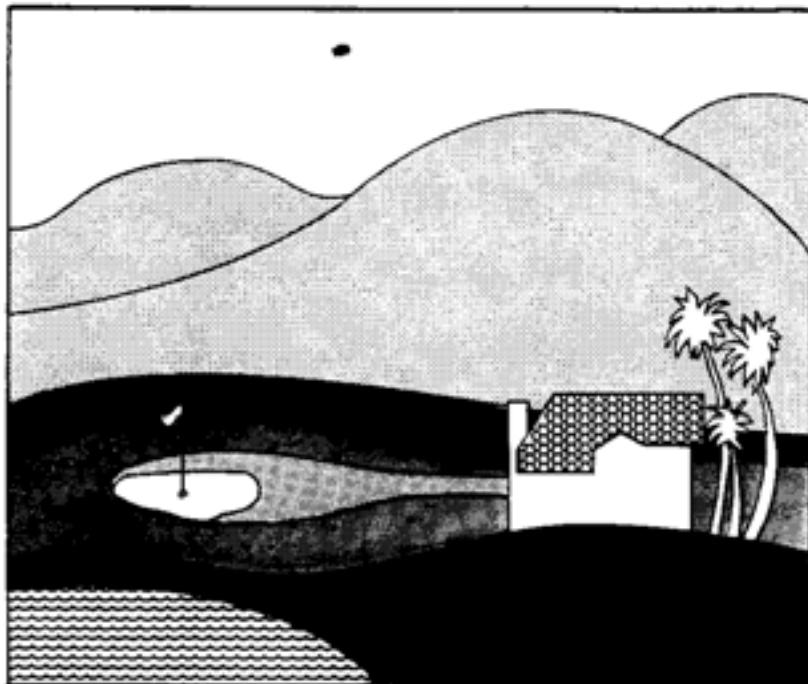


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# McNaughton Specific Plan

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City of Coachella  
The Keith Companies



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FINAL  
MCNAUGHTON SPECIFIC PLAN

PREPARED FOR:  
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JUNE 1989

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## 1.0 INTRODUCTION

### 1.1 PURPOSE AND INTENT

This Specific Plan provides the City of Coachella with a comprehensive set of plans, conditions and programs to guide the orderly development of McNaughton Specific Plan. The Specific Plan assures development of the project will occur as a coordinated effort incorporating a mixture of residential, commercial, recreation, and open space land uses.

The Specific Plan has been prepared to reflect California Government Code Section 65450, et. seq. as modified, 1984.

