

SECTION 6 GENERAL PLAN CONSISTENCY

6.1 GENERAL PLAN CONSISTENCY MATRIX

The La Entrada Specific Plan is required to be consistent with the City of Coachella General Plan as amended by the entitlement application. This section describes and analyzes goals, objectives, and policies set forth in the City of Coachella General Plan that are implemented and furthered by creation and approval of the La Entrada Specific Plan. Section 6.0 currently involves an analysis of the proposed Specific Plan against the existing General Plan with the proposed General Plan Amendment as it would be approved by the City of Coachella.

The City's General plan is organized into 10 Elements listed below:

- ❖ Land Use
- ❖ Circulation
- ❖ Urban Design
- ❖ Infrastructure and Public Services
- ❖ Conservation
- ❖ Open Space and Parks
- ❖ Environmental Hazards and Safety
- ❖ Economic Development
- ❖ Fiscal
- ❖ Housing (2009)

Within each chapter are the various General Plan Elements and their accompanying goals, objectives, and applicable policies. Only applicable General Plan Goals Objectives and Policies are listed below.

**Table 6.1
General Plan Consistency Matrix**

Applicable Goals, Objectives, and Policies		Consistency Statement
Land Use Element		
Goal	The City shall plan for a diversity of residential densities and housing types for the current and future needs of Coachella residents.	The La Entrada Specific Plan will directly meet the intent of this goal; the Specific plan proposes four types of housing densities, from Very Low to High Density Residential, so that residents may have a choice in future housing types.
<i>Objective</i>	<i>The General Plan Land Use Policy Diagram shall designate residential land use categories to provide a diversity of housing types and densities</i>	The La Entrada Specific Plan will directly meet the intent of this objective. The General Plan has been amended to incorporate the La Entrada Specific Plan, which designates residential land use categories which apply within the Specific Plan Area.
Policy	All new residential development shall conform to the building density ranges established on the Land Use Policy Diagram. No residential project shall exceed the maximum density allocated for a particular site as indicated on the Land Use Policy Diagram except where a density bonus is permitted pursuant to the Agriculture Transition Overlay Policy that follows.	The La Entrada Specific Plan will further the intent of this policy. New residential development within La Entrada Specific Plan will be subject to the approved Specific Plan Land Use Plan, which establishes a land use for each planning area within the Specific Plan boundaries. As part of the General Plan Amendment for the project, the La Entrada Specific Plan has been incorporated into the General Plan by adding the Land Use Designation of "Specific Plan" to the General Plan Land use Policy Diagram.
Policy	The City shall develop a Hillside Conservation Ordinance which regulates development in hillside areas based on slope classification and would permit clustering of development to preserve hillside areas. Slopes below 20% would permit development in accordance with the underlying land use category. Slopes above 20% would remain essentially undeveloped allowing only appropriate recreational, circulation and utility uses such as hiking and	The City has not yet adopted a Hillside Conservation Ordinance. The Specific Plan will further the intent of this policy through application of Hillside Design guidelines. A Conceptual Grading Plan as well as project-specific hillside Grading Guidelines are established within the La Entrada Specific Plan. All proposed grading and future development will be done in accordance with Riverside County grading standards. This Policy has also been modified by the proposed text amendment that would allow alteration of

