

CALHOUN STREET HOUSING DEVELOPMENT

Planned Unit Development

Prepared for: City of Coachella

December 2025

Prepared for:

Pacific Modern Builders

Prepared by:



Rich Malacoff, AICP

760.346.4750

Rich.Malacoff@TheAltumGroup.com

Madeline Luke

760.346.4750

Madeline.Luke@TheAltumGroup.com

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1. Introduction

1.1 Purpose and Intent

The purpose of this Planned Unit Development (PUD) document is to set the use regulations, development standards, and design guidelines for the Calhoun Street Development Project. It also covers the applicable General Plan and Zoning Designations, which are General Neighborhood (G-N) for both. The PUD will provide the necessary development criteria to guide the developer and homebuilders in the design and construction of the residential structures, open space, and associated amenities. It will also provide the City of Coachella with review criteria for the approval of entitlements and permits.

The PUD serves to implement the City of Coachella's General Plan and Zoning by specifying specific land uses, intensity of use, and development standards which are consistent with General Plan goals, objectives, and policies and protocols of the City of Coachella.

The proposed development plan has been derived from studies prepared by the applicant's civil engineer, architect, traffic engineer, land planners, and other consultants; and has been reviewed by the City of Coachella. As a result, the plan addresses development related to issues in the form of proposed physical improvements, guidelines for future development, technical data, and implementation procedures and regulations.

1.2 Project Location

The project area is located in the Coachella Valley within the incorporated city limits of Coachella, as shown in Exhibit 1, Regional Location Map. Locally, the project site is bounded by a residential single-family housing community to the north and south, a vacant lot to the east of Calhoun Street, and a currently vacant parcel to the west that has been approved for a future single-family housing development that is within the City of Indio, as shown in Exhibit 4, Surrounding Land Uses. The project site is further depicted in Exhibit 2, Vicinity Map.

1.3 Project Summary

The project consists of 257 lots in the City of Coachella located at Calhoun Street and Avenue 49, Assessor's Parcel Number (APN) 612-260-010. The development will include 3.13 acres of open space dedicated as a public park, including a parking lot accessible to the public outside the proposed housing development. The public area does not include the retention areas in the project. The 257 lots will be for single family dwellings, however they will be eligible for additional Dwelling Units (ADU) and Junior Dwelling Units (JADU).

The architecture of the units will be determined at a later date through an architectural review application.

2. Modifications to the Planned Unit Development

Calhoun Street Development is required to substantially conform to the physical characteristics and design concepts set forth in this Planned Unit Development (PUD). The City has the discretion to determine if implementing actions substantially conform to the development standards in this document. If an implementing action does not substantially conform, a formal modification to this PUD may be required. The process required to modify the PUD will require modification to the Conditional Use Permit (CUP) associated with the PUD. The process to modify a CUP is outlined in Section 17.74.020 of the City of Coachella Development Code.

3. Administration

3.1 Planned Unit Development

Upon its approval/adoption, the Calhoun Street Development, as approved by the City of Coachella City Council, will become the primary document governing land use regulations. The Calhoun Street Housing Development PUD has development standards and land use regulations that will replace the corresponding standards in the City of Coachella's Municipal Code. Where the Planned Unit Development (PUD) does not address a standard or subject, the applicable City code and/or ordinance shall apply. The Conditional Use Permit (CUP) for the Calhoun Street Development will remain valid after construction and is transferable to future property owners.

Per section 17.74.050, the Conditional Use Permit shall expire and shall become void two years following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.

Per section 17.74.050, prior to the expiration of the Conditional Use Permit, the property owner may renew the CUP for three one-year time extensions only if an application stating reasons for renewal is filed prior to one year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request.

3.2 Interpretation

Unless otherwise provided, should ambiguities occur concerning the content and appropriate application of the Calhoun Street Development, said ambiguities shall be resolved by the Development Services Director or equivalent of the City of Coachella or their designee, in a manner most consistent with the intent, goals and policies set forth in the Calhoun Street Development PUD and the City's General Plan as outlined in Section 17.70.080.

3.3 Implementation Program

According to Government Code 65451 of the California Planning Law, the Calhoun Street Housing Development PUD shall include a program for implementation including regulations, conditions, programs, and additional measures as necessary to carry out the plan. In response to this requirement, the Implementation Program for the PUD and Mitigated Negative Declaration consists of the following:

3.4 Environmental Review and Mitigation Monitoring Program

The Planned Unit Development has been subjected to Environmental Review pursuant to the provisions of CEQA for a Mitigated Negative Declaration.

Environmental studies that have been prepared for this plan include:

- Air Quality, Greenhouse Gas and Energy Impact Study
- Biological Resources Assessment
- Cultural Resource Investigation
- Noise Impact Study
- Paleontological Resource Assessment
- Preliminary Hydrology Report

- Preliminary Water Quality Management Plan
- Traffic Analysis

The Mitigation Measures adopted for this project shall comply during all stages and phases of the project's construction and operation of the facility.

3.5 Adoption of the Calhoun Street Development and Approval of the Planned Unit Development

The Calhoun Street Housing Development PUD shall be processed per Section 17.38 which outlines the requirements of the PUD. The Conditional Use Permit will be processed concurrently with the PUD and be approved by the Planning Commission. Detailed architectural and/or artist renderings of allowable building types, architectural themes, and typical front yard landscaping shall be provided by the builder and approved by the Planning Commission prior to the plan check process.

4. Project Setting

4.1 Existing Site Characteristics

The subject property is currently undeveloped and generally flat. Information regarding soil type, groundwater levels, earthquake faults in the region and other pertinent environmental conditions are evaluated in the project Initial Study. The Initial Study concludes that the project will not have significant impact on the environment with the recommended mitigation measures.