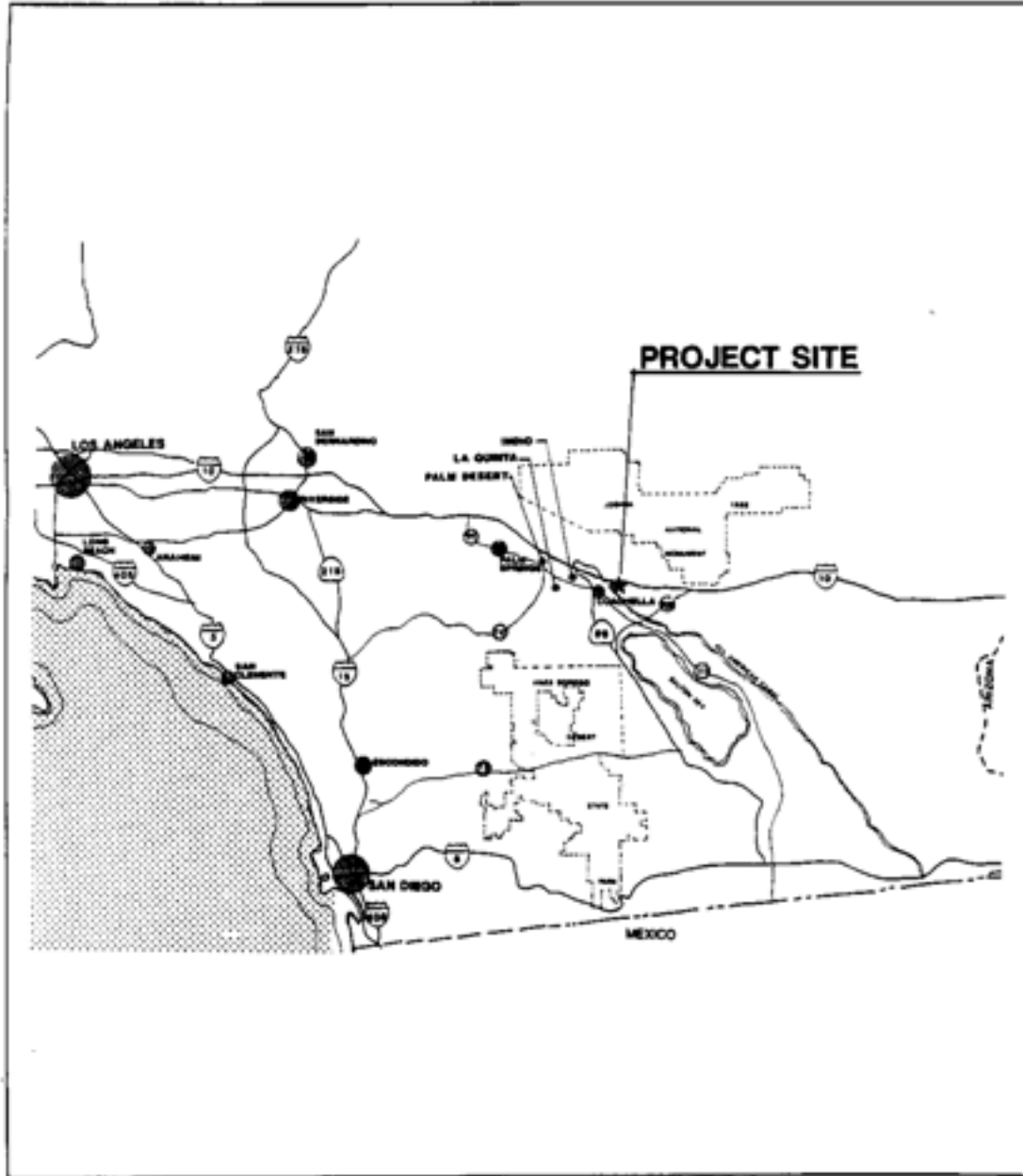
After it is adopted, a Specific Plan has an effect similar to the local General Plan. The Subdivision Map Act requires the legislature body to deny approval of a final or tentative subdivision map if it is not consistent with applicable Specific Plans. In addition, a development agreement cannot be approved unless the legislative body finds the agreement is consistent with the General Plan and any applicable Specific Plan.

This Specific Plan provides a bridge between the City's General Plan and the proposed project submittals in an area-specific manner. The objectives of the City's General Plan, which establishes long range policies and criteria for the management of growth in the City, are implemented by the Specific Plan. The Specific Plan provides comprehensive and cohesive direction desired for an area, while ensuring flexibility beyond that provided by zoning ordinances.

### 1.2 LOCATION

McNaughton Specific Plan, a 1,877 acre site, is located within the northeastern boundaries of the City of Coachella. The project site is bounded by Interstate 10 to the north, Avenue 52 to the south, the All American (Coachella) Canal to the west and Buchanan Street to the east. Regional access to the site is provided by Interstate 10 and State Highway 111, which serve as connections to Palm Springs, and State Highway 86, which allows connections to Indio and El Centro. Refer to the Regional Location Map in Exhibit 1. San Diego can be reached from El Centro via Interstate 8. Access to resort communities in Palm Springs and vicinity, as well as the Los Angeles Metropolitan area is provided by Interstate 10 and State Highway 111. Driving time from the project area to each respective metropolitan area ranges





SOURCE: THE KEITH COMPANIES



**THE  
KEITH  
COMPANIES**

**REGIONAL LOCATION MAP**

**McNAUGHTON SPECIFIC PLAN**

**CITY OF COACHELLA**

**EXHIBIT 1**



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between two to three hours. Scheduled airline service is provided at the Palm Springs Airport, and Imperial County Airport, while a private flight airport is located in Thermal.

