

SECTION 5 ADMINISTRATION AND IMPLEMENTATION

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq.) grants authority to cities to adopt Specific Plans for purposes of implementing the goals and policies of the City's General Plan. As with General Plans, the Planning Commission must hold a public hearing to consider and provide a recommendation on the Specific Plan to the City Council.

The purpose of this chapter is to provide an outline of the steps necessary to implement the La Entrada Specific Plan and applicable conditions, mitigation measures and regulations in coordination with the City of Coachella and other governing public agencies. This chapter is intended to address each of these elements for the benefit of the development team, the City and other approving agencies, and interested citizens. The approval of this Specific Plan, certification of an Environmental Impact Report, and adoption of conditions of approval and a Mitigation Monitoring and Reporting Program (MMRP) will assure that timely mitigation of project impacts take place at the appropriate milestones and in accordance with project implementation.

5.1 ADMINISTRATION

5.1.1 Responsibility

The City of Coachella's Development Services Department, its Director or their designee shall be responsible for administering the provisions of the La Entrada Specific Plan in accordance with the provisions of this Specific Plan document, all governing and applicable state and federal laws, the City of Coachella's General Plan, including all amendments or updates thereto, and the City of Coachella Municipal Code.

5.1.2 Applicability

All development within the La Entrada Specific Plan area shall comply with the requirements and standards set forth in this Specific Plan document and the accompanying EIR, conditions of approval and Mitigation and Monitoring Report. Where conflicts exist between the standards contained in this Specific Plan and those found in the City of Coachella General Plan, Comprehensive Zoning Ordinance or Municipal Code, the regulations and standards in the Specific Plan shall take precedence. Any area of site development, administration, review procedures, environmental review, landscaping requirements, and regulations not expressly addressed by this Specific Plan document shall be subject to the provisions of the City of Coachella Zoning Code, Municipal Code or General Plan, using the context and objectives of the Specific Plan as a guide.

The name “La Entrada Specific Plan” refers to this specific plan document and its supporting information. The final marketing name of the project may differ and will be determined by the project’s Master Developer.

5.1.3 Enforcement

The La Entrada Specific Plan serves as the implementation tool for the General Plan and zoning for the Specific Plan area. The Specific Plan addresses permitted uses, development standards, and community design guidelines.

The City shall enforce the provisions of the Specific Plan in the same manner that the City enforces the provisions of the General Plan, Municipal Code and Zoning Code.

5.1.4 Interpretation

The development standards and regulations contained in this Specific Plan shall supersede the standards contained in the Coachella Municipal and Zoning Codes, except where specifically provided in the Specific Plan. Whenever the provisions contained in the Specific Plan conflict with the Municipal or Zoning Codes, the provisions of the Specific Plan shall take precedence. Any ambiguity concerning the content or application of the La Entrada Specific Plan shall be resolved by the City’s Development Services Department, its Director or their designee. Such interpretations shall take into account the stated goals and intent of the Specific Plan. If requested, the Planning Commission may review any administrative interpretation, subject to appeal to the City Council.

5.1.5 Substantial Conformance and Minor Modifications/Technical Adjustments

Final development plans for each planning area of the project may be adjusted or modified based on final design and engineering and the precise development plans of the planning area developer.

Documentation of the proposed project, as modified, to support an implementing map, plot plan, or use permit must be submitted for the review and approval of the Development Services Department, its Director or their designee. The Development Services Director or their designee shall have the authority to identify and approve, on behalf of the City, minor adjustments or modifications, as defined herein, which substantially conform to the approved Specific Plan.

Minor Modifications

The Development Services Director or their designee may allow minor modifications or adjustments to the Specific Plan through an administrative review process, so long as

those minor modification and adjustments are consistent with the intent of the Specific Plan.

Minor modifications may be warranted to accommodate changes resulting from final design and engineering that cause adjustments in roadway alignments, location of utilities or other infrastructure, development of innovative product design, distribution of permitted uses within the Specific Plan, development of Final Design Guidelines, density transfers or other similar modifications deemed to be minor. Minor modifications or technical adjustments may include, but are not limited to the following:

- a. Modifications necessary to comply with final Conditions of Approval or mitigation measures;
- b. Addition of information to the Specific Plan (including maps or text) for purposes of clarification that does not change the intent of any plan or regulation, as well as correction of any clerical or grammatical errors;
- c. Adjustments to the alignment, location and sizing of utilities and facilities or a change in utility and/or public service provider may be approved by the City's Engineering or Public Works Department so long as the adjustments or changes are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities;
- d. Change in roadway alignment, width, or improvements through the final engineering/improvement plan process so long as minimum rights-of-way meet the standards outlined in the Specific Plan;
- e. An adjustment of any neighborhood or zone boundary not to exceed 20% of the acreage within that planning area boundary;
- f. Variation in the number and type of dwelling units within each neighborhood boundary may occur at the time of design depending on the residential product identified for development with the neighborhood;
- g. Minor adjustments to any of the development standards or regulations such as modification of wall heights for noise attenuation purposes, modification of allowable encroachments into setbacks, etc. that are specifically allowed under the Development Regulations of this Specific Plan;
- h. Minor changes to landscape materials, wall materials, entry design, and streetscape design which are consistent with the design criteria set forth in the Design Guidelines of the Specific Plan;

- i. Minor changes to the architectural or landscape design guidelines, which guidelines are intended to be conceptual in nature and flexible in implementation;
- j. Modification of any design element in this Specific Plan that improves circulation, reduces grading, improves drainage, improves infrastructure, or provides similar utility and reduces operations and maintenance costs;
- k. Residential unit transfers between planning areas in accordance with Section 5.3 of this Specific Plan; and
- l. Increases or decreases in lot sizes, so long as any change meets the minimum lot size requirements of the Specific Plan.

The minor modifications described and listed above are not comprehensive. Any modification that is deemed by the Development Services Director to be in substantial conformance with the purpose and intent of the Specific Plan shall be permitted.

The documentation of substantial conformance may include text and/or maps which describe the nature of all proposed modifications or adjustments to the Specific Plan. This application of substantial conformance with the adopted Specific Plan shall undergo any necessary technical review by City agencies as the Development Services Director or their designee deems necessary to provide for updated conditions of project approval.

