

# Vista *del* Agua

Draft Specific Plan

SP-14-01

City of Coachella

January 2019

# Vista Del Agua

*Draft Specific Plan*  
*SP - 14-01*

**Prepared for:**

City of Coachella  
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# Vista Del Agua

*Draft Specific Plan*  
*SP - 14-01*

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# Vista Del Agua

*Draft Specific Plan  
SP - 14-01*

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*Draft Specific Plan  
SP - 14-01*

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# Vista Del Agua

## APPROVALS

**Resolution XXXX**  
(Specific Plan - SP-14-01)  
(Adopted Month Day Year)

**Resolution XXXX**  
(General Plan Amendment - 14-01)  
(Adopted Month Day Year)

**Resolution XXXX**  
(Tentative Parcel Map - 36872)  
(Adopted Month Day Year)

**Ordinance XXXX**  
(Development Agreement)  
(Adopted Month Day Year)

# Table of Contents

## Chapters

## Page

<b>1. Introduction</b>	
A. Executive Summary	1-1
B. Purpose and Goals	1-2
<b>2. Relationship to the General Plan</b>	
A. Land Use & Community Character	2-1
B. Mobility	2-5
C. Community Health & Wellness	2-5
D. Sustainability & Natural Environment	2-6
E. Safety	2-7
F. Infrastructure & Public Service	2-8
G. Noise	2-8
H. Housing	2-9
<b>3. Project Setting</b>	
A. Geology/Seismicity	3-1
B. Topography	3-2
C. Hydrology	3-2
D. Biology	3-2
E. Cultural Resources	3-3
<b>4. Land Use Plan</b>	
A. Design Concepts	4-1
B. Conceptual Land Use Plan	4-1
<b>5. Infrastructure Plan</b>	
A. Circulation	5-1
B. Walls & Fences	5-2
C. Water & Sewer	5-3
D. Drainage	5-5
E. Grading	5-6
F. Utilities	5-6
G. Public Facilities	5-6
<b>6. Development Standards</b>	
A. Purpose and Objectives	6-1
B. Residential	6-2
C. Commercial	6-20
D. Open Space/Parks	6-27
<b>7. Development Guidelines</b>	
A. Community Design	7-1
B. Development Design	7-2
C. Architecture	7-4
D. Landscape Architecture	7-9
E. Energy Efficiency Measures	7-21
<b>8. Implementation plan</b>	
A. State Requirements	8-1
B. Implementation	8-1
C. Procedures for Review & Approval	8-2
D. Minor Modifications	8-3
E. Density Transfer	8-4
F. Severability	8-4
G. Phasing	8-4
H. Financing Mechanisms	8-7
I. Maintenance	8-8

## Table of Contents

### List of Figures

	<i>Page</i>
1-1 Regional Map	1-4
1-2 Site Location (USGS)	1-5
1-3 City of Coachella & Project Site	1-6
1-4 Aerial Photograph	1-7
1-5 Master Development Plan	1-8
1-6 Planning Area 1 Development Plan	1-9
1-7 Planning Area 2 Development Plan	1-10
1-8 Planning Area 3 Development Plan	1-11
1-9 Planning Area 4 Development Plan	1-12
1-10 Planning Area 5 Development Plan	1-13
1-11 Planning Area 6 Development Plan	1-14
1-12 Planning Area 7 Development Plan	1-15
1-13 Planning Area 8 Development Plan	1-16
1-14 Planning Area 9 Development Plan	1-17
1-15 Planning Area 10 Development Plan	1-18
2-1 Existing Conditions / Surrounding Land Use	2-10
2-2 General Plan Existing/Proposed	2-11
2-3 Zoning Existing/Proposed	2-12
3-1 Building Restriction Zone	3-4
3-2 Topography	3-5
4-1 Land Use Plan	4-5
5-1 General Plan Circulation	5-8
5-2 Project Circulation	5-9
5-3 Pedestrian Circulation	5-10
5-4 Cross Sections	5-11
5-5 Water Plan	5-12
5-6 Sewer Plan	5-13
5-7 Drainage Plan/Hydrology	5-14
5-8 Retention Basins	5-15
5-9 Conceptual Grading Plan	5-16
5-10 Sound wall/Noise Setbacks	5-17
6-1 Conceptual Park Plan	6-28
6-2 Cluster Concepts (PA4)	6-29
6-3 Multi-Family Concepts (PA 2 & 3)	6-30
7-1 Conceptual Landscape Master Plan	7-22
7-2 Entry Treatments	7-23
7-3 Streetscapes (Street A / Avenue 47)	7-24
7-4 Streetscapes (Avenue 48 / Locals)	7-25
7-5 Paseo / Alley Sections	7-26
7-6 Neighborhood Walls/Fences	7-27
7-7 Wall / Fence Plan	7-28
7-8 Wall / Street Interface	7-29
7-9 Landscape Screening	7-30
8-1 Phasing Plan	8-5
8-2 Offsite Facilities Plan	8-6



# 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 high quality design criteria and utilizing the natural surroundings
- ◇ High Connectivity - Implement an aesthetically pleasing and functional community concept by integrating community areas, residential areas, parks and commercial areas through connection of walkways, paseos and trails.
- ◇ Provide community focus areas within walking distance between neighborhoods.
- ◇ Provide a balanced mix of economically viable commercial and residential land uses that will utilize the Enterprise Zone to promote local job creation
- ◇ Provide a transition blend of rural and suburban lifestyles
- ◇ Provide a diverse mix of housing options

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.