On a local scale, the project site is approximately 4 miles from the heart of the City of Coachella. Major access points to the property will be provided via Interstate 10, Avenue 50, and Avenue 52. Further discussion of the context of the project is provided in Section 2.2 of this report.

### 1.3 OWNERSHIP

The properties subject to the provisions of this Specific Plan are entitled to one Stanley Todd McNaughton, and to McNaughton Properties, general partnership, for parcels totalling 1,620 acres; and to Federal Bureau of Reclamation for separate open space parcels totaling approximately 257 acres.

A majority of the landholdings surrounding the project site are under the jurisdiction of the Federal Bureau of Reclamation. Some landholdings are under private ownership and three large landholdings in the vicinity of the site involve those deeded over to the Cabezon Indian Tribe and the Augustine Indian Tribe.

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## 2.0 DEVELOPMENT PLAN

### 2.1 INTRODUCTION

McNaughton Specific Plan is a proposed resort community adjacent to Interstate 10 (northern boundary) and the All American Canal (western boundary) in the City of Coachella. The development will be a self-contained resort community including residential, recreation commercial, and resort opportunities. A variety of residential units will be planned, designed and priced to ensure broad appeal. Residential products will also offer state of the art technological advances in building design, energy efficiency and communication systems.

The land use plan for McNaughton Specific Plan has been developed through a careful process of formulating, testing, and refining various planning concepts and design criteria. The plan responds to the City of Coachella General Plan Goals and Policies and is sensitive to the site features, resources, and characteristics of the project setting.

The intent of the Specific Plan is to establish a framework for future development of a planned resort community with supportive residential, commercial, recreational and open space land uses. Specific goals for McNaughton Specific Plan include the following:

- o Implement a comprehensive program for the physical and economic development of the property.  
  
Implement a multiple land use concept which will assure economic viability.
- o Establish a circulation system that meets local and regional transportation modes.
- o Provide a mix of residential densities responding to market demand and the need to accommodate a diversity of lifestyles.
- o Provide facilities and recreational amenities at locations and in sufficient quantities to enhance the vitality of residential neighborhoods.
- o Create a logical, efficient and compatible land use pattern that relates well to surrounding land uses and the existing circulation system.
- o Respond to identified natural amenities and opportunities within the planning area.

These major goals have been further refined and elaborated on the basis of Specific Plan conditions, infrastructure relationships, market economic conditions and the policies of the City of Coachella General Plan.

## 2.2 CONTEXT

The 1,877-acre project site is a triangular shaped parcel of land on the northeastern side of the City of Coachella. Access to the site will be provided by Interstate 10, Avenue 50, and Avenue 52. A local vicinity map is provided in Exhibit 2.