5.1.6 Amendments to the Specific Plan

If a project applicant seeks a modification or adjustment to the Specific Plan which is deemed by the Development Services Department to be a substantial modification, the Development Services Director shall have the discretion to refer any such requests to the City's Planning Commission for review and consideration. Substantial amendments to the Specific Plan require a public hearing before the City's Planning Commission which will make a recommendation to the City Council for action. The Planning Commission and City Council may approve, deny, or conditionally approve amendments to the Specific Plan. Minor modifications and adjustments to the Specific Plan may be approved by the City's Development Services Director or their designee as stated below.

A minor modification or adjustment to the La Entrada Specific Plan listed in the section above would not require a Specific Plan Amendment. An amendment to the Specific Plan is required if the following occur:

- a. Changes to the overall Specific Plan boundaries (changes to planning area boundaries within the Specific Plan boundaries are deemed minor as noted above and would not require an amendment);

- b. A change in any other provision, purpose, or standard of the Specific Plan, which would significantly alter the basic intent, identity, or concepts of the Specific Plan; or
- c. An increase in the overall development density thresholds within the Specific Plan.

An applicant may request amendments to the La Entrada Specific Plan at any time pursuant to Section 65453(a) of the Government Code.

An amendment to the Specific Plan requires public hearings, a recommendation by the City's Planning Commission and approval by the City Council. Specific Plan amendments are governed by California Government Code, Section 65456, and require an application and fee to be submitted to the City's Development Services Department. The application shall state in detail the reasons for the proposed amendment.

The La Entrada Specific Plan shall not be approved or amended unless the following findings are made by the Planning Commission and City Council:

- ❖ The Specific Plan or amendment systematically implements and is consistent with the General Plan;
- ❖ The Specific Plan allows for a more coordinated and cohesive development compared to what is allowed under traditional zoning classifications; and
- ❖ The Specific Plan or amendment provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required for the long term needs of the project and/or other area residents, and complement the orderly development of the City of Coachella.

If the proposed amendment requires additional environmental analysis pursuant to the California Environmental Quality Act (CEQA), the applicant(s) for the proposed amendment are responsible for all fees and costs associated with the preparation of any necessary CEQA documentation.

5.1.7 Appeals

An appeal of any determination, decision, or requirement of City staff or the Planning Commission shall be made in conformance to the appeal procedures established by the Coachella Municipal Code.

5.2 IMPLEMENTATION

5.2.1 Specific Plan Adoption

The La Entrada Specific Plan will be prepared, submitted, and approved in a manner consistent with California Government Section 65451, as well as all applicable and pertinent sections of the City's Municipal Code. The La Entrada Specific Plan Development Regulations shall be adopted by ordinance and shall serve as the zoning for the La Entrada project area; the balance of the Specific Plan document will be adopted by Resolution. The approved Specific Plan project site will be designated on the City's General Plan Land Use Diagram and Zoning Map as the La Entrada Specific Plan. The land use and development standards identified in this Specific Plan document supersede all zoning regulations to the extent that they would be in conflict with the sections of this Specific Plan.

5.2.2 Lead Agency Certification of Environmental Impact Report

A Project Environmental Impact Report (EIR) has been prepared for the La Entrada Specific Plan to analyze significant environmental impacts of the project, discuss feasible alternatives, and recommend feasible mitigation measures in compliance with the provisions of the California Environmental Quality Act (CEQA). The EIR analyzes the entire Specific Plan area and addresses potential impacts associated with development of the Specific Plan area. The EIR includes a recommended mitigation and monitoring program and analyzes implementing actions for development. Preparation of the EIR was done in conformance with the requirements for environmental documentation for many of the subsequent discretionary and ministerial development applications for the Specific Plan.

5.2.3 Subsequent Approvals and Plans

Several levels of subsequent or concurrent approvals are required to implement the project.

- ❖ A Tentative Tract Map for finance/conveyance purposes will be considered concurrently with the Specific Plan to create large parcels consistent with the various Planning Areas of the project's Land Use Plan. As the City of Coachella and Subdivision Map Act have no standards for conveyance maps, the La Entrada project will follow provisions provided in Appendix B of this Specific Plan.
- ❖ Tentative Tract Maps will be prepared and processed through the City for individual planning areas in accordance with the Subdivision Map Act and City Municipal Code. Tentative Maps shall be consistent with the vision and sustainable community design standards of this Specific Plan. These maps will create buildable

parcels and road rights-of-way and/or private streets. Engineered improvement plans will be prepared to implement required facilities.

- ❖ A Master Signage Program will be prepared to provide for design continuity within the new community.

5.2.4 Architectural/Site Plan Review

Future developers within the Specific Plan are required to submit complete development and architectural plans for all projects to a Master Developer Design Review Committee ("Committee") or successor entity prior to the submittal of plans to the City of Coachella for Architectural/Site Plan review. Review by the Committee is limited to making a determination of initial consistency of the proposed project with the Specific Plan. Upon review and approval by the Committee, the Master Developer shall provide builders or their authorized agents with a letter of approval that must be submitted with any development application for the reviewed planning area to the City (see process below).

5.2.5 Architectural/Site Plan Review Process

Coachella Municipal Code (Chapter 17.72) requires Site Plan/Architectural Review of development projects. All implementing projects within the La Entrada Specific Plan will be required to obtain Architectural Review approval prior to issuance of a building permit. The architectural review process requires submittal of a site plan, landscape plan, Wall/Fence Plan, and conceptual architectural elevations. Project parks are also subject to design review.

Basis for Approval. The basis for approval of Architectural/Site Plan Review of projects within the Specific Plan shall be as follows:

- ❖ Adherence to the land use and development standards as outlined in the Development Regulations section of this Specific Plan.
- ❖ Conformance with the landscape, site planning, and architectural guidelines of this Specific Plan.
- ❖ Conformance with the City's General Plan.

Approving Authority. Architectural and/or Site Plan Review requests for projects within the Specific Plan area shall be reviewed for substantial conformance with the Specific Plan and approved by the Planning Commission. All architectural review approvals are subject to appeal to the City Council.

