

F. Infrastructure and Public Services

Goal—Citywide Utilities:

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

Goal—Water Supply Facilities:

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

Goal—Wastewater Systems:

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

Consistency:

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

Goal—Stormwater Capacity:

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

Consistency:

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

G. Noise

Goal—Land Use Planning and Design:

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

Consistency:

The Vista Del Agua Specific Plan will use architectural features and building designs , as well as implement setbacks as required in the project's Noise Analysis in order to reduce the surrounding noise levels to the normal compatible range shown in the City's Land Use/Noise Compatibility Matrix. Mixed use planning areas shall be designed to prevent noise transfers from commercial uses to residential uses.

H. Housing

Goal—Adequate Housing:

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

Consistency:

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

Goal—Reduced Energy:

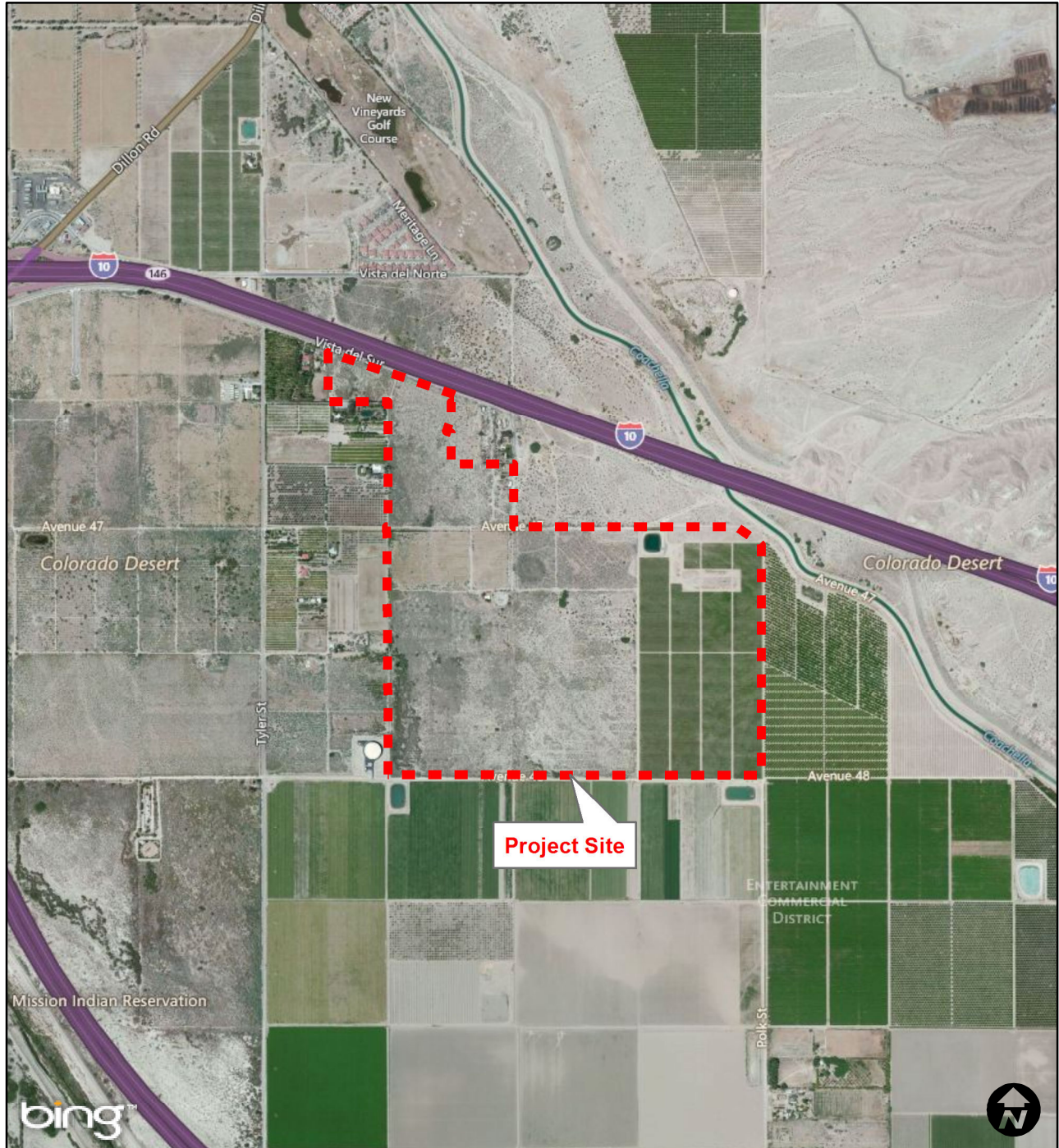
Reduced residential energy usage within the city, resulting in reduced housing costs.

Consistency:

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

Vista Del Agua Existing Conditions & Surrounding Land Use

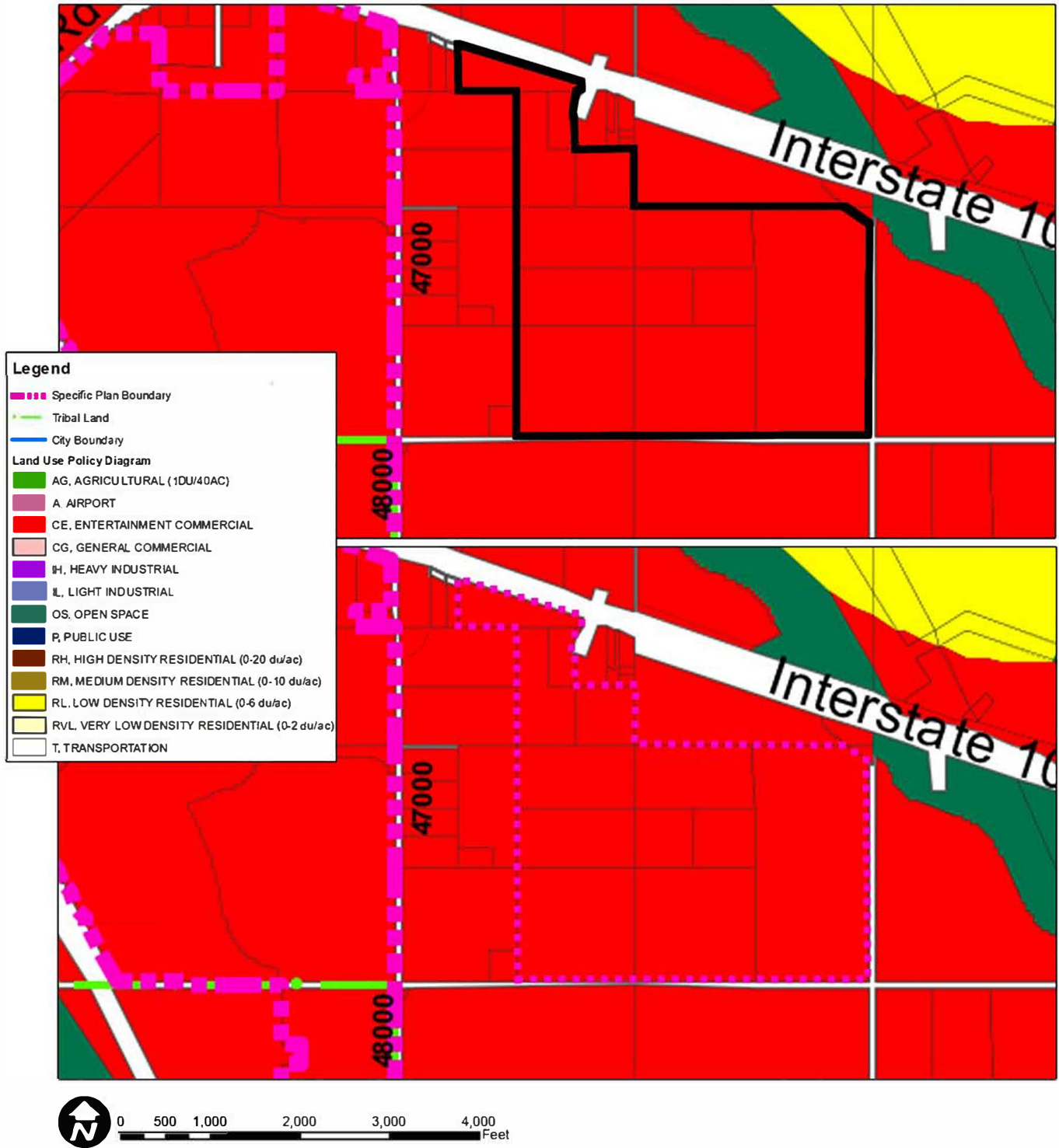
Figure 2-1



Vista Del Agua

General Plan

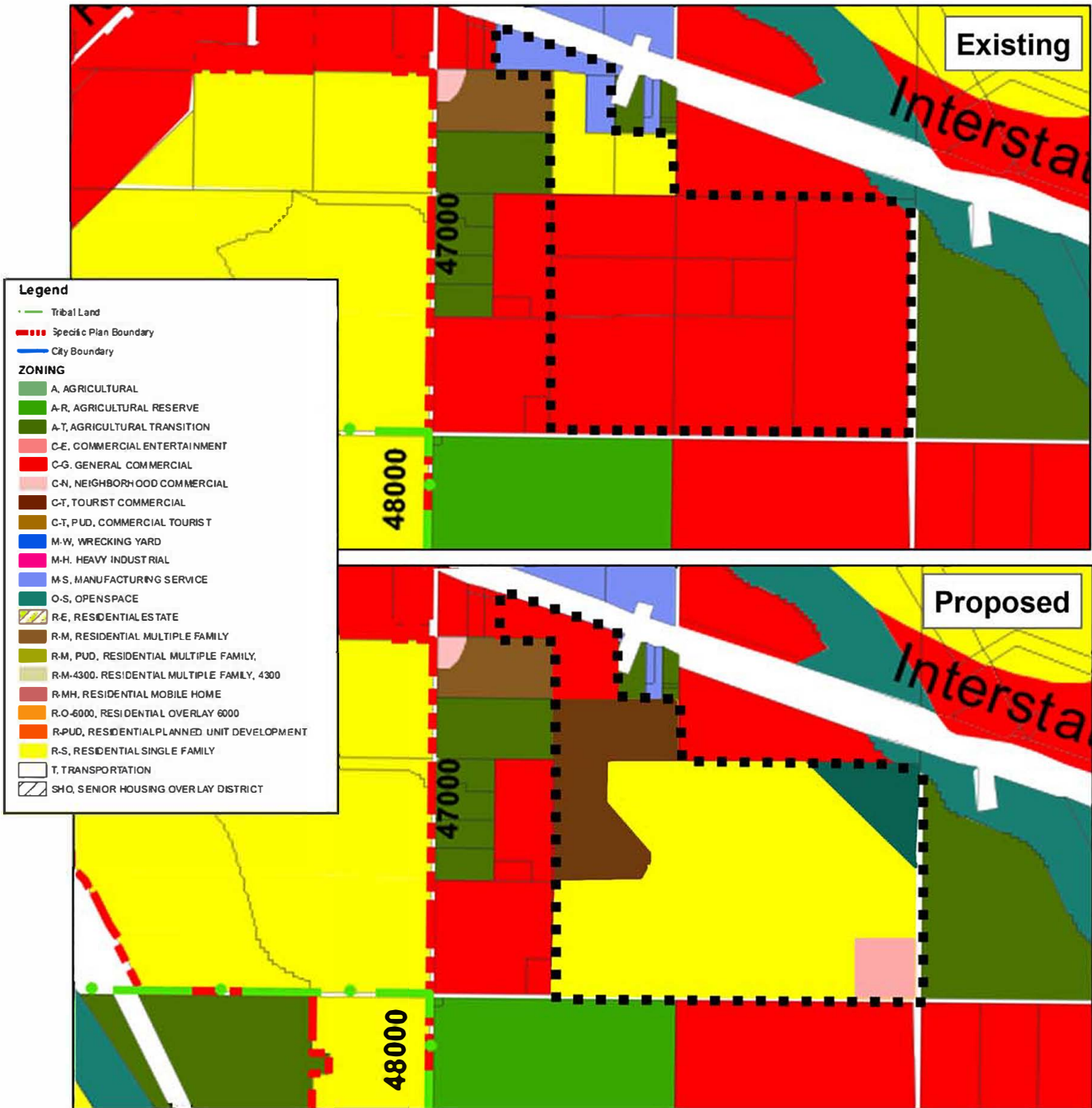
Figure 2-2



Vista Del Agua

Zoning

Figure 2-3



3. Project Setting

A. Geology / Seismicity

A.1 Regional Geology

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

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

A.2 Faulting and Seismicity

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

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

A.2 Faulting and Seismicity (continued)

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

B. Topography

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

C. Hydrology

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

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

D. Biology

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

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

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

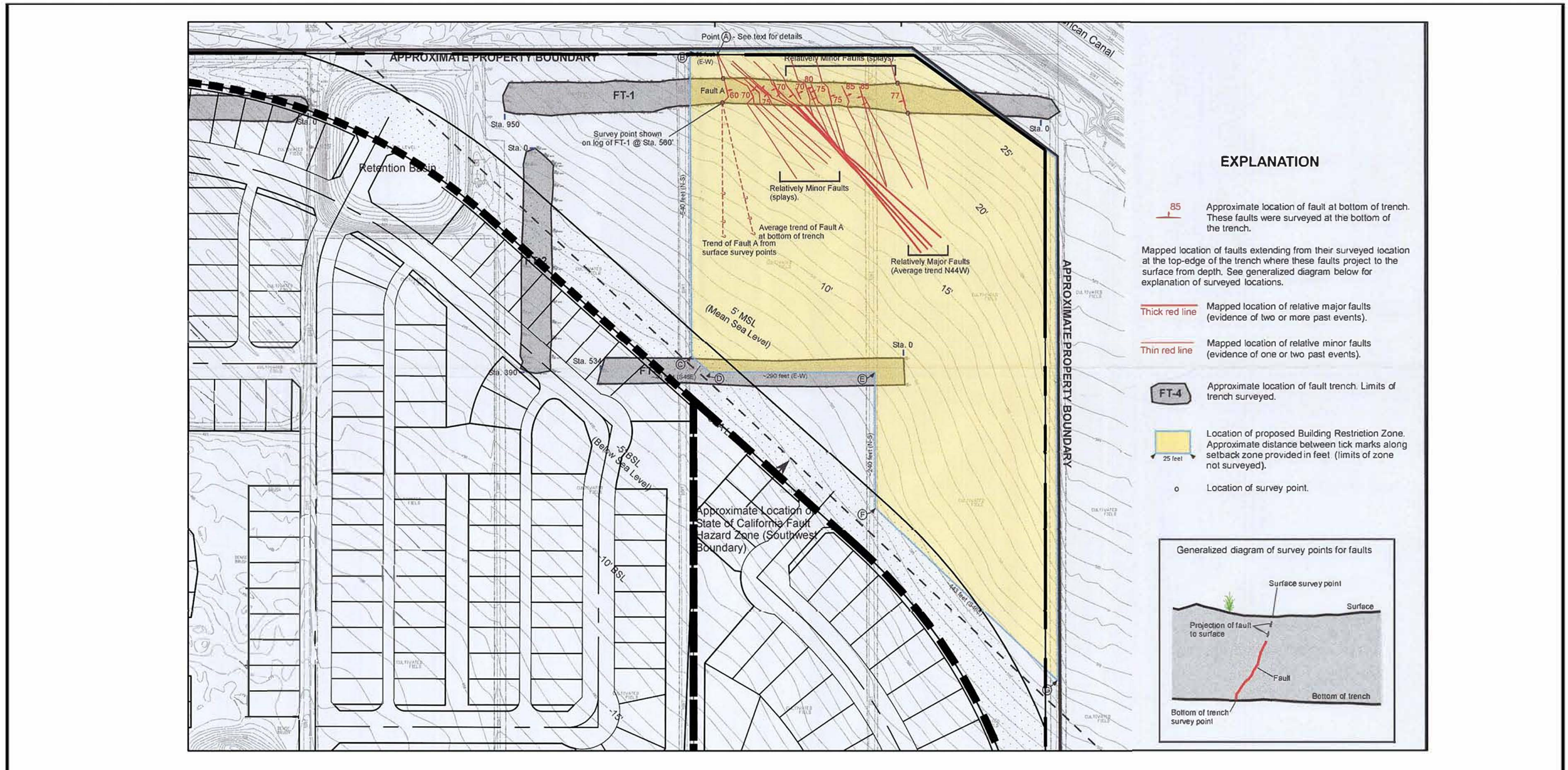
D. Biology (continued)