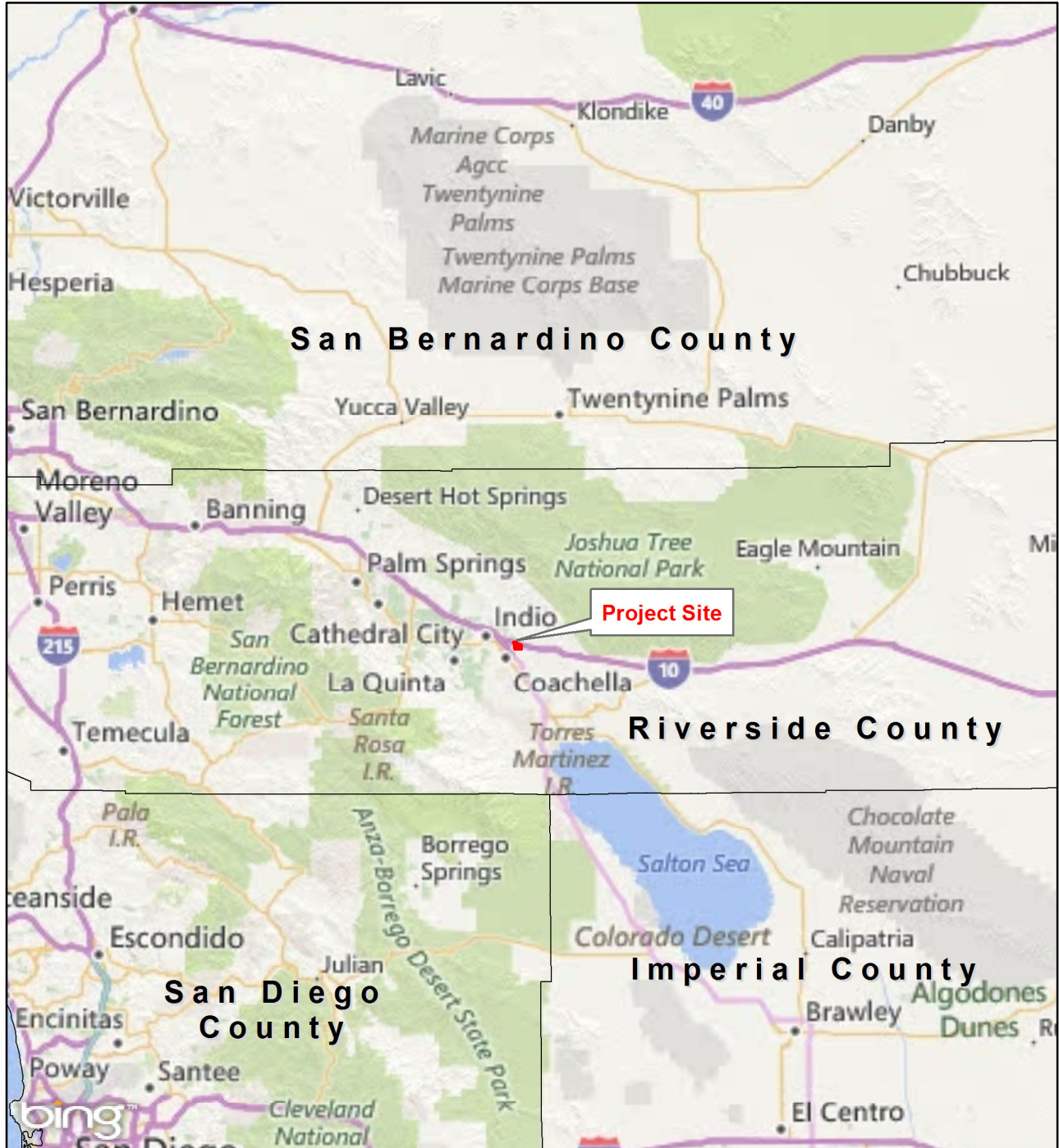
## **B.1 Severability**

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

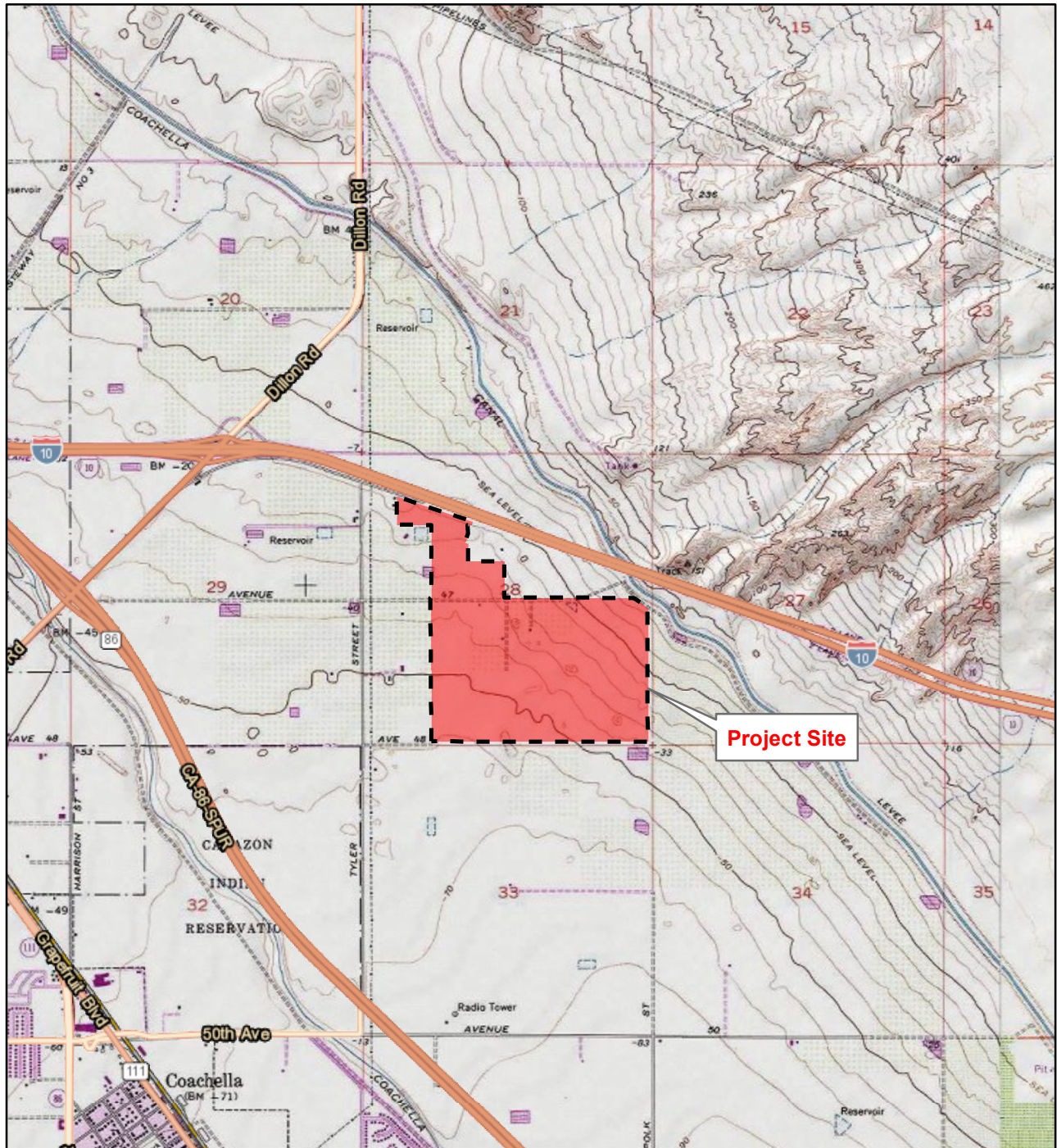
Figure 1-1



# Vista Del Agua

# Site Location (USGS)

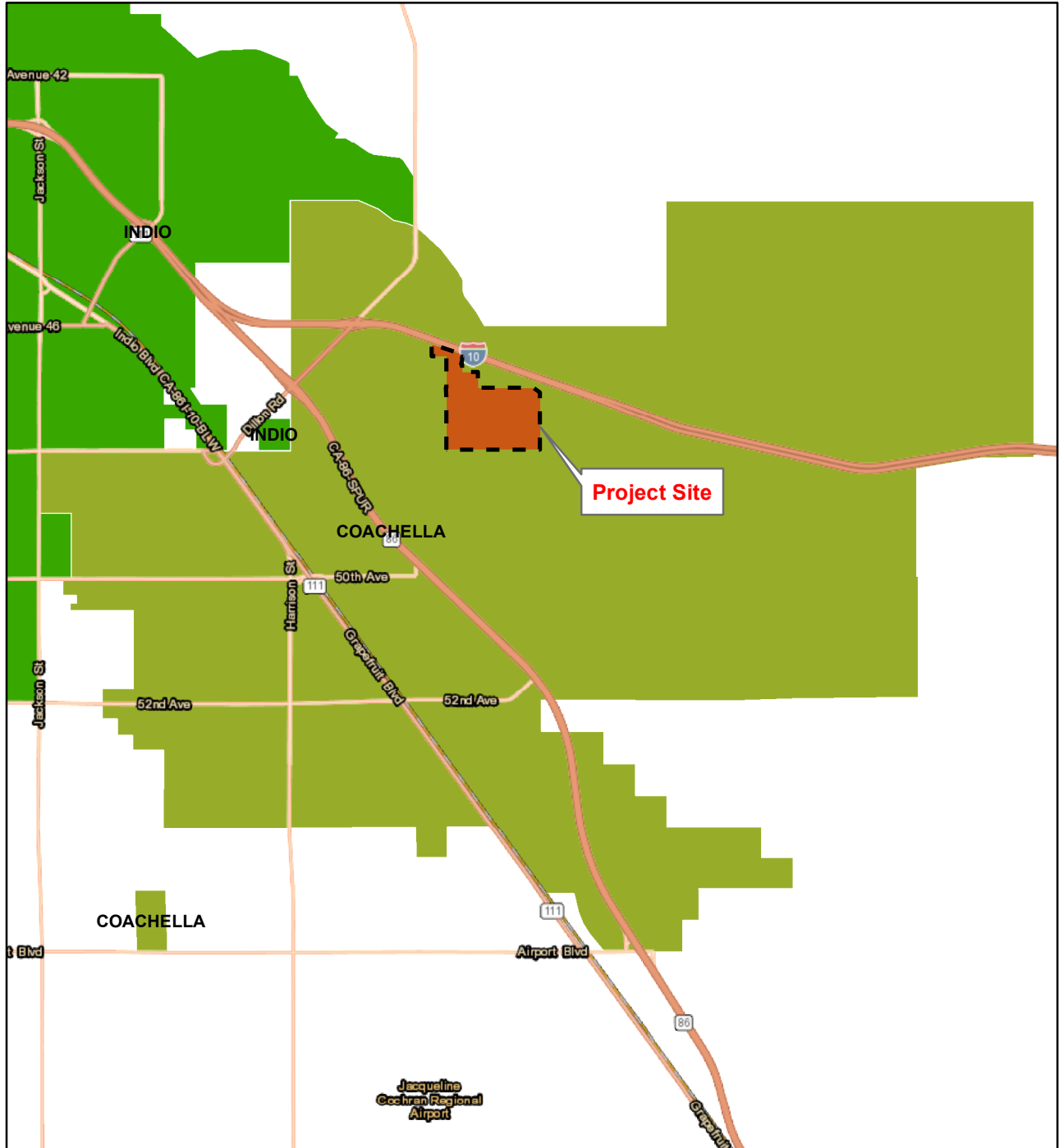
Figure 1-2