Development Status Tracking. A Development Status Table shall be submitted to the City's Development Services Director as part of the site plan review process. This table shall specify the development status for the relevant planning area(s) in relation to the Specific Plan land use totals, and shall include the following information:

- a. Specific Plan parcel area and the allocation of dwelling units for each planning area submitted as part of the site plan.
- b. Calculation of the remaining development allowed in the Specific Plan by density (Very Low Density, Low Density, etc).

5.3 DENSITY TRANSFERS

The project's Land Use Plan and Table 2-1, *Land Use Summary*, set forth the land use designations, acreage, density range, and total target units for each land use category. Tables 2-2 through 2-4, *Land Use by Village*, detail the residential units by neighborhood and planning area. As used throughout this document, the term "Density Transfer" means the redistribution of residential units from one planning area to another within a village. For example, if a number of residential units developed within a planning area is planned to be below the designated target, then all or a portion of the remainder of those units may be transferred to another planning area within the same village.

5.3.1 Procedures

A Specific Plan density transfer may be initiated at any time by the project applicant, master developer or planning area developer. A request for a density transfer shall be accompanied by a tentative subdivision map application for the planning area or parcel in question and a Development Transfer Status Table.

A "Development Transfer Status Table" shall be submitted to the City's Development Services Director for review by the Planning Commission prior to transfer of any dwelling units within the boundaries of the La Entrada Specific Plan. This review will be part of the Planning Commission approvals for the related tentative subdivision map. This table shall specify the entitlement and development status for each planning area including the following information:

- a. Specific Plan parcel areas and the allocation of dwelling units for each planning area;
- b. Number of dwelling units entitled under an implementing subdivision by planning area; and

- c. Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled by the implementing subdivision.

A density transfer request will be reviewed by the Planning Commission as part of the related tentative subdivision map application pursuant to a Substantial Conformance application, based upon a determination that the transfer meets the following conditions:

- a. The overall total number of approved residential dwelling units shall not exceed the allowable Specific Plan dwelling unit maximum as outlined in Table 2-1, *Land Use Summary*.
- b. The transfer of units does not cause the maximum density allowed within a receiving planning area to be exceeded.
- c. There would be no significant adverse effects on projected demand infrastructure in the receiving area from the addition of units.
- d. Grading would remain in substantial conformance with the approved Specific Plan.
- e. No new significant environmental impacts that were not previously assessed in the La Entrada EIR would result from the transfer.

Adjustments to Planning Area boundaries would also qualify for processing under a Substantial Conformance application provided the total acreage of the affected Planning Area does not increase or decrease by more than 20 percent of the total for that area as stated in the approved Specific Plan.

5.3.2 Density Transfer for Fault Zones

The Land Use Plan includes planning areas on the western edge of the project which are identified as open space due largely to the presence or potential presence of active faulting and building restriction zones. One of these areas: Planning Area H2, totaling approximately 20 acres (shown by hatching on the project's Land Use Plan) may be a receiving area for residential unit transfer from the steeper portions of the site. The following are specific mechanisms for transfer of residential units to this planning area:

1. Planning Area H2 may be developed up to Medium Density Residential density as defined in the Land Use section of this Specific Plan (6-12.9 dwelling units/acre).
2. Specific Plan density transfer may be initiated at any time in accordance with the requirements set forth in Section 5.3 of this Specific Plan by the project applicant or master developer. Any density transfer request for this planning area shall

include, in addition to all other required application materials, a site specific geotechnical investigation.

3. Density transfer into this parcel shall be subject to the following requirements:
 - a. Subsurface investigation (trenching) must be conducted to establish that reduced building restriction zones are justified. Based on the results of that investigation, a revised building restriction zone map for the receiving area shall be provided. The revised building restriction zones will be shown on any subdivision map for the parcels in question.

The City, as Lead Agency, is responsible for assigning a State of California Professional Geologist to act as the City's reviewing geologist. The role of the reviewing geologist is to review and comment on the investigation report. The developer's geologist will address any comments and incorporate responses into a final report. If the response to comment satisfies the City's reviewing geologist, the City shall then approve the findings, conclusions and recommendations of the investigation report. Prior to starting the fault investigation, the project geologist shall meet with the City's reviewing geologist to establish the scope of the investigation. The City's geologist will review the progress of the investigation by field visits during the investigation.

In the event any subsequent geological investigation report finds active faulting or that building activity cannot move forward, the original building restriction zones will be reinstated.

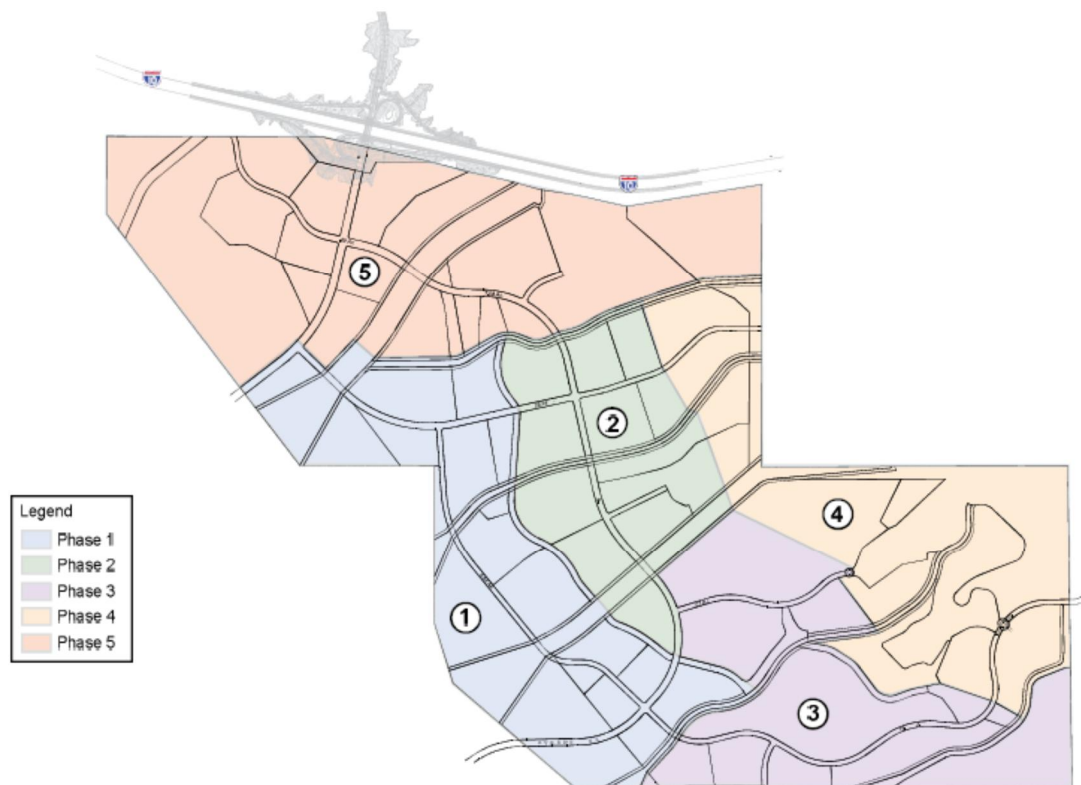
- b. The overall total number of authorized dwelling units in the Specific Plan as shown in Table 2-1 shall not be exceeded.
 - c. The total acreage of natural open space in the Specific Plan as shown in Table 2-1 shall not be reduced.
 - d. Units may be transferred from the upper, more steeply sloped portions of the site to the receiving planning area, allowing for a reduction in size of the transfer area, resulting in reduced grading, reduced road and infrastructure extensions into the upper portions of the site, and allowing development to concentrate in the flatter areas of the site.
 - e. Such transfer for Planning Area H2 shall require review and approval by the Planning Commission and shall be accompanied by an update of the Specific Plan Land Use Map and Table.

