safety Element Technical Background Report.

Page 03-28, first paragraph:

Additional information on flood hazards can be found in Appendix B, Safety Element Technical Background Report.

Page 03-29, last paragraph:

Additional information on hazardous materials can be found in Appendix B, Safety Element Technical Background Report.

Page 3-57, first paragraph, second sentence:

While the General Plan Designations are applied directly to each parcel, the General Plan provides for some flexibility in the ultimate range and distribution of uses for ~~for~~ subareas 5 through 17.

## 04 LAND USE + COMMUNITY CHARACTER ELEMENT

Page 4-4, following the first sentence:

- SB 244. A description of the disadvantaged communities found in the Planning Area is in Chapter 3, Existing Conditions.

Page 4-31, following the item 3 under Urban Form Guidelines:

4. Building heights are generally two to five stories

Page 4-38, under Development Intensity:

### DEVELOPMENT INTENSITY

DU/ac = ~~n/a~~ 10 - 15

Page 4-42, first paragraph:

### INTENT AND PURPOSE

This designation accommodates a range of **light and** heavy commercial and industrial businesses that provide employment and generate more noise, light, odors or truck traffic than would be appropriate in the Urban Employment District.

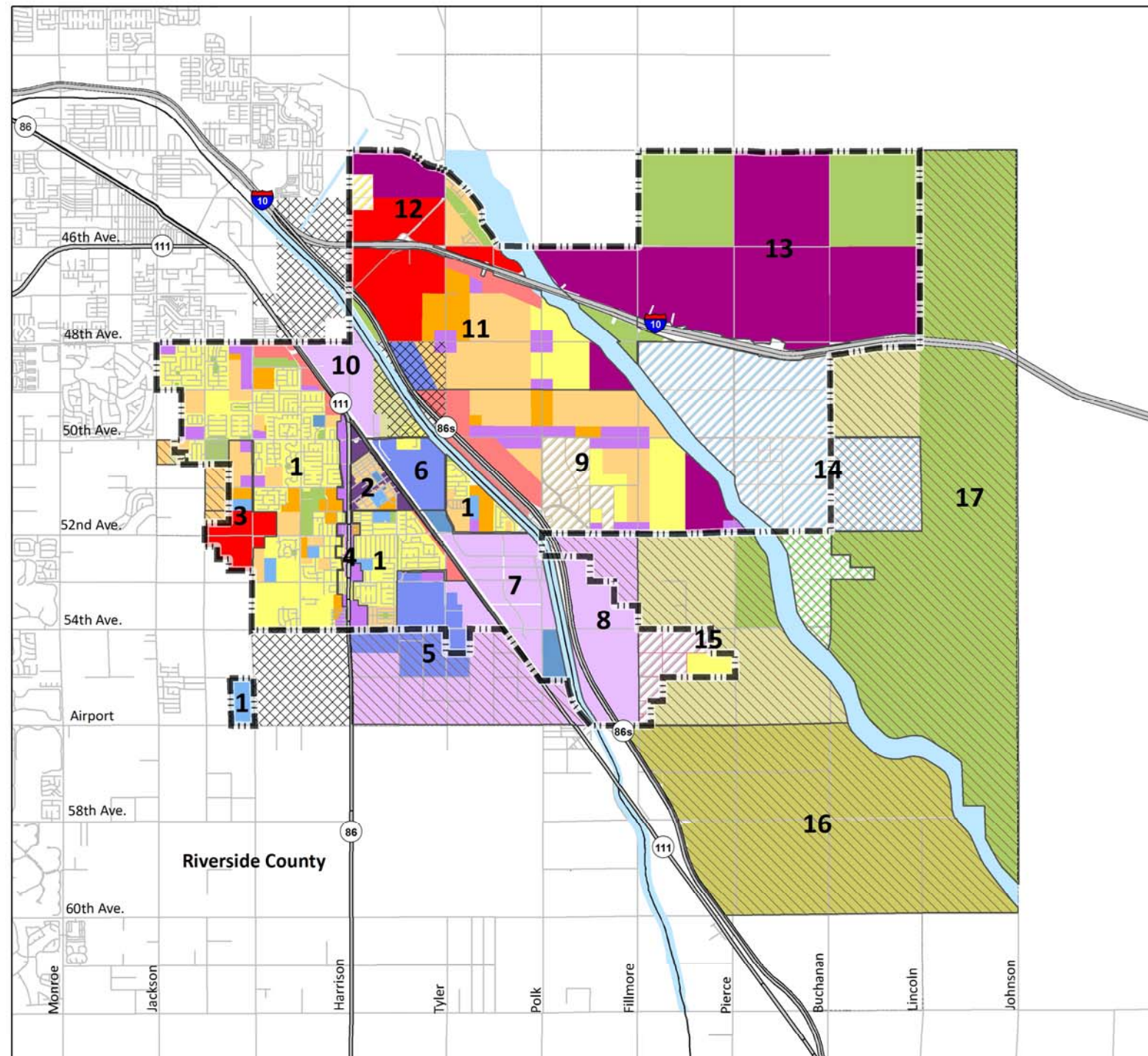
Page 4-47, third paragraph:

### LA ENTRADA

The La Entrada Specific Plan ~~has plans~~ provides for approximately 2,200 acres on the eastern edge of the City, providing for approximately 7,800 residential units, 135 acres of mixed-use, elementary schools, 343.8 acres of parks, multi-purpose trails and 556.9 acres of open space.

	RANCHOS		NEIGHBORHOODS			CENTERS			DISTRICTS			
	AGRICULTURAL	RURAL	SUBURBAN NEIGHBORHOOD	GENERAL NEIGHBORHOOD	URBAN NEIGHBORHOOD	NEIGHBORHOOD CENTER	DOWNTOWN CENTER	URBAN EMPLOYMENT CENTER	SUBURBAN RETAIL DISTRICT	REGIONAL RETAIL DISTRICT	INDUSTRIAL DISTRICT	RESORT
<b>DEVELOPMENT CHARACTERISTICS</b>												
DU/AC (RANGE AND AVERAGE) (Density varies depending on building type)	1 DU per 40 acres	1 DU/2.5 acres to 1 DU/ac	2 – 8 DU/ac with 5 DU/ac average for new projects	7-25 DU/ac with 12 DU/ac average for new projects	20 – 35 DU/ac with 30 average for new projects	15-40 DU/ac	20 - 65 DU/ac	30-65 DU/ac	n/a	10-15 DU/ac n/a	n/a	Up to 8 DU/ac
FAR	0.01	n/a	n/a	n/a	0.5	0.5 – 1.5	0.5 – 2.0	0.5 – 2.0	0.35 – 1.0	0.35 – 2.0	0.1 – 2.0	0.1 max
<b>STREET DESIGN, NETWORK AND CONNECTIVITY</b>												
BLOCK PERIMETER Note: exceptions apply for natural and man-made barriers	n/a	n/a	3200 ft. max	2400 ft. max	2400 ft. max	1600 ft. max	2000 ft. max	2400 ft. max	3200 ft. max	4000 ft. max	4,800 ft. max	n/a
BLOCK LENGTHS (DESIRED) Note: exceptions apply for natural and man-made barriers	n/a	n/a	400-500 ft.	400-500 ft.	400-500 ft.	400-500 ft.	300-500 ft.	300-500 ft.	Up to 1000 ft.	Up to 1000 ft.	Up to 1200 ft.	n/a
EXTERNAL CONNECTIVITY (project or neighborhood boundary)	n/a	¼ mi. min	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 800 ft.	Min 1 connection every 1000 ft.	Min 1 connection every 1200 ft.	Min 1 connection every ¼ mi.
GATED RESIDENTIAL AREAS	--	Y	--	--	--	--	--	--	n/a	n/a	n/a	Y
<b>PARKS AND OPEN SPACE</b>												
MINI PARK	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
NEIGHBORHOOD PARK	--	Y	Y	Y	Y	--	Y	--	--	--	Y	--
COMMUNITY PARK	Y	Y	Y	Y	--	--	--	--	Y	Y	--	Y
PLAZA/GREEN	--	--	Y	Y	Y	Y	Y	Y	Y	Y	--	--
GREENWAY/PARKWAY	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
SPECIAL USE	--	--	Y	Y	--	--	--	--	--	--	--	--
NATURE/OPEN SPACE	Y	Y	Y	Y	--	--	--	Y	--	--	--	Y
LINEAR PARK	--	Y	Y	Y	--	--	--	--	--	--	--	Y

Page 4-59, replace Figure 3-23, General Plan Designation Map, with the following map. The map was updated to adjust the boundary of Subarea 14 and Subarea 17 and to apply missing designations to the land between SR-86 and the Whitewater River Channel.



