

# 09 | INFRASTRUCTURE + PUBLIC SERVICES

## INTRODUCTION

This Element establishes the City's long-term goals and policies for establishing and managing its infrastructure systems and public services. City facilities and public services sustain and support the smooth functioning and long-term health of the community. They require regular maintenance and upgrading to meet the demands of a growing population and to improve their environmental performance. The Infrastructure and Public Services Element provides information and policy guidance to ensure the provision of public facilities and services in order to support existing and new development in the City of Coachella.

Infrastructure decisions have widespread impact on housing, development, investment patterns and quality of life. As Coachella grows, so does the need for additional buildings to accommodate City personnel and infrastructure to provide capacity for everything from educational services to wastewater management. It is imperative to coordinate the timing of new development with the provision of adequate infrastructure, public facilities, and public services so services can keep pace with demand. Additionally, existing facilities are costly to maintain and update, and reliable revenue sources are required to maintain or replace aging infrastructure. At the same time, some existing facilities in Coachella are in need of upgrades and/or replacement.

Services and opportunities should be available and accessible to everyone in the community. At the same time, employment and economic benefits associated with building and maintaining infrastructure should be shared as well. The means for collecting revenues to support infrastructure improvements should be determined and applied in ways that are fair and do not disproportionately burden those with lower incomes. New development should not have a negative impact on existing residents and should contribute to City coffers so the current level of services can be maintained.

Policies supporting well-maintained infrastructure, excellent police as well as fire services are essential to achieve broader development objectives and support the future envisioned by the residents of Coachella. The Infrastructure and Public Services Element addresses the changing public service and infrastructure needs and provides for their logical and timely expansion to keep pace with growth.

# OUR COMMUNITY'S GOALS

To achieve the community's vision as presented in Chapter 1 of the General Plan, the Infrastructure and Public Services Element is organized around the following broad goals.

- A healthy community with well maintained, efficient, high-quality public infrastructure facilities and services throughout the city. With tremendous growth potential on the horizon, the City needs fundamental parameters on how new infrastructure will be constructed and how those systems will be managed.
- Water supply facilities that meet future growth within the city and assure a high-quality and reliable supply of water to existing and future residents. As the City grows, it will be critical it continues to seek out new potable water and reclaimed water sources. Similarly, it is very important the City develop an adequate infrastructure plan and ensure new water infrastructure is phased in and funded by new development.
- Adequate and reliable sewer and wastewater facilities that collect, treat and safely dispose of wastewater. As with water supplies, it will be critical that the City continues to plan for and construct wastewater treatment and conveyance facilities to ensure it has the capacity to accommodate new development without having an impact to local water sources. It is also very important the City develop an infrastructure plan and ensure new wastewater infrastructure is phased in and funded by new development.
- Sufficient stormwater drainage facilities and services are environmentally sensitive, accommodate growth and protect residents and property. Proper planning now will help ensure the City can grow without increasing stormwater risks to new and existing development.
- An integrated solid waste management system that recycles resources locally and minimizes contributions to landfills. Just as the community desires to protect its environmental resources, minimizing waste generation is also an important goal. Future City efforts must also reduce waste generation so that the City can grow without substantively increasing its environmental footprint.
- Coachella residents, the business community and educational institutions are provided easy access to quality internet services, modern telecommunication services, and reliable energy throughout the City. Through collaboration with private and quasi-public utilities, Coachella can prepare for the provision of new services to future and existing residents and improve communication access without undue impact on the local environment.
- Improved public safety, increased fire safety and quality emergency medical services. Police and fire services are critical public services provided to the community and it will be very important that new development is coordinated with City services so as to protect existing service coverage.

# GOALS AND POLICIES

**Goals 1. Citywide Utilities. A healthy community with well maintained, efficient, high-quality public infrastructure facilities and services throughout the city.**