5.4 PHASING

5.4.1 Project Phasing

Construction of the proposed project, including recordation of final subdivision map(s), and design review may be progressively done in stages, provided vehicular access, public facilities, and infrastructure are constructed to adequately service the development, or as needed for public health and safety. Five large scale phases are assumed (see figure below); subsequent sub-phases will likely occur. The project will be phased to:

- ❖ Provide an orderly build-out of the community based upon market demand; and
- ❖ Provide adequate infrastructure to service the project.



The project will be constructed in phases based on market demand and available infrastructure improvements needed to support development. Phases may occur concurrently so long as the associated infrastructure is provided.

The anticipated development phases, as shown in the Figure above include the following estimated dwelling unit counts and commercial development numbers:

Table 5-1 Phasing		
Phase	Dwelling Units	Commercial/Office
1	1,471	110,000 sf/10.1 ac.
2	1,393	360,000/41.8 ac.
3	1,243	--
4	1,031	--
5	2,662	1,040,879/520 ac.
Total	7,800	1,510,879/135 ac

The ultimate pace and phasing of the development is dependent on a number of internal and external factors. As other projects and improvements in the area progress various adjustments and revisions to the project phasing may occur. Revisions to the phasing plan shall be reviewed by the City's Development Services Department and approved administratively so long as the proposed revisions meet the intent of the Specific Plan and adequately provide for the needs of the community. Any revision to the phasing deemed consistent with the Specific Plan shall not require a specific plan amendment.