4.2 Surrounding Land Use

As shown in Exhibit 4, The surrounding land uses to the Calhoun Street Development are the following:

- Parcel west of the project site has an approved for a single family housing Project called Dolfina in the City of Indio.
- Vacant land and one single family residence to the east of Calhoun Street.
- Single family residential to north of Avenue 49 and West of Calhoun Street in the Tierra Del Sol Housing project.
- Single Family Residential south of the project along Pluma Azul Court in the Las Plumas Housing project.

4.3 General Plan and Zoning

The Project site is designated as General Neighborhood (G-N) under the City of Coachella's General Plan Land Use (Exhibit 5, Existing General Plan Land Use and Zoning). The G-N is intended to provide medium to high-density residential neighborhoods consisting of single family and multifamily residential units within a neighborhood environment that offers parks and playgrounds for their residents and access to schools and basic shopping needs within a comfortable walk, bike ride, or short drive.

5. Project Description

The Calhoun Street Housing located at south of Avenue 49 and west of Calhoun Street (APN 612-260-010) in the City of Coachella, Riverside County, California The Project site consists of a single parcel totaling 39.98 gross acres. The proposed Project will subdivide the existing 39.98-acre parcel into 257 residential single family lots are either 3,600 or 4,050 square feet in size, lot dimensions proposed vary from 40' x 90' and 45' x 90' minimum, with landscaping and on-site retention basins. Setbacks are proposed to be 15' front setback, 5' side yard setback, and 15' rear setback. The subdivision will be a private gated residential community with a 3.13-acre public park accessible from the inside of the community as well as access to the public through the public parking lot outside of the gated community. The public will not have access

to the gated community through the public park, residents within the development will be provided access through locked pedestrian gates. The proposed Project will contain a public park to adhere to the parkland dedication requirements of the Project.

The proposed Project is designated as General Neighborhood (G-N) under the City of Coachella's General Plan Land Use (Exhibit 5, Existing General Plan Land Use and Zoning). The G-N is intended to provide medium to high-density residential neighborhoods. The Applicant proposes a Planned Unit Development that would allow for the use of flexible standards for smaller lots for higher density as proposed for the gated single family residential community. The Planned Unit Development requires the Applicant to complete a conditional use permit for approval through the City's Planning Commission to establish the land use regulations and minimum development standards for the Project.

The final architecture will be determined through a future Architectural Review Application with Planning Commission approval and is not discussed within this PUD.

6. Development Regulations

6.1 Purpose and Intent

The development regulations contained herein provide specific standards relative to permitted land use in addition to site design and construction regulations to be applied within the developed area. They are intended to protect the public health, safety and welfare and to create a harmonious relationship with the surrounding land. In general, the proposed development is consistent with the development standards of the City's Planned Unit Development Ordinance Section 17.38 of the City of Coachella Municipal Code (CMC) and General Neighborhood zoning districts unless a different standard is identified below. Should a development standard contained in this PUD conflict with an equivalent standard contained in the City of Coachella City Zoning Code, the provisions of the PUD shall take precedence. In instances where the PUD is silent, the applicable portion of the City of Coachella Zoning Code shall govern. The Development Service's Director shall have the authority to approve minor adjustments during the Development Permit Review, so long as it's determined such adjustments are consistent with the PUD Land Use Plan. Any decision made by the Development Services Director can be appealed, subject to the procedures outlined in City of Coachella Municipal Code Section 17.70.080.

6.2 Permitted Uses

The following identifies specific uses which are permitted in the underlying General Neighborhood zoning district as prescribed in Section 17.14.020 of the City of Coachella Municipal Code and are considered appropriate uses within the Planned Unit Development.

6.3 Accessory Uses

The following identifies specific uses which are permitted accessory uses in the underlying General Neighborhood zoning district as prescribed in Section 17.14.020 of the City of Coachella Municipal Code and are considered appropriate incidental uses within the Planned Unit Development.

1. Accessory Dwelling Units or Junior Dwelling Units Subject to Section 17.60.010 of the City of Coachella Municipal Code or applicable changes in State Law;
2. Utility and recreational uses including garages, carports, pool cabana, storage shed, laundry room, electrical equipment room, shade structure, and similar uses subject to the provisions of Chapter 17.60;
3. Swimming pools and related equipment, outdoor kitchen countertops and gas-fired pits/barbeque grills, subject to the provisions of Chapter 17.60;
4. Outdoor play courts with lighting up to ten (10) feet in height;

5. Greenhouses, date orchards, and other fruit and vegetable gardens for private use;
6. Home occupations, and Cottage Food Operations, subject to the provisions of Section 17.58 and 17.89 of the City of Coachella Municipal Code;

6.4 Conditional Uses

The following identifies specific uses which are conditional uses in the underlying General Neighborhood zoning district as prescribed in Section 17.14.020 of the City of Coachella Municipal Code and are considered appropriate uses within the Planned Unit Development. Conditional uses are subject to the issuance of a Conditional Use Permit by the City of Coachella in accordance with the procedures established by the City including but not limited to

1. All conditional uses listed in Section 17.16.020(C) of the S-N (Suburban Neighborhood) zone.
2. Boarding and lodging houses.
3. Child nurseries, day care centers.
4. Hospitals, convalescent homes, rest homes, and sanitarium, excepting animal hospitals; subject to the following:
 - a. Minimum lot size shall be five acres.
 - b. All buildings shall be at least fifty (50) feet removed from any lot lines.
5. Professional offices and uses accessory thereto, including medical and dental laboratories; subject to the following:
 - a. Minimum lot size shall be twenty thousand (20,000) square feet.
 - b. Access on arterial or collector.
6. Parks, playgrounds, court games and community centers;
7. Public utility distribution substations and public service facilities;
8. Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;

6.5 Site Development Standards

The following Site Development Standards are intended to be guidelines. Since all projects must be submitted and reviewed through the Architectural Review process, consistent with the requirements of this PUD, creative planning and design is encouraged.