# Vista Del Agua

# City of Coachella & Project Site

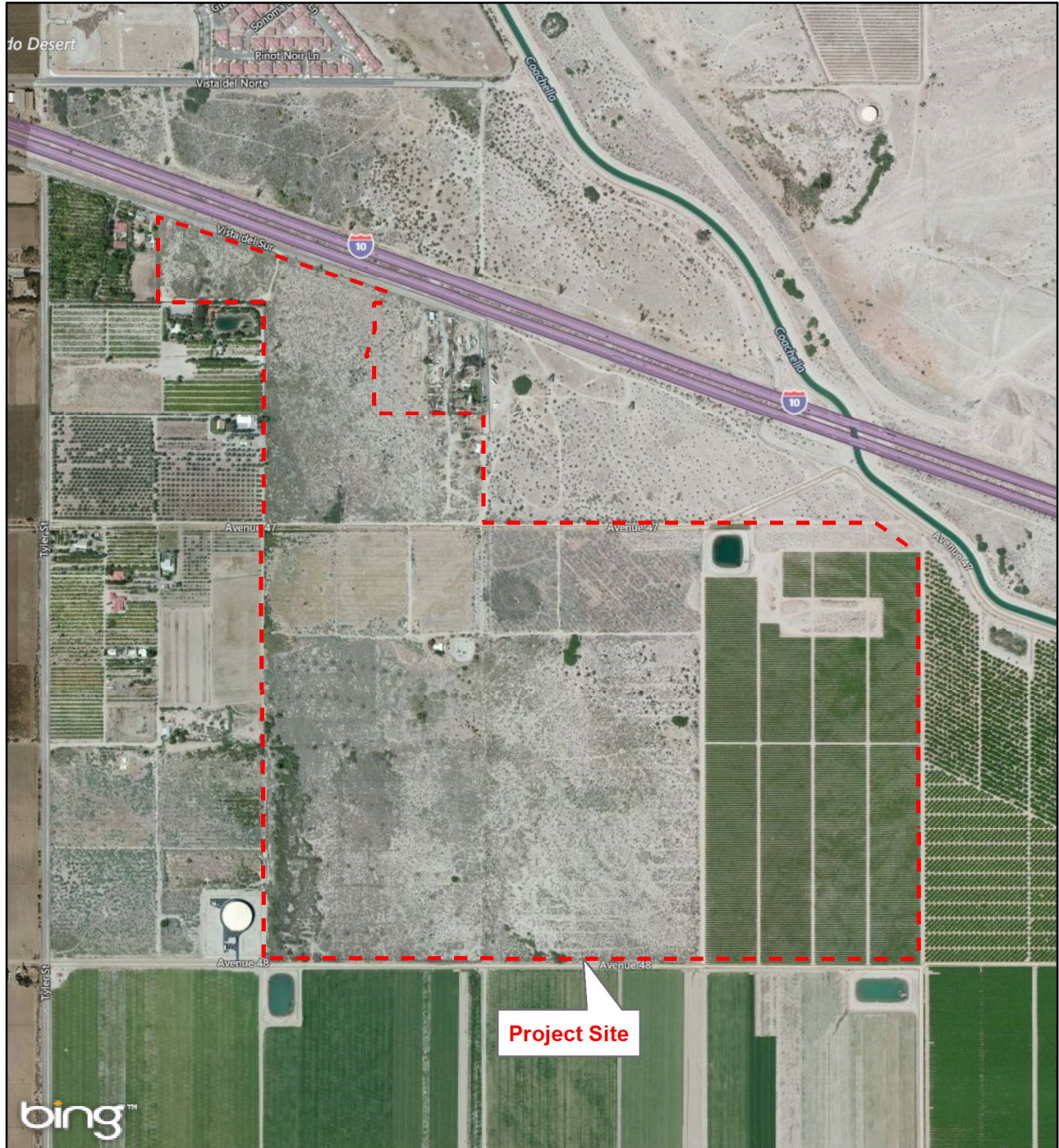
Figure 1-3



# Vista Del Agua

# Aerial Photograph

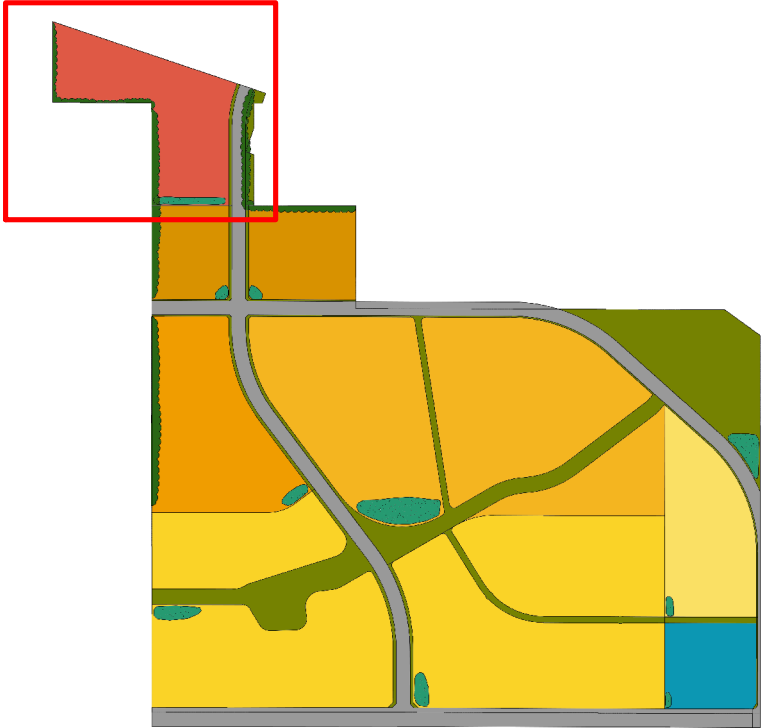
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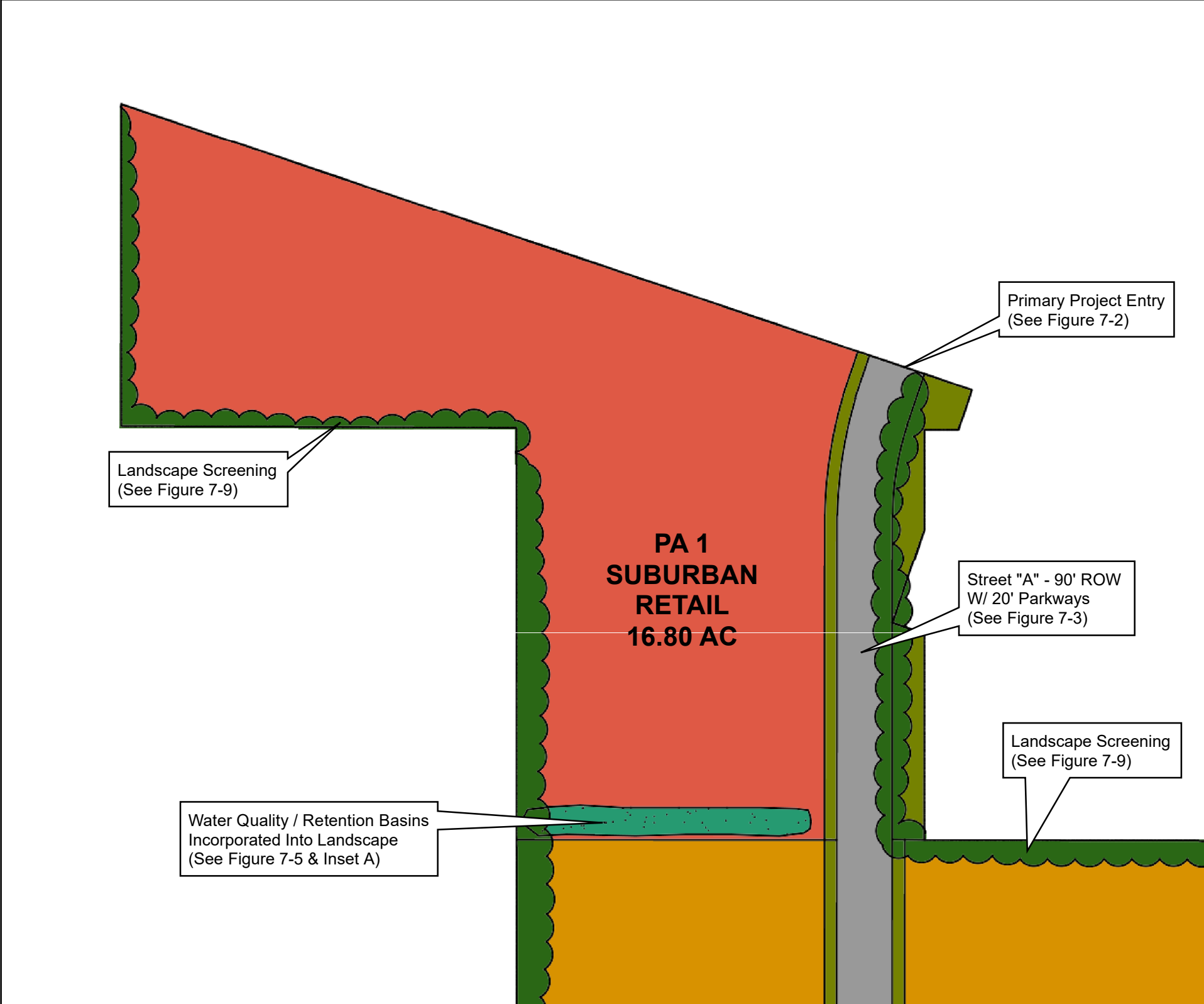