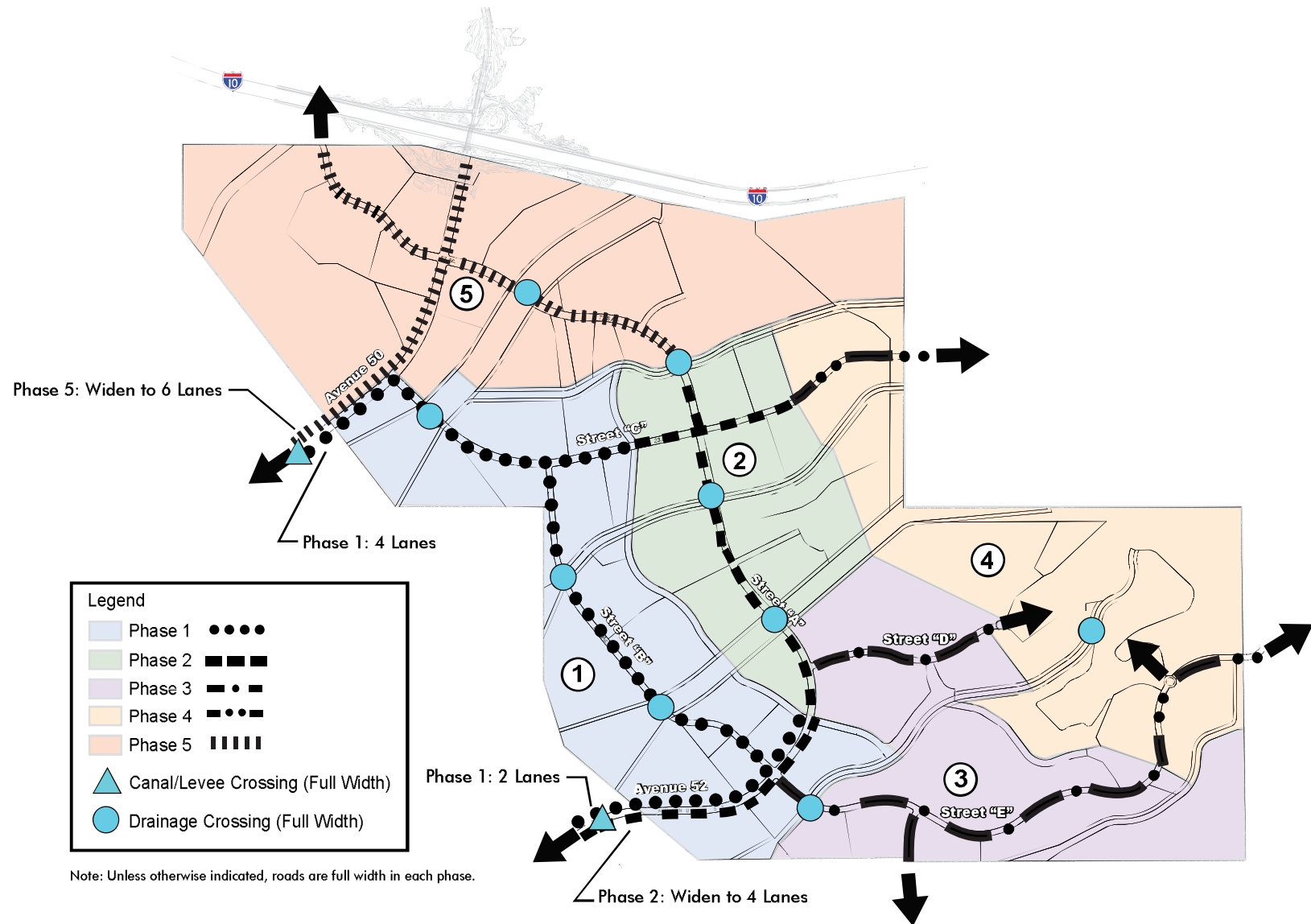
5.4.2 Infrastructure Phasing

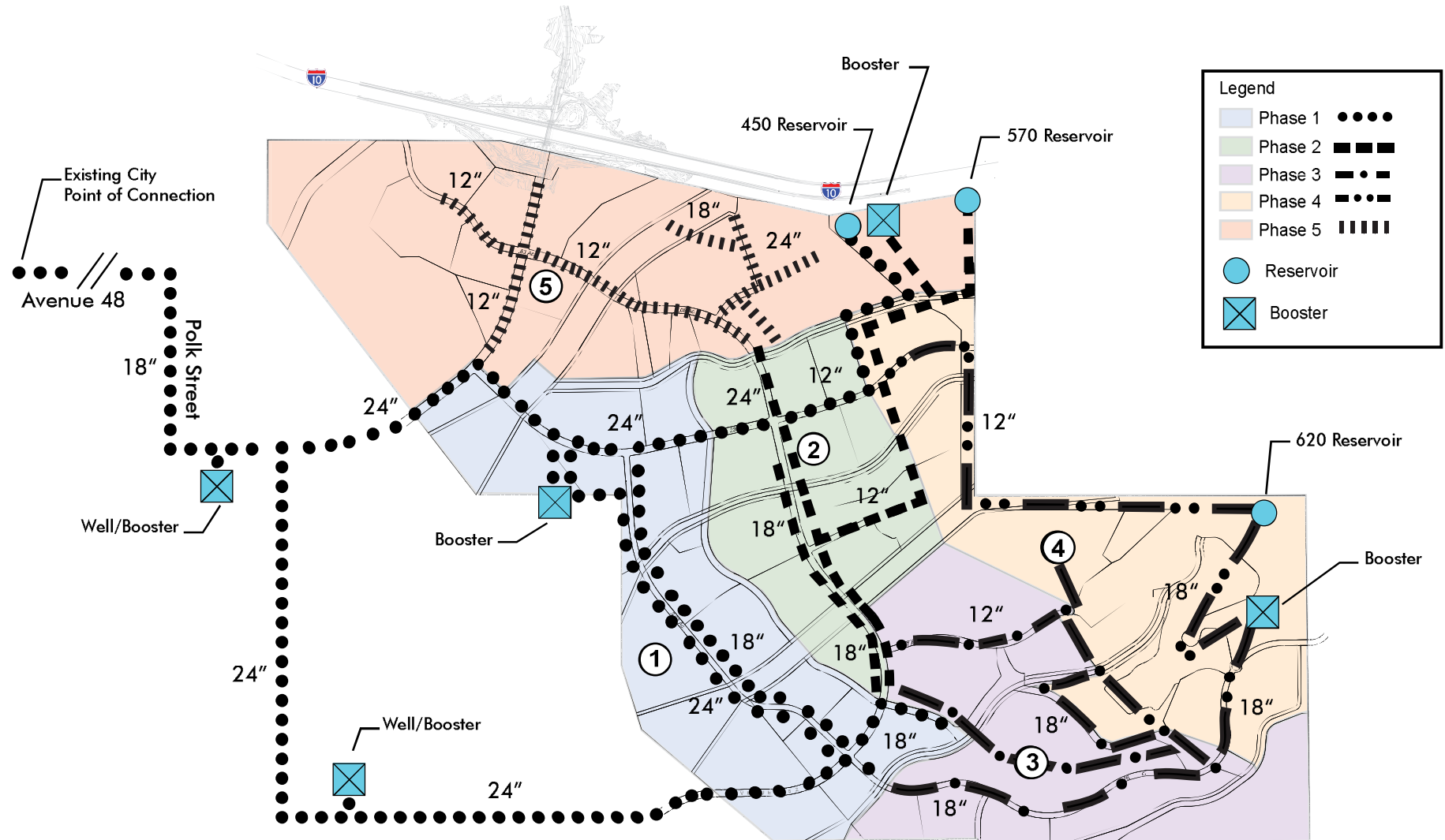
1. Circulation

Interchange. A Project Study Report for the I-10/Avenue 50 Interchange was approved by Caltrans in 2003. This initial step in the formal Caltrans Project Development process was followed with preliminary engineering and environmental studies. A Value Analysis was conducted for the interchange project and approved by Caltrans in 2009. An updated Draft Project Report with updated studies and New Connection Report are scheduled to be approved by Caltrans and FHWA in 2013. Environmental clearance of the interchange project is also scheduled to be completed and approved by Caltrans and FHWA in 2014. Right-of-way acquisition and the preparation and finalization of construction documents are anticipated during 2014. Contingent upon securing funding, it is anticipated that construction of the Interchange would be complete sometime in 2017.