**City of Coachella**  
**General Plan Update 2035**

**General Plan Land Use Designations**

**Legend**

- |                            |                                   |
|----------------------------|-----------------------------------|
| Coachella City Limits      | Downtown Center                   |
| Tribal Land                | Urban Employment Center           |
| Sphere of Influence        | Neighborhood Center               |
| General Plan Planning Area | Regional Retail District          |
|                            | Suburban Retail District          |
|                            | Resort District                   |
|                            | Industrial District               |
|                            | Urban Neighborhood                |
|                            | General Neighborhood              |
|                            | Suburban Neighborhood             |
|                            | Rural Rancho                      |
|                            | Agricultural Rancho               |
|                            | Open Space                        |
|                            | School                            |
|                            | Public Facilities                 |
|                            | Brandenburg Butters Specific Plan |
|                            | Coachella Vineyards Specific Plan |
|                            | Eagle Falls Specific Plan         |
|                            | La Entrada Specific Plan          |
|                            | Philips Ranch Specific Plan       |



**raimi+**  
**associates**

Source: City of Coachella and  
Riverside County  
Date: January 2014



Page 4-61, replace Figure 3-24, General Plan Subarea Map, with the following. This map was updated to reflect the adjustment to the Subarea 14 and Subarea 17 boundary.



**City of Coachella  
General Plan Update 2035**

**General Plan Subareas**

**Legend**

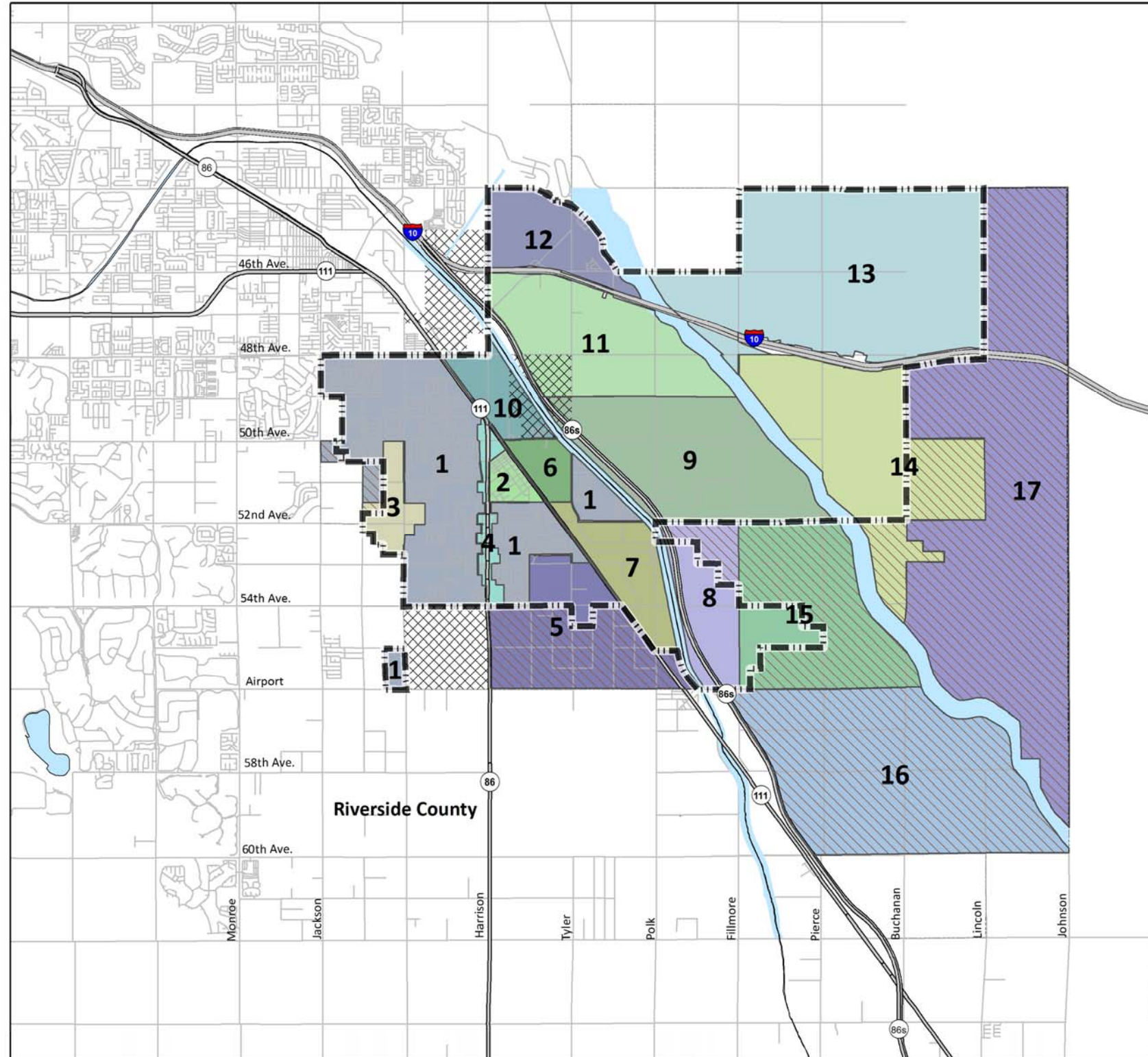
- Coachella City Limits
- Tribal Land
- Sphere of Influence
- General Plan Planning Area