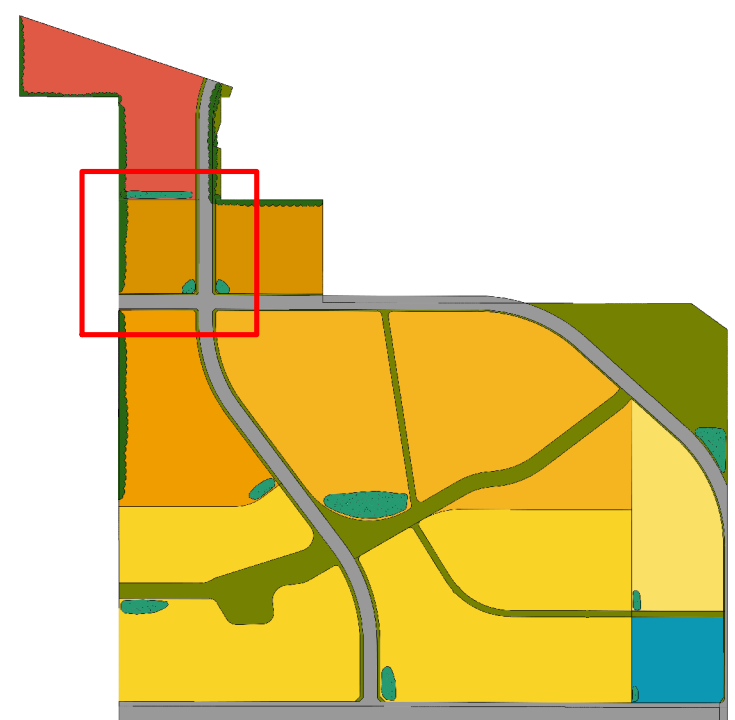
Key Map



Inset A



Key Map



Inset A



Landscape Screening (See Figure 7-9)

Street "A" - 90' ROW W/ 20' Parkways (See Figure 7-3)

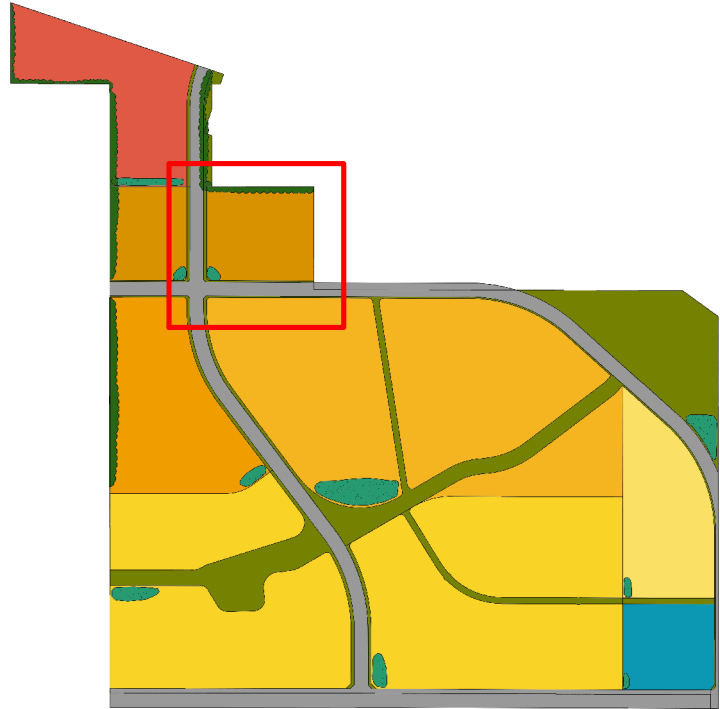
PA 2 MULTI-FAMILY (ATTACHED) 7.34 AC

Water Quality / Retention Basins Incorporated Into Landscape (See Figure 7-5 & Inset A)

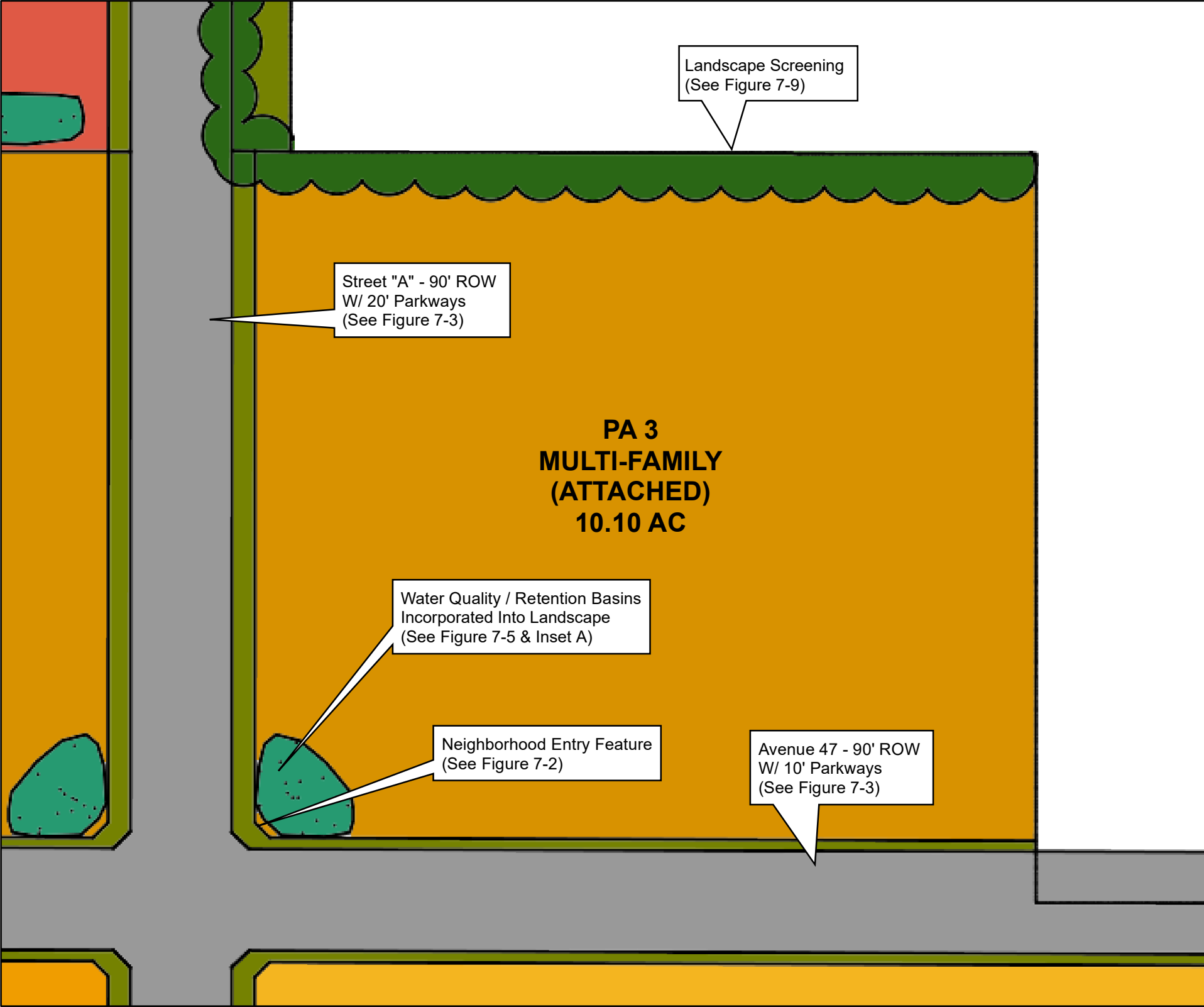
Neighborhood Entry Feature (See Figure 7-2)