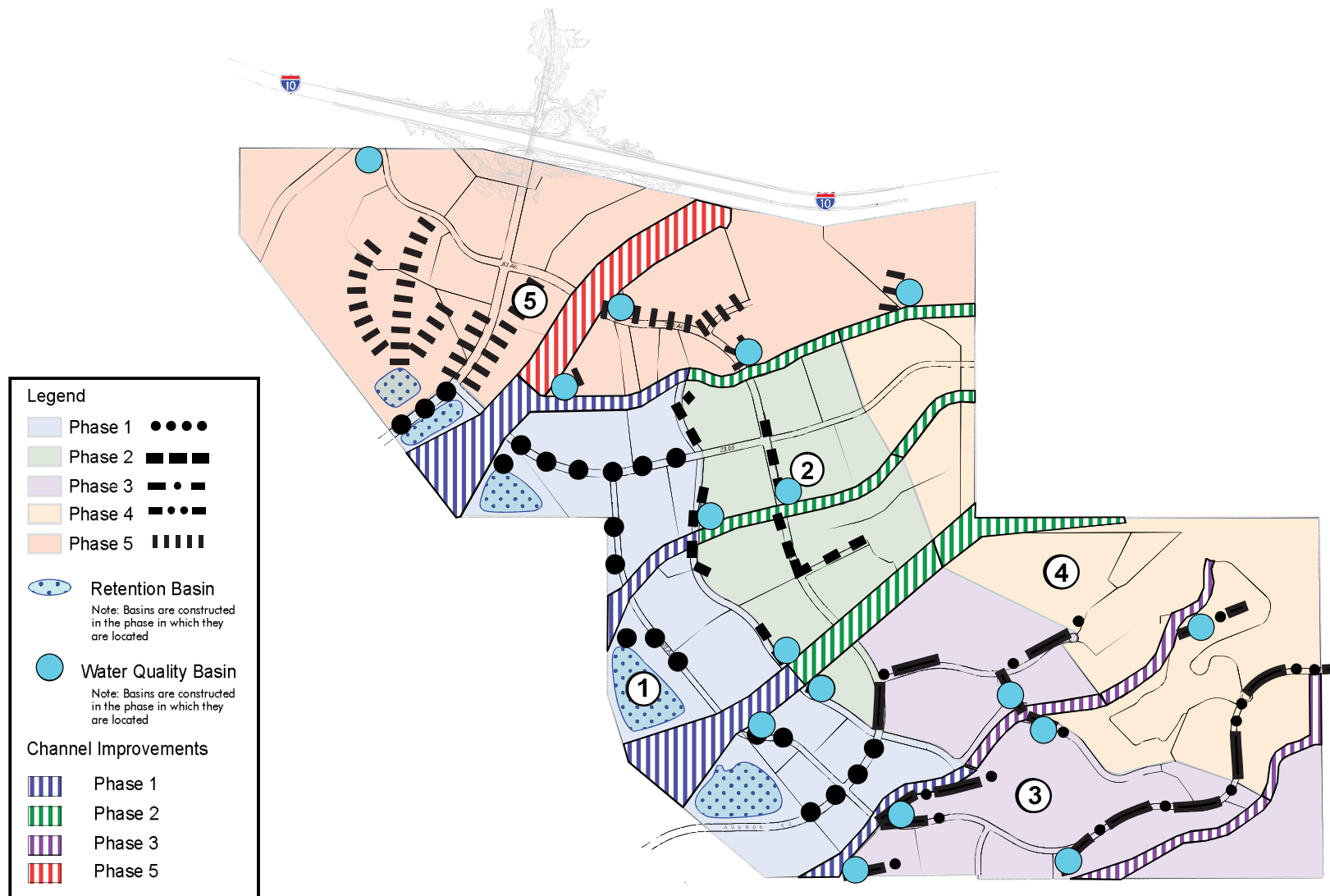
Backbone Circulation. As shown on Exhibit 5-1, *Infrastructure Phasing/Roadways*, the roadway system will be constructed in phases. The first phase of development would include construction of Avenue 50 as a four-lane roadway, Street "C" to full width as a four lane arterial, Street B to full width as a two lane collector, and Avenue 52 to two lanes. Crossings of the Coachella Canal and East Side Dike will be constructed to full width. Subsequent phases will construct roads to service that phase. Final build-out of Avenue 50 would occur in Phase 5 and may coincide with the interchange improvements. Final build-out of Avenue 52 would occur in Phase 2. Final road improvement phasing may differ based upon traffic analysis as part of the project EIR.

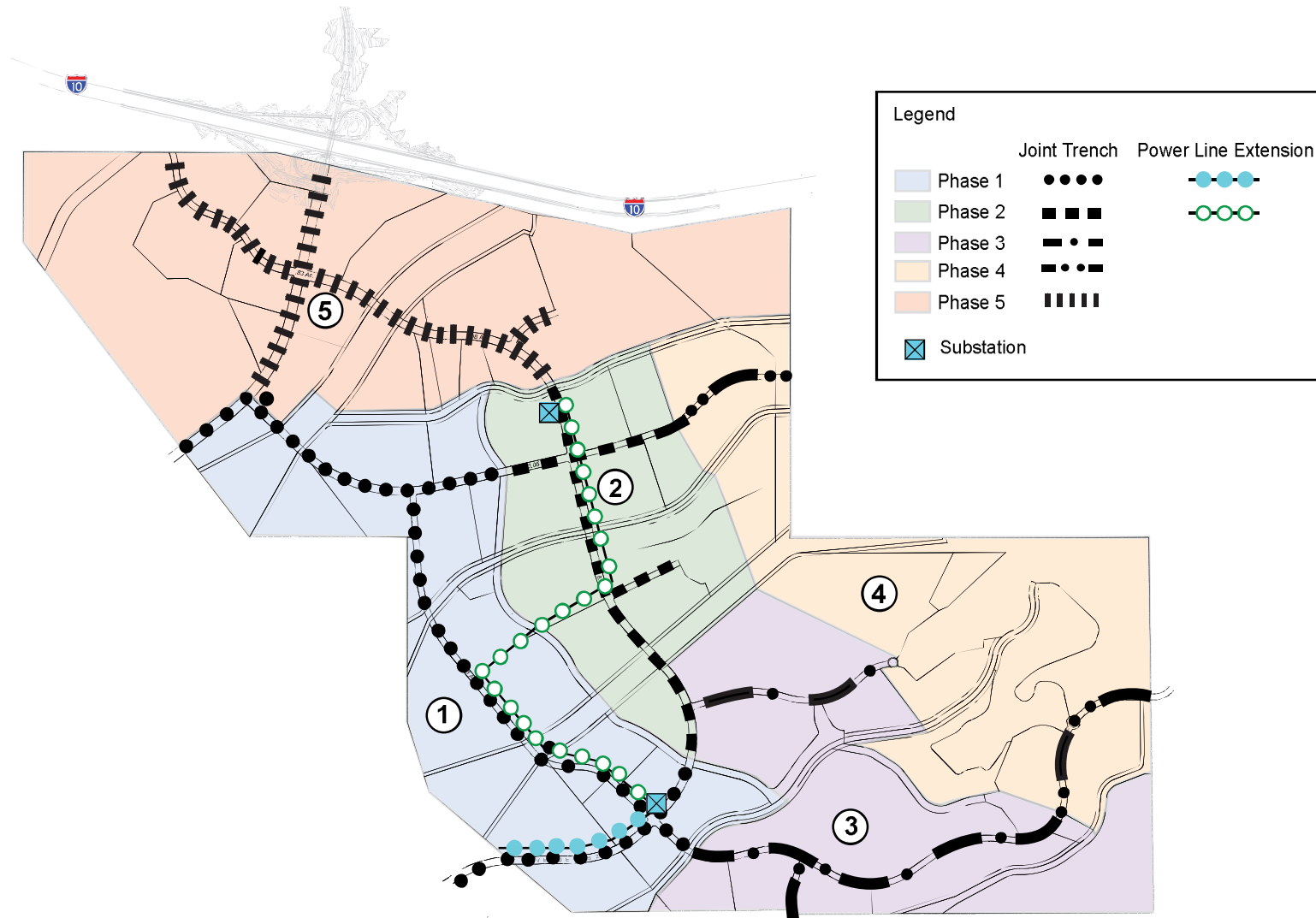
2. Water Facilities. As shown on Exhibit 5-2, *Infrastructure Phasing/Water*, the water system will be constructed in phases. The first phase of development will include construction of a looped water system connecting to existing points of connection in Avenue 48 through Avenues 50 and 52, and extension of water mainlines to a reservoir in the upper portions of the site. Subsequent phases will extend water lines to service each phase, with two additional reservoirs constructed in phases 2 and 4.