### 2.2.1 REGIONAL CONTEXT

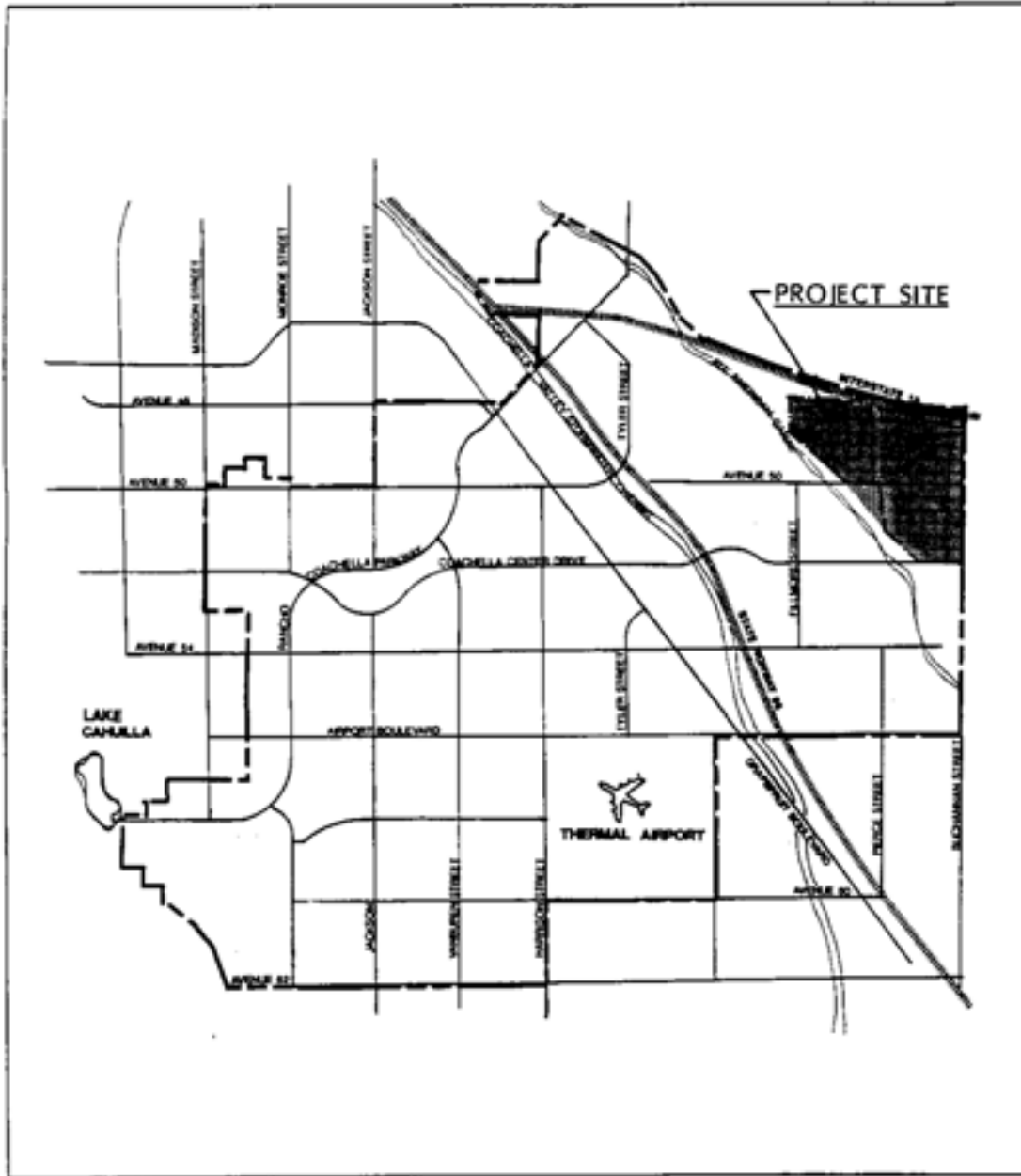
Regional land use patterns portray a landscape primarily under federal contract. Federal landholdings in the vicinity of the project site include those under the jurisdiction of the Bureau of Reclamation. Additionally, large landholdings in the vicinity of the site are secured as the Cabezon Indian Reservation and the Augustine Indian Reservation.

### 2.2.2 PUBLIC SERVICES AND UTILITIES

Community services available to McNaughton Specific Plan include fire and police protection, health care facilities, schools, libraries, parks and recreation, utilities and pest control.

#### Fire

The City of Coachella Fire Department provides fire protection services for the entire area within the City limits of the City of Coachella. The headquarters station for the Fire Department is located approximately three (3) miles from the proposed project site. The Bureau is staffed by one Fire Marshal and suppression emergency service is provided on a three platoon shift which consists of three paid fire fighters on a 24-hour duty schedule. There are currently no public safety facilities within the project boundaries. New public safety facilities and fire equipment will be needed.