Avenue 47 - 90' ROW W/ 10' Parkways (See Figure 7-3)

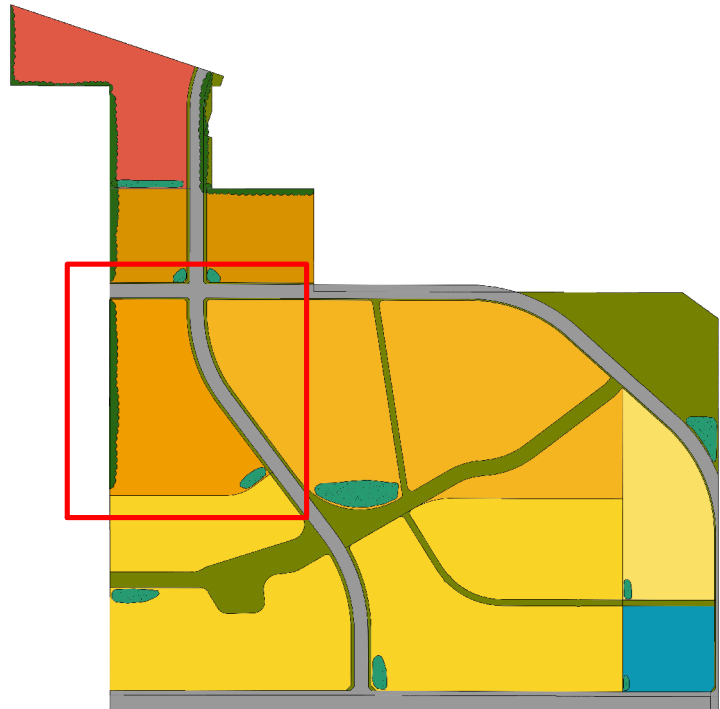
Key Map



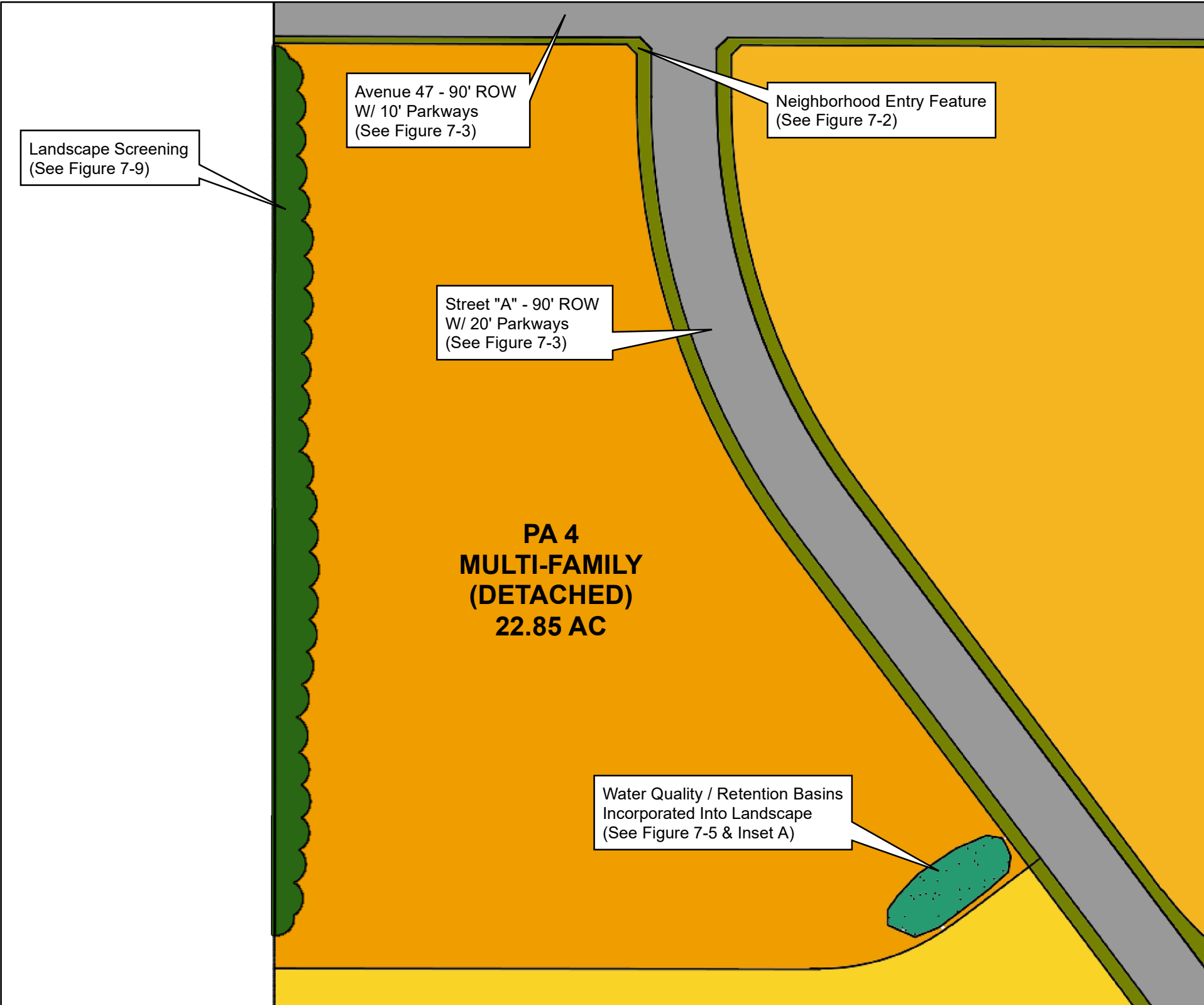
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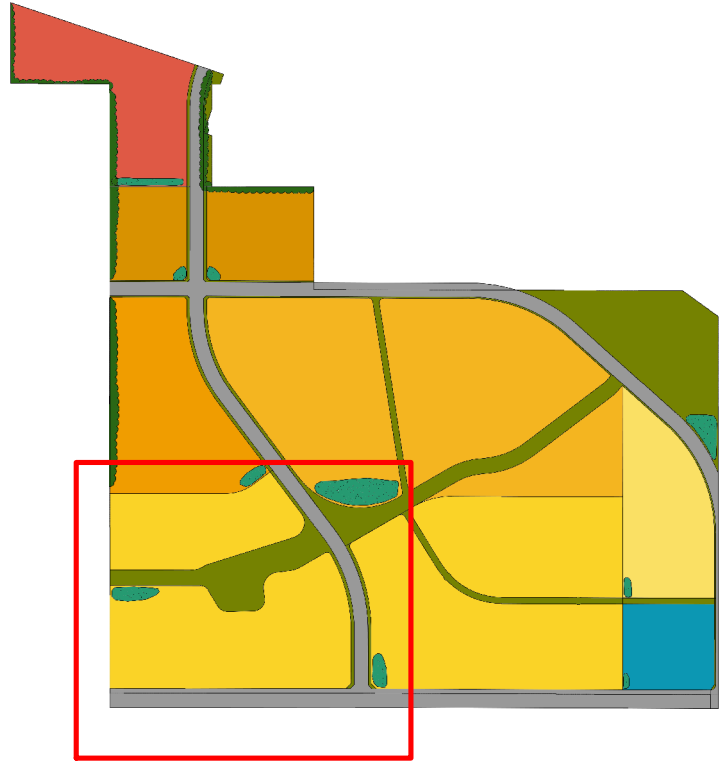
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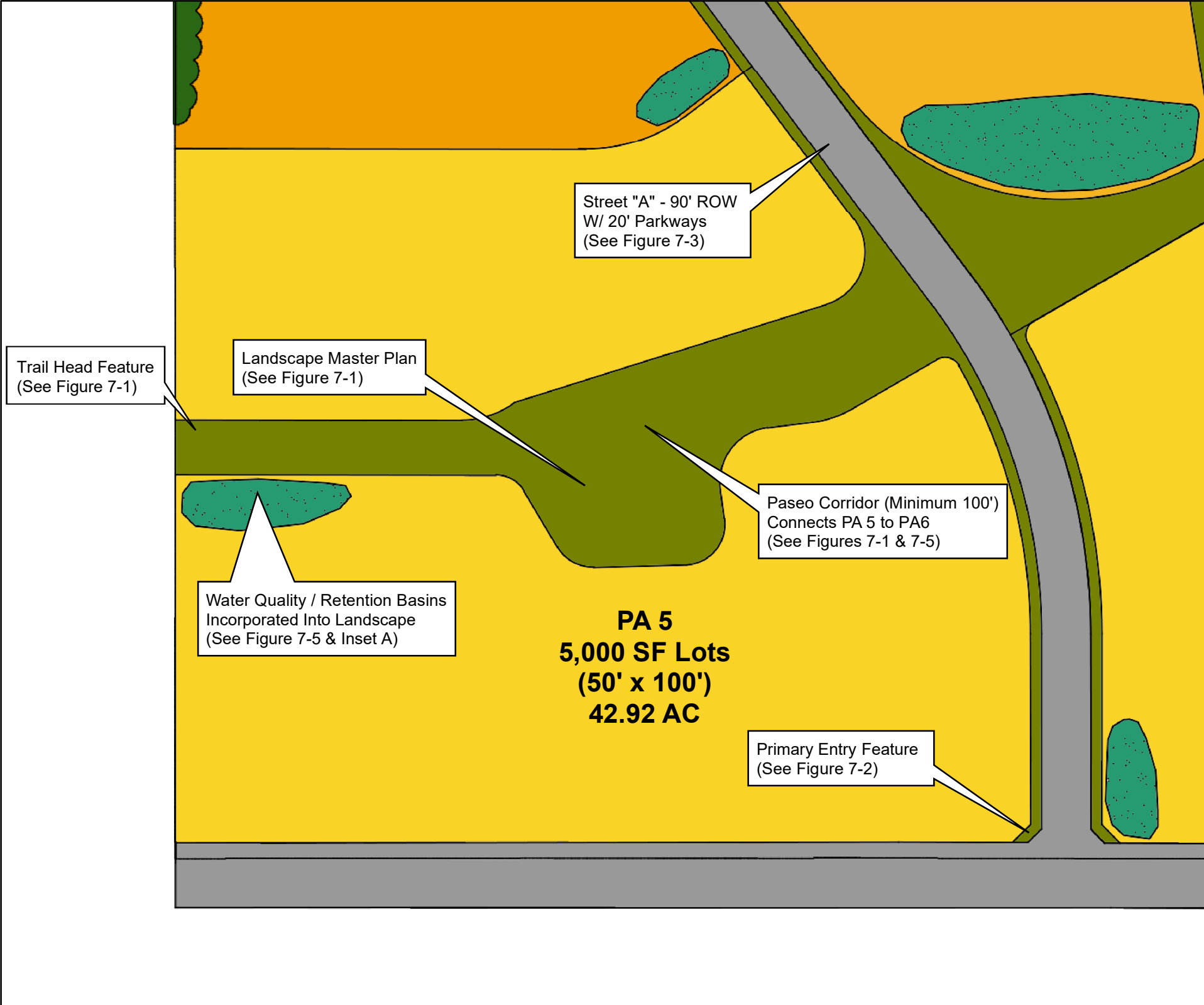
