

# Vista del Agua

**Applicant: United Engineering Group**

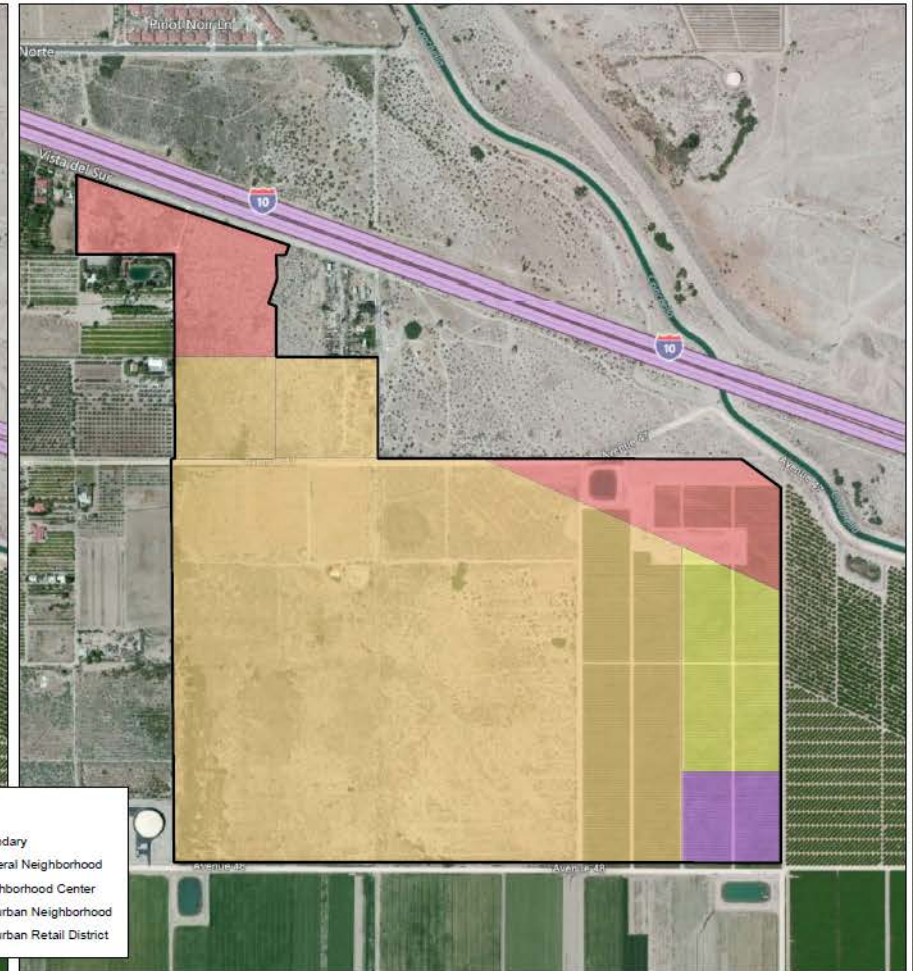
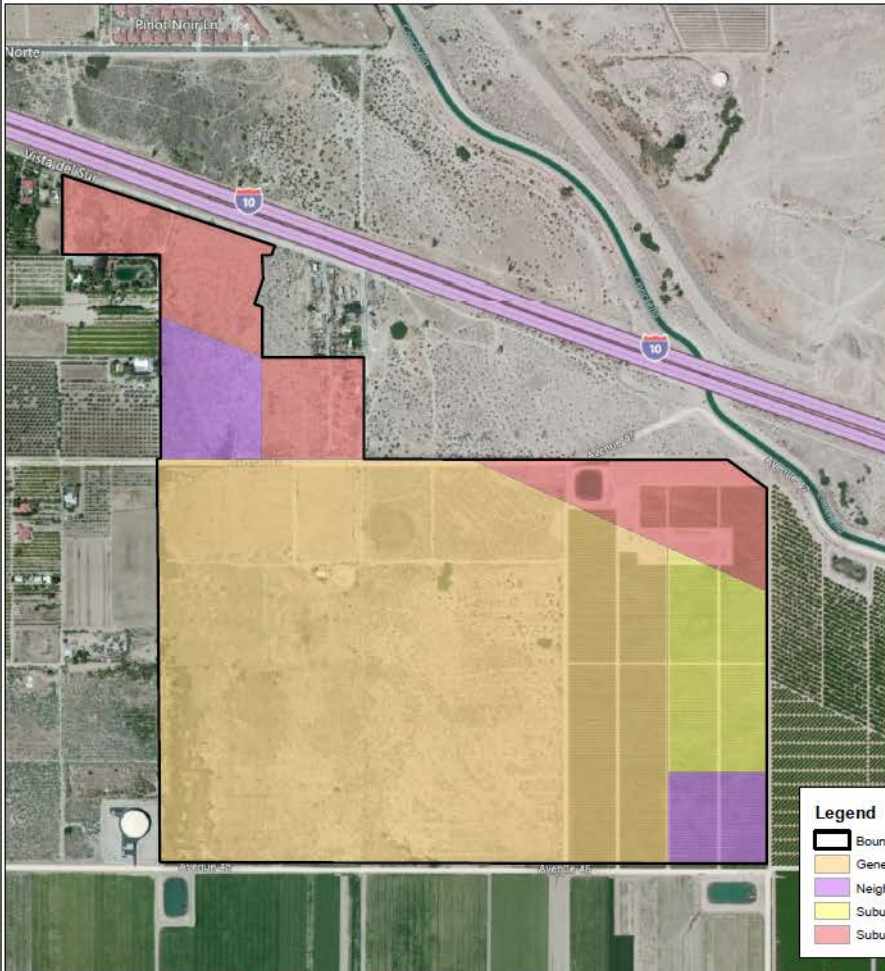
# Proposed Project