**General Plan Subareas**

- 1 - West Coachella
- 2 - Downtown
- 3 - Van Buren Corridor
- 4 - Harrison St. Corridor
- 5 - Airport District
- 6 - Downtown Expansion
- 7 - South Employment District
- 8 - East Industrial District
- 9 - Central Coachella Neighborhoods
- 10 - North Employment District
- 11 - Commercial Entertainment District
- 12 - North Dillon Road
- 13 - Desert Lakes
- 14 - La Entrada
- 15 - Cocopah Area
- 16 - South Coachella
- 17 - Eastern Coachella



Source: City of Coachella and  
Riverside County  
Date: January 2014



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Page 4-63, fourth bullet point:

- For land controlled by others, those owners are to be invited to participate in the master planning process. The requirements for land not controlled by the applicant are focused on ~~minimal~~ minimum connectivity and adjacencies.

Page 4-65, second to last bullet point:

- Present Master Plan to the City for review and comment. At its discretion, the City may retain an outside consultant such as a “town planner” to provide guidance on compliance with the vision and the policies. Additionally, the Planning Commission or the City Council ~~to review and provide comments on the Master Plan~~ may provide input or guidance on compliance with the vision and policies.

Page 4-68, add the following policy to Policy Direction

14. Allow the re-zoning of certain residential block faces where existing bungalows can be converted to office and/or professional uses.

Page 4-70, add the following policy to Policy Direction:

6. Limit heavy industrial to vicinity of Grapefruit Avenue and 54<sup>th</sup> Street.

Page 4-72, add the following policy to Policy Direction:

4. The area south of 52nd Avenue, west of Polk, and north of 54th should remain light industrial.
5. Limit heavy industrial to the SR-86 corridor.

Page 4-73, add the following to Policy Direction:

4. Encourage a collaborative planning effort with the Rancho California Vineyards Specific Plan in Subarea 15 in order to achieve a critical mass of development that will help facilitate the extension of infrastructure to this area of the City.
5. Limit heavy industrial to the SR-86 corridor.
7. Ensure well designed, effective transitions between the employment uses in this subarea and residential uses that are expected to occur in subareas 9 and 15 so as to minimize impacts and encourage connectivity between areas.

Page 4-75, add the following policy to Policy Direction:

8. Allow recycling and wrecking yard uses to continue in the vicinity of 48<sup>th</sup> and Harrison Street.

Page 4-77, add the following policies to Policy Direction

11. Consider Urban Neighborhood as a substitute for Regional Commercial so long as the walkable character intended for the subarea is still achieved and so long as the opportunity for viable Regional Retail is not lost.

12. Require an amendment to the Shadow View Specific Plan to establish a walkable, commercial retail and entertainment destination. Design elements [that emphasize walkable districts and pedestrian activity](#) such as those found in the Victoria Gardens project and Downtown Disney are desired.

Page 4-78, Subarea 13:

## SUBAREA 13 – ~~THE UPLANDS~~ DESERT LAKES

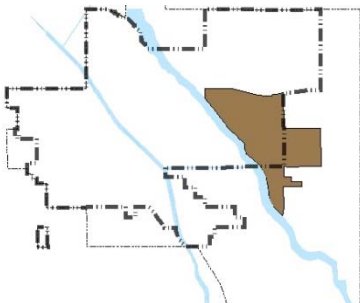
### EXISTING CONDITIONS

~~The Uplands Desert Lakes~~ is an environmentally diverse and rich area of the City. It is part of the Mecca Hills that serve as a scenic backdrop to Coachella and is bounded on the south by Interstate 10 and on the west by the San Andreas Fault and Coachella Canal.

