

ADDITIONAL GENERAL PLAN EDITS TO CONSIDER

OVERVIEW

During the circulation period for the Draft Environmental Impact Report, additional changes, edits, and clarifications to the Draft General Plan have been requested from the Planning Commission, agencies, developers, and other stakeholders. Changes include policy text, additional information, and content changes based on comments, discussion, and community input from the Draft Environmental Impact Report public review. All content highlight in blue represents new text to the General Plan Update. Text that is blue with a strike running through it represents text that was deleted from the public review draft. All other text has not been changed since the public review draft was released. None of these changes are substantial enough to warrant additional environmental analysis or in any way affect the conclusions of the Draft Environmental Impact Report.

04 LAND USE

On page 04-12, paragraph two under Street Design:

2. Sidewalks (minimum of six feet) should be provided on both sides of the street, ~~generally~~ separated from the curb by a parkway strip least ~~six~~ 6 feet wide or more.

On page 04-15, paragraph two under Street Design:

2. Sidewalks (minimum of six feet) should be provided on both sides of the street, ~~generally~~ separated from the curb by a parkway strip least six feet wide or more.

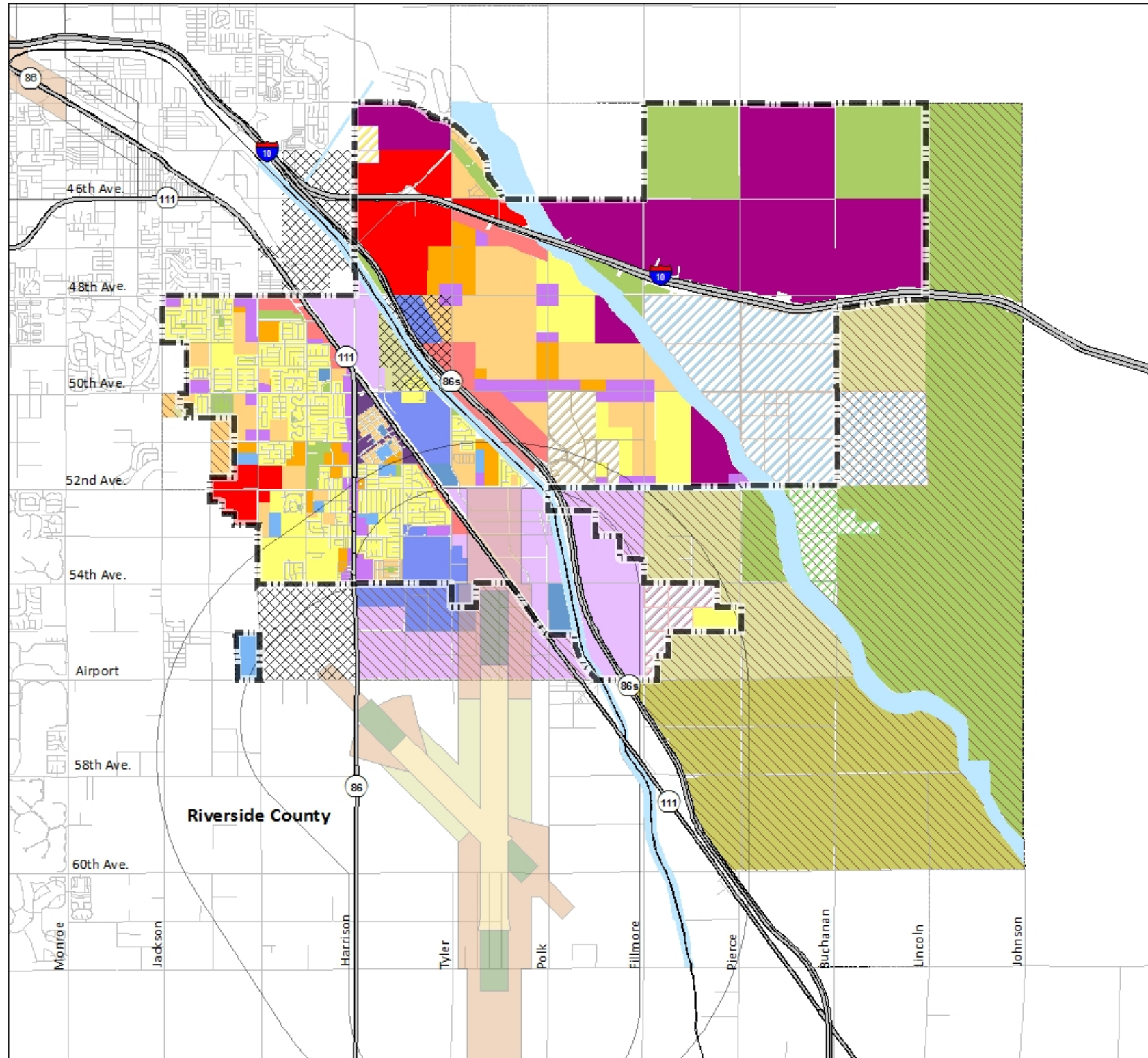
On page 04-19, paragraph two under Street Design:

2. Sidewalks (minimum of six feet) should be provided on both sides of the street, ~~generally~~ separated from the curb by a parkway strip least six feet wide or more.