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- 277 acre site
- The applicant plans to create eleven (11) parcels for the subject area for conveyance purposes.
- Planning Areas: Single Family Residential, 4-Pack Residential, Multi-Family Residential, Mixed-Use, Business Park, Park, and a K-8 school site.
- The applicant proposes 1,642 dwelling units within the planning area.

## Existing Land Use

## Proposed Land Use



**Legend**

- Boundary
- General Neighborhood
- Neighborhood Center
- Suburban Neighborhood
- Suburban Retail District

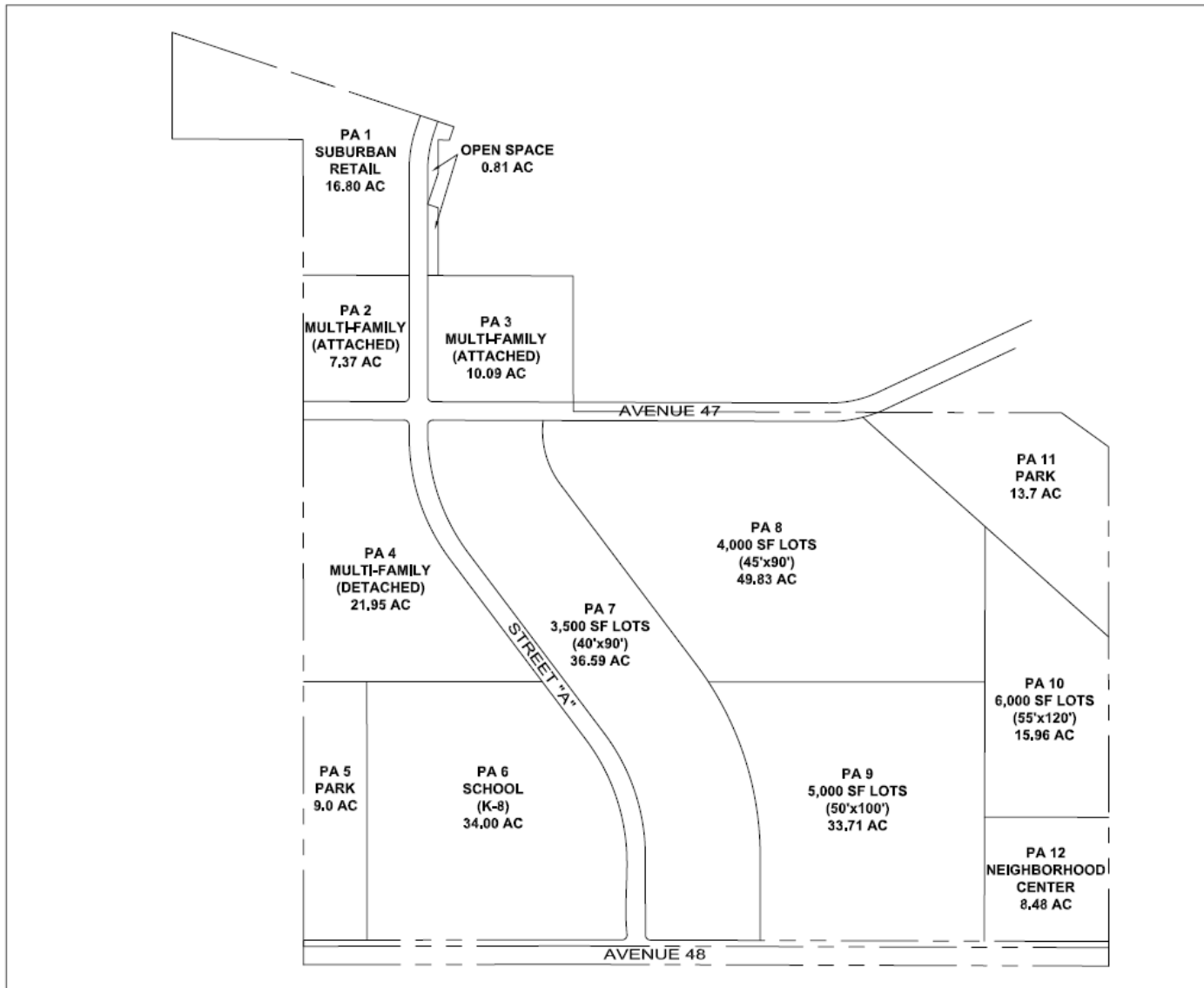


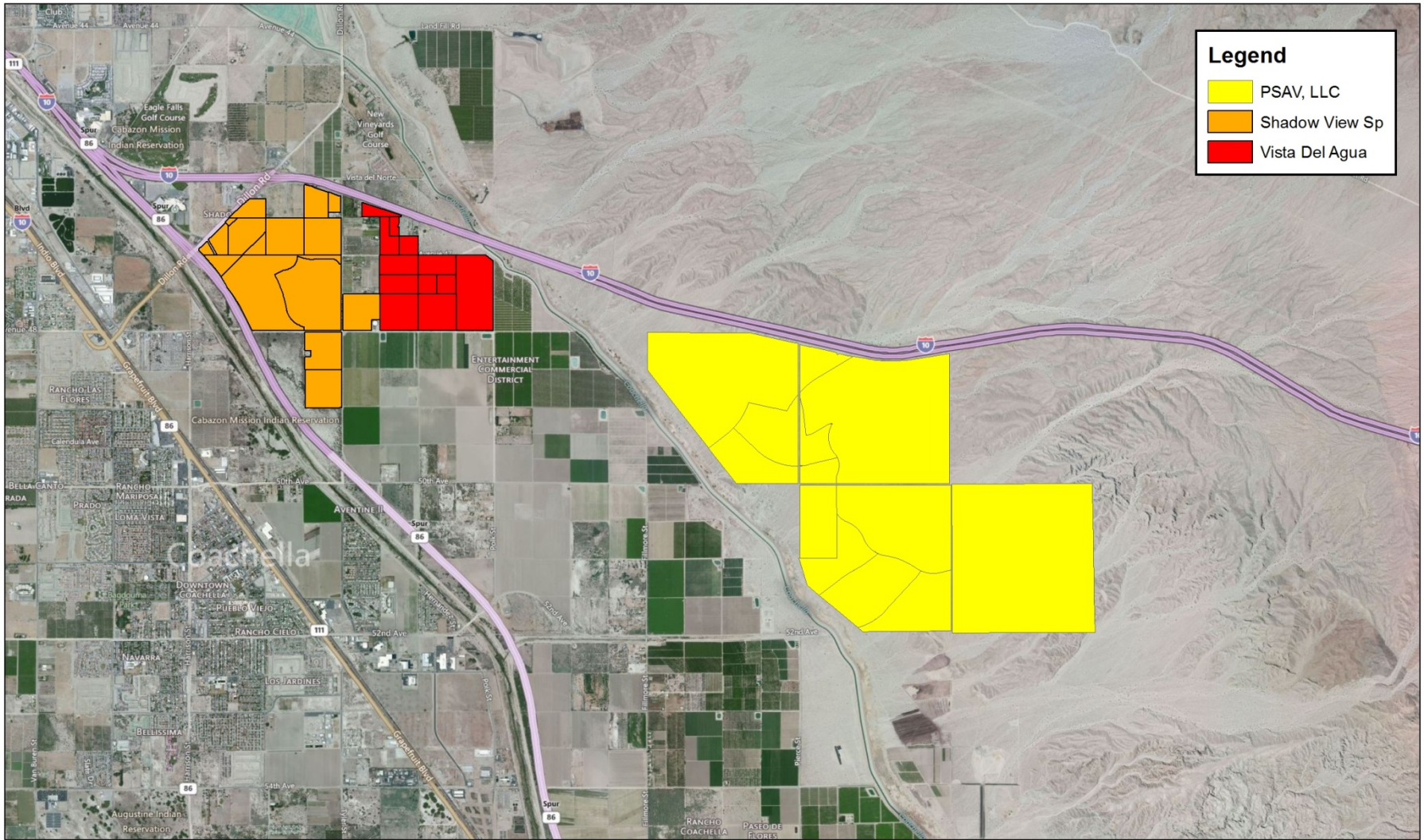
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# PRELIMINARY LAND USE PLAN