SOURCE: CITY OF COACHELLA

# **LOCAL VICINITY MAP** **McNAUGHTON SPECIFIC PLAN**

EXHIBIT 2



CITY OF COACHELLA



### Police

The City of Coachella Police Department conducts all law enforcement services for the City of Coachella. The Police Department currently employs 36 personnel, including 25 sworn and 10 non-sworn personnel. The current police officer to citizen ratio is one (1) to one and one-half (1.5) officers per every 1,000 citizens. The Police Department intends to maintain that ratio, which will require five (5) new positions and a new facility on the site in order to meet the protection needs of the McNaughton development.

### Schools

The Coachella Valley Unified School District provides K-12 education in the City of Coachella. Currently, no educational facilities are located in the project vicinity, and enrollment for the Coachella Valley School District presently exceeds capacity. Although the proposed resort community will consist of 60 to 70 percent retired and/or seasonal residents, the School District expects a significant increase in demand for educational facilities resulting from the project, particularly with buildout of the proposed 8,000 residential units. School facilities financed primarily through developer fees will absorb the students generated from the proposed project including an elementary school located northeast of the Van Buren/50th Avenue intersection which has recently broken ground, and a new junior high school planned for a site at Avenue 51 and Jackson Street, which will relieve pressure on the Coachella Valley High School.

### Medical/Library

Health facilities currently available to residents of the McNaughton Specific Plan Area include the John F. Kennedy Hospital in Indio, and a medical clinic located on 6th Street in the City of Coachella. A library located at 7th Street and Orchard in the City of Coachella will serve the project site.

### Recreation

There currently are no existing recreational facilities on the project site. Recreational facilities in the area include Lake Cahuilla Park, located seven miles southwest of the project site, and Fish Traps Park, located nine miles south of the project. Currently, Lake Cahuilla Park is operating at capacity, and the buildout of the proposed resort community may increase the demand for parkland facilities.

### Utilities

Utilities to the McNaughton resort community will be provided by various purveyors. These purveyors and plans for extension of utilities to serve the Specific Plan area are described in Section 2.9.

#### 2.2.3 GENERAL PLAN AND ZONING DESIGNATIONS

Annexed to the City of Coachella in March, 1987, the property is designated Specific Plan Area under the Coachella General Plan Land Use Map and Conditional Specific Plan (SP) under the City of Coachella Zoning Ordinance. Master Plan uses of the project will require approval of the Specific Plan by the City and removal of the conditional status from the Specific Plan Zoning. The relationship between the proposed Specific Plan and the General Plan of the City of Coachella is discussed in Section 6.0 of this report.

### 2.3 SITE SUMMARY

Site features associated with the project are illustrated in Exhibit 3 and summarized in the following paragraphs. A comprehensive Environmental Impact Report describing the existing site condition has been prepared and is available for review at the City of Coachella Planning Department.