## **Policies**

- 1.1 Provision of service.** Continue to provide and maintain adequate water, wastewater and stormwater drainage utility services to areas currently receiving these services from the City. Shall provide and maintain adequate water, wastewater, and stormwater drainage utility services to areas in the City that do not currently receive these services upon funding and construction of the infrastructure necessary to provide these services.
- 1.2 Service standards.** Establish and maintain service standards for water, wastewater, stormwater drainage and solid waste services.
- 1.3 Cost-efficient services.** Continue to provide sustainable utility services and infrastructure in a cost-efficient manner.
- 1.4 Development phasing.** Ensure that new public facilities and services are phased in, in conjunction with the approved urban development it's intended to serve.
- 1.5 New development infrastructure costs.** Require new developments to provide adequate facilities or pay its fair share of the cost for facilities needed to provide services to accommodate growth without adversely impacting current service levels.
- 1.6 Remedying inadequate capacities.** Develop and implement a financing strategy and assess fees to construct needed water, wastewater, stormwater drainage, and solid waste facilities to maintain established service levels and to mitigate development impacts to these systems (e.g., pay capital costs associated with existing infrastructure that has inadequate capacity to serve new development). The City shall also assist developers in identifying funding mechanisms to cover the cost of providing utility services in infill areas.
- 1.7 Infill.** Identify and prioritize infill areas for infrastructure improvements.
- 1.8 Joint-use facilities.** Support the development of joint-use water, drainage and other utility facilities as appropriate in conjunction with schools, parks, golf courses and other suitable uses to achieve economy and efficiency in the provision of services and facilities.
- 1.9 Land use compatibility.** Ensure public utility facilities are designed to be safe, aesthetically pleasing, and compatible with adjacent uses.
- 1.10 Minimized environmental impacts.** Locate and design utilities to avoid or minimize any impact to environmentally sensitive areas and habitats.
- 1.11 Municipal districts.** Coordinate with utility agencies to investigate, and possibly create, a Municipal Utility District for the City to manage and distribute all local utilities to residents, business, and government facilities.

**Goals 2. 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.

### **Policies**

- 2.1** Water rights. Exercise and protect City water rights and entitlements in perpetuity.
- 2.2** Water Master Plan. Adopt and maintain a Water Master Plan with defined infrastructure and facilities, capital improvement schedules and funding resources.
- 2.3** Water service quality. Maintain water storage, distribution and treatment infrastructure in good working condition in order to supply domestic water to all users with adequate quantities, flow and pressure.
- 2.4** Water supply planning. Prepare, implement and maintain long-term, comprehensive water supply plans, like the Urban Water Management Plan.
- 2.5** Water supply for new development. Ensure water supply capacity and infrastructure capacity is in place before granting building permits for new development.
- 2.6** Expanding water supply. If water supply is not adequate to supply new development, require new water supplies be secured before granting building permits for new development.
- 2.7** Long-term water supply. Ensure the provision of water services is consistent with the growth planned for the General Plan area, including the Sphere of Influence.
- 2.8** Fair-share costs. Establish connection fees to ensure all development has adequate infrastructure for the provision of water and require real property be dedicated when new water facilities are required to serve a development.
- 2.9** Water supply source protection. Protect local groundwater resources from localized and regional contamination sources such as septic tanks, underground storage tanks, industrial businesses and urban runoff.
- 2.10** Infrastructure maintenance and repair. Replace and repair water distribution infrastructure as needed to improve water delivery and fire flow; maintain healthy and safe drinking water for all residents and businesses.
- 2.11** Water conservation. Implement water conservation programs aimed at reducing demands from new and existing development.
- 2.12** Water conservation promotion. Promote water conservation through municipal applications, public education, incentive programs and standards for new and retrofitted development.
- 2.13** Water-efficient landscaping. Require the use of water-efficient landscaping in all new development.
- 2.14** Grey water. Strongly encourage new development to utilize on-site grey water systems.
- 2.15** Reclaimed water. Expand the use of reclaimed water for irrigation and other applications.

- 2.16 Reclaimed water infrastructure.** As existing water distribution infrastructure is replaced, consider adding reclaimed water distribution systems to minimize construction costs. To the extent feasible, the replacement should be concurrent with major infrastructure or development projects within the City.
- 2.17 Reclaimed water use.** To promote water conservation and increase the use of reclaimed water, use reclaimed water in City-owned parks, plazas, landscaped medians and other public spaces and in privately-owned open spaces wherever feasible.
- 2.18 Groundwater replenishment.** Cooperate with CVWD and other agencies to develop groundwater replenishment programs to ensure viability of the groundwater aquifer in the east Whitewater basin.
- 2.19 Well contamination.** Prepare management plans for wells that have been contaminated for wells that have poor quality water to increase water quality.

**Goals 3. Wastewater Systems. Adequate and reliable sewer and wastewater facilities that collect, treat and safely dispose of wastewater.**

**Policies**

- 3.1 Wastewater treatment capacity.** Provide sufficient wastewater conveyance, storage and pumping capacity for peak sanitary sewer flows.
- 3.2 Sewer Master Plan.** Adopt and maintain a Sewer Master Plan with defined infrastructure and facilities, capital improvement schedules and funding sources.
- 3.3 Facility design.** Ensure that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs to avoid the need for future upsizing. For facilities subject to incremental upsizing, initial design shall include adequate land area and any other elements not easily expanded in the future. Infrastructure and facility planning should discourage oversizing of infrastructure which could contribute to growth beyond what was anticipated in the General Plan.
- 3.4 Wastewater treatment capacity for new development.** Ensure that wastewater treatment and conveyance capacity is in place before to granting building permits for new development.
- 3.5 Fair-share costs.** Require new development fund fair-share costs associated with the provision of wastewater service through the collection of development impact fees and connection fees to ensure all development has adequate infrastructure for a wastewater collection and treatment system.
- 3.6 Expanding water supply.** If water supply is not adequate to supply new development, require new water supplies be secured before granting building permits for new development.
- 3.7 Long-term wastewater treatment capacity.** Ensure the provision of wastewater treatment capacity is consistent with the growth planned for the General Plan area, including the Sphere of Influence.
- 3.8 Illegal wastewater disposal.** Abate illegal onsite wastewater disposal systems within the incorporated area of the City and coordinate with the County and affected