3. Sewer Facilities. As shown on Exhibit 5-3, *Infrastructure Phasing/Sewer*, the sewer system will be constructed in phases. The first phase of development will include construction of a 24-inch sewer main to an existing lift station in Avenue 52, and extension of the main in Street "B" to Avenue 50. Subsequent phases will extend sewer lines to serve each phase.
4. Drainage Facilities. As shown on Exhibit 5-4, *Infrastructure Phasing/Drainage*, the drainage system will be constructed in phases. The majority of the retention basins shown on the Drainage Plan (refer to Exhibit 2-9) will be constructed in the first phase. The drainages will be improved in phases as shown on the exhibits, with the lower portions constructed in the first phase and the upper reaches constructed in the adjacent upstream phase.
5. Dry Utilities. As shown on Exhibit 5-5, *Infrastructure Phasing/Dry Utilities*, the dry utility system will be constructed in phases. The first phase will include extension of an above-ground main electrical transmission line from the existing substation near Avenue 52, across the canal into the first phase. Subsequent extension of power and joint trench will occur within the roads of each phase.
6. Grading/Cut/Fill. As shown on Exhibit 5-6, *Infrastructure Phasing/Grading*, the cut and fill for project grading will be implemented in phases, with strategic cuts and fills in later phases required to create a balanced grading plan with no export or import required.