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	equestrian trails, access roads, water tanks and utility lines subject to strict design guidelines.	slopes above 20% as part of a specific plan which includes guidelines and standards, subject to review and approval by the City of Coachella, and subject to a geotechnical study.
Policy	Mixed use developments may be allowed as a Specific Plan or Planned Unit Development within the residential categories based on the density standards established for the land use designation on this site. If multiple residential categories exist on the site for development, the maximum density shall be based on the total dwelling units allowed for the overall site.	The La Entrada Specific Plan will directly implement this policy. The Specific Plan proposes Mixed Use with vertical and horizontal residential, retail, office, and public facilities, all within a master-planned community. The Specific Plan provides a regulatory framework for the eventual build-out of the entire area.
Goal	Encourage commercial development that meets the needs of the residents, neighborhoods and the community and that attracts shoppers from the regional commercial market.	The La Entrada Specific Plan will directly implement this goal through the provision of non-residential land uses that will provide much-needed goods and services to residents of the La Entrada Specific Plan Area.
Objective	<i>The General Plan shall designate commercial land use categories in areas that will create an environment in which the various types of commercial development can flourish.</i>	The La Entrada Specific Plan will implement this objective. The General Plan has been amended to incorporate the La Entrada Specific Plan, and the Specific Plan serves as the zoning, land use, and development guidance for the La Entrada property. The proposed Mixed Use development areas in La Entrada will foster a vibrant community center through provision of retail, office, residential, and community or public facilities located in three Villages throughout the Specific Plan area.
Goal	The City shall contain ample amounts and varying types of open space and agriculture for its scenic, recreational, and economic contribution to Coachella's quality of life.	The La Entrada Specific Plan will directly meet this goal. The Specific Plan proposes several types of parks, all consistent with the Coachella Parks and Recreation Master Plan. In total, 344.7 acres of Parks and 556.9 acres of Natural Open Space are

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		proposed which exceeds the park requirement of 110.5 acres based on the required ratio of 3 acres per 1,000 persons.
<i>Objective</i>	<i>The General Plan shall designate open space categories on the Land Use Policy Diagram in an amount adequate to provide recreational opportunities and the preservation of resources.</i>	The La Entrada Specific Plan will implement this objective. The General Plan has been amended to incorporate the La Entrada Specific Plan, and the Specific Plan serves as the zoning, land use, and development guidance for the La Entrada property. The Specific Plan proposes several types of parks, all consistent with the Coachella Parks and Recreation Master Plan. In total, 344.7 acres of Parks and 556.9 acres of Natural Open Space are proposed. Additionally, grading and future development are proposed in a fashion that would preserve areas of natural open space and resources to the fullest extent feasible.
Goal	The City shall contain sufficient land for public purposes.	The La Entrada Specific Plan will directly implement this goal. The Specific Plan area contains 344.7 acres of parkland and 556.9 acres of open spaces for public use. The Land Use Plan also notes that Community/Public Facilities in the Mixed Use areas may include a police station, fire station, places of worship, a community center, or other public/civic places. Four school sites are also proposed, totaling approximately 69.8 acres.
<i>Objective</i>	<i>The General Plan shall identify and incorporate approved Specific Plans.</i>	Approval of the La Entrada Specific Plan would directly implement this objective. The La Entrada Specific Plan area has been previously planned for as the McNaughton Specific Plan and the Lomas Del Sol Specific Plan. Both documents are either outdated or were never fully implemented. Approval of the La Entrada Specific Plan would supersede the previously approved plan.

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Policy	The location, boundaries and generalized land use of approved Specific Plans shall be identified on the Land Use Policy Diagram.	Approval of the La Entrada Specific Plan would directly implement this policy. Prior to Specific Plan adoption, a General Plan Amendment was filed for and approved through the City of Coachella. The General Plan Land Use Diagram has been updated to incorporate the La Entrada Specific Plan boundary.
Policy	Within the Specific Plan boundaries, the Specific Plan is the official General Plan land use diagram, including maximum allowable residential densities and nonresidential densities. Land uses within Specific plan boundaries depicted on the Land Use Policy Diagram are illustrative only to show the general pattern of land use and its overall relationship to adjacent properties. The adopted Specific Plan shall be consulted for a detailed understanding of allowable land uses and maximum densities or intensities.	Approval of the La Entrada Specific Plan would directly implement this policy. The Specific Plan would serve as the Zoning and Land Use for all the lands within the Specific Plan area, and would provide direct guidance concerning residential and non-residential densities and intensities, as well as overall land development and design guidance within its boundaries.
Goal	The growth of the City shall be based on fiscally responsible decisions regarding its ability to provide services to meet the needs of developing adjacent land outside the corporate limits.	The La Entrada Specific Plan would further implement this goal. Consideration has been given to services in the Specific Plan area such as schools, fire and police services, solid waste, water, sewer, and storm drain utilities. These services are discussed and accounted for in the La Entrada Specific Plan. A fiscal analysis will be prepared as part of the annexation associated with the project.
Objective	<i>The General Plan shall identify guidelines for expansion of the City's incorporated area.</i>	The La Entrada Specific Plan meets the intent of this Objective. The Specific Plan incorporates approximately 588 acres in its eastern portion (located within the City's Sphere of Influence) that are being annexed into the City Limits as part of the Specific Plan Area.