The City’s Planning Director shall determine if final plans are in general conformance with these guidelines and shall have the authority to allow deviations at their discretion for proposed developments that are in conformance with the CMC and general Plan. Modification of or deviations from these standards may be granted by the City through the procedures described in Section 2 of this PUD. Any development standard not covered by the Planned Unit Development shall use the standards specified in Chapters 17.14 & 17.19 of the CMC.

Table 1. Site Development Standards		
	Proposed Standard	Existing Zone General Neighborhood
Minimum Lot Size	3,400 square feet	4,000 square feet
Minimum Lot Width Interior Lot	40’	40’
Minimum Lot Width Corner Lot	40’	45’
Lot Depth	85’	75’

Front Yard Setback	15'	15'
Side Yard Setback	5'	10'
Rear Yard Setback	15'	20'
Maximum Lot Coverage	50% (Building, ADU and garage area divided by the lot area). This calculation excludes all porches, outdoor rooms, covered patios and trellis areas.	
Garage Size	Must be a minimum of 400 square feet.	
Perimeter Setback	26 feet to include 6-foot sidewalk and landscape buffer	

Energy Efficient Design and Heat Island Reduction Strategies

The project shall incorporate landscape and building design strategies to help reduce effects of urban heat island and building heat gain, strategies should consist, but not limited to the following:

1. Place buildings and architectural massing to minimize direct sun exposure on east and west sides.
2. Locate larger windows on the north façade and minimize west-facing glazing. Encourage use of high-performance window glazing.
3. Providing architectural shading devices (awnings, covered porches, deeper eaves) on south and west facades.
4. Allow natural breeze to penetrate buildings. Requiring cross-ventilation through operable windows on at least two sides of primary living areas.
5. Use well-insulated walls and roofs.
6. Encourage light-colored, high-reflectance roofing materials meeting Cool Roof Rating Council (CRRC) standards.
7. Encourage ENERGY STAR–rated roofing options.
8. Require homes to incorporate natural daylighting through window placement and optional skylights/light wells to reduce electrical demand.
9. Use and maintain trees with large canopies to provide adequate shading.
10. Choose architectural colors that are light and non-reflective for exterior walls and concrete.
11. Use permeable paving wherever practical.

These strategies should be consistent with the California Building Code.

Minimum Off-Street Parking

Each dwelling unit will be required to provide an enclosed 2-car garage.

Circulation and Internal Streets

The Project incorporates a connected street and pedestrian network consistent with the City’s Planned Unit Development requirements. The internal street system is designed to provide clear, walkable links to

both Calhoun Street and Avenue 49 through a separated 6-foot sidewalk and landscaped parkway, with street trees located between the sidewalk and perimeter wall to create a shaded, comfortable pedestrian environment. Typical roadway diagrams and cross-sections illustrate the proposed 32-foot curb-to-curb section, and the configuration of parkways, sidewalks, and landscape setbacks. Along project frontages, the design provides perimeter landscape setbacks, including a 26-foot landscaped setback along Calhoun Street and Avenue 49, ensuring enhanced visual quality and a generous streetscape along both perimeter roadways. See Exhibit 10 – Street Sections for illustrations.

1. Internal Street ROW should be a maximum of 33ft.
2. Internal streets shall have a minimum curb-to-curb width of 32 feet, providing a 24-foot clear fire access lane with parking permitted on one side only.
3. Primary internal intersections as identified by the City Engineer shall have bulb-outs for traffic calming to be approved by City Engineer.
4. Public streets shall accommodate a separated 6ft sidewalk that connects gate entrances on Ave. 49 and Calhoun Street.

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)

Development of Accessory Dwelling Units and Junior Accessory Dwelling Units are subject to Section 17.60.010 of the City of Coachella Municipal Code or applicable changes in State Law. Accessory Dwelling Units and Junior Accessory Dwelling Units: Allowed per State and/or City regulations. The architectural character is to be consistent with the primary dwelling unit.

Fencing

The function of walls and/or fences in the Calhoun Street Development will be to provide safety, security, and privacy to all the tenants. All fencing needs to complement the architecture and landscaping surrounding the site. Block walls and fencing in the Calhoun Street Housing Development shall comply with Section 17.16.030 of the City of Coachella Municipal Code.

To ensure cohesive neighborhood character, future builders shall incorporate architectural accent stone on residential units that is compatible with the accent stone used on the project's perimeter walls and entry monuments. While builders shall maintain material compatibility and color harmony with the perimeter walls, flexibility is provided to allow variation in stone type, profile, and application to support diverse architectural styles within the community.

Representative examples of accent stone materials, perimeter wall stone treatments, and block wall finishes are provided in Exhibit 8 – Conceptual Wall Plan. These examples illustrate the intended design character but do not limit the builder to a single product; substitutions of equal or higher quality may be permitted subject to review and approval by the Community Development Director or designee.

1. Maximum height of 6-feet.
2. Block walls and accent stone walls are the preferred barrier along the perimeter of the Planned Unit Development Area. Wrought iron or tubular steel fencing is also appropriate.
3. Stone Veneer Panels 20ft in length along Calhoun Street and Avenue 49 to be spaced every 75ft on center. CMU end wall shall incorporate a 3ft stone wrap around, see Stone Panels and End Wall Design shown in Exhibit 8-Conceptual Wall Plan.

4. Wrought iron or tubular steel fencing shall have rungs facing inward. Metal fencing shall have decorative elements and ornamentation at posts.
5. Provide 24-inch square decorative columns wrapped with stone veneer at all metal fence locations, spaced approximately 75 feet on center.
6. Vinyl fencing is permitted along interior side and rear lot lines. Vinyl fencing is prohibited along any lot line that is visible from the public right-of-way or from interior private streets.
7. Block walls shall be composed of masonry block with matching grout. Rolled concrete is specifically prohibited.
8. Side yard fencing that faces internal streets to be block, vinyl fencing is prohibited.
9. Gates shall be aesthetically pleasing and be automatic as opposed to manual and have a Knox Box or other means of access for Police and Fire emergencies as approved by the Riverside County Fire Department.
10. The use of wood, mesh, wire, chain link, serpentine, and barbed wire fences are strictly prohibited and shall not be used anywhere within the Planned Unit Development.