BEING A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

UNITED ENGINEERING GROUP  
NOVEMBER 2013





**Legend**

- PSAV, LLC
- Shadow View Sp
- Vista Del Agua

Vista Del Agua

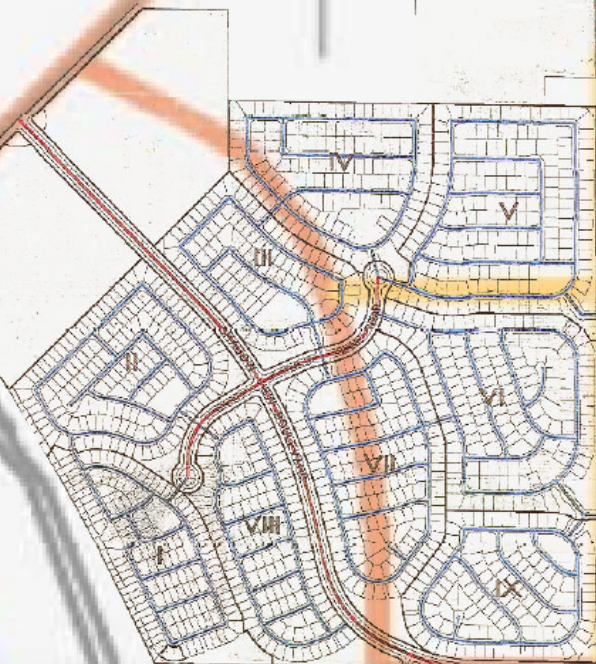
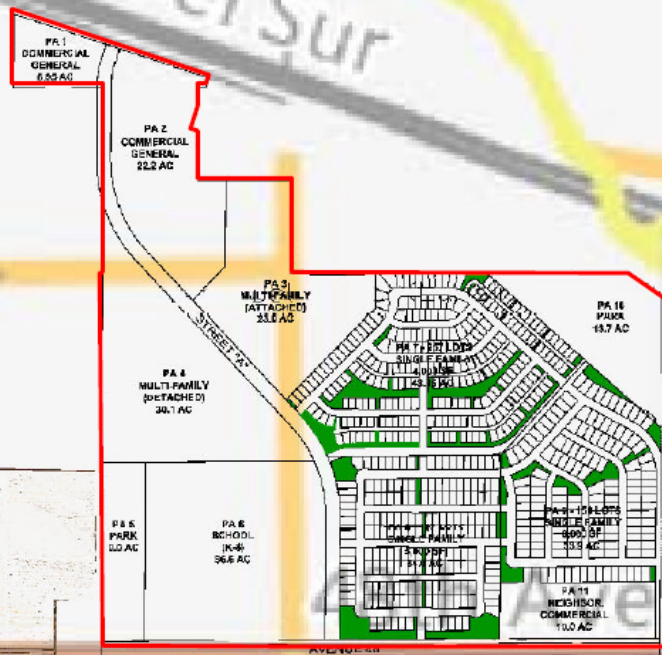
Riverside County, California