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Policy	The City shall identify areas within its existing and future sphere of influence which shall be a priority for annexation.	See discussion above.
Policy	The City shall coordinate with Riverside County to designate compatible and desirable land uses in areas outside of the City's incorporated area, but within the City's sphere of influence. Upon annexation of such areas, a General Plan Amendment may be permitted to adjust land use designations for consistency with the land use and annexation policies of the City.	The Specific Plan meets the intent this Policy. The Specific Plan requires a General Plan Amendment and annexation of approximately 588 acres into the eastern portion of the City. These 588 acres were previously in Riverside County, but are/were located within the City's Sphere of Influence (SOI). Coordination efforts between the developer, City of Coachella, and Riverside County have occurred.
Circulation Element		
Goal	The City shall provide a network of streets including major arterial, arterial, collector and local streets that adequately serves the projected traffic volumes.	The La Entrada Specific Plan will further the intent of this goal. The Specific Plan proposes a series of customized project roadways that incorporate travel spaces for automobiles, pedestrians, NEVs and bicycles. Street widths are adequate to handle projected traffic volumes that would be generated by implementation of the Specific Plan.
Objective	<i>The designation of street categories shall be adequate to serve land uses and the projected traffic volumes.</i>	See analysis above.
Policy	Commercial and employment centers will be linked by a street system designed to provide the level of service required.	The La Entrada Specific Plan will directly implement this policy. The La Entrada Specific Plan proposes a mixture of uses in three Mixed Use nodes within each village of the Specific Plan. The Street system has been created to foster access and mobility within the Specific Plan area and with the rest of the City of Coachella, particularly through the connection and extensions of Avenue 50 and 52.

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Policy	New developments will be required to dedicate the land and make the improvements to provide for the construction of the ultimate roadway system.	The La Entrada Specific Plan will directly implement this policy. Approximately 99.9 acres are being dedicated for roadway areas to foster multimodal access and mobility throughout the Specific Plan area and throughout the City of Coachella.
Objective	<i>The City shall reserve public right-of-way and require improvements in appropriate locations to adequately serve the proposed land use pattern.</i>	See Analysis above.
Policy	The City shall establish intersection Level of Service "D" as the minimum acceptable Level of Service. No development project shall be approved which will increase the traffic on City intersections to a level worse than a Level of Service "D" during the A.M. or P.M. peak hour without adequate mitigation. The City may approve alternatives to this policy based upon detailed review and consideration of other factors. The methodology used to determine the traffic impacts of new development shall be generally consistent with those described in the Model Traffic Impact Analysis Guidelines of the Riverside County Congestion Management Plan (CMP).	The La Entrada Specific Plan will directly implement this policy. Mitigation required by the project's EIR traffic analysis will require that the proposed roadway system would result in Level of Service "D" or better at all roadway segments and intersections.
Policy	The City shall establish street Level of Service "D" as the minimum acceptable Level of Service. No development project shall be approved which will increase the traffic on City streets to a level worse than a Level of Service "D" during the A.M. or P.M. peak hour without adequate mitigation. The City may approve alternatives to this policy based upon detailed review and consideration of other factors. The	See Analysis above.