#### 2.3.1 LAND USE

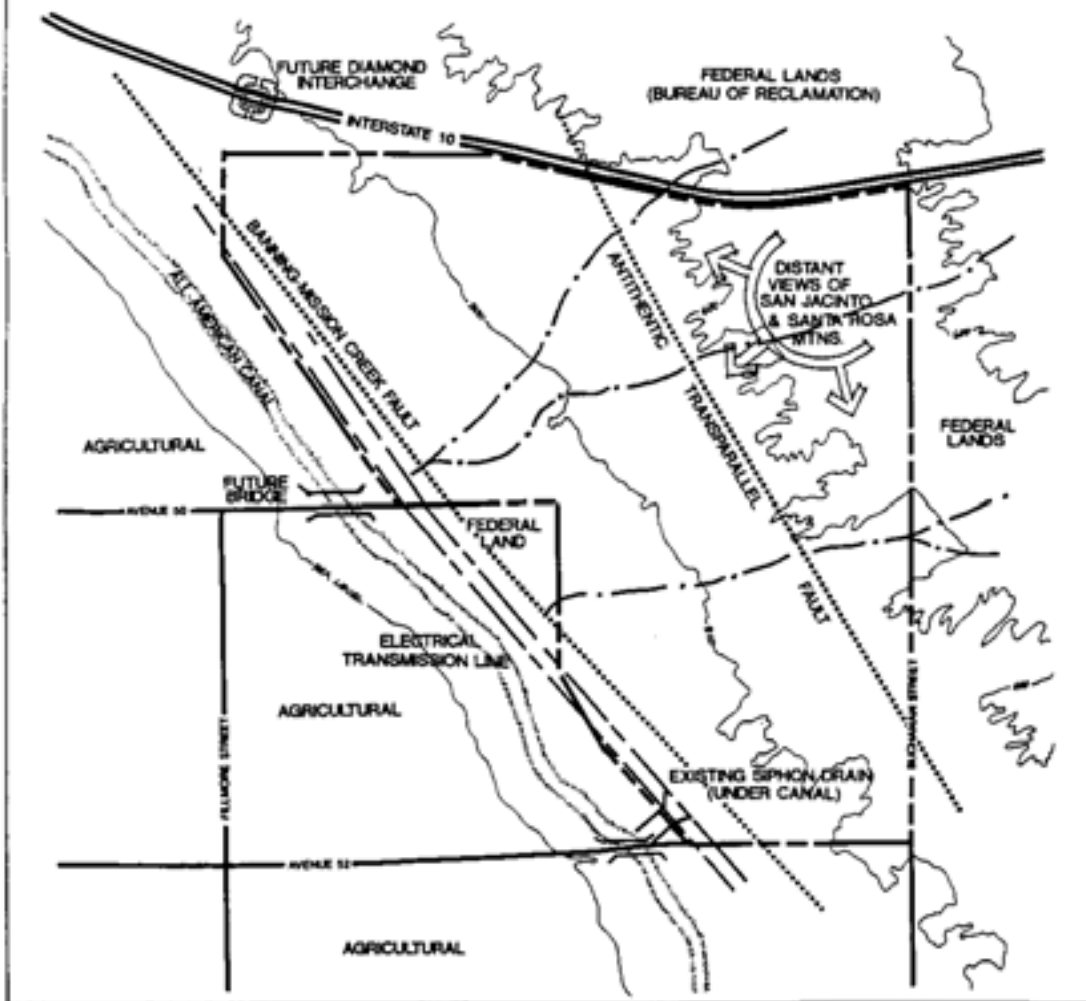
The site is generally unimproved and previous site utilization can be classified as open space. No man-made structures or modifications were noted during site reconnaissance except for an abandoned segment of I-10 which subparallels the relocated freeway, and a power transmission line which traverses southeasterly across the western portion of the site. Adjacent land uses include undeveloped open space under the management of the Federal Bureau of Reclamation to the north, east, and southwest, and agricultural uses further to the west and south. The project site is bounded by the All American Canal on the west and by Interstate 10 to the north.

#### 2.3.2 LANDFORM AND VIEWS

The project area is relatively flat on gently sloping (approximately 2%) rising from 70 feet above sea level (A.S.L.) to 600 feet A.S.L. with several significant ridgelines and gullies, offering commanding views of the valley and surrounding mountains. The project site is surrounded by several mountain ranges including the Santa

### ENVIRONMENTAL CHARACTERISTICS

- GENTLY SLOPING TOPOGRAPHY (2-3% AVG.)
- ACTIVE EARTHQUAKE FAULTS ONSITE
- PREDOMINANTLY ALLUVIUM AND OCOTILLO CONGLOMERATE SOILS
- STORM DRAINAGE CARRIED BY WASHES
- DESERT CREOSOTE BRUSH SCRUB PLANT COMMUNITY



SOURCE: THE KEITH COMPANIES

### SITE SUMMARY

McNAUGHTON SPECIFIC PLAN

EXHIBIT 3



CITY OF COACHELLA





Rosa, San Jacinto, San Bernardino and Little San Bernardino Mountains. The project can be seen from various points in these mountains.