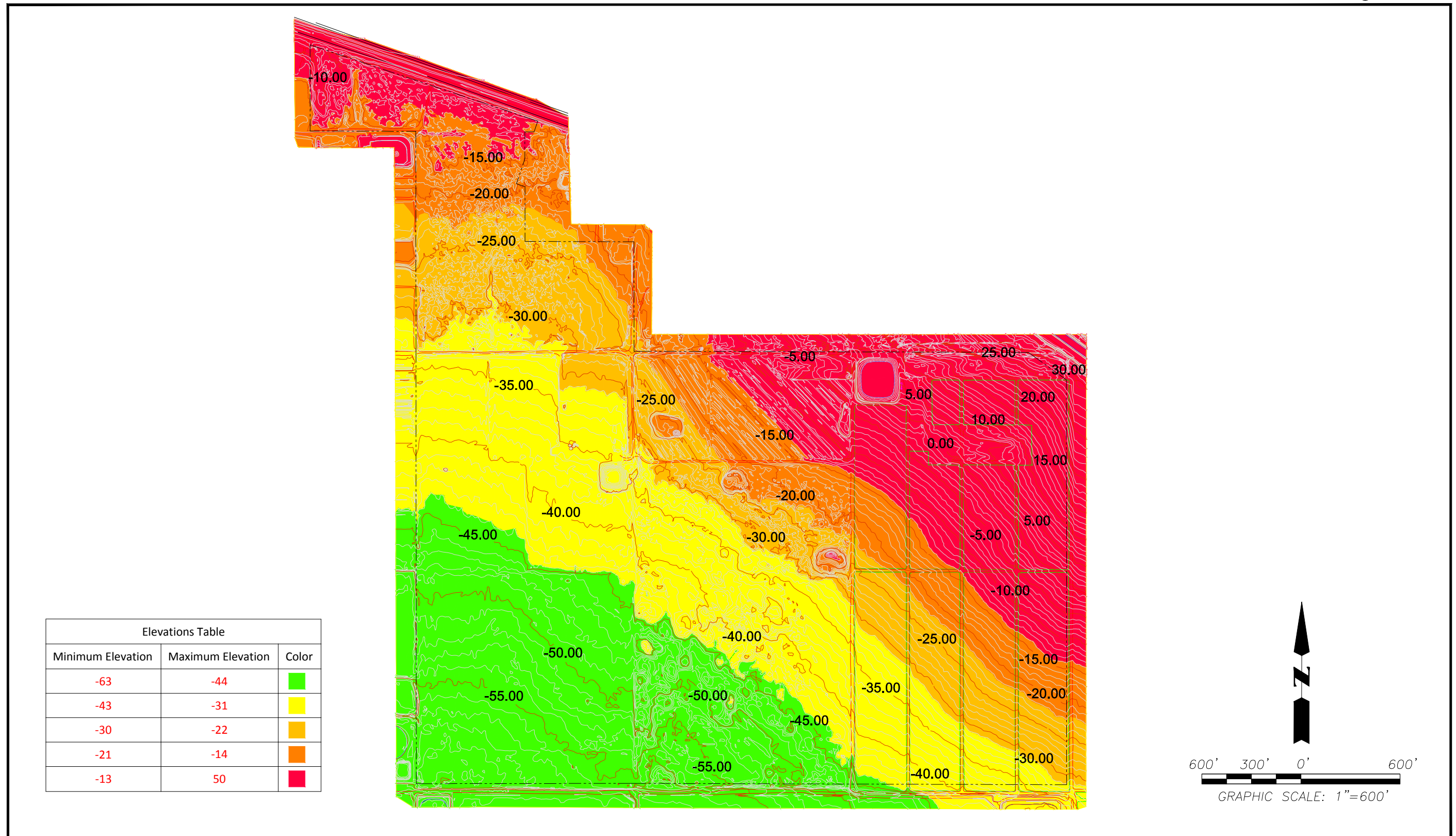
There are currently two sensitive reptile species known in the area, which have low potential of occurring on the property which include the Coachella Valley fringed-toed lizard and the flat-tailed horned lizard. Both of these species have been recorded within two miles of the project site. However,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

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

E. Cultural Resources

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





4. Land Use Plan

A. Design Concept

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

B. Conceptual Land Use Plan

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

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

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

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

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

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

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

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

B.2 General Commercial (Planning Area 1)

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

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

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

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

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

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

B.4 Neighborhood Center (Planning Area 10)

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

B.5 Park (Planning Area 9)

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

B.6 Open Space

The Vista Del Agua Specific Plan contains a primary open space corridor located within Planning Areas 5 & 6 that will provide a linkage between the thirty five acre (35 ac) Regional Park located at Avenue 48 and Tyler Street and Vista Del Agua's thirteen point eight two (13.82) acre park (Planning Area 9). This primary corridor will maintain a minimum width of one hundred feet (100') and will include a paseo, landscaping, benches, tot lots and other various amenities. Low flow water quality and biofiltration features, which do not require fences, are also encouraged in this area.

Refer to Figure 7-1

Residential subdivisions will be planned to provide tributary linkages to the primary corridor. These tributary corridors must maintain a minimum width of forty feet (40') when not adjacent to a street or alley. These linkages are also allowed to be located adjacent to a street or alley as long as a minimum of ten feet (10'), excluding landscape within the right of way, is maintained. Street "A" will include an additional twenty feet (20') on both sides of the street right of way. Avenue 47 and Polk Street will contain an additional ten feet (10') of landscaping on both sides of the street right of way, where the right of way is entirely within the project boundary.

Refer to Figure 7-3

Land Use Table

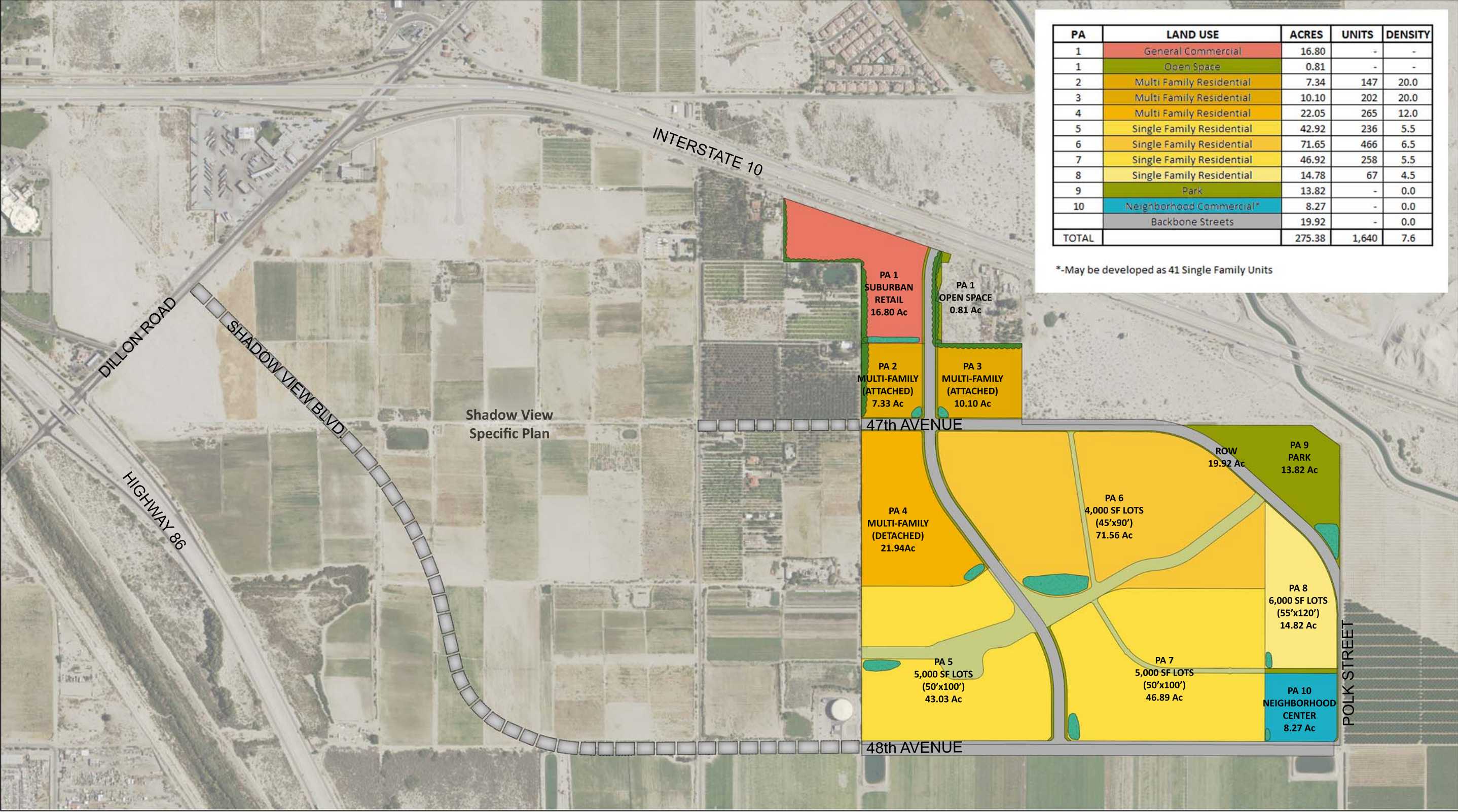
Table 4-A

PA	LAND USE	ACRES	UNITS	DENSITY
1	General Commercial/Open space	16.80/0.81	-	-
2	Multi Family Residential	7.34	147	20.0
3	Multi Family Residential	10.10	202	20.0
4	Multi Family Residential	22.05	265	12.0
5	Single Family Residential	42.92	236	5.5
6	Single Family Residential	71.65	466	6.5
7	Single Family Residential	46.92	258	5.5
8	Single Family Residential	14.78	67	4.5
9	Park	13.82	-	-
10	Neighborhood Commercial ¹	8.27	-	-
	Backbone Streets ²	19.92	-	-
TOTAL		275.38	1,640	7.60

¹ - In the event the neighborhood center does not develop by the issuance of the 800th residential Certificate of Occupancy the developer will have the option to exercise the residential overlay and develop Planning Area 10 under the same guidelines that regulate Planning Area 8.

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

Figure 4-1



5. Infrastructure Plan

A. Circulation

A.1 Project Circulation

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

A.2 Vehicular Circulation

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

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

Avenue 48

Major Arterial w/ Bicycle Facility

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

Vista Del Sur Drive

Collector

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

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

Avenue 47 and Polk Street

Collector w/ Bicycle Facility

Ninety foot right of way (90' ROW)

Internal roadways are classified as follows:

Street "A"

Collector w/ Bicycle Facility

Ninety foot right of way (90' ROW)

Local Streets

Suburban Residential w/ Parking

Fifty six foot right of way (56' ROW)

Lanes or Alleys w/ No Parking

Twenty foot right of way (20' ROW)

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

A.3 Pedestrian and Bicycle Circulation

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

See Figure 5-1 for General Plan Circulation

B. Walls & Fences

B.1 Decorative Walls

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

B.2 Sound Walls

It is the intention of the Vista Del Agua Specific Plan to limit block walls along the main thoroughfares of the project whenever possible through the implementation of architectural features and building designs. Where walls cannot be avoided, they should be built in accordance with the setback and height requirements provided in the project’s noise study. The noise setbacks determine the overall heights required in specific areas in order to properly lower exterior noise levels in the outdoor living areas.