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	methodology used to determine the traffic impacts of new development shall be generally consistent with those described in the Model Traffic Impact Analysis Guidelines of the Riverside County Congestion Management Plan (CMP).
<i>Objective</i>	<i>The General Plan shall ensure the creation of an attractive streetscape that will further enhance the identity and character of Coachella.</i> The La Entrada Specific Plan will further implement the intent of this objective. The Specific Plan features master streetscape palettes that will provide attractive streetscapes along project roadways, in substantial conformance with the City's Street Median Development Guidelines.
Goal	The City shall ensure that safe, available, convenient, inviting and efficient public transportation is provided to the residents of the City of Coachella. The La Entrada Specific Plan will directly meet this goal. Project-Specific Modified Versions of the Major Arterial, Primary Arterial, Collector, Local Street, and NEV and bicycle lanes are proposed to foster convenient and safe travel throughout the Specific Plan area.
<i>Objective</i>	<i>The City shall require the dedication of public right-of-way and improvements to provide appropriate public transportation facilities.</i> The La Entrada Specific Plan will further the intent of this objective. Public right of way is being dedicated for the Specific Plan area and it is anticipated that coordination with Sun Line Transit Agency will result in public transportation facilities along project streets.
<i>Policy</i>	New industrial, commercial and residential development should be designed and developed to promote alternative forms of travel through the use of bike routes, park and ride facilities, bus stops and other alternative travel facilities. The La Entrada Specific Plan will directly implement this policy. The commercial and residential development proposed in the Specific Plan will be connected by a street network that fosters automobile, pedestrian, bicycle, and potential NEV connectivity throughout the Specific Plan area.
Goal	The City shall provide a well designed circulation system that includes bike routes, equestrian trails and pedestrian ways. The La Entrada Specific Plan will directly implement this goal. See analysis above.

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Objective	<i>The siting of future development shall carefully consider locations that can most readily accommodate and support alternative modes of transit other than the automobile.</i>	The La Entrada Specific Plan will directly implement this objective. See analyses above.
Policy	Open space, parks, recreational areas, schools and community facilities shall be required to be connected by bike routes and pedestrian facilities. New residential developments shall be required to identify routes to the facilities that will serve their development and may be required to dedicate public right-of-way and improve segments that link their development to existing facilities.	The La Entrada Specific Plan will directly implement this policy. All development areas and open space, park and recreational areas will be connected by a street network that features bicycle routes, pedestrian walks, and NEV routes.
Policy	The General Plan shall promote the use of bike routes, pedestrian ways and equestrian trails for transportation and recreation.	Adoption of the La Entrada Specific Plan will further the intent of this policy. The Specific Plan features a network of streets that include bike routes and trails. By allowing the Specific Plan to be incorporated into the General Plan, pedestrian and bicycle routes will be added to the Specific Plan area and to the City of Coachella.
Policy	Encourage bicycling and walking as alternative modes of transportation to reduce fuel consumption, traffic congestion and air pollution.	The La Entrada Specific Plan will directly implement this policy. Bicycle and pedestrian routes are included within the Specific Plan Circulation network, which results in reduced traffic congestion and reduced air pollution.
Objective	<i>Coordinate the planning and improvement of streets to achieve maximum safety for the traveling public.</i>	The La Entrada Specific Plan will further implement this objective. The Circulation system includes a pattern for a well-planned hierarchy of streets created to achieve a balance between automobile and non-automobile transportation while including the multimodal transportation types in a design that minimizes potential transportation hazards.