Landscaping

1. The project shall install landscaping along the north side of Avenue 49. Landscape design and sidewalks shall be consistent with the adjacent Dolфина housing development located west of the project.
2. A minimum 14-foot landscape area shall be provided to accommodate the right-turn lane.
3. A minimum 26-foot perimeter landscape setback shall be provided along Calhoun Street and Avenue 49.
4. Perimeter landscape setback to include a separated 6-foot wide sidewalk with a 4-foot wide landscape parkway between the sidewalk and curb.
5. Vehicular entrances on Calhoun Street and Avenue 49 shall incorporate decorative pavers or stamped concrete, separated from travel lanes by a concrete buffer strip.
6. All planting areas to be $\frac{3}{4}$ " gravel "Copper Canyon" or equivalent.
7. All retention area water spillway cobble to be 4"-8" "Copper Canyon" or equivalent.

Refer to Exhibit 6 (Conceptual Landscape Plan) for the location of entry features, pavers, plantings and groundcovers, site furnishings, and public park shade structures.

7. Design Standards

The design standards for the Calhoun Street Housing Development are intentionally broad to allow builders flexibility in creating unique architecture, while remaining consistent with Section 17.19 – Supplemental Standards for Single-Family Residential. The future developer will submit architectural elevations, building massing plan, color/material boards, floor plans, and typical front yard landscaping to the Planning Commission who will ensure that the project has high quality architecture and color scheme harmonious with surrounding development. Future Architectural submittals shall be in compliance with Section 17.38.020 – Design Guidelines of the Coachella Municipal Code.

7.1 Open Space Plan

The Planned Unit Development will provide 3.13 acres of public parkland to satisfy the project's open space requirement. The park will include a mix of active and passive recreation areas, with the final program subject to City Council approval. Conceptual exhibits are provided in Exhibit 6 (Conceptual Landscape Plan), Exhibit 7 (Conceptual Plant List and Community Elements), and Exhibit 9 (Conceptual Park Plan).

The park will be centrally located along Calhoun Street and fully accessible to the public. Planned amenities include a tot lot, basketball court, shade structures, bike racks, seating areas, pedestrian lighting, and landscaped open spaces for both active and passive use. A combination of CMU and decorative metal fencing will separate the park from adjacent private residences, with multiple secured pedestrian gates providing resident access to the park.

For safety purposes, a 4-foot-tall decorative metal fence shall be installed along the park frontage on Calhoun Street. The fence will be located within the landscaped parkway between the sidewalk and curb. This design ensures the park remains visible and inviting to passersby and pedestrians while providing a defined and safe edge along Calhoun Street.

A walking trail will connect the north-side public parking lot and resident access points to the southern portion of the park, looping around the retention basin. The retention basin will be designed with a gradual slope along its north edge, allowing the space to be visually integrated with the park, maximizing recreational usability, and reducing the appearance of the basin as a standalone utility feature.

USBR and CVWD Easement

There is a 10-foot easement along the west property line for an existing CVWD irrigation line, which will remain in place. Unless the existing irrigation line is replaced per CVWD standards, the line cannot be built over with permanent structures, CMU walls, concrete, or asphalt, nor can the line be relocated. Additionally, CVWD requires another 10 feet for access and maintenance between the existing easement and the western property line. The easement will be landscaped with decorative ground cover such as decomposed granite and crushed rock. Trees are not permitted in this area due to the potential for root interference with the irrigation lines, which could hinder CVWD's ability to maintain the system.

7.2 Signs

Signage will be submitted to the Community Development Director or their designee for final approval and will provide the specifics to include the following:

Signage should be designed with appropriate scale and proportion and should relate visually to buildings and surroundings.

- Signs colors, materials, and lighting should be restrained and harmonious with the building and site to which it principally relates.
- The number of graphic elements on a sign should be limited to the necessary minimum and should be composed in proportion to the area of the sign face.
- It is recommended that entry signs be precast monument signs with individual recessed letters or pop-out letters of the highest quality.
- Each sign should be compatible with signs on adjoining premises and should not compete for attention.
- The type, location, height and size of signs shall be determined as a part of the permit and shall relate to the location and design of the PUD.

Exhibit 7 (Conceptual Plant List and Community Elements) shows the conceptual list of plants to be used as well as the location of the Entry Sign Panels.

8. Operational Guidelines

8.1 Maintenance

The proposed Project is a private gated community. Open space and retention basin areas shall be maintained by the community's Homeowners Association (HOA). Open space will be a 3.13-acre public

park that is fully accessible to the community with a public parking lot. The retention basin will not be gated, nor will the basin's slopes have any irrigation that would cause erosion to the basins lining over time.

8.2 Other Rules and Guidelines

Asphalt and artificial turf: Use of asphalt or artificial turf will not be permitted for the purpose of surfacing driveways, sidewalks or other walkways.

Front Yard Paving: The front yard area between the front of building line of the home and the street shall not be paved more than sixty (60) percent of the total front yard area.

Building Permits: No improvement requiring a permit or approval of any kind from any state or local governmental agency, department, bureau, or officer, may be constructed, installed, or used anywhere in the project unless the required permit(s) or approval(s) are obtained.

Codes, Covenants, and Restrictions: To be submitted to the City prior to recordation of the final map.

Clothes Lines: Exterior Clothes lines are prohibited.

Fire Sprinklers: In accordance with City of Coachella Code Section 15.08.030, one- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code.

Lighting: All exterior lighting shall be consistent with the Coachella Municipal Code and be completely shielded so that there is no spillover onto adjacent properties.