property owners to remediate inadequate or substandard onsite wastewater disposal systems within unincorporated areas.

- 3.9 Sewer system connections.** Require connection to the sewer system of all new development at densities of one unit per acre or greater. New development at rural densities or in areas with extremely difficult and/or expensive sewer construction, for example the Mecca Hills, may be accommodated by private septic systems provided there are no negative health and safety impacts and subject to review and approval by the City Council, the Coachella Sanitary District, the Riverside County Environmental Health Department, the Coachella Valley Water District, and the Regional Water Quality Control Board.

**Goals 4. Stormwater Capacity. Sufficient stormwater drainage facilities and services that are environmentally sensitive, accommodate growth and protect residents and property.**

**Policies**

- 4.1 Drainage System Master Plan.** Adopt and maintain a Drainage System Master Plan with defined infrastructure and facilities, capital improvement schedules and funding sources.
- 4.2 New stormwater facilities.** Ensure all new drainage facilities are adequately sized and constructed to accommodate stormwater runoff in urbanized areas.
- 4.3 Regional stormwater facilities.** Coordinate efforts with Riverside County and other agencies in the development of regional stormwater facilities.
- 4.4 Fair-share costs.** Require new development fund fair-share costs associated with the provision of stormwater drainage to ensure all development has adequate stormwater drainage protection.
- 4.5 New development.** Require the preparation of drainage studies that evaluate adherence to City stormwater design requirements and incorporate measures to prevent on- or off-site flooding with all new development applications.
- 4.6 Stormwater Pollution Prevention.** Cooperate in regional programs to implement the National Pollutant Discharge Elimination System program.
- 4.7 Stormdrain monitoring.** Routinely monitor and evaluate the effectiveness of the storm drain system and make adjustments as needed.
- 4.8 Agricultural tile lines.** Coordinate with CVWD to identify existing agricultural tile lines to ensure the continued viability of the system.
- 4.9 Property dedication.** Require the dedication of real property and improvements of that property when new stormwater drainage facilities are required to serve a development.

**Goals 5. Solid Waste Management. An integrated solid waste management system that recycles resources locally and minimizes contributions to the county landfill.**

### **Policies**

- 5.1 Lead by example.** Serve as a role model to businesses and institutions regarding purchasing decisions that minimize the generation of solid waste in addition to encouraging all City staff to recycle at City facilities.
- 5.2 Reduce use of toxics.** Reduce the use of disposable, toxic, or nonrenewable products in City operations.
- 5.3 Solid Waste Diversion and Recycling.** Meet or exceed the state's solid waste diversion requirements under AB 939.
- 5.4 Zero waste.** Strive for zero waste to landfills by 2040 through reusing, reducing and recycling solid waste and using conversion technology if appropriate.
- 5.5 Disposal capacity.** Continue to coordinate with Riverside County in providing long-term landfill disposal capacity.
- 5.6 Hazardous materials.** Prohibit the disposal of hazardous materials into the municipal waste stream.
- 5.7 Collection service.** Provide trash collection services to commercial and residential developments.
- 5.8 Neighborhood clean-up program.** Consider creation and sponsorship of a Neighborhood Clean-Up Program.
- 5.9 Greener waste management practices.** Support on-going green waste recycling efforts and facilitate composting opportunities for Coachella residents and businesses in order to reduce surface ozone pollution and offset greenhouse gas emissions and provide soil nutrients.
- 5.10 Electronic waste.** Coordinate with businesses that recycle electronic waste to provide convenient collection/drop off locations for city residents.
- 5.11 Education.** Sponsor solid waste educational programs on backyard waste composting and grasscycling (i.e., mulching grass clippings back into the lawn).
- 5.12 Construction materials.** Encourage use of recycled materials in new construction.
- 5.13 Construction and demolition debris.** Require recycling and reuse of construction wastes, including recycling materials generated by the demolition and remodeling of buildings, with a minimum diversion of 75% by weight.
- 5.14 Recyclable materials.** Encourage the use of recycled paper and other recycled materials in all City operations.
- 5.15 On-site collection and storage of recyclables.** Require new public and private buildings to be designed with on-site storage facilities for recycled materials.
- 5.16 Public education.** Expand public education programs about waste reduction and diversion strategies



**Goals 6. Telecommunications and Utilities.** Coachella residents, the business community and educational institutions are provided easy access to quality internet services, modern telecommunication services, and reliable energy throughout the city.