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Urban Design Element		
Objective	<i>Streetscapes shall be used as a means to create a unifying urban design effect and inviting images.</i>	The La Entrada Specific Plan will directly implement this objective. All streetscapes are being designed in accordance with City of Coachella Median Development Guidelines and Landscape Guidelines.
Objective	<i>The City shall require pedestrian facilities that provide desirable amenities within all land use designations.</i>	The La Entrada Specific Plan will directly implement this objective. Pedestrian facilities are being proposed throughout project streets, in public places, within the pedestrian paseo, and in all parks and open spaces.
Policy	Single family residential projects shall provide pedestrian access within the project as well as to adjacent residential neighborhoods.	The La Entrada Specific Plan will directly implement this objective. The single family residential streets and neighborhoods will contain linkages to the La Entrada Master circulation system which also contains pedestrian access areas and sidewalks.
Policy	Commercial areas shall include landscaped and well shaded plazas with seating areas and points of interest, such as a fountain or public art.	The La Entrada Specific Plan will directly implement this policy. The Specific Plan includes shaded areas at each central Mixed Use/Park Areas in each village, and along the Pedestrian Paseo. Public areas or plazas are also anticipated.
Objective	<i>Single family residential neighborhoods shall be designed to create a sense of place, pleasant environment and a secure setting.</i>	The La Entrada Specific Plan will directly implement this objective. Single Family areas (and all areas) will consist of quality architecture and materials with landscape and hardscape features to soften building facades and give La Entrada a sense of place and a unique identity. Refer to Section 3, <i>Design Guidelines</i> .
Policy	Retention areas shall be designed as neighborhood parks including being above the water table, shaded areas, landscaping, picnic areas and playground equipment. Retention areas not suitable for parks shall be	Retention basins on the La Entrada site are located in the lower portions of the site for reasons of hydrology. The lower portions of the site are designated as natural open space and the basin design will reflect this character.

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	fenced from public use. To meet this requirement the amount of area required may be increased beyond that necessary for retention and slopes may be altered to provide safe access for park users.	
Objective	<i>Multiple family residential projects shall be designed to provide aesthetically pleasing architectural designs and a safe and pleasant living environment.</i>	The La Entrada Specific Plan will directly implement this objective. Like the rest of the Specific Plan area, quality architecture and materials will be utilized to foster a sense of place. Refer to Section 3, <i>Design Guidelines</i> .
Infrastructure & Public Services Element		
Goal	The City shall ensure the provision of public and private utilities to meet current and future demand.	The La Entrada Specific Plan will directly implement this goal. Water, sewer, and storm drain infrastructure are all being proposed to serve the Specific Plan area. Cable, internet, and telephone service will be provided from private purveyors upon project build-out.
Objective	<i>The City shall provide adequate water supplies and facilities needed to meet current demand and future development.</i>	The La Entrada Specific Plan will directly implement this objective. Water infrastructure improvements are planned for the Specific Plan area to provide adequate water supply throughout project construction and operation.
Objective	<i>The City shall provide adequate sewage collection and treatment facilities needed to meet current demand and future development.</i>	The La Entrada Specific Plan will directly implement this objective. Sewer infrastructure improvements are planned for the Specific Plan area to provide sewer collection and treatment services.
Policy	The City shall require connection to the sewer system of all new development at urban 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	The La Entrada Specific Plan will directly implement this policy. Sewer mains within the Specific Plan area are anticipated to tie in to existing connections in Polk Street to the west. The project's water and sewer master plan includes an analysis of the project's capacity needs and existing treatment capacity.

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	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. The City Ordinance which regulates private septic systems shall be amended in accordance with this policy.	
Policy	Real property shall be dedicated and improvements made when new storm water drainage facilities are required to serve a development.	The La Entrada Specific Plan will directly implement this policy. Portions of the Specific Plan area (primarily in and around roadways and drainages) are to be dedicated for storm water improvements. Storm Water infrastructure is shown in Exhibit 2-9, <i>Conceptual Drainage Plan</i> .
Goal	The City shall ensure the provision of adequate law enforcement and fire protection.	The La Entrada Specific Plan will directly implement this goal. The Land Use Plan incorporates land for police and fire stations in the Mixed Use areas to provide services as needed to the population of La Entrada.
Goal	The City shall encourage a high quality of educational, governmental and community service facilities.	The La Entrada Specific Plan will further the intent of this goal. The Specific Plan Land Use Plan incorporates four sites that range from 14 to 25 acres for schools to accommodate students living in the Specific Plan area.
Policy	The City shall require the dedication of real property, based on the master plan of the applicable school district, for the provision of necessary public educational facilities. Development fees may be required in addition to or as a substitution for this requirement.	See Analysis above.