Gated Development: This will be a gated development with the maintenance of the gates be handled through the HOA.

8.3 PUD Justification

Per Section 17.38.035 Public Benefit Required, a PUD shall include a public benefit of one or more of the following:

1. *Affordable Housing. The construction of affordable housing on the site or off-site affordable housing.*

While the project is not restricted to income-qualified affordable housing, it will provide market-rate homes at a price point that is attainable for local families. Relative to nearby jurisdictions such as Indio, La Quinta, and Palm Desert, these homes are expected to be more affordable and accessible to a broader range of households in Coachella.

2. *On-Site Public Amenities. The provision of on-site amenities that benefit the general public such as parks, community spaces, civic spaces, childcare facilities, preservation of historic structures or places, agricultural preservation, open space preservation, or similar amenities.*

The project includes a 3.13-acre public park located within the subdivision. This park will serve both residents and the wider community, offering much-needed open space, recreation opportunities, and neighborhood gathering areas without requiring residents to travel to existing City facilities.

3. *Off-site Improvements. The provision of off-site amenities and dedications including traffic enhancements, traffic calming improvements, bikeways and trails, park lands, recreation facilities, or other public improvements that proportionally offset the additional impacts specifically created by the exception requested for the PUD.*

The project will dedicate 3.13 acres for a public park, which includes a parking lot, tot lot, basketball court, shade structure, seating areas, bike racks, recreational open space, sidewalks, trails, and site lighting. Unlike typical subdivision parks reserved primarily for residents, this park will be fully accessible to the broader public, providing a high-quality recreation space within walking distance of surrounding neighborhoods.

The project will also construct approximately 1,300 linear feet of half-street improvements along Calhoun Street, including new pavement, curb, gutter, undergrounding of overhead power lines, new streetlights, and a 26-foot landscaped setback with a 6-foot sidewalk and parkway. These improvements will significantly enhance the visual character and safety of Calhoun Street, well beyond the baseline requirements of a standard frontage improvement.

In addition, the project will deliver approximately 1,300 linear feet of full-street improvements along Avenue 49, which is currently undeveloped. These improvements will complete the roadway by constructing curb, gutter, and landscaping on both the north and south sides. Because Avenue 49 presently lacks storm drain infrastructure, the project will also provide an above-ground retention basin along the right-of-way to capture and retain 100% of off-site stormwater. This represents a substantial infrastructure contribution to the City that will serve not only the project but also future growth in the area.

Collectively, these investments will improve traffic circulation and safety, establish a high-quality streetscape, and provide public amenities that extend benefits beyond the project site. These improvements go beyond the minimum requirements of the subdivision code and represent the type of public benefit envisioned by the City's PUD ordinance.