B.2 Sound Walls (continued)

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

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

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

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

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

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

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

In conformance with project's EIR, ground level outdoor spaces within these areas shall contain a combination of increased setbacks, earthen berms and walls to ensure proper noise attenuation is achieved.

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

C. Water & Sewer

C.1 Water

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

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

See Figure 5-4 for Conceptual Water Plan

C.1 Water (continued)

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

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

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

C.2 Sewer

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

See Figure 5-5 Conceptual Sewer Plan

D. Drainage

D.1 Drainage Plan

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

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

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

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

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

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

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

D.2 Water Quality Management Plan

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

E. Grading

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

See Figure 5-8 Conceptual Grading Plan.

F. Utilities

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

Electric: Imperial Irrigation District

Gas: The Gas Company

Television: Time Warner Cable

Telephone: Verizon

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

G. Public Facilities and Services

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

G.1 Solid Waste and Recycling

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

G.2 Police and Fire

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

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

G.3 Public Schools

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

G.4 Paseos and Enhanced Parkway Connections

The Vista Del Agua project incorporates open space corridors and enhanced parkways that provide pedestrian access throughout the project. The paseos and enhanced parkways link the residential neighborhoods to parks and neighborhood commercial areas as well as the City's General Planned bike trails system.

The project will feature a primary open space corridor which will be a minimum of one hundred feet (100') in width and will connect the Vista Del Agua park (Planning Area 9) to the Regional Park near Avenue 48 and Tyler Street. This open space corridor will contain paseos, tot lots, exercise stations as well as landscaping, drainage and water quality features.

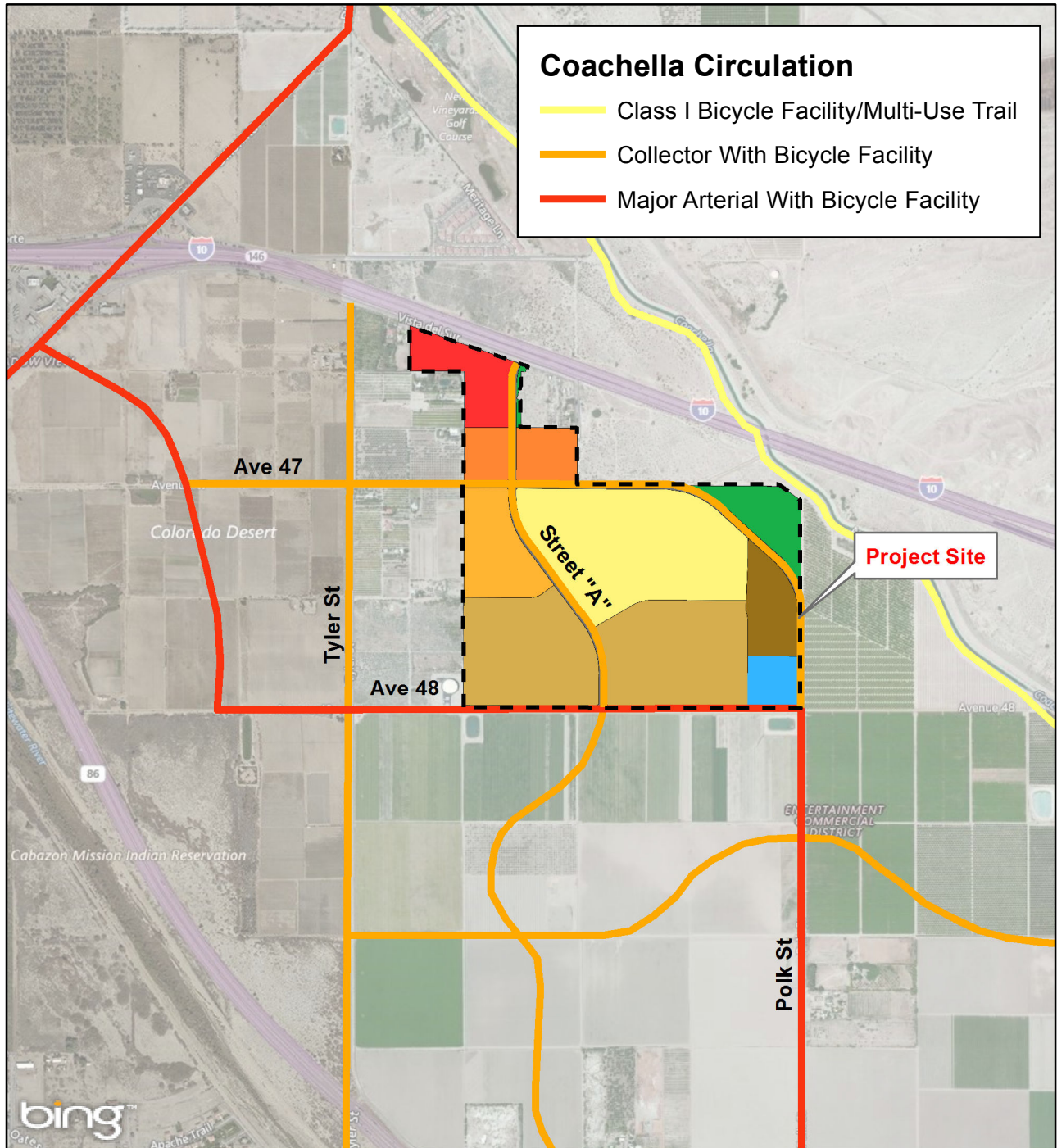
Enhanced parkways will be located along Street "A", Avenue 47 and Polk Street throughout the project. Street "A" will feature twenty foot (20') parkways along both sides of the street (outside of the right of way) and Avenue 47 and Polk Street will feature a ten foot (10') parkway (outside of the right of way). These enhanced parkways lining the major streets through the project will provide additional pedestrian connectivity from residential areas to commercial areas and to the primary open space corridor through the project..