Page 79, under Policy Direction:

- ~~2. Prohibit new development to occur until a significant portion of the land within the City limits is developed.~~ Facilitate good roadway connectivity to Dillon Road. The network illustrated by Figure 4-1 could be adjusted to account for topography and physical constraints as long as the envisioned connectivity is maintained.
3. Prior to development, ~~but after a significant portion of the land in the City limits is developed,~~ prepare a single Specific Plan for the subarea that establishes a long-term vision, land uses and an implementation program.
10. Final designation mix should be:
  - 20 to 30 percent Open Space
  - Up to 25 percent Agricultural Rancho and Open Space
  - Up to 50 percent Rural Rancho
  - Up to 10 percent General Neighborhood
  - [Up to 3 percent Suburban Retail District](#)
  - Up to five percent Neighborhood Center
  - Up to 60 percent Resort

Page 79, map has been replaced with the following:



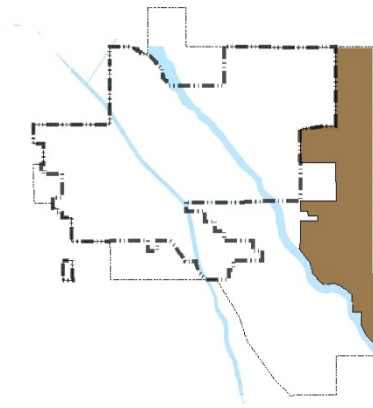
## VISION

La Entrada is envisioned with a diversity of neighborhoods and commercial services. Regional Commercial and Mixed-Use Development will be located in the western portion of the subarea along 50<sup>th</sup> Avenue that is being realigned to allow for a new interchange with I-10. The ~~central portion of the~~ subarea will contain a diversity of residential neighborhoods that may include retirement communities and more traditional walkable neighborhoods. The ~~northeast and southeast portions of the area maintain the~~ rugged natural topography shall be maintained with lower density residential and open space. The area will have a well-defined open-space network with multi-use trails connecting neighborhoods, parks and natural open spaces. While some distance from Downtown, La Entrada will be directly connected to Central Coachella, Downtown and West Coachella via Avenues 50 and 52, which are broad four-six-lane boulevards with frequent pedestrian crossings and pleasant tree-lined sidewalks.

## POLICY DIRECTION

1. Prepare and maintain ~~two a single~~ Specific Plans for the subarea that establish a long-term vision, land uses and an implementation program; ~~one for the La Entrada project and one for the Phillips Ranch project.~~
2. To the greatest extent feasible, preserve the natural topographic features during the planning and development process.
3. Require public facilities and services be provided concurrent with the development to ensure a high quality of life for residents.
4. Require all new development within this subarea conform to the vision and design parameters of the General Plan Designations.
5. ~~Strive for a high level of connectivity of residents to neighborhood services through site design, open space linkages, and bicycle facilities.~~ Strive for 75 percent of residents (except for the rural residential and resorts) to be within a half-mile walk distance of retail and neighborhood services.
6. Require the 90 percent of residents be within quarter-mile walk distances of a dedicated park, school, or multi-use trail.
7. Require new development be designed as high quality neighborhoods that provide multiple amenities, a beautiful public realm and are consistent with the City's vision for complete neighborhoods.
8. Require rural neighborhoods and clustered development in steeper and topographically constrained areas and use these development types to preserve the significant natural amenities.
9. Require new developments be designed for and provided with adequate public services and infrastructure to be self-sufficient in the event of a large earthquake.
10. Require the primary boulevards to be designed, constructed and operated as multi-modal boulevards, not wide high-speed streets.
11. Follow the block size and connectivity standards for new development found in this General Plan.

12. Require development of grading guidelines and standards as part of a Specific Plan for the Phillips Ranch project.
13. Require clustered single family and multifamily development in less constrained portions of Phillips Ranch, transferring density from areas constrained by seismic, drainage, rights of way, or other conditions based on technical studies. Assumed gross density would be 4 du/acre.
14. Consider annexation as a logical extension of the City boundaries as neighboring properties are annexed and adjacent properties are developed.
15. The final designation mix should be determined through the preparation of Specific Plans.