Ownership Map

Vista Del Sur

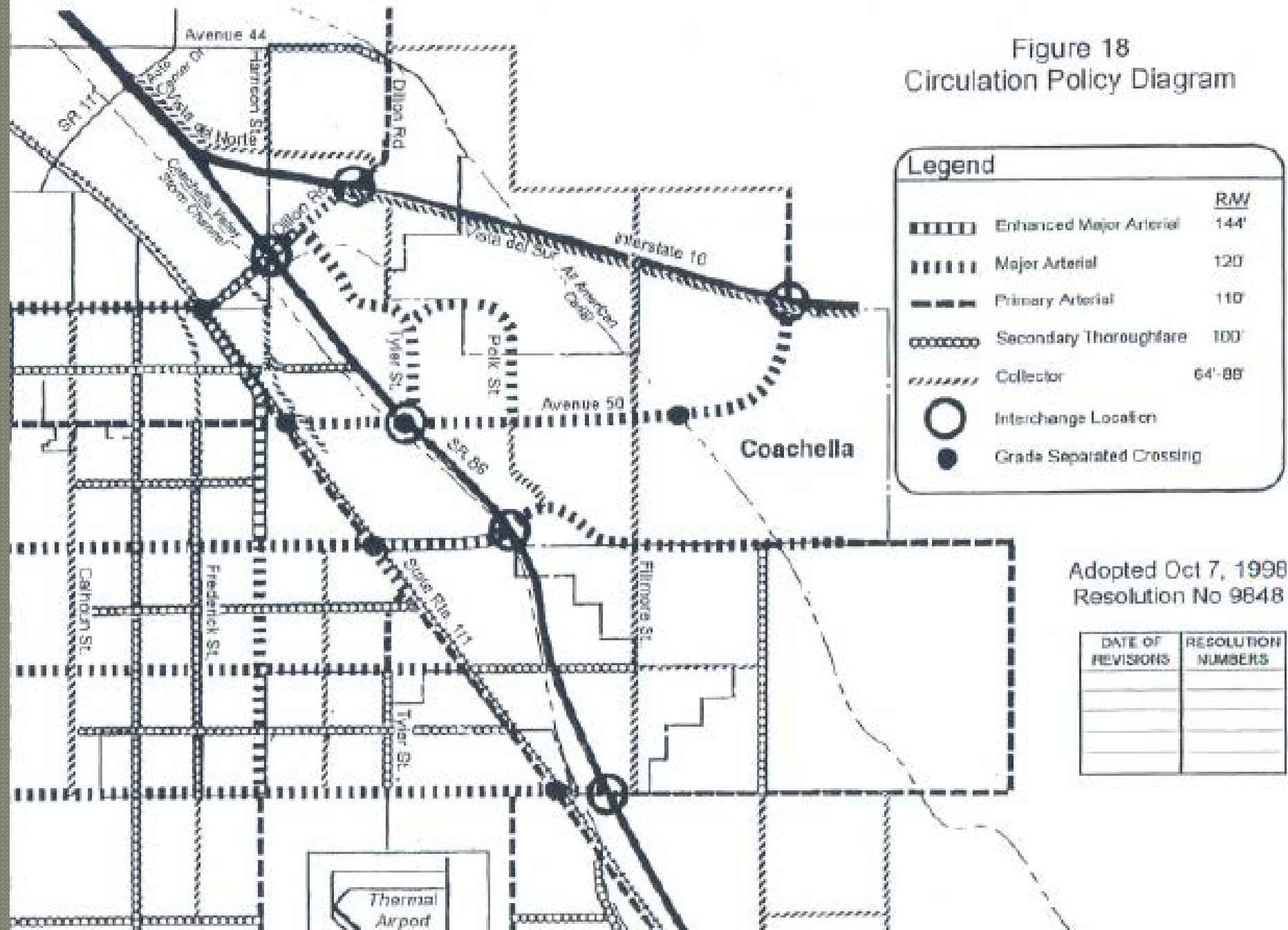
Vista



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Figure 18  
Circulation Policy Diagram



Legend	
	Enhanced Major Arterial 144'
	Major Arterial 120'
	Primary Arterial 110'
	Secondary Thoroughfare 100'
	Collector 64'-88'
	Interchange Location
	Grade Separated Crossing

Adopted Oct 7, 1998  
Resolution No 9848

DATE OF REVISIONS	RESOLUTION NUMBERS

# Original Land Use

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- Business Park:
  - 28.55 acres (revised plan)
- General Commercial:
  - 0 acres (revised plan)
- Neighborhood Commercial:
  - 0 acres (revised plan)
- Mixed Use:
  - 0 acres (revised plan)
- Hotel/Resort
  - 0 acres (revised plan)



# Proposed Land Use

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- ◉ Suburban Retail  
16.80 acres
- ◉ Multi-Family  
39.71 acres (611 units)
- ◉ Single Family  
136.09 acres (899 units)
- ◉ Park  
22.7 acres (two locations)

# Land Use Revisions

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- Residential Units proposed in Revised Plan:  
720 Multi Family du  
+ 837 Single Family du  
(Revised Plan) **1,557 dwelling units**
- Residential Units proposed in Original Plan:  
611 Multi Family du  
+ 899 Single family du  
**1,510 dwelling units**