9. List of Preparers

Madeline Luke

Associate Planner

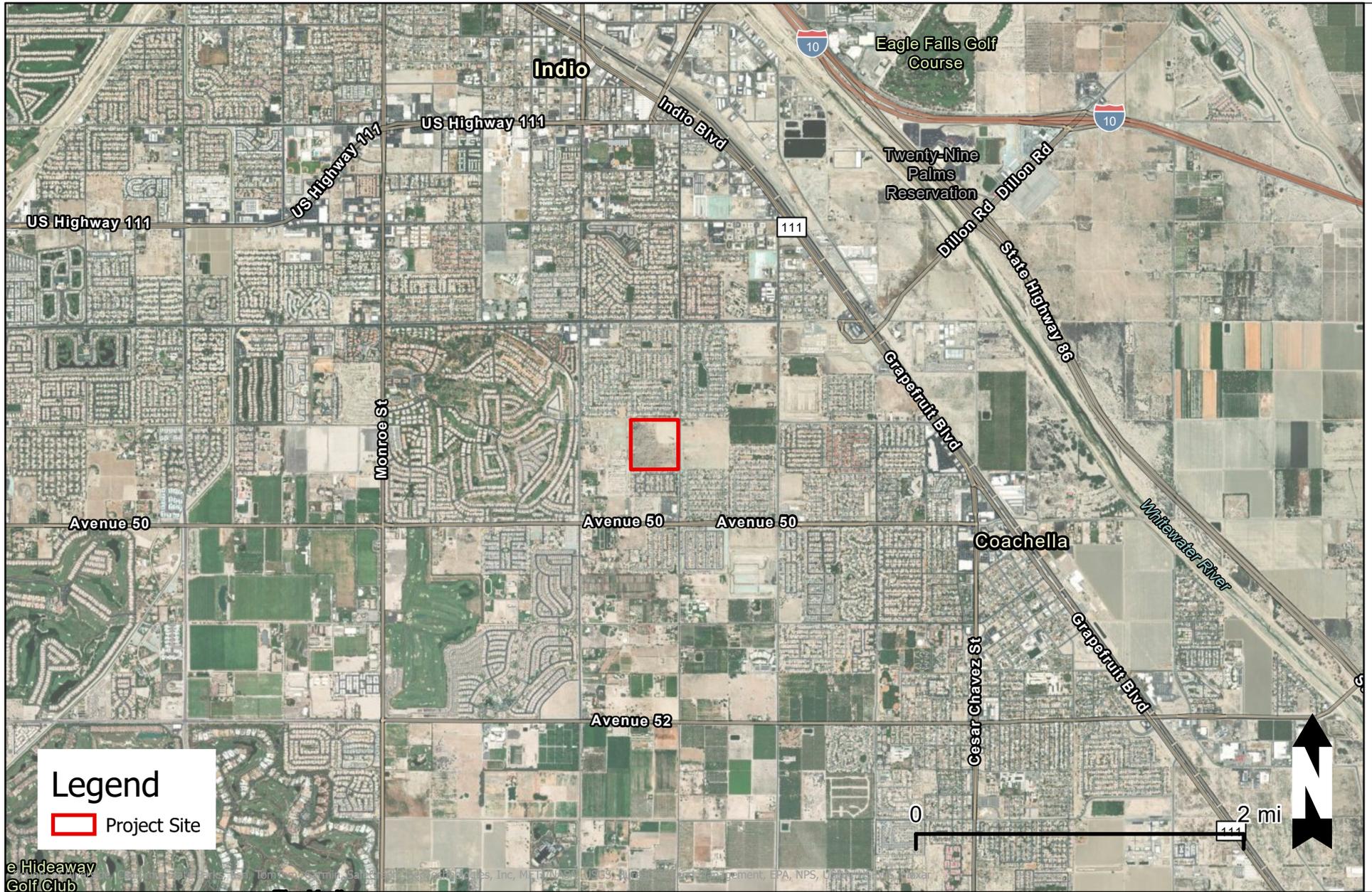
The Altum Group

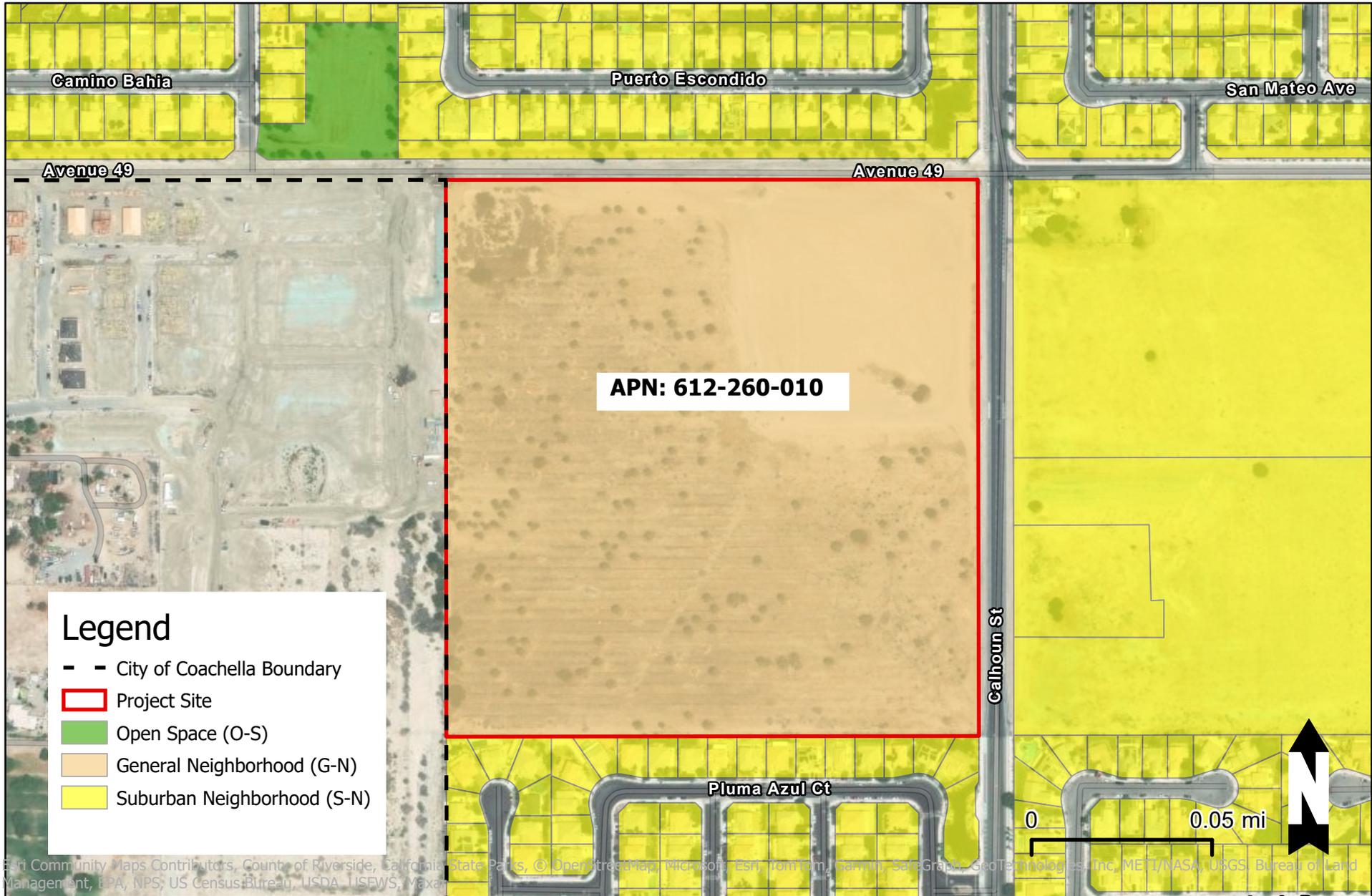
Rich Malacoff, AICP

Principal Planner

The Altum Group







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HONEY MESQUITE



BLUE PALO VERDE



DESERT WILLOW



DATE PALM



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SW BOULDER / CALIFORNIA GOLD FINES
PARK TRAIL COMPACTED



CREOSOTE



RED BIRD OF PARADISE



BRITTLEBUSH



CHUPAROSA



JOJOBA



YELLOW LANTANA



OCOTILLO



RED YUCCA



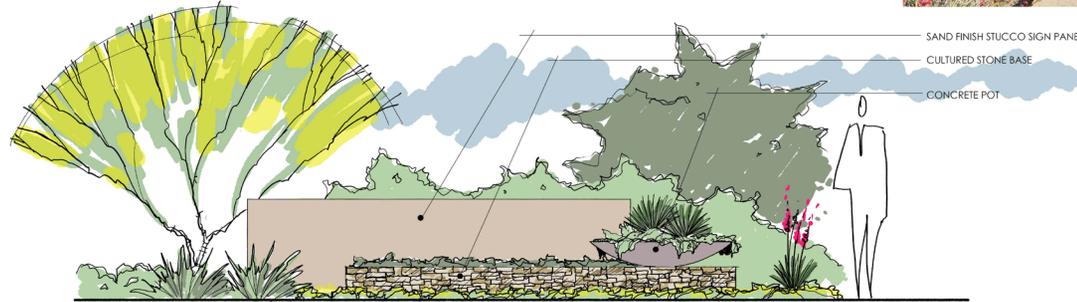
CENTURY PLANT



PINK POWDER PUFF

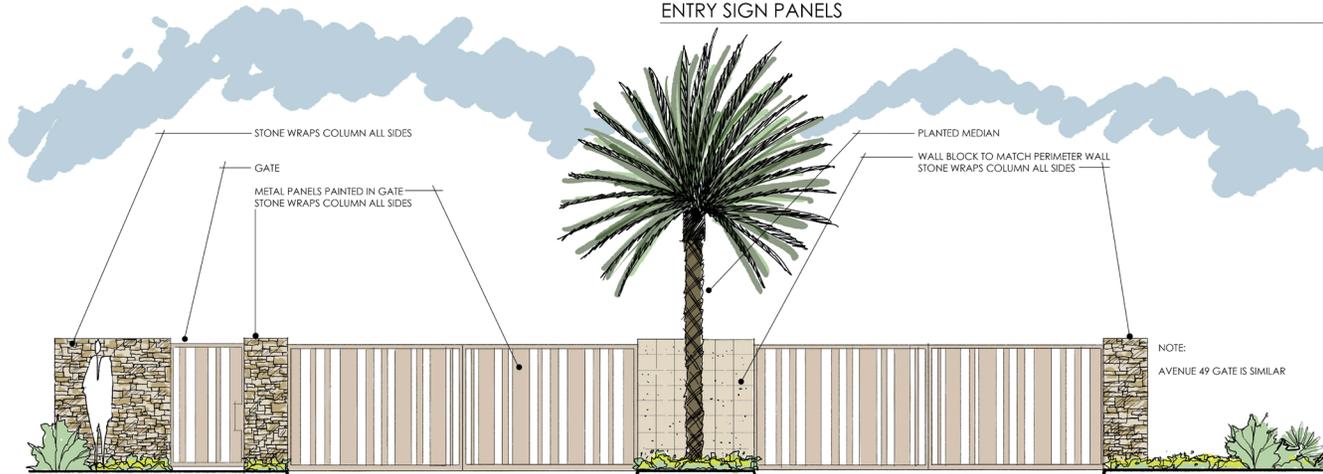


BOUGAINVILLEA



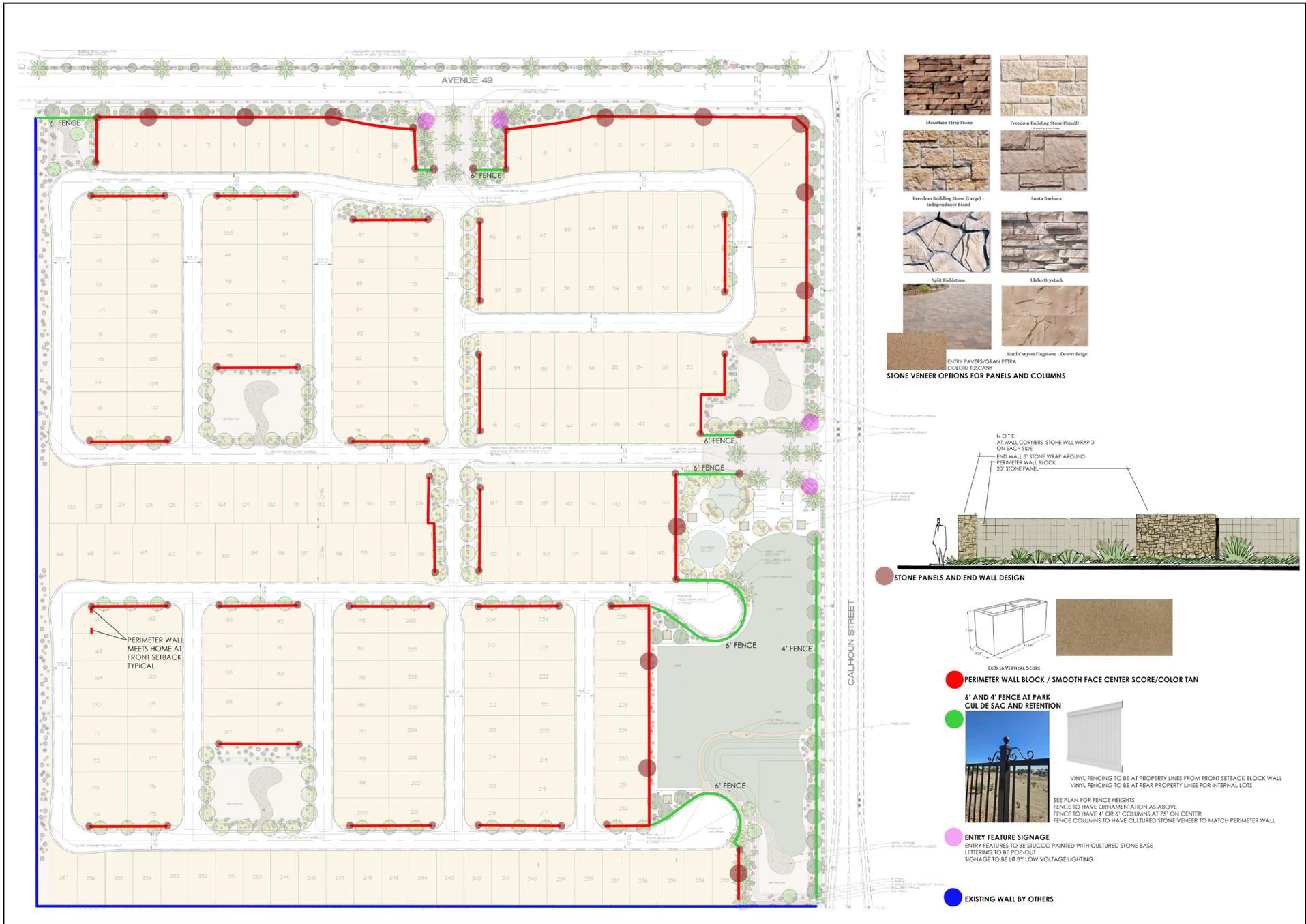
ENTRY SIGN PANELS