See Figures 5-9, 7-1, 7-3 and 7-5

Vista Del Agua

General Plan Circulation

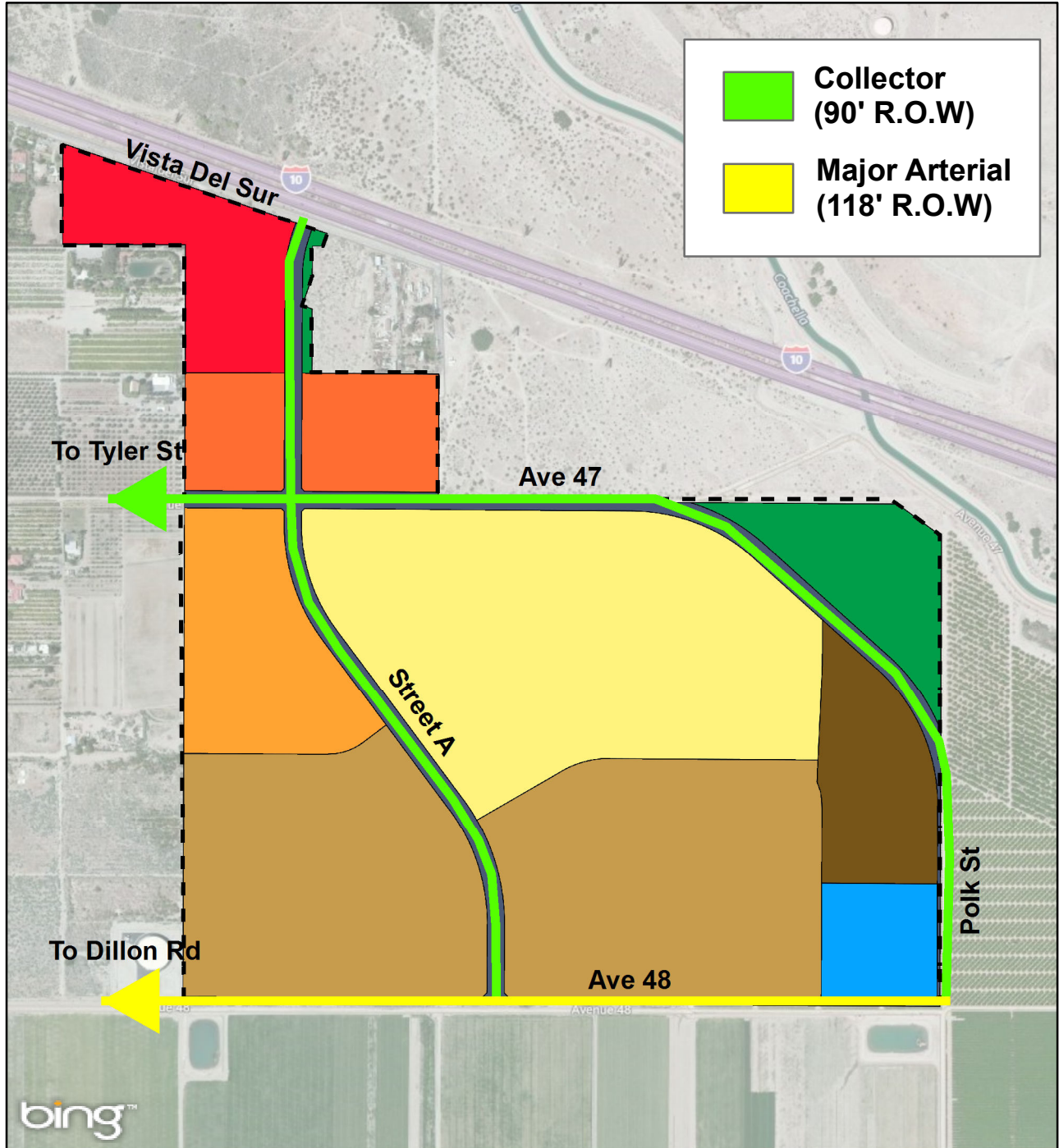
Figure 5-1

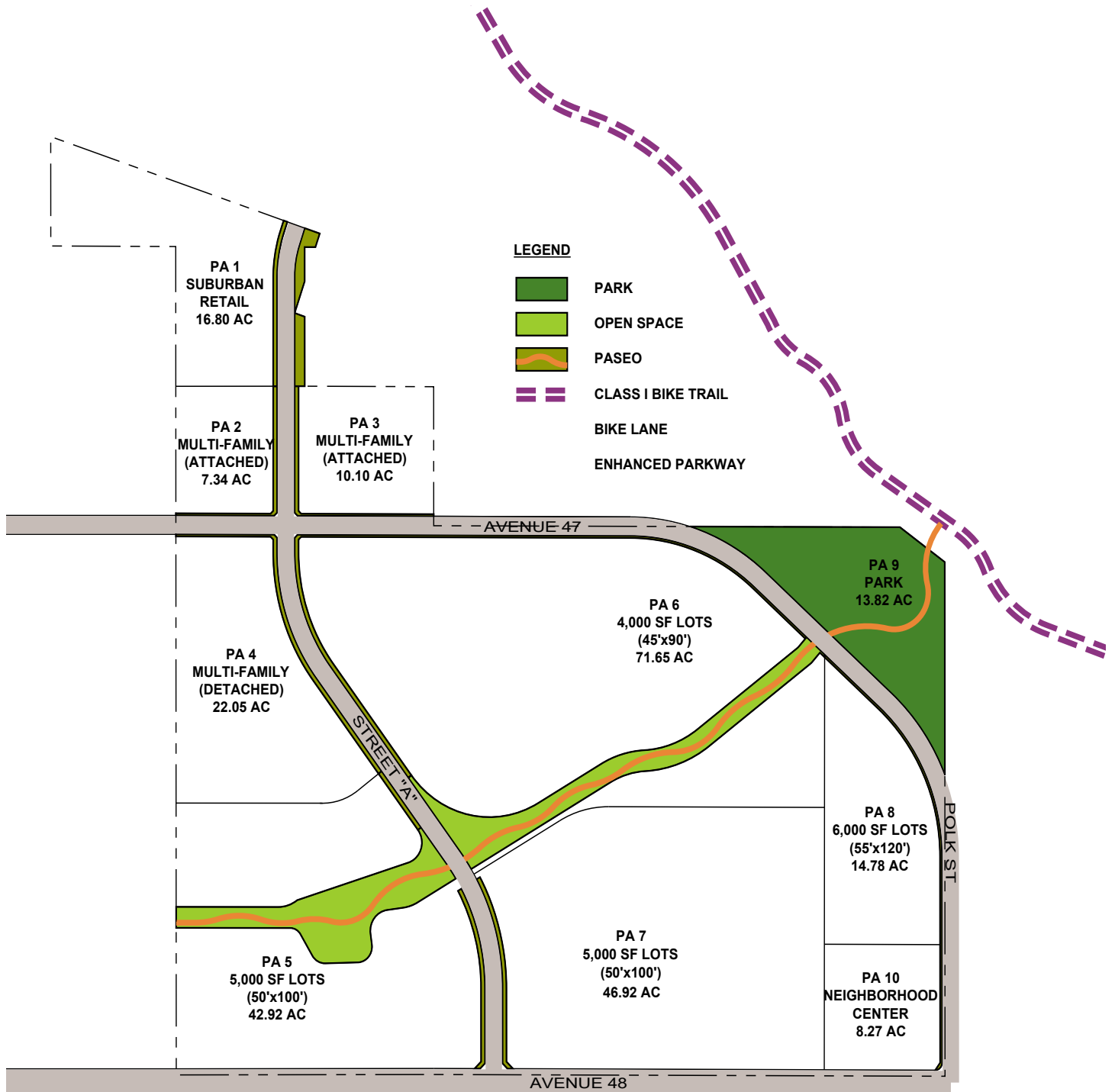


Vista Del Agua

Project Circulation

Figure 5-2

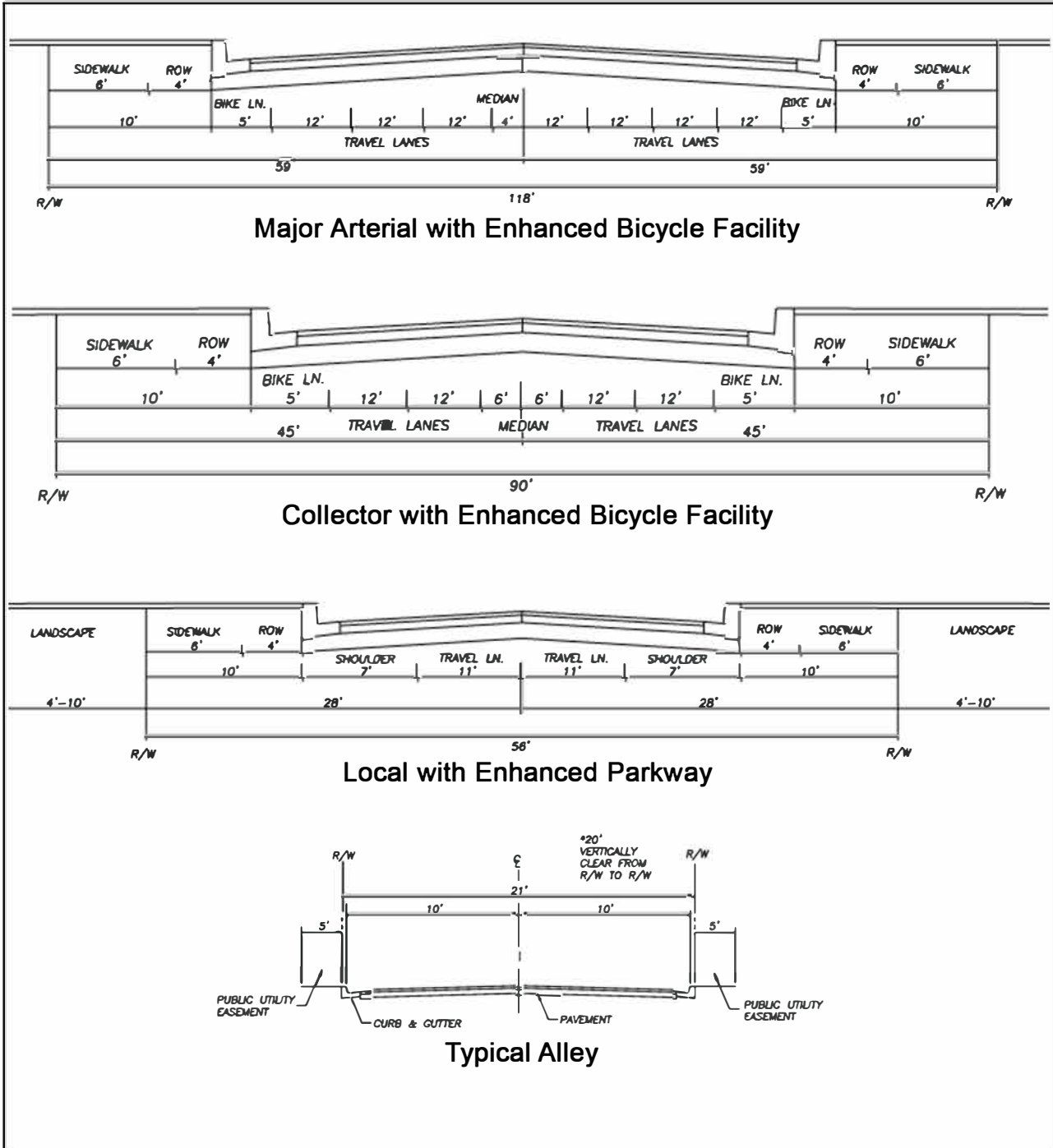