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Conservation Element		
Goal	The City shall protect the visual aesthetics of the Mecca Hills and Santa Rosa Mountains.	The La Entrada Specific Plan will further the intent of this goal. The Mecca Hills are located in the eastern portion of Coachella and outside the project boundary. The Santa Rosa Mountains are located to the south of Coachella. Grading and land planning is to be done in accordance with Riverside County standards. The visual aesthetics of the Mecca Hills and Santa Rosa Mountains will not be impacted by the project.
<i>Objective</i>	<i>The City shall utilize a variety of methods to protect the visual aesthetics of the Mecca Hills and Santa Rosa Mountains.</i>	The project site is not located within the Mecca Hills area or the Santa Rosa Mountains.
Policy	The City shall require that grading of projects in sensitive locations shall be limited as much as possible and where grading is approved, repairs shall be required to restore the damaged area to as close to a natural condition as is possible.	The La Entrada Specific Plan will further the intent of this Policy. Although it is not anticipated that proposed development is within a sensitive area, proper precautions will be taken during the grading process to ensure that land disturbance is minimized to the fullest extent feasible and damaged areas are restored as close to a natural condition as possible.
Policy	The City shall limit the density and intensity of development in areas with slopes greater than 10% and shall prohibit development of areas with slopes greater than 20%.	This policy has been amended through the General Plan amendment that was approved for the La Entrada Specific Plan. Hillside grading standards and guidelines have been incorporated as part of the Specific Plan and will be adhered to throughout implementation of the project.
Open Space & Parks Element		
Goal	The City shall ensure the provision of facilities for a variety of parks and recreation activities.	The La Entrada Specific Plan will directly implement this goal. The Specific Plan proposes over 344 acres of parks and over 556 acres of natural open space. All parks and open space will be programmed in accordance with the Coachella Parks and

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		Recreation Master Plan. Bicycle and pedestrian trails and paths are also proposed.
Objective	<i>The City shall acquire and develop an adequate amount of parkland to serve the population.</i>	See analysis above.
Policy	The City shall encourage neighborhood park development adjacent to school sites to maximize land and facility use.	The La Entrada Specific Plan will directly implement this policy. Approximately 14.1 acres of Neighborhood park space is proposed within the Specific Plan area, and programming is anticipated to be consistent with the Coachella Parks and Recreation Master Plan.
Policy	New development projects for multiple family residential or self contained planned developments shall be required to provide additional recreational amenities within their project.	The La Entrada Specific Plan will directly implement this policy. Park and Open Space areas are proposed throughout the entire Specific Plan area to not only serve multi-family residential areas, but all residential and non-residential areas throughout the entire community.
Environmental Hazards & Safety Element		
Objective	<i>The City shall use various approaches to ensure that loss of life and damage to property are minimized as a result of geologic and unstable soils.</i>	The La Entrada Specific Plan will directly implement this objective. The Specific Plan contains fault setback zones and requires future fault studies for density transfer areas. In addition, all future construction would be required to comply with all applicable Building Codes and requirements, and would be subject to a geotechnical investigation.
Policy	The City shall continue to regulate development within Alquist-Priolo and other active or potentially active fault zones. Structures shall be set back 50 feet from each side of a mapped active fault or fault zone unless a geologic report that includes fault trenching recommends reduction of this setback.	The La Entrada Specific Plan will directly implement this Policy. The Specific Plan area is located in proximity to an Alquist-Priolo zone. Extensive geotechnical investigations have been performed and seismicity has been analyzed in the La Entrada Specific Plan EIR. A fault setback zone has been developed for the property as an open space zone along the site's