Page 82, map has been replaced with the following:

Page 4-85, policy 2.14:

- 2.14** Reserve development areas. Subareas ~~13~~, 15 and 16 shall be maintained as reserve development areas. These areas shall maintain their current land or agricultural use until the identified High Priority Development Areas and Growth Expansion Areas are at least 60 percent developed with urban uses or preserved open spaces.

Page 4-86, add policy 2.19:

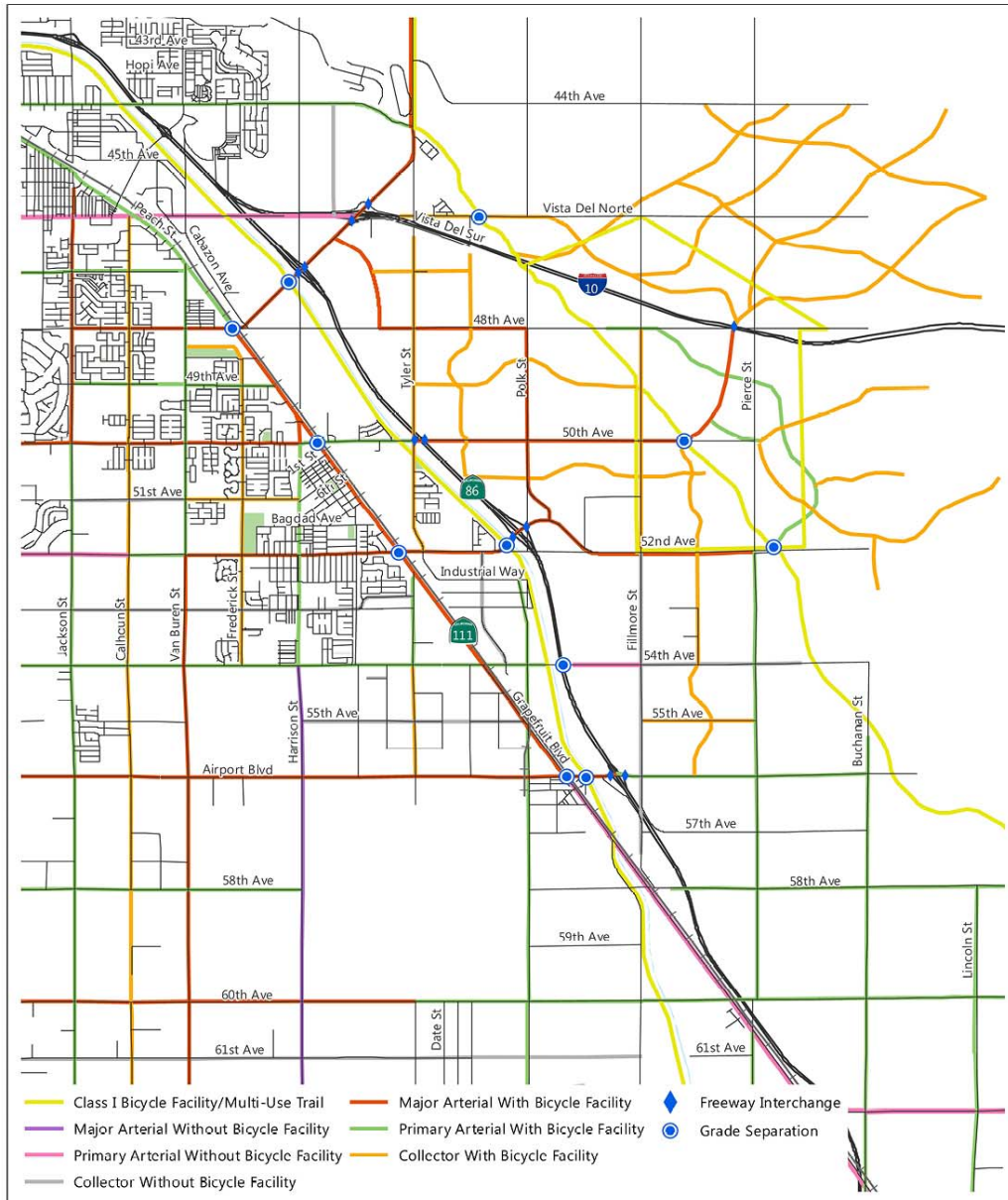
- 2.19** **Community Amenities.** Encourage the provision of a high-level of neighborhood and community amenities and design features as a way of balancing increased density, recognizing that the General Plan increases the average planned density by several times and specifies a desire for a very high quality, amenity-rich, livable community.