Vista Del Agua

Cross Sections

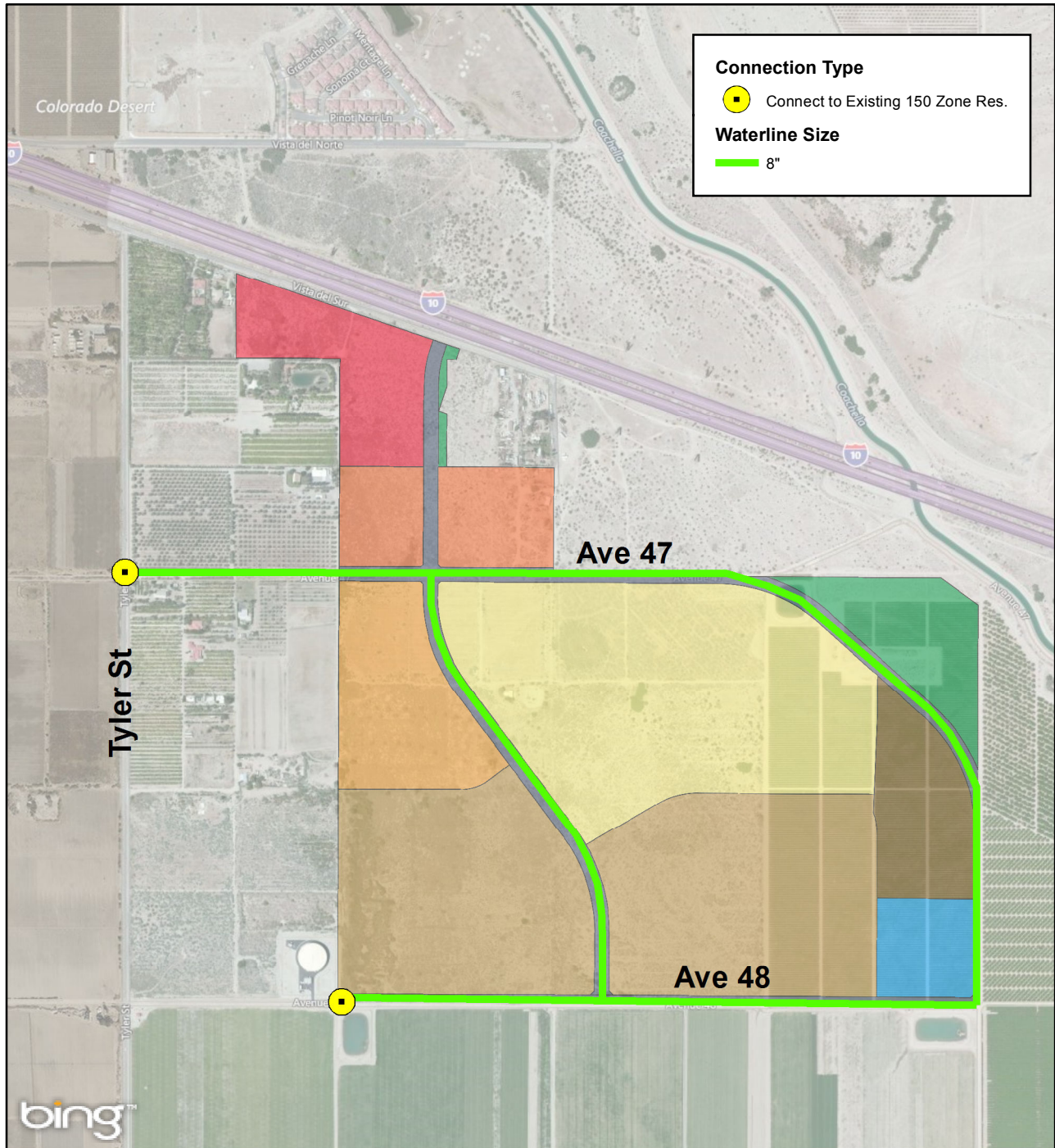
Figure 5-4



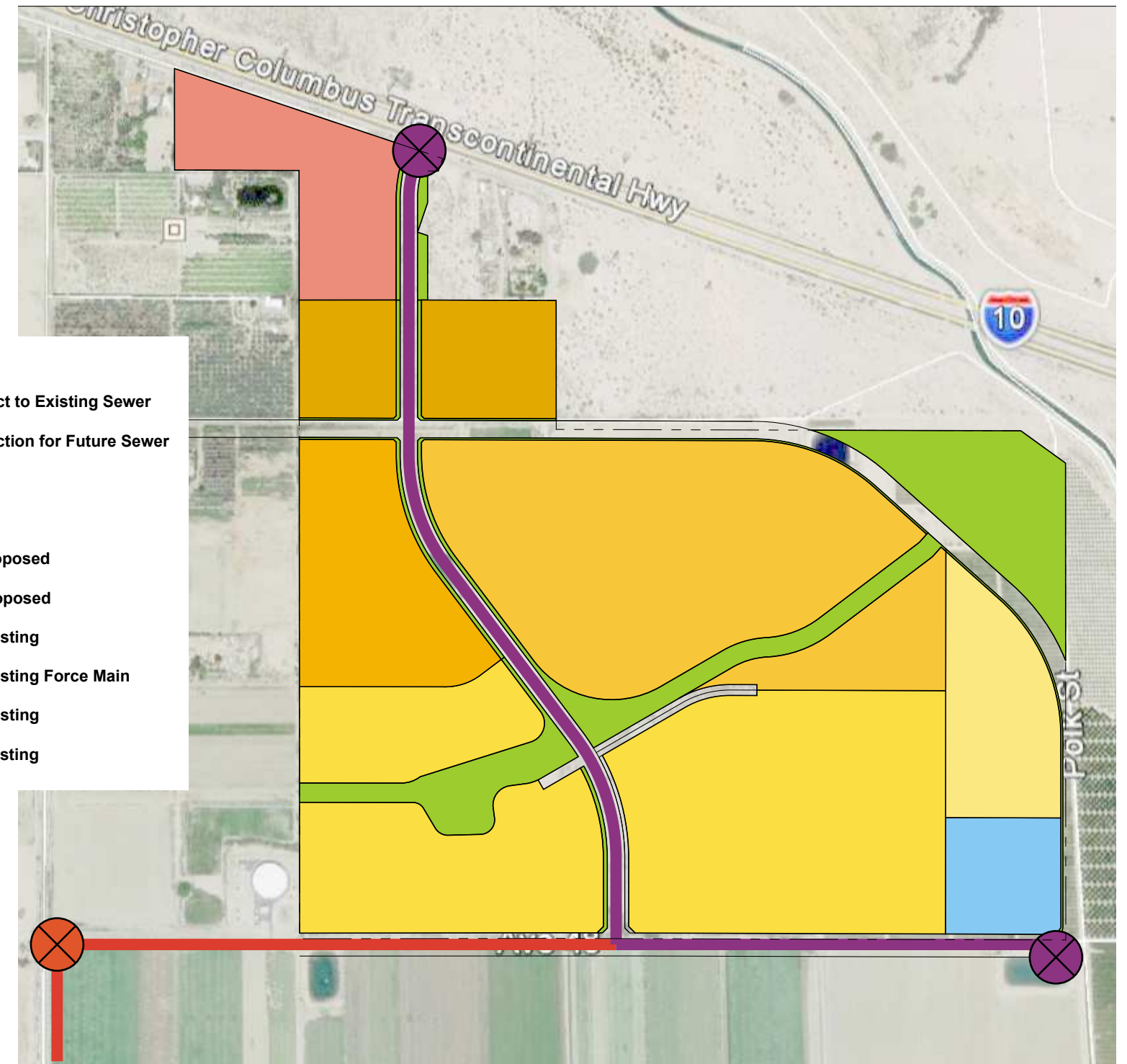
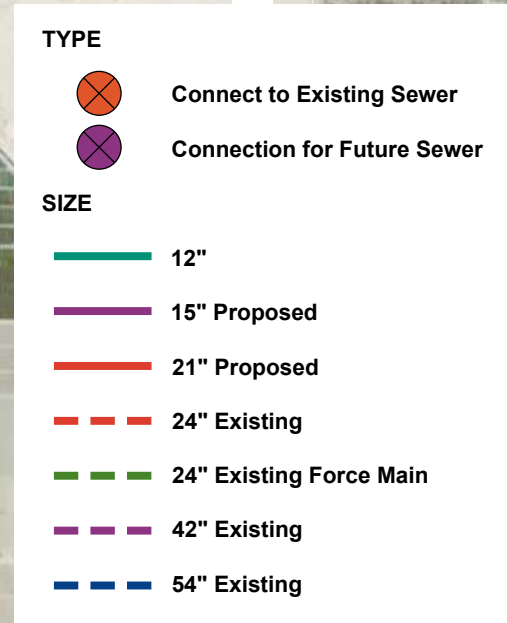
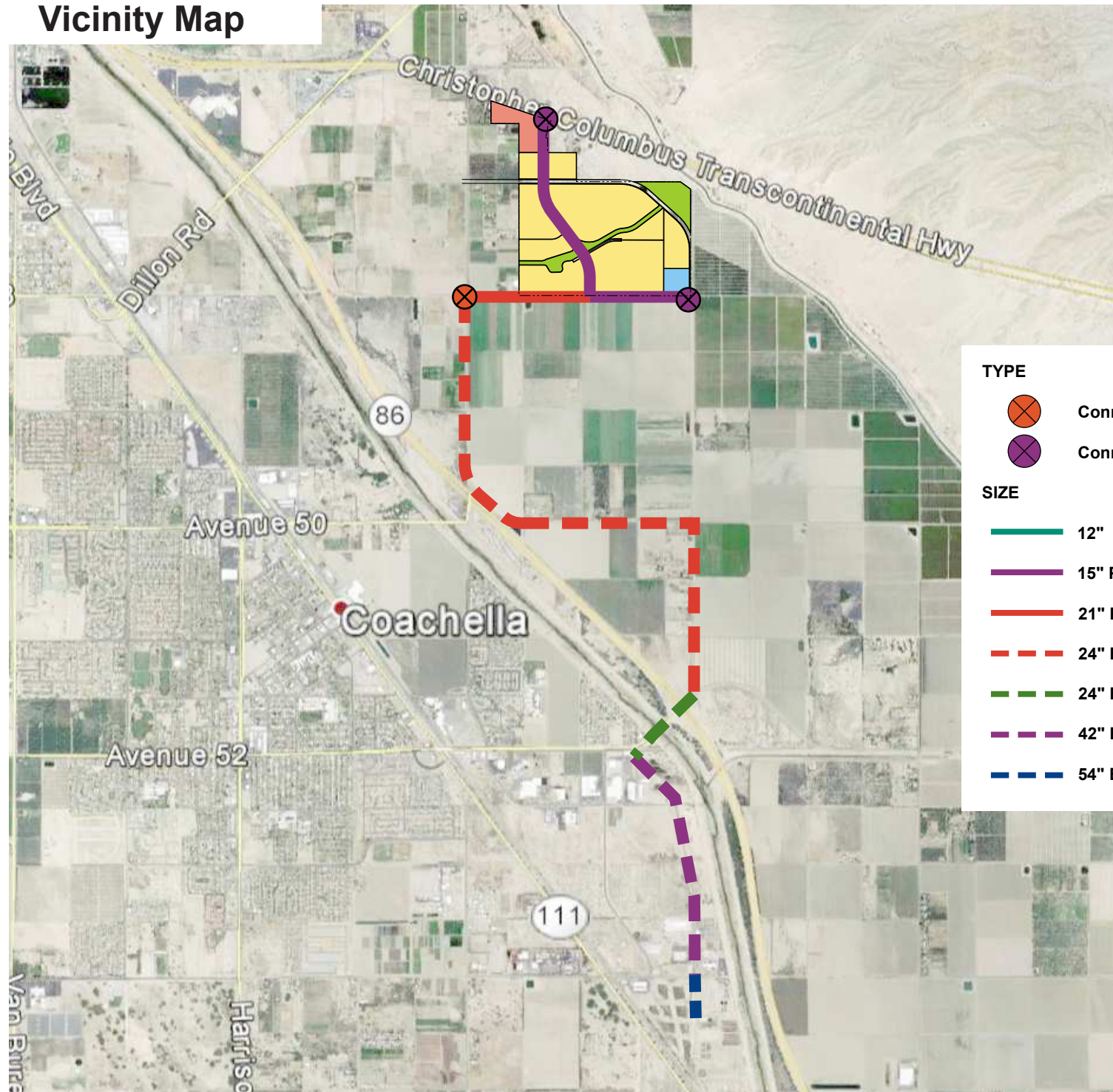
Vista Del Agua