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		southwestern edge. Prior to construction, additional soil and geotechnical studies would be required as necessary, in compliance with all applicable State and Local standards.
Policy	The City shall develop a comprehensive hillside safety program that involves slope stability incentives and disincentives for private property owners and provisions addressing post development stability problems.	The La Entrada Specific Plan will further the intent of this policy. The Specific Plan includes comprehensive hillside grading standards and guidelines that are intended to ensure slope stability for future development.
Policy	Where appropriate, the City shall require the preparation of geotechnical investigations by both a professional geotechnical engineer and a certified engineering geologist to address geotechnical hazards (i.e. erodible, expansive and collapsible soils, existing or potential landslides, areas with unsuitable percolation characteristics, large scale subsidence, non rippable bedrock areas, ground motion parameters, active or potentially active faulting, liquefaction, etc.) for new construction, multi-story addition and lateral expansion projects.	The La Entrada Specific Plan will directly implement this policy. The Specific Plan area is located in proximity to an Alquist-Priolo zone. Extensive geotechnical investigations have been performed and seismicity has been analyzed in the La Entrada Specific Plan EIR. A fault setback zone has been developed for the property as an open space zone along the site's southwestern edge. Prior to construction, additional soil and geotechnical studies would be required as necessary, in compliance with all applicable State and Local standards.
Policy	The City shall encourage mixed use development to reduce external vehicle trips and increase the potential for non-motorized internal trips. Large business establishments shall be encouraged to incorporate eating facilities, wellness care facilities, child care facilities and other support facilities.	The La Entrada Specific Plan directly implements this policy. Mixed Use areas that include residential development are proposed within each of the three villages, and all are connected by a transportation network that fosters pedestrian, bicycle, and NEV connectivity throughout the Specific Plan area.

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Economic Development Element	
Goal	<p>The City shall create an economic climate which is supportive of existing business and which will attract new business and tourism.</p> <p>The La Entrada Specific Plan will further the intent of this goal. The Specific Plan proposes 7,800 units with Mixed Use areas that contain retail commercial and office commercial spaces. It is anticipated that these Mixed Use areas would result in employment centers and the new residential units would also bring new residents to the City that would support existing business and bring new businesses into the area.</p>
<i>Objective</i>	<p><i>The community shall strive to diversify its local business makeup to avoid dependence on one segment of the local economy and to provide employment, new revenues and retail services for the residents.</i></p> <p>The La Entrada Specific Plan will further the intent of this objective. The Mixed Use areas will provide areas where businesses may be diversified between office and retail/restaurant business opportunities.</p>
Fiscal Element	
Goal	<p>The City shall strengthen its fiscal condition through economic development and reasoned decisions based on sound fiscal policies and ensure that new development does not impose a substantial financial burden to the City.</p> <p>The La Entrada Specific Plan directly implements this goal. The Specific Plan is based upon private sector investment, and would not require assistance from the City of Coachella to finance the implementation of the Specific Plan.</p>
2009 Housing Element	
Goal 2	<p>Achieve balanced growth in the City by designating suitable sites for residential development.</p> <p>The La Entrada Specific Plan will directly implement this goal. The Specific Plan area was previously designated as a suitable site for development through the approval of the McNaughton and the planned Lomas Del Sol Specific Plan. The La Entrada Land Use Plan includes residential development areas which will be implemented in accordance with the standards set forth in the Specific Plan.</p>