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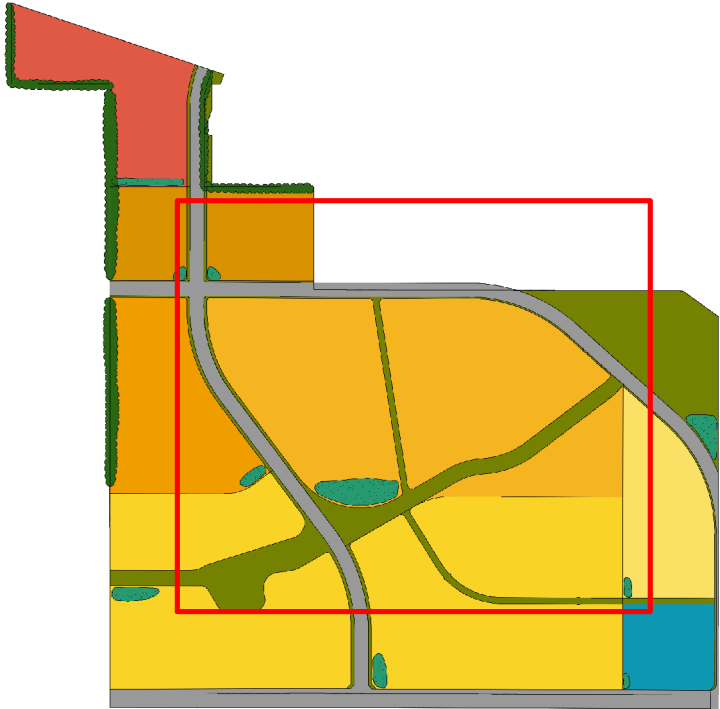
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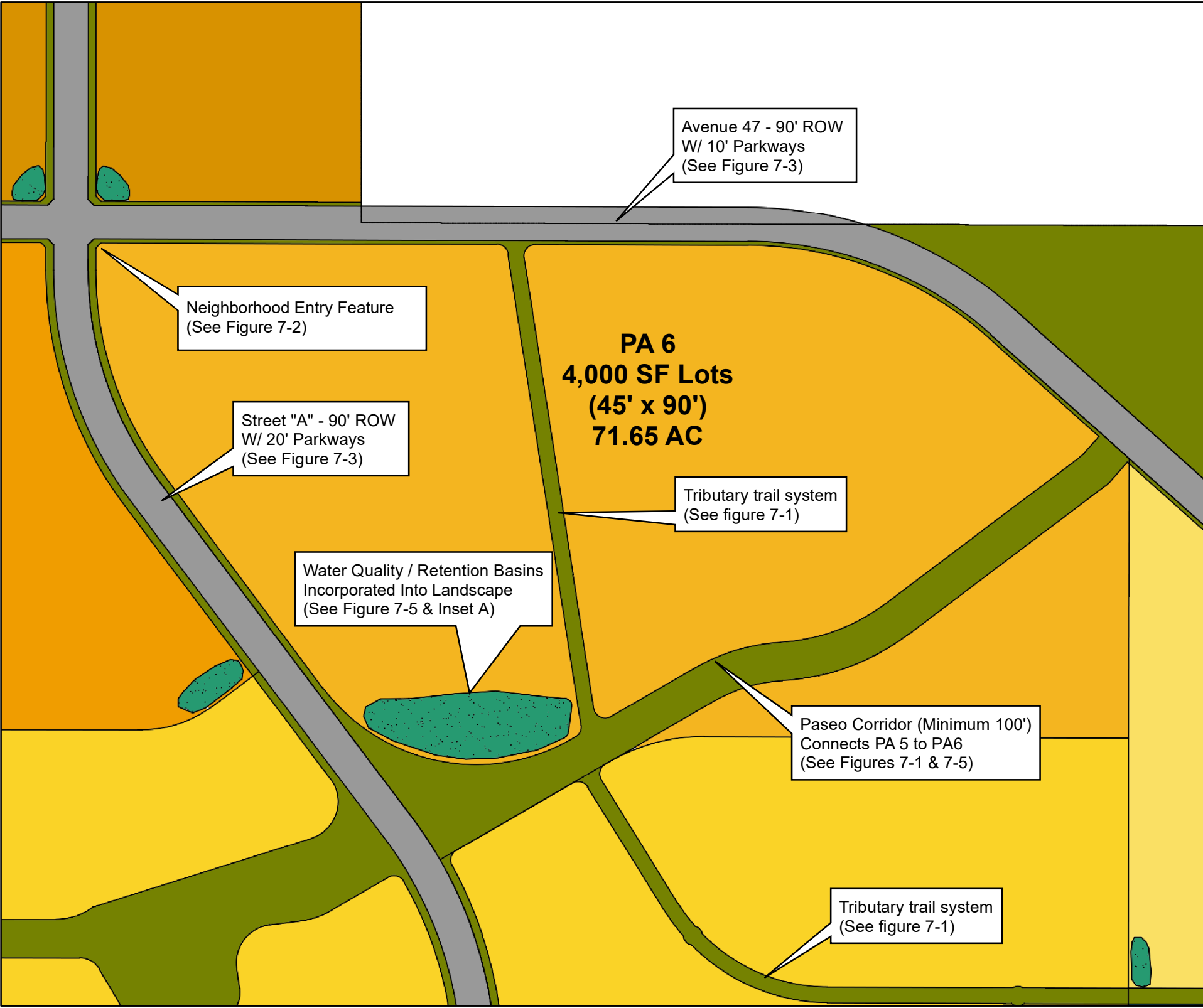
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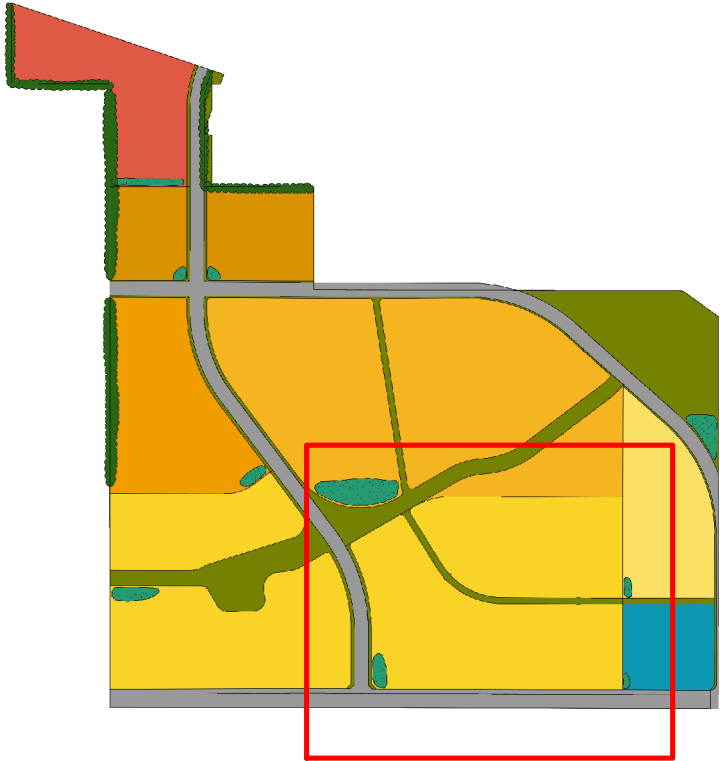