Page 4-89, Policy 5.14

- 5.14** **Shaded streets sidewalks.** Strive to design and build neighborhoods to provide shade over at least 30 percent of the length of sidewalks on streets within the project. Trees must provide shade within 10 years of landscape installation and should be as water efficient as possible.

# 05 MOBILITY ELEMENT

Page 5-7, replace Figure 5-2 with the following map. This map was updated to show planned interchanges, grade separations, and to reflect the approved La Entrada circulation network.



**FEHR PEERS**

Document Path: N:\Jobs\Active\IE: Jobs\IE11-0067\_Coachella\_General\_Plan\Graphics\GIS\MXD\F1\_FutureRoadwayNetwork.mxd

FUTURE ROADWAY NETWORK  
CITY OF COACHELLA

FIGURE 1

Page 5-8:

- 1.4 Development performance measures for roadway segments and intersections that consider all modes of travel. When developing these performance measures, allow the following roadway segments to have levels of vehicular congestion that are worse relative to other roadways in the City:
  - Grapefruit Boulevard (South of Avenue 48)
  - Grapefruit Boulevard (North of Harrison)
  - Harrison Street (North of Avenue 52)
  - Harrison Street (South of Avenue 52)
- 1.9 Low Speed Electric Vehicles. Support the use of low speed electric vehicles on City roadways, consistent with regional planning document, the requirements of the California Vehicle Code, and other regulations as appropriate.

Page 5-12:

- 8.3 Regional non-motorized connections. ~~Collaborate with CVAG to provide~~ Prioritize connections between the City's bicycle and pedestrian network to regional facilities such as the CV Link and other regional trail facilities.
- 8.4 Regional planning for alternative transportation. Collaborate with CVAG on the development of any regional planning documents related to bicycles, pedestrians, transit, and low speed electric vehicles.

## 06 HEALTH ELEMENT

Page 6-3:

- 1.2 Monitoring and evaluation. Work with the Riverside County Department of Public Health and community groups to monitor trends of the City's health and wellness conditions and outcomes. The City shall work towards developing measurable criteria to evaluate the impact of health and wellness implementation actions and will encourage HARC and the Riverside County Department of Public Health to track health disparities and indicators that are relevant at that time, at small geographic areas and smaller socio-demographic factors. This should include monitoring trends of environmental determinants of health and health outcomes.

Page 6-4:

- 1.10 EIR Review. Submit all environmental documents (Negative Declarations, Mitigated Negative Declarations, and Environmental Impact Reports) prepared with the City as the lead agency to the Riverside County Department of Public Health for review and comment. Similarly, add Riverside County Department of Public Health to the City's agency distribution list to share information and ensure early collaboration with Riverside County Department of Public Health.
- 2.8 Mobile home parks. Balance the need for affordable housing while protecting the health and safety of mobile home residents by setting standards for tenants and property owners. The City shall work towards reducing life safety risks and avoid



[displacement of residents](#). Standards can include rent and utility cost regulations and other tenant protection measures; utilities infrastructure and hook-ups; fire safety; drainage; water and sewer lines; street access and structure orientation. Seek out resources to support improvements, infrastructure and sustainability of mobile home parks.

Page 6-5:

- 2.17 [Homeless services. Partner with community organizations for services for the homeless, including but not limited to provisions of safe, sanitary restroom facilities for homeless individuals in key locations.](#)
- 3.5 **Smoke-free entertainment.** Work with Riverside County Department of Public Health to encourage local casinos to ban smoking to protect Coachella residents who work in, and patronize, local casinos. [Approach the California Gaming Control Commission about possible tobacco-related modifications to the tribes' Tribal-State Gaming Compacts.](#)

Page 6-8:

- 7.2 **Targeted employment training.** Work with local schools, colleges, trade schools and non-profit scholarship organizations to ensure a trained and qualified workforce is available to meet the needs of projected growing industries that provide living wages [for persons most in need.](#)

Page 6-9:

- 8.6 **Public school capacity.** Coordinate with Coachella Valley Unified School District to provide an adequate number of elementary, middle and high schools for Coachella's growing population [and achieve an equitable distribution of school sites among all socio-economic categories.](#)
- 8.8 **Provision of school sites.** [Require](#) Encourage the dedication of real property, based on the master plan of the applicable school district, for the provision of necessary public educational facilities within a half-mile of each neighborhood.
- ~~8.11 [Healthy school siting. Work with the school district to promote standards to protect students and staff from environmental hazards.](#)~~