City of Coachella
General Plan Update 2035

General Plan Land Use Designations



Legend

- | | |
|-----------------------------|-----------------------------------|
| Coachella City Limits | Downtown Center |
| Sphere of Influence | Urban Employment Center |
| Tribal Land | Neighborhood Center |
| General Plan Planning Area | Regional Retail District |
| Airport Compatibility Zones | Suburban Retail District |
| Zone B1 | Resort District |
| Zone B2 | Industrial District |
| Zone C | Urban Neighborhood |
| Zone D | General Neighborhood |
| Zone E | Suburban Neighborhood |
| General Plan Planning Area | Rural Rancho |
| | Agricultural Rancho |
| | Open Space |
| | School |
| | Public Facilities |
| | Brandenburg Butters Specific Plan |
| | Coachella Vineyards Specific Plan |
| | Eagle Falls Specific Plan |
| | La Entrada Specific Plan |
| | Philips Ranch Specific Plan |



raimi+
associates

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

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Page 04-53, Table 3-1; add an asterisk symbol (*) after “MULTI-FAMILY” and after “HOSPITAL / AIRPORT” uses, with a corresponding footnote below table to read as follows:

- * See additional land use regulations for non-residential development and hospitals near airport (Policies 10.9 and 10.10).

Page 04-55, Table 3-2; add an asterisk symbol (*) after “DU/AC (RANGE AND AVERAGE)” with corresponding footnote below table to read as follows:

- * See additional density restrictions and potential development regulations for new residential developments near airport (Policies 10.4 and 10.8).

Page 04-79, under Desert Lakes Vision:

VISION

As a very sensitive area with limited access and a need for substantial infrastructure investment, this area of the City is envisioned, ~~but not required~~, to remain undeveloped during the ~~span~~ **planning horizon** of the General Plan. ~~Development in this area should occur after a significant portion of other areas within the current City limits are developed.~~ When development does occur, the vision for this area is to have low density resorts, rural residential development and some suburban neighborhoods and suburban retail. ~~in the western portion of the subarea. In the interim~~ **Until this is developed**, this subarea will ~~be preserved from development and~~ contribute to the visual identity and aesthetic beauty of Coachella.

Page 04-80, under Desert Lakes Policy Direction:

3. Prior to development, prepare a single **conceptual** Specific Plan for the subarea that establishes a long-term vision, land uses and an implementation program. **Separate implementing project-level specific plans may be prepared for individual projects.**

Page 04-94, Amended Goal 10 text, and re-written policies after Policy 10.3:

Goal 10. 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 public facilities and services as part of the overall process.**

Policies

- 10.1 Required contents of Specific Plans and Planned Developments that implement the subarea Master Plans.** Require that all Specific Plans, Planned Developments, Master Plans and other master-planned community implementation tools include:
- A plan for the phasing of all off-site infrastructure.
 - A performance schedule for the issuance of building permits based on the concurrent availability of public services and amenities, including parks, schools and other public facilities identified in the entitlement documents.
 - A clear statement of the minimum public improvements that will be required as part of the first phase of development.
 - A statement of the financing mechanisms that will provide for the ongoing funding and financing of the public facilities of the project. These financing tools should be presented and discussed in the entitlement document implementation plan.

- 10.2 Concurrency.** Prohibit the issuance of precise grading plans and building permits unless the City has made a determination that adequate stormwater facilities, parks, solid waste, water, sewer and transportation facilities are operating to serve each phase of development.
- 10.3 Phasing of project site improvements.** Require that new subdivisions complete the public improvements before occupancy inspections unless a development agreement is implemented.

Policies 10.4 through 10.8 are to be deleted and replaced in their entirety with new and re-written policies (Policies 10.4 through 10.12) to read as follows:

- 10.4 Airport compatibility:** Require new development in the vicinity of Jacqueline Cochran Airport to conform to the County’s airport land use and safety plans. Notwithstanding the allowable land use intensities and densities set forth by this Land Use and Community Character Element, there may be more restrictive density and intensity limitations on land use and development parameters, as set forth by the Airport Land Use and Compatibility Plan. Additionally, per the Airport Land Use Plan, there may be additional limits, restrictions, and requirements, such as aviation easements, height limits, occupancy limits, and deed restrictions, required of new developments within the vicinity of the airport
- 10.5 Wildlife Hazards Study.** New developments proposing golf course or significant open space and/or water features shall prepare a wildlife hazard study if the site is within the Airport Influence Area.
- 10.6 Airport Land Use Commission Review.** Before the adoption or amendment of this General Plan, any specific plan, the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of the airport land use compatibility plan, the City shall refer proposed actions for review, determination and processing by the Riverside County Airport Land Use Commission as provided by the Airport Land Use Law. The City shall notify the Airport Land Use Commission office and send a Request for Agency Comments for all new projects, and projects proposing added floor area or change in building occupancy type within 2 miles of the airport.
- 10.7 Federal Aviation Administration Review:** Projects that require an FAA notice and review will be conditioned accordingly by the City to obtain an FAA Determination of No Hazard to Air Navigation prior to issuance of any building permits.
- 10.8 Residential Development near airport.** New residential development within Airport Compatibility Zone D shall have a net density of at least five dwelling units per acre. New dwelling units should not be permitted as secondary uses of the Urban Employment Center General Plan Designation within Airport Compatibility Zone C.
- 10.9 Nonresidential Development near airport.** The land use intensity of nonresidential structures within Airport Compatibility Zones B1, C, and D shall be limited as set forth by Table 2A of the Airport Land Use Compatibility Plan.

- 10.10 **Hospitals near airport:** Hospitals shall be prohibited within Airport Compatibility Zones B1 and C and discouraged in Airport Compatibility Zone D.
- 10.11 **Regional coordination.** Promote coordinated long-range planning between the City, airport authorities, businesses and the public to meet the region's aviation needs.
- 10.12 **Railroad Safety:** When considering development adjacent to the railroad right-of-way, work to minimize potential safety issues associated with railroad adjacency.

07 SUSTAINABILITY AND THE NATURAL ENVIRONMENT

Page 07-6, Policy 3.9:

- 3.9 **Water quality detention basins.** Require water detention basins to be aesthetically pleasing and to serve recreational purposes, such as in the form of a Mini Park. Detention basins designed for active uses are intended to supplement park and open space and should not be counted towards a developer's minimum park requirements, [unless otherwise determined by the Planning Commission and City Council.](#)

Page 07-8, Policy 7.2:

- 7.2 **Development impacts.** When considering development applications, require consideration of onsite detainment of stormwater runoff and require the incorporation of appropriate stormwater treatment and control measures, [in accordance with the most recent NPDES permit requirements.](#)

Page 07-10, after Policy 9.7:

- 9.8 **Sensitive species.** Require projects proposing to develop in subareas 5, 6, and 7 to conduct surveys to determine if there is occurrence of sensitive species within the Project area. If sensitive species are present, projects must implement mitigation measures necessary as prescribed by a qualified biologist and approved by any applicable resource agency in order to receive necessary City permits.

Page 07-10, Policy 10.1:

- 10.1 **Open space network.** Require new development to contribute land and/or funding to expand the community's open space network, [in support of the Coachella Valley MSHCP.](#)

Page 07-10, Policy 10.2:

- 10.2 **Whitewater ~~river~~ River/Coachella Valley Stormwater Channel corridor.** Preserve a public open space corridor of trails and wildlife habitat along the Whitewater River/[Coachella Valley Stormwater Channel.](#)

Page 07-13, before Goal 13:

- 12.1 **Disturbance of human remains.** In areas where there is a high chance that human remains may be present (areas along the [Whitewater Rivers/CVSC](#), on Tribal lands, on areas with previously undisturbed soil, in the washes and canyons found in the eastern areas of the Planning Area, and areas of historic settlement), require

proposed projects to conduct survey to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.

Page 07-13, Policy 13.11:

13.1 Coachella Whitewater Trail. Establish a multi-use trail that runs along the Whitewater River/[Coachella Valley Stormwater Channel](#).

08 SAFETY

Page 08-8, after Policy 4.6:

4.7 [Fire Hydrant Management](#). Establish a fire hydrant monitoring and testing program. Explore different funding streams including development impact fees.

09 INFRASTRUCTURE + PUBLIC SERVICES

Page 09-5, Policy 2.18:

2.19 [Groundwater Replenishment](#). Cooperate with CVWD and other agencies to develop groundwater replenishment programs which will ensure viability of the groundwater aquifer in the ~~lower-east~~ Whitewater basin.

12 IMPLEMENTATION ACTIONS

Page 12-8, implementation measure 27:

[Comprehensive child care plan](#). Work with local and regional agencies and community partners to assess child-care supply, demand and affordability in Coachella at least every five years and implement programs to address child-care shortfalls. Develop and implement a comprehensive Coachella child-care facilities plan that engages the resources of the City, community partners, and employers in Coachella. The plan will identify priority geographic areas to locate new centers considering target populations and supply gaps and identify and assess existing and potential financing mechanisms for facility development. [The plan will also consider a variety of funding sources and, if appropriate, include a nexus study to determine whether new development should contribute to child care facilities in Coachella.](#)

APPENDIX B: SAFETY TECHNICAL BACKGROUND REPORT

Addition of 'Appendix B: Technical Background Report' to General Plan Update.

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