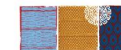






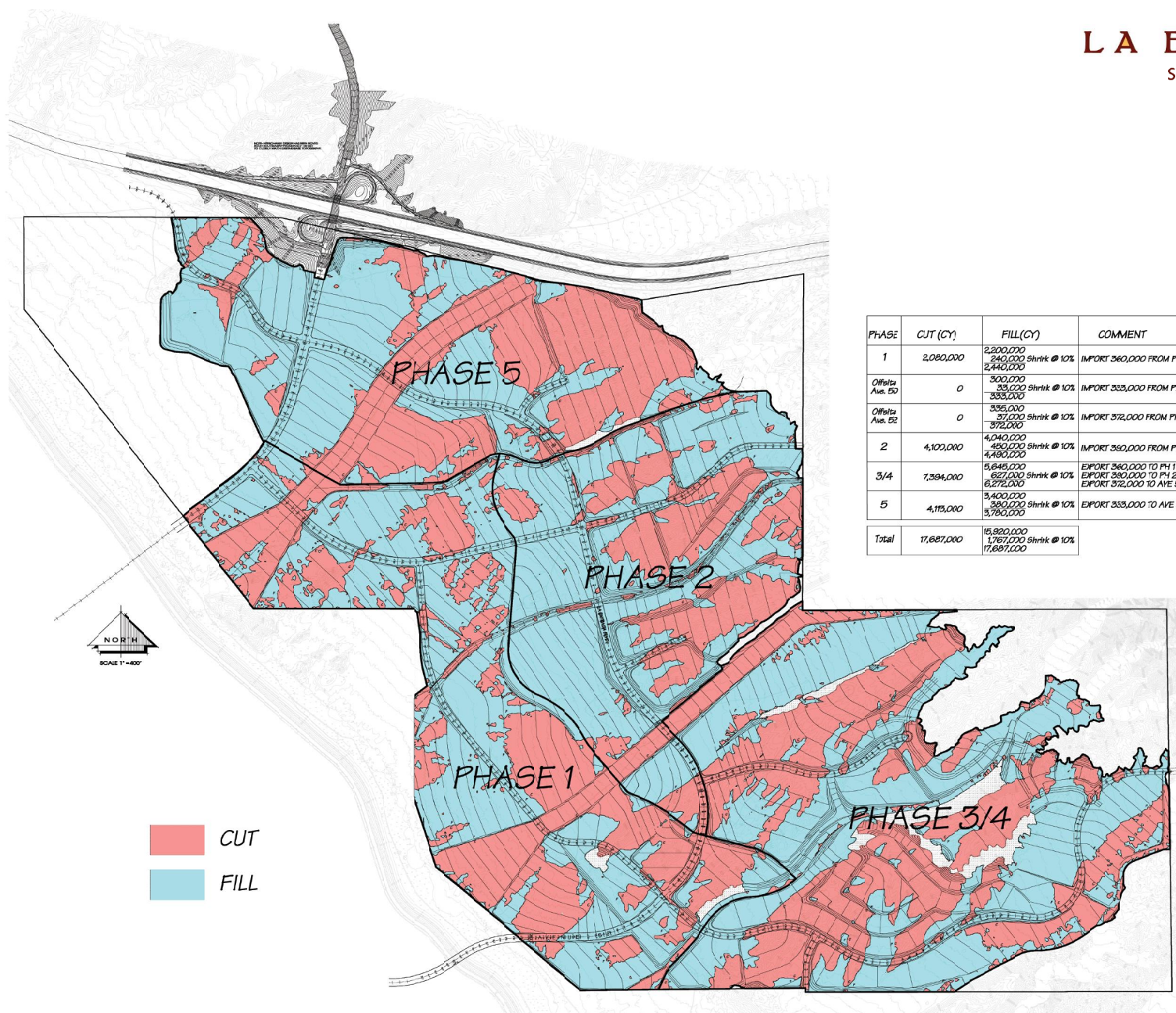






LA ENTRADA

specific plan



PHASE	CUT (CY)	FILL (CY)	COMMENT
1	2,080,000	2,200,000 240,000 Shrink @ 10% 2,440,000	IMPORT 360,000 FROM PH 3
Offsets Ave. 50	0	300,000 33,000 Shrink @ 10% 333,000	IMPORT 333,000 FROM PH 5
Offsets Ave. 52	0	336,000 37,000 Shrink @ 10% 372,000	IMPORT 372,000 FROM PH 3
2	4,107,000	4,040,000 450,000 Shrink @ 10% 4,490,000	IMPORT 360,000 FROM PH 3
3/4	7,394,000	5,645,000 627,000 Shrink @ 10% 6,272,000	EXPORT 340,000 TO PH 1 EXPORT 380,000 TO PH 2 EXPORT 372,000 TO AVE 52
5	4,115,000	3,400,000 380,000 Shrink @ 10% 3,780,000	EXPORT 333,000 TO AVE 50
Total	17,687,000	15,920,000 1,767,000 Shrink @ 10% 17,687,000	



5.4.3 Park Phasing

Parks will generally be constructed in the associated development phase. The Table 5-2 below illustrates the anticipated phasing of public and private parks within the La Entrada area.

Table 5-2 Park Phasing				
Planning Area	Acreage	Park Type	Ownership	Phase/Subphase
C8	7.6	Community Park	Public	1A (first 500 du)
C9	2.4	Village Paseo	Private	1A
C22	2.6	Community Park	Public	1B
C23, H8	8.2	Village Paseo	Private	1B
C6	15.1	Community Park	Public	2
C7	2.5	Village Paseo	Private	2
H21	7.3	Community Park/ Recreation Center	Private	3
H11, H22	14.7	Village Paseo	Private	3
H16	8.7	Neighborhood Park	Public	4
C17	5.4	Neighborhood Park	Public	4
G1	21.4	Regional/Special Use	Public/Private	5*
G2	127.3	Regional/Special Use	Public/Private	5*
G4	27.9	Regional/Special Use	Public/Private	5*
G14	4.6	Community Park	Public	5
G16	5.5	Community Park	Public	5
G18	1.7	Community Park	Public	5
Desert Wash Paseo Parks	81.8	Desert Wash Paseo Parks	Public	Per phase with adjacent tentative maps
<p><i>*The special use park will be a public/private partnership or commercial recreation facility and will be constructed when a financing partner or commercial vendor is selected.</i></p> <p><i>Phase 1A is defined as the first 500 dwelling units within the Phase I area. Phase 1B includes the balance of the units in Phase 1.</i></p>				

5.5 PROJECT FINANCING AND MAINTENANCE RESPONSIBILITY

Maintenance within the La Entrada community will be accomplished through a combination of private and public mechanisms. In general, community facilities dedicated to public agencies will be maintained by the relevant agency, while private facilities will be maintained by a combination of funding sources, including the potential formation of lighting and landscape districts or other similarly authorized maintenance districts.

Table 5-3, *Financing, Ownership, and Maintenance*, outlines the entities expected to maintain and finance the individual improvements.

5.5.1 Master Homeowners Association

A Master Homeowners Association (MHOA) will be formed for the maintenance of community-wide common areas identified in the Specific Plan. Areas of responsibility shall include, but are not limited to, community-wide facilities including community signage, private parks, the Village Paseo and private recreation areas shared by the entire community.

5.5.2 Residential Neighborhood Homeowners Association

In certain areas of the project, a residential second tier or Sub-Homeowners Association (HOA) shall be formed for the maintenance of private facilities held in common ownership, such as project landscaping and maintenance, lanes, private parks, entries, community facilities and lighting within individual subdivisions.

5.5.3 Business Association

A Business Association and/or multiple associations may be formed to address private roads, shared driveways, landscaping, signage, and maintenance within the Mixed Use areas of the Plan, inclusive of commercial or office uses.

The financing and maintenance of improvements of the La Entrada Specific Plan includes both public and private sources. Table 5-3, *Financing, Ownership, and Maintenance*, outlines the anticipated responsibilities for financing and maintenance of improvements within the La Entrada Specific Plan.

Table 5-3
Financing, Ownership, and Maintenance

Improvement	Financing	Ownership	Long-term Maintenance
Water System	Developer / CFD	Public/ CWA	Coachella Water Authority (CWA)
Sewer System	Developer / CFD	Public/ Coachella Sanitary District	Coachella Sanitary District
Drainage System	Developer / CFD	Private	Homeowners Association (HOA)/LLMD with CWD oversight
Master Drainage System (channels and 18" + RCP)	Developer/CFD	City of Coachella	City of Coachella
Desert Wash Paseo Park	Developer	City of Coachella	HOA/Maintenance District
Public Street Improvements	Developer / CFD	Public/City of Coachella	City of Coachella
Village Paseo	Developer	Private	Master HOA
Private Internal Streets and Alleys	Developer/Builder	Private	HOA
Landscaping within Public Right-of-Way	Developer	Public/City of Coachella	Landscape Lighting and Maintenance District (LLMD) or other maintenance district with City of Coachella oversight
Private Slopes	Developer	Private/HOA	HOA
Open Space	Developer	Private/HOA	Master HOA
Public Parks	Developer	City of Coachella	City of Coachella or maintenance district
Private Parks	Developer	Master HOA	HOA
Fuel Modification Zones	Developer	Private/HOA	HOA with Riverside County Fire Department oversight

5.6 CEQA COMPLIANCE AND MITIGATION MONITORING

A summary of conditions of project approval shall be prepared to mitigate or avoid significant effects on the environment. An approved Mitigation Monitoring Program shall insure that the La Entrada Specific Plan complies with all applicable environmental mitigation and permit requirements. The final approved Mitigation Monitoring program shall be established upon EIR certification.



5 Administration and Implementation

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