Conceptual Water Plan

Figure 5-5



Vicinity Map



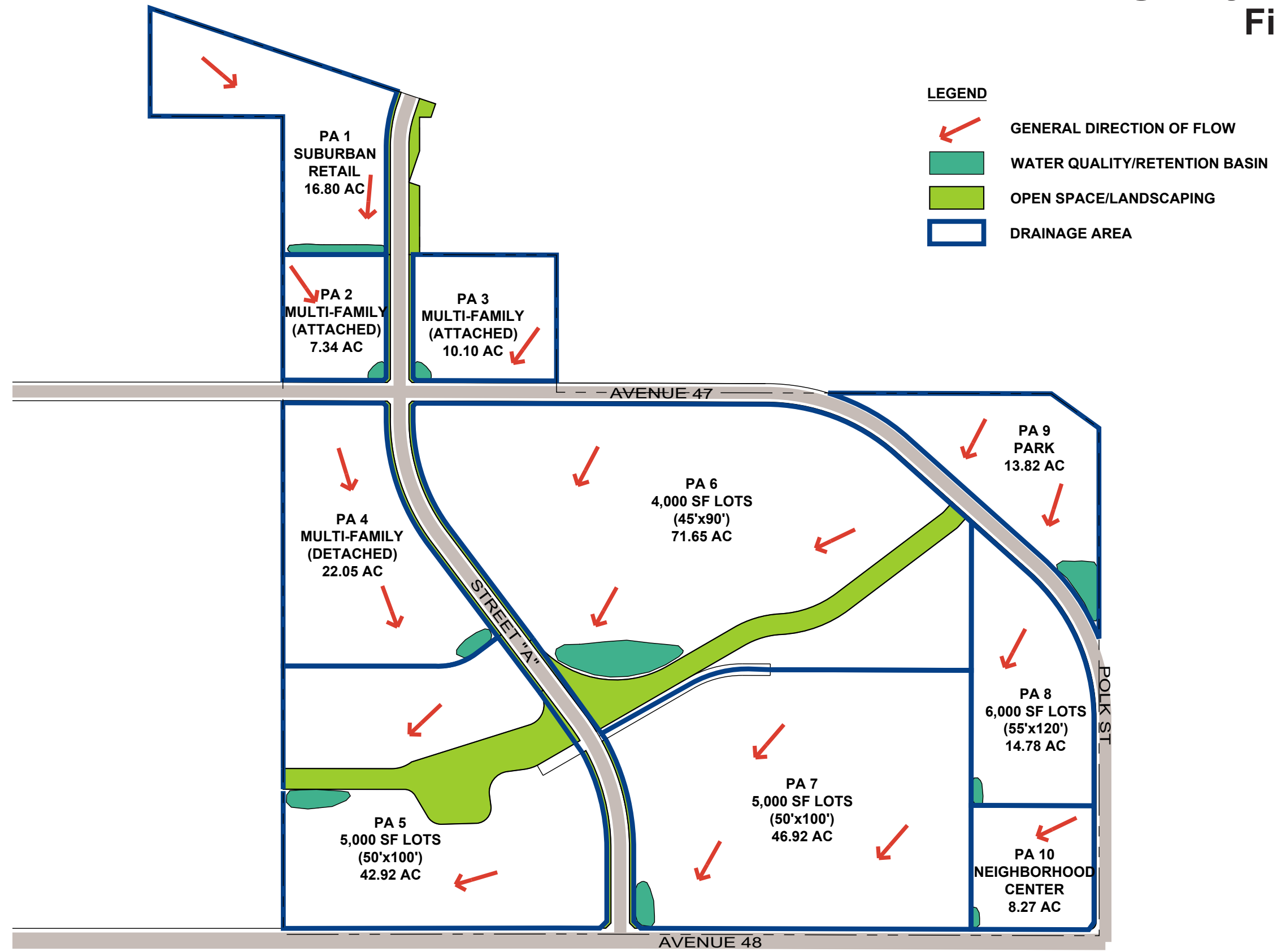
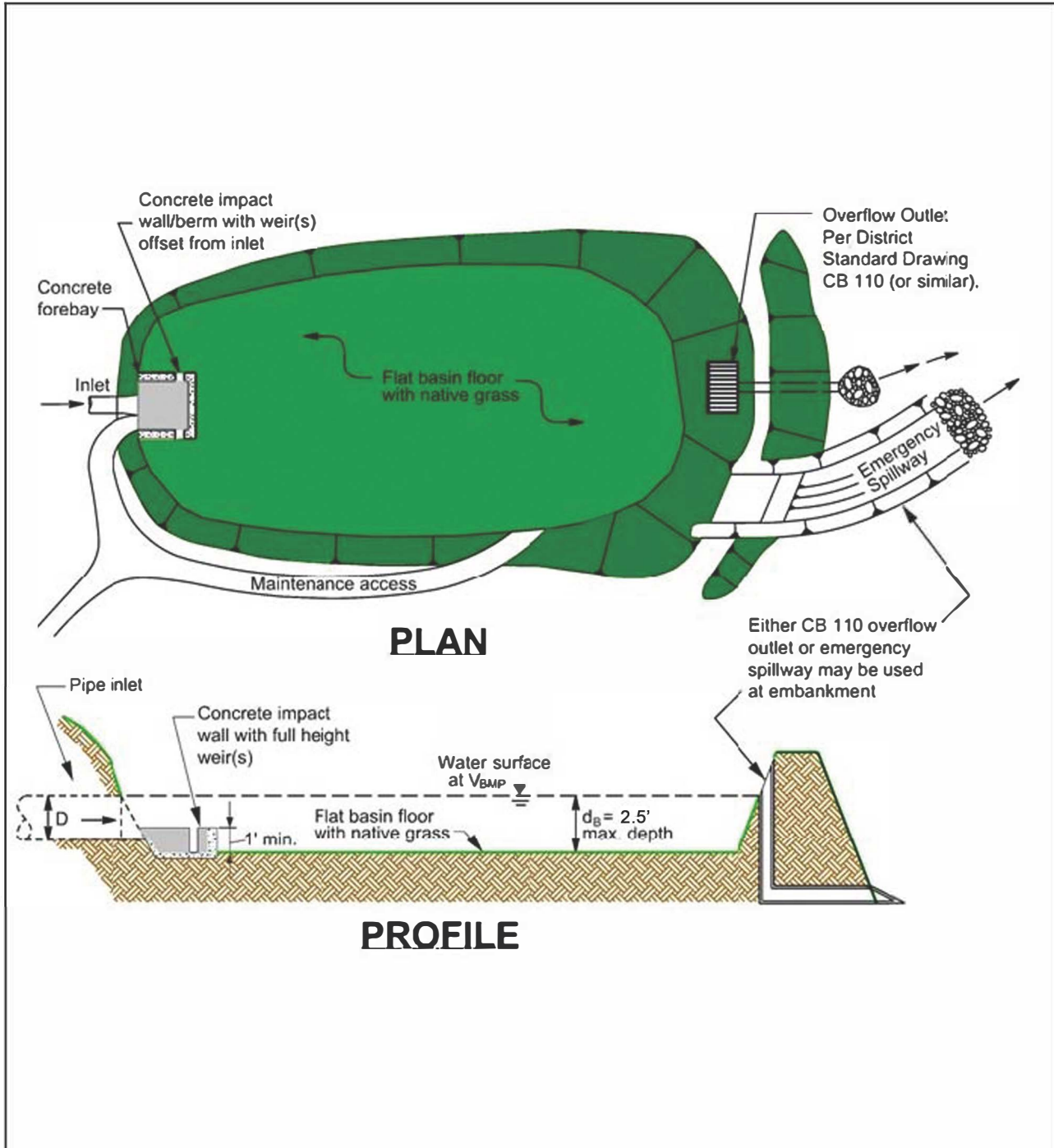
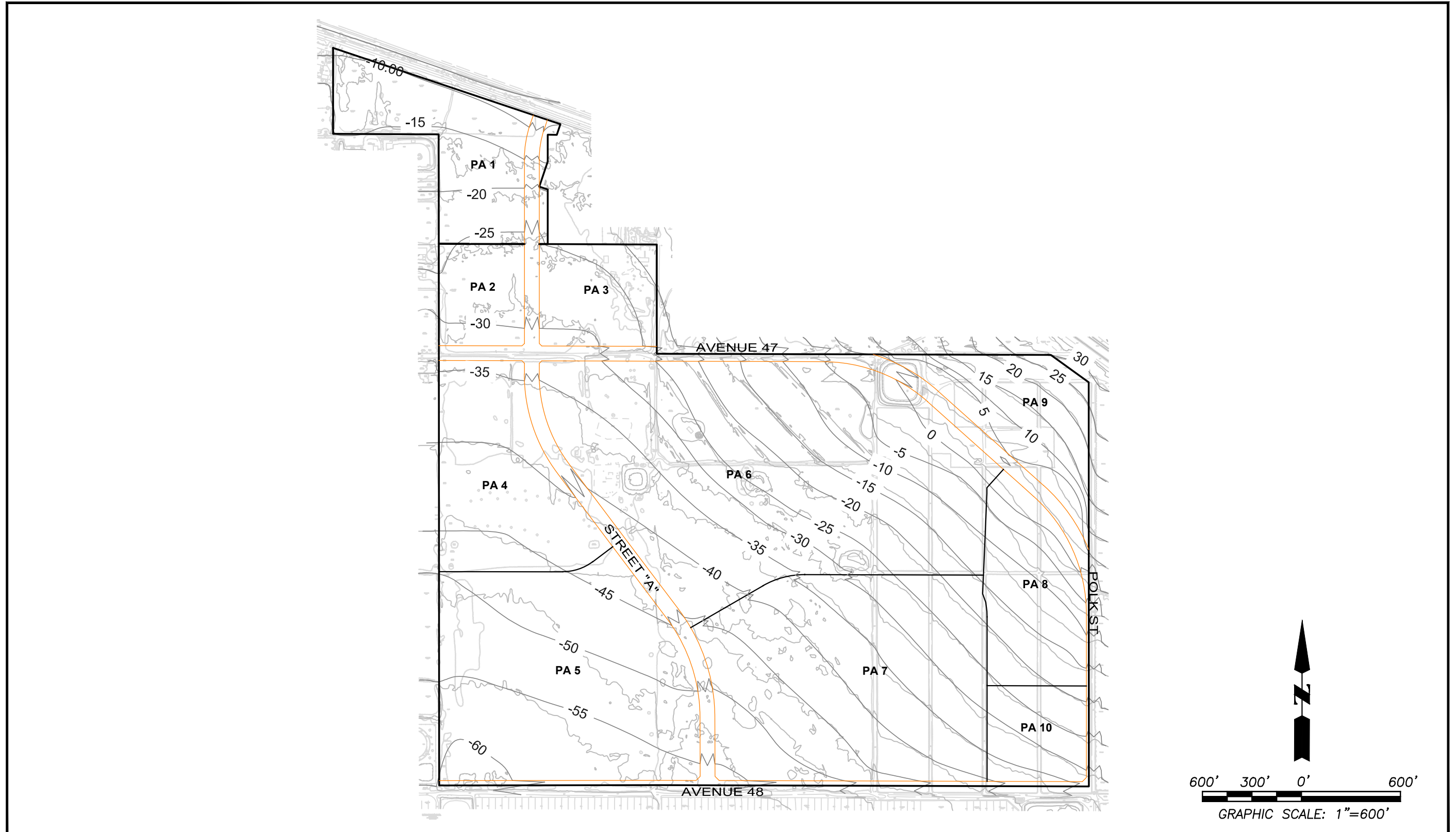
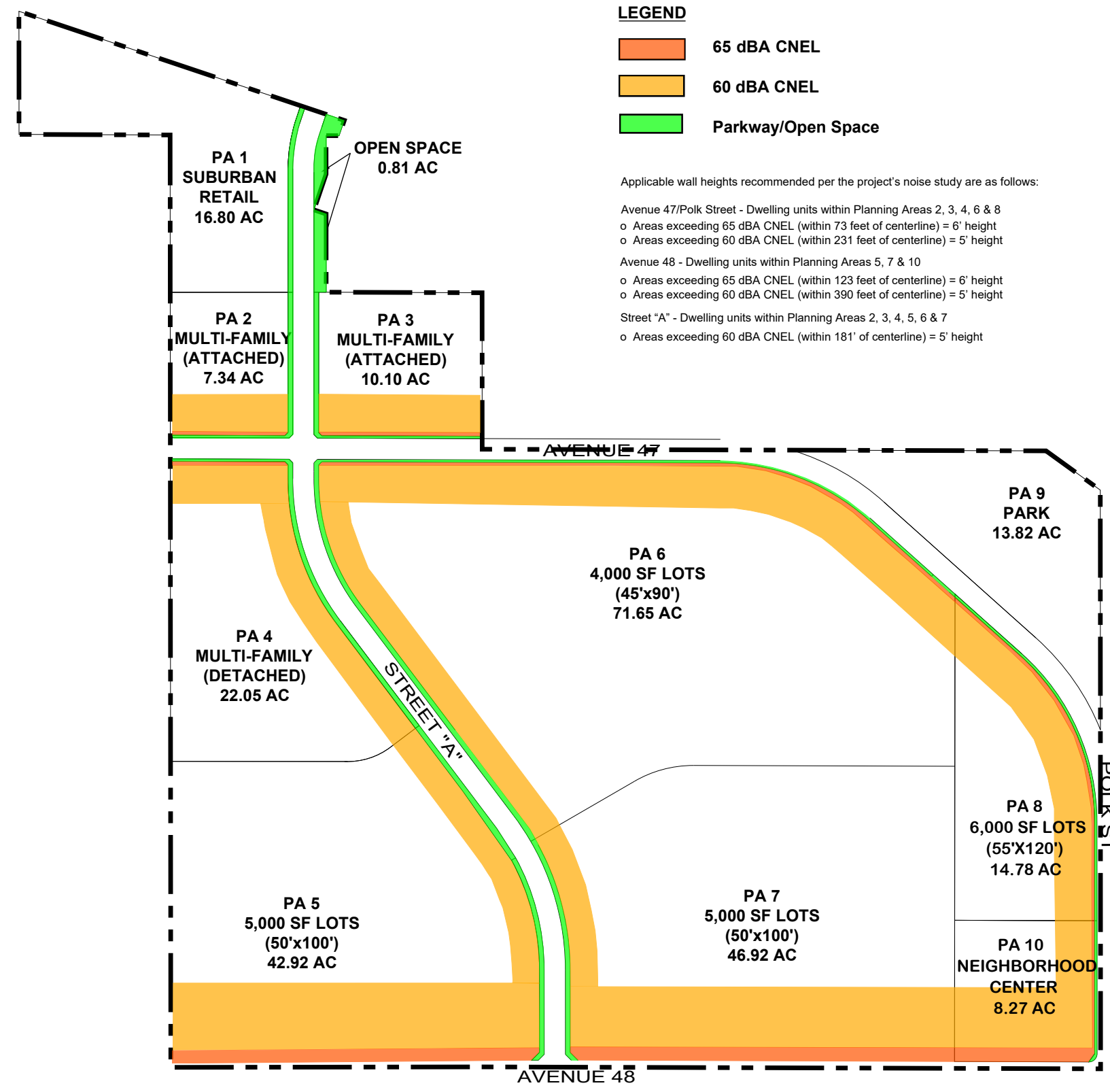


Figure 5-8







6. Development Standards

A. Purpose and Objectives

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

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

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

The purpose of the regulations are to:

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