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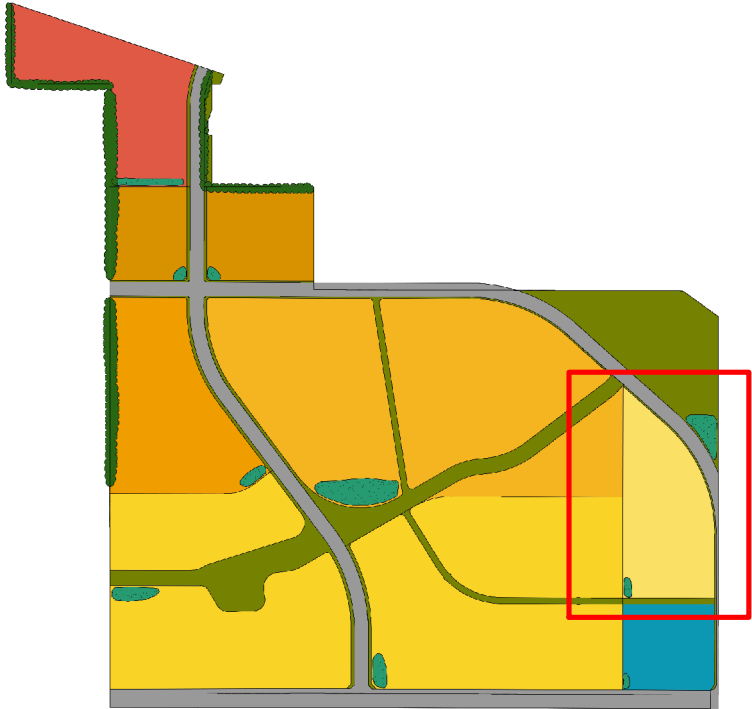
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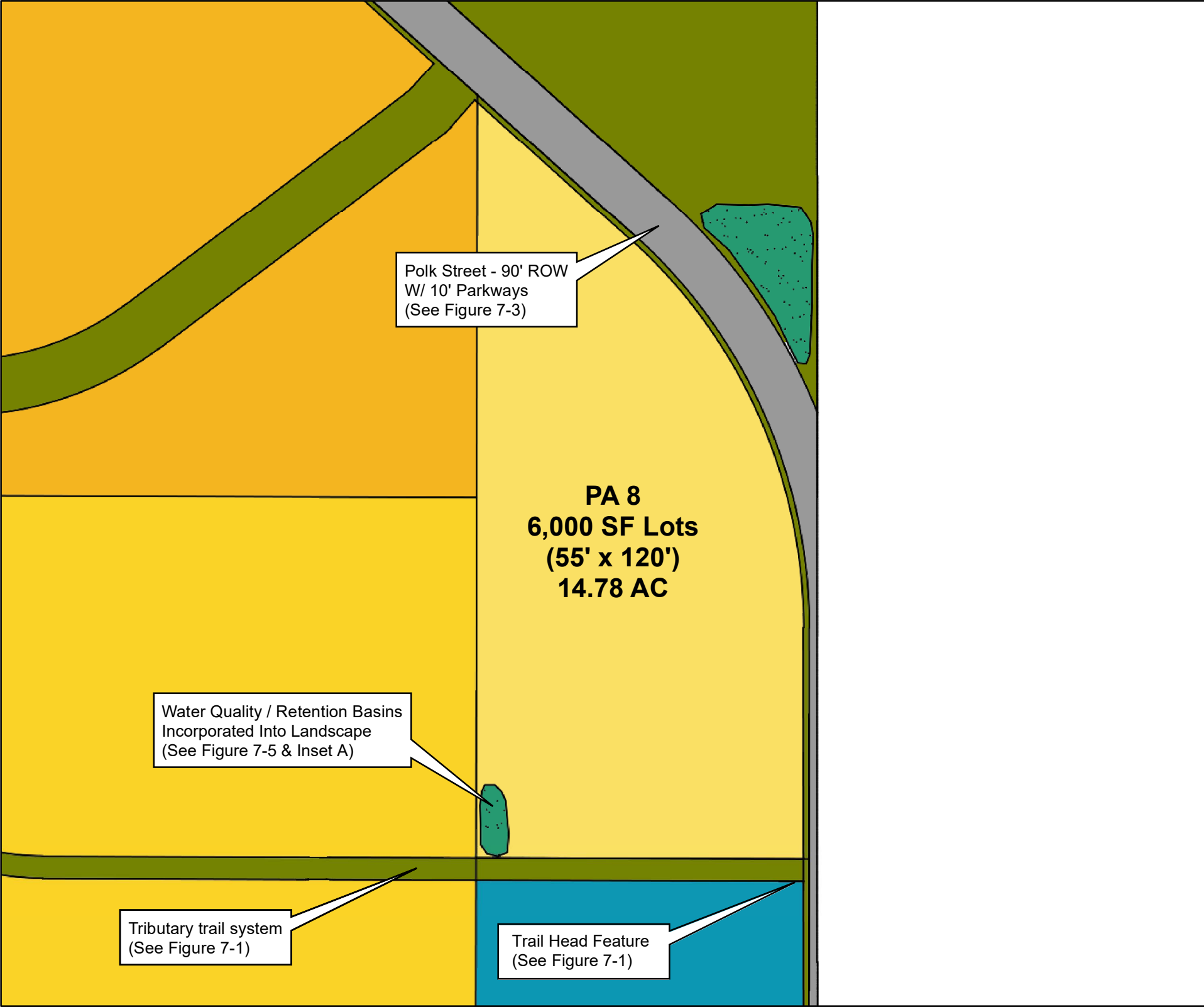
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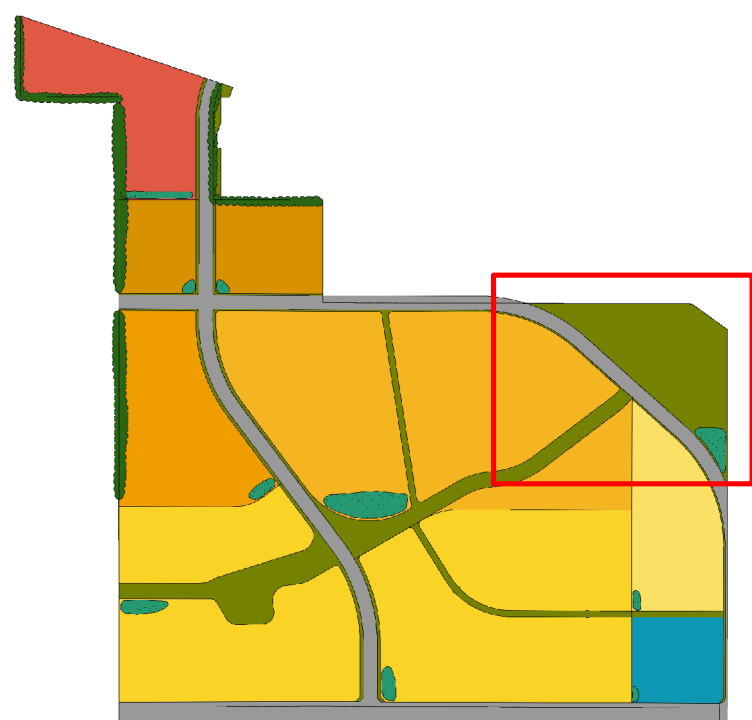