#### **Policies**

- 6.1 Private utilities.** Work with private and quasi-public utilities to ensure the adequate provision of energy and telecommunications service that meets the needs of the community.
- 6.2 Range of access.** Work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions and public agencies throughout the city.
- 6.3 Expanding service.** Work with utility companies to retrofit areas that are not served by current telecommunication technologies and shall provide strategic long-range planning of telecommunication facilities for newly developing areas, as feasible.
- 6.4 Innovation.** Encourage local industries, higher educational institutions and other entities to support innovation in the design and implementation of state-of-the-art telecommunication technologies and facilities.
- 6.5 Co-location of facilities.** Encourage compatible co-location of telecommunication facilities and work with utility companies to provide opportunities for siting telecommunications facilities on City-owned property and public right-of-ways.
- 6.6 Smart communities.** Establish requirements for the installation of state-of-the-art internal telecommunications technologies in new large-scale planned communities, office and commercial developments (e.g., wiring of all new housing and businesses).
- 6.7 High-voltage lines.** Coordinate with the electrical utilities on the location of future high voltage corridors and the effects produced by high voltage electrical facilities in power corridors and electrical substations.
- 6.8 Utility line undergrounding.** Require undergrounding of all new publicly owned utility lines, encourage undergrounding of all privately owned utility lines in new developments and work with electricity and telecommunications providers to underground existing overhead lines.
- 6.9 Utility siting standards.** Coordinate with the appropriate utility purveyors to develop local standards for the location and design of natural gas, electrical and telecommunications facilities where such improvements are visible along street frontages.
- 6.10 Transmission corridors.** Encourage the shared use of major transmission corridors and other appropriate measures as a means of preserving the aesthetic resources of the City and to lessen the visual impact of such development. The City shall work with the appropriate agencies in developing these corridors for recreational use.



## **Goals 7. Police and Fire Services. Improved public safety, increased fire safety and quality emergency medical services.**

### **Policies**

- 7.1** Quality of service. Provide courteous, responsive and efficient police services.
- 7.2** Service efficiency. Strive to continuously improve the performance and efficiency of the police department.
- 7.3** Service ratio. To the extent feasible, raise the ratio of police officers to residents to a minimum of 1.3 officers per 1,000 residents, and maintain personnel and facilities in the police department necessary to provide the best response time feasible.
- 7.4** Serving current and future growth. The police department will maintain adequate police staffing, performance levels and facilities to serve the existing Coachella population as well as its future growth.
- 7.5** Review of new development. Encourage the police department will continue to work with the Community Development Department to review and modify development proposals to incorporate “defensible space” concepts and other public safety design concepts into new development.
- 7.6** Anti-crime programs. Develop anti-crime programs and implement them through coordination with schools, neighborhoods, churches and other governmental agencies.
- 7.7** Alternative funding. Explore innovative options of funding additional sworn officers, support staff and equipment through the use of federal and state grants.
- 7.8** Development impacts. Require new development in the City to mitigate project-related impacts to police and fire services.
- 7.9** Fire service improvements. Work with the Riverside County Fire Department to continuously improve the performance and efficiency of fire protection services for Coachella.
- 7.10** Fire service equipment. Work with the Riverside County Fire Department to ensure adequate fire-fighting and EMS infrastructure, equipment and personnel to provide a high level of fire and emergency medical service in Coachella to meet growing demands.
- 7.11** Fire service facility improvements. In coordination with the Riverside County Fire Department and surrounding cities, support the replacement of old and outdated fire facilities with new facilities containing the necessary infrastructure and design features to adequately support fire and emergency functions for the area.
- 7.12** Fire service response standards. Work with the Riverside County Fire Department to manage the distribution of fire stations and seek goals of 2.0 personnel per 1,000 population, provide fire protection within a 1.5 mile radius from the fire stations, and five-minute response times.
- 7.13** Water pressure. Ensure that sufficient water service and pressure is available throughout the City for use in firefighting.

- 7.14 Service funding.** Explore funding sources, such as impact fees from development or parcel taxes, to ensure a high level of fire services for the City.
- 7.15 Pre-emption technology.** The Police, Fire and Public Works Departments shall coordinate to install traffic signal pre-emption technology for emergency response vehicles in appropriate locations in the City, as funding and capital programming allow.
- 7.16 Fair-share contributions.** Establish a development impact fee program that requires individual development projects to pay fair-share contributions to public safety infrastructure needs.