PLANT LIST	PLANT NAME	SIZE	PLANTING DATE	QUANTITY
●	Nelluma odorata Honey Mesquite	24\"/>		
●	Planktonia floridum Blue Palo Verde	24\"/>		
●	Chilopsis linearis Desert Willow	24\"/>		
●	Phoenix dactylifera Date Palm	Site Salvage	M. 5	21
●	Larrea tridentata Creosote	5 gal.	L. 2	204
●	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	M. 5	36
●	Encelia farinosa Brittlebush	5 gal.	L. 2	220
●	Justicia californica Chuparosa	5 gal.	L. 2	211
●	Simmondsia chinensis Jojoba	5 gal.	M. 5	407
●	Lantana x. 'New Gold' New Gold Lantana	1 gal.	M. 5	226
●	Fouquieria splendens Ocotillo	6-8 Cakes	L. 2	94
●	Hesperaloe parviflora Red Yucca	5 gal.	L. 2	156
●	Agave americana Century Plant	15 gal.	L. 2	18
●	Gallardia haematodesiphora Pink Powder Puff	5 gal.	M. 5	24
●	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	M. 5	21



NOTE:
AVENUE 49 GATE IS SIMILAR

Not to Scale



Not to Scale



HALF COURT BASKETBALL



BASKETBALL HOOP
AMERICAN SUPERSPORTS
RUFFNECK MODEL
QTY 1



CLASSIC RECREATION SYSTEMS / TOT LOT SHADE



RAMADAS / CLASSIC RECREATION SYSTEMS / MESA MODEL / QTY :



TOT LOT / WILLYGOAT / GRANITE MOUNTAIN PLAY SYSTEM
KEEGANS CASTLE / QTY 1



RAMADA PICNIC TABLES / GLOBAL INDUSTRIAL 6'
MODEL #WB694553GN / QTY 5



BARCO WHEELCHAIR ACCESSIBLE PICNIC TABLE
07SA2614-GN / QTY 1

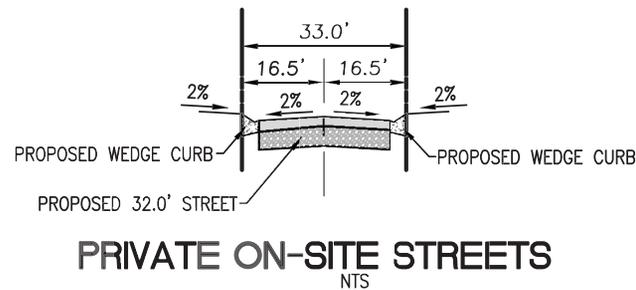
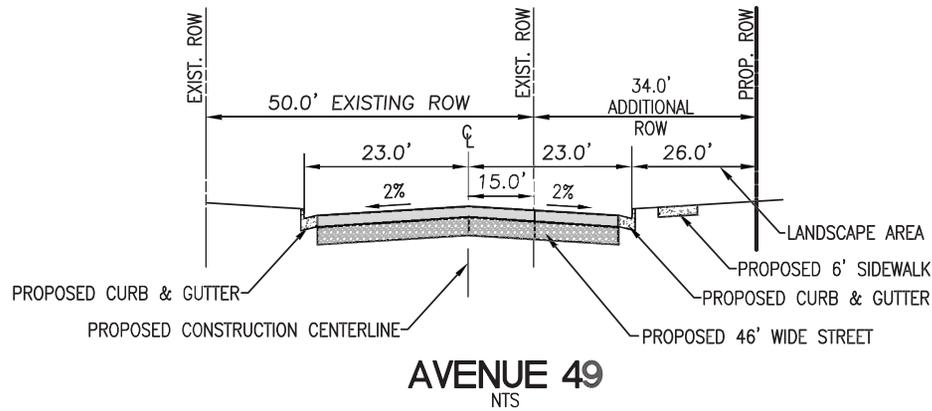
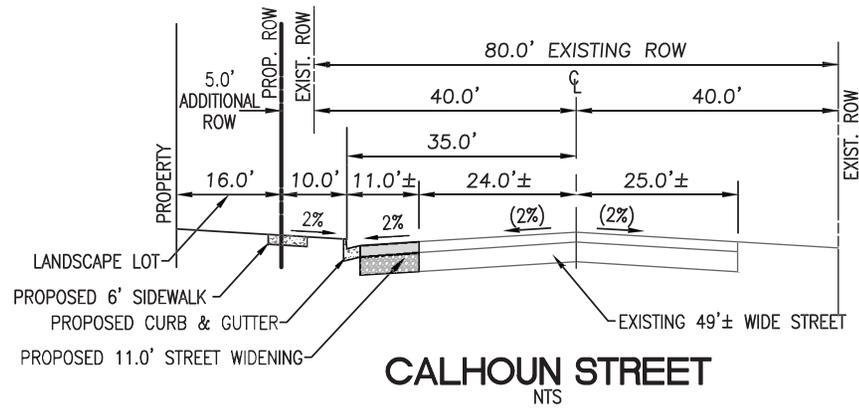


CONCRETE AREA AROUND TOT LOT AND RAMADAS
BROOM FINISH WITH ALTERNATING PANELS



BIKE RACKS / MONMA

Not to Scale



Not to Scale