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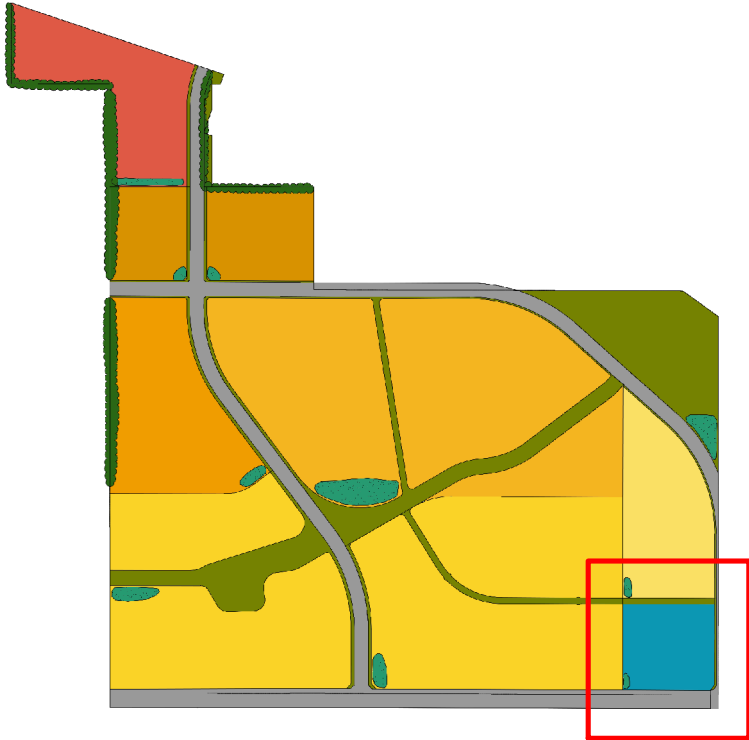
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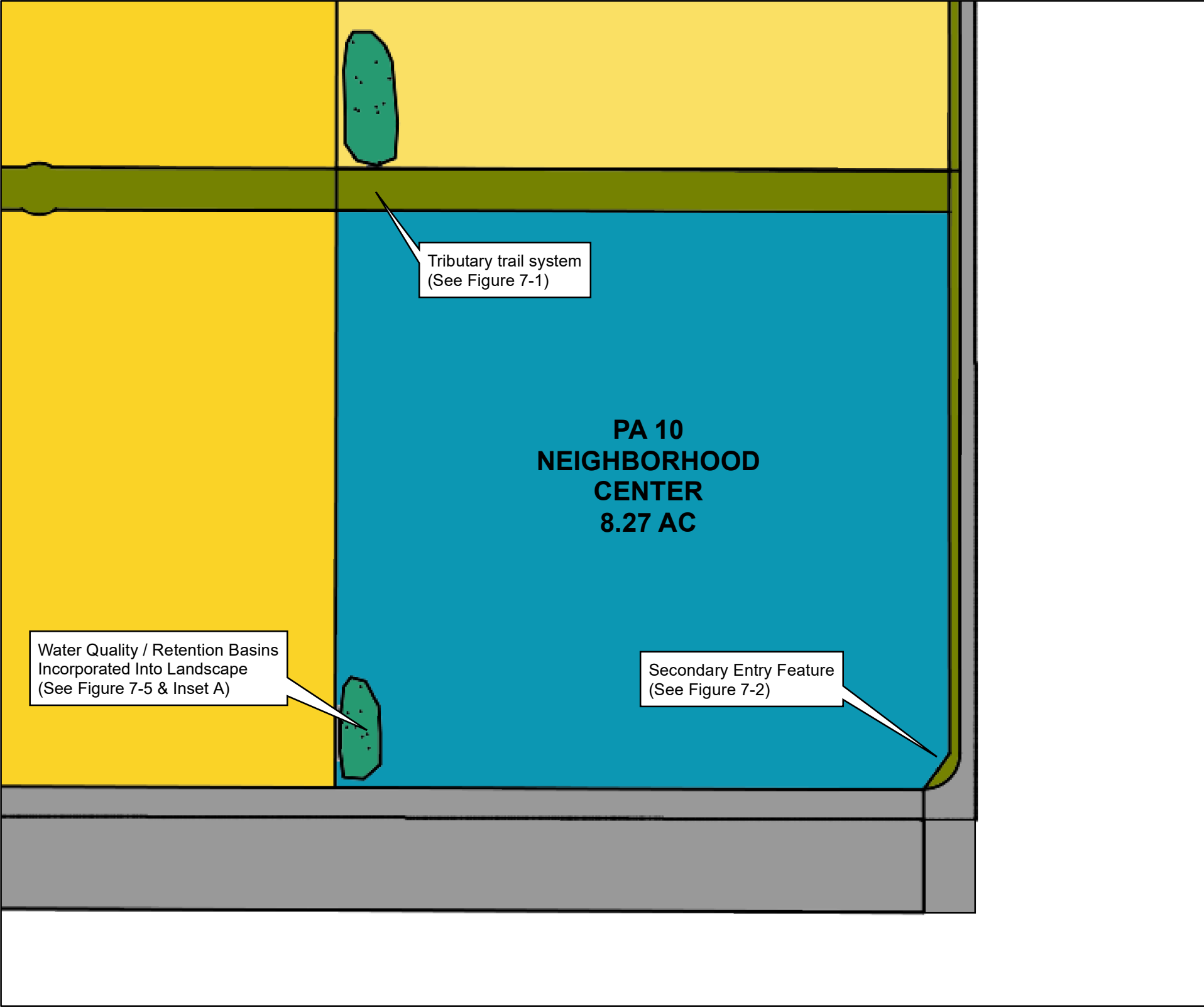
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Key Map



Inset A



## 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 corner 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 projects 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.