## 07 SUSTAINABILITY AND NATURAL ENVIRONMENT ELEMENT

Page 7-6:

- 3.5 **Recycled water.** Use impact fees to set up tertiary water treatment infrastructure to use recycled water for “non-potable” uses. ~~Require the use of recycled water for all agricultural, irrigation and industrial uses in order to reserve the City’s highest quality potable water for drinking.~~
- 3.10 **Retention Basins.** ~~Establish requirements for water storage of a certain size be stored underground to preserve land. Include~~ Encourage storm water retention basins to be underground in future development so as to achieve the most efficient use of land and compact development and promote the urban character goals of the General Plan.
- 4.1 **Public buildings.** Require all new and substantially renovated ~~or reconstructed~~ City-owned and operated buildings in excess of 5,000 square feet achieve a LEED Silver Certification standard, as determined by the U.S. Green Building Council, ~~or a substantially similar green building standard.~~
- 4.5 **Heat island reductions.** Require heat island reduction strategies in new developments such as light-colored cool roofs, light-colored paving, permeable paving, right-sized parking requirements, ~~water efficient~~ vegetative cover and planting, substantial tree canopy coverage, south and west side ~~water-efficient tree~~ planting, ~~and shaded asphalt paving.~~

Page 7-7:

- 5.8 **Buffers between agriculture and urban uses.** Require new developments, whether they are new urban or new agricultural uses, in which urban and agriculture uses would be adjacent to maintain a protective buffer, ~~such as landscape setbacks, hedgerows, windrows, or canopy trees,~~ that ensures land use conflicts do not occur.

Page 7-11:

- 11.3 **Sensitive receptors.** Prohibit the siting of land uses that adversely impact existing sensitive receptors, including schools, childcare centers, senior housing, ~~and subsidized affordable housing. The minimum distance separating these uses should be 500 feet.~~

Page 7-13:

- 13.5 **New development needs.** Work with new development to provide at least ~~five~~ three acres of parkland for every 1,000 residents and ensure new development complies with this requirement. ~~Strive to provide at least 5 acres of parkland for every 1,000 residents and ensure no neighborhood should have less than three acres for every 1,000 residents.~~ School playgrounds and fields shall be counted where access is ensured by a joint use agreement.

## 08 SAFETY

No changes

## 09 INFRASTRUCTURE + PUBLIC SERVICES

Page 9-4:

- 2.2 [Water Master Plan](#). Adopt and maintain a Water Master Plan with defined infrastructure and facilities, capital improvement schedules and funding sources.

Page 9-9:

- 7.13 [Water pressure](#). Ensure that sufficient water service and pressure is available throughout the City for use in ~~fire-fighting~~ firefighting.

## 10 NOISE

No changes

## 11 HOUSING

The Housing Element is not a part of this update and no changes have been made to the adopted element.

## 12 IMPLEMENTATION ACTIONS

### LAND USE + COMMUNITY CHARACTER

1. [Zoning ordinance update](#). Following the adoption of the General Plan, update Coachella's Zoning Ordinance. The City Council and planning staff should explore and/or modify the following items in addition to others in line with the Plan's vision. [The zoning consistency analysis can be found in Appendix C](#).

### SUSTAINABILITY NATURAL ENVIRONMENT

14. [Climate Action Plan](#). Maintain and implement a Climate Action Plan. At a minimum interval of two years, update the GHG inventory and evaluate progress towards the City's GHG emissions reduction target.
15. [Retention Basins](#). Establish requirements for below grade onsite storm water requirements water storage of a certain size be stored underground to preserve land.

### INFRASTRUCTURE + PUBLIC SERVICES

1. ~~Water supplies and infrastructure~~ [Development Impact Fees](#). Update ~~establish the~~ development impact fee program to fund the development of all infrastructure necessary for [new development](#), including new water supplies and new water supply infrastructure. [This](#)

fee program shall include a mechanism for the provision of tertiary water treatment and distribution infrastructure.

## **APPENDIX B: SAFETY ELEMENT TECHNICAL BACKGROUND REPORT**

*Provided under separate cover.*

## **APPENDIX C: ZONING CONSISTENCY ANALYSIS**

*Provided under separate cover.*