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Goal 4	Reduce residential energy usage within the City and thereby reduce overall housing costs.	The project's sustainability strategies include a discussion of energy conservation. In addition, the Dry Utilities section identifies strategies to reduce energy usage.
Goal 5	Promote and support equal housing opportunity for all residents of the City regardless of race, religion, marital status, age, sex, nationality, physical disabilities, family size, source of income, or other arbitrary factor.	The La Entrada Specific Plan will directly implement this goal. Potential residents will have equal opportunity to purchase a residence in the La Entrada community.
Goal 6	Facilitate the maintenance, improvement, and development of housing commensurate with local needs.	The La Entrada Specific Plan will directly implement this goal. The 2008-2014 Coachella Housing Element states that from January 2006 through June 2014, the City of Coachella has been given a construction need of 2,493 market-rate units. Approximately 711 of those units had been constructed as of 2008. Thus, the La Entrada Specific Plan would propose enough units to exceed the market-rate construction need within Coachella.
Goal 7	Support the provision of adequate housing to meet the needs of all economic segments of the community.	The La Entrada Specific Plan will further the intent of this goal. The Specific Plan proposes very low, low, medium, high, and mixed use residential land uses and each will be priced accordingly to appeal to various economic segments of the community.
<i>Objective 1</i>	<i>Housing Availability and Production</i>	See Analyses for Goals 6 and 7 above.
Policy g	Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.	The La Entrada Specific Plan directly implements this policy. Planned services or infrastructure within the Specific plan consists of water, sewer, storm drain infrastructure, as well as solid waste services. The Land Use Plan also allows for construction of a police or fire station. It is anticipated that local purveyors would provide telephone, cable, and internet to the Specific Plan area.

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Policy i	Promote and encourage the use of innovative construction techniques.	The project’s sustainability strategies include a discussion of energy conservation. In addition, the Dry Utilities section identifies strategies to reduce energy usage.
Objective 3	<i>Opportunities for Energy Conservation</i>	The project’s sustainability strategies include a discussion of energy conservation. In addition, the Dry Utilities section identifies strategies to reduce energy usage.
Policy a	Encourage the use of energy conserving techniques in the siting and design of new housing.	The project’s sustainability strategies include a discussion of energy conservation. In addition, the Dry Utilities section identifies strategies to reduce energy usage.
Objective 4	<i>Equal Housing Opportunity</i>	
Policy g	Encourage the development of housing to meet the needs of the elderly, large family, and female-headed households.	The La Entrada Specific Plan will further the intent of this policy. The Specific Plan proposes very low, low, medium, high, and mixed use residential land uses and each will be priced accordingly to appeal to various segments of the community, depending on their economic or family generational needs.
Policy h	Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.	The La Entrada Specific Plan will further the intent of this policy through the provision of for-sale housing units. High Density Residential areas will include both for-sale and rental units.
Objective 5	<i>Removing Constraints</i>	
Policy e	Continue practice of expeditious processing of residential development proposals and permits.	The La Entrada Specific Plan will directly implement this policy. The Specific Plan is intended to be an implementation tool of the General Plan and provides construction regulations and design guidance to assist future investors and developers with processing construction projects in the area. By knowing what is expected, it is anticipated that future investors would be able to adhere to Specific plan regulations to (ideally) get their projects approved and

Table 6.1 General Plan Consistency Matrix	
Applicable Goals, Objectives, and Policies	Consistency Statement
	constructed in a quicker and more efficient manner.

It should also be noted that the Housing element specifically states the following on Page 2.2-28 of the 2009 Housing Element:

“Specific plan zones may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes of this district. Such suitability and scope shall be reviewed and approved by the planning commission and shall be in accordance with the general plan. Specific plans may combine several land uses on the development plan. Mixed uses may include any combination of residential, commercial, industrial, open space and agricultural uses, and may occur among or within buildings as long as the uses are compatible with each other and with existing and potential uses surrounding the specific plan zone.”

Given the analysis of Goals Objectives and Policies above, and the paragraph above from the 2009 Housing Element, it is anticipated that the La Entrada Specific Plan is consistent with and will further implement many of the goals, objectives, and policies, as well as the overall intent and character of the Coachella General Plan.



6 General Plan Consistency

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