#### 2.3.3 GEOLOGY

Topography at the site is characterized by northeast-southwest-trending ridges separated by ephemeral drainages, which ultimately empty into the Coachella Valley stormwater channel to the southwest. The site exposes sandy silts and fine sands of the Ocotillo Conglomerate which are capped by recent colluvium and alluvium. A local portion of the San Andreas Fault System, the Banning-Mission Creek Fault, traverses the southern and the western margin of the site roughly paralleling the All American Canal. Parallel faults associated with the framework of the San Andreas Fault System cross the site in several locations.

#### 2.3.4 HYDROLOGY

During a storm, rainfall collects in the Little San Bernardino Mountains northeasterly of the site, and flows under Interstate 10 to the site through three large canyon washes. A short distance into the site boundary, the canyons disappear, and the water travels in the form of sheet flow. The Coachella Canal runs northwesterly at the downstream side of the site. Run-off collects against the canal levee and is discharged under the canal through a siphon drain.

#### 2.3.5 BIOLOGY

Vegetation on the alluvial fan in the western portion of the project site is represented by a desert scrub plant community dominated by creosote bush and scattered palo verde trees in the washes. Nine species of concern potentially present on the project site include California ditax's, desert tortoise, Coachella Valley fringe-toed lizard, San Diego horned lizard, crissal thrasher, Le Conte's thrasher, California leaf-nosed bat, Coachella round-tailed ground squirrel, and golden eagle. The only sensitive species found on the site was the black-tailed gnatcatcher.

#### 2.3.6 CULTURAL RESOURCES

Archaeological findings consist of a collection of isolated artifacts and stones which have been altered by past human activity during the early archaic period. One "cleared circle" or "sleeping circle" was found on-site.

## **2.4 LAND USE CONCEPT**

### **2.4.1 DEVELOPMENT PROGRAM/DESIGN CONCEPT**

McNaughton Specific Plan, as a master planned community, incorporates various types of residential, commercial, recreational, and open space land uses into a cohesive and readily comprehensive framework. As a majority of the property is relatively flat or gently sloping (approximately 2%), flexibility in both the specific location and design of each land use is highly achievable. The site also provides ample gradient for technical considerations involving drainage, infrastructure and other site related improvements. The support services necessary to implement the project successfully are described in Section 2.9.

The project's Land Use Plan allows for a logical distribution of residential, commercial and recreational land uses over the entire site, promoting creative and imaginative design solutions within a flexible framework. Refer to the Land Use Plan in Exhibit 6. The design concept for the project is a reflection of the site's natural physical character. The topography of the site lends itself to a unique and attractive development because of the Coachella Valley, hidden coves, and mesas. The site gradually rises in elevation from 70 feet above sea level (A.S.L.) to 600 feet A.S.L., offering commanding views of the valley and surrounding mountains. This natural character promotes the development of a cohesive resort community that is compatible with its surroundings.

### **2.4.2 PLANNING AREAS**

The project is divided into three broad planning areas (see Exhibit 4). The boundaries for these planning areas are defined by the street access points (i.e., Interstate 10, Avenue 50, and Avenue 52), layout of the golf courses, and balancing the mix of land uses. Planning Area 1 contains an 18-hole golf course and Planning Areas 2 and 3 each contain 9 holes of the remaining golf course. Residential land use types include a mix of single-family, townhouse, condominiums, and multi-family. Development phasing is discussed in Section 2.10.

### **2.4.3 STATISTICAL SUMMARY**

Primary community elements involving residential, commercial, and recreation land uses are illustrated in Exhibit 5 and detailed in Table 1. Each of the land uses are discussed in Section 2.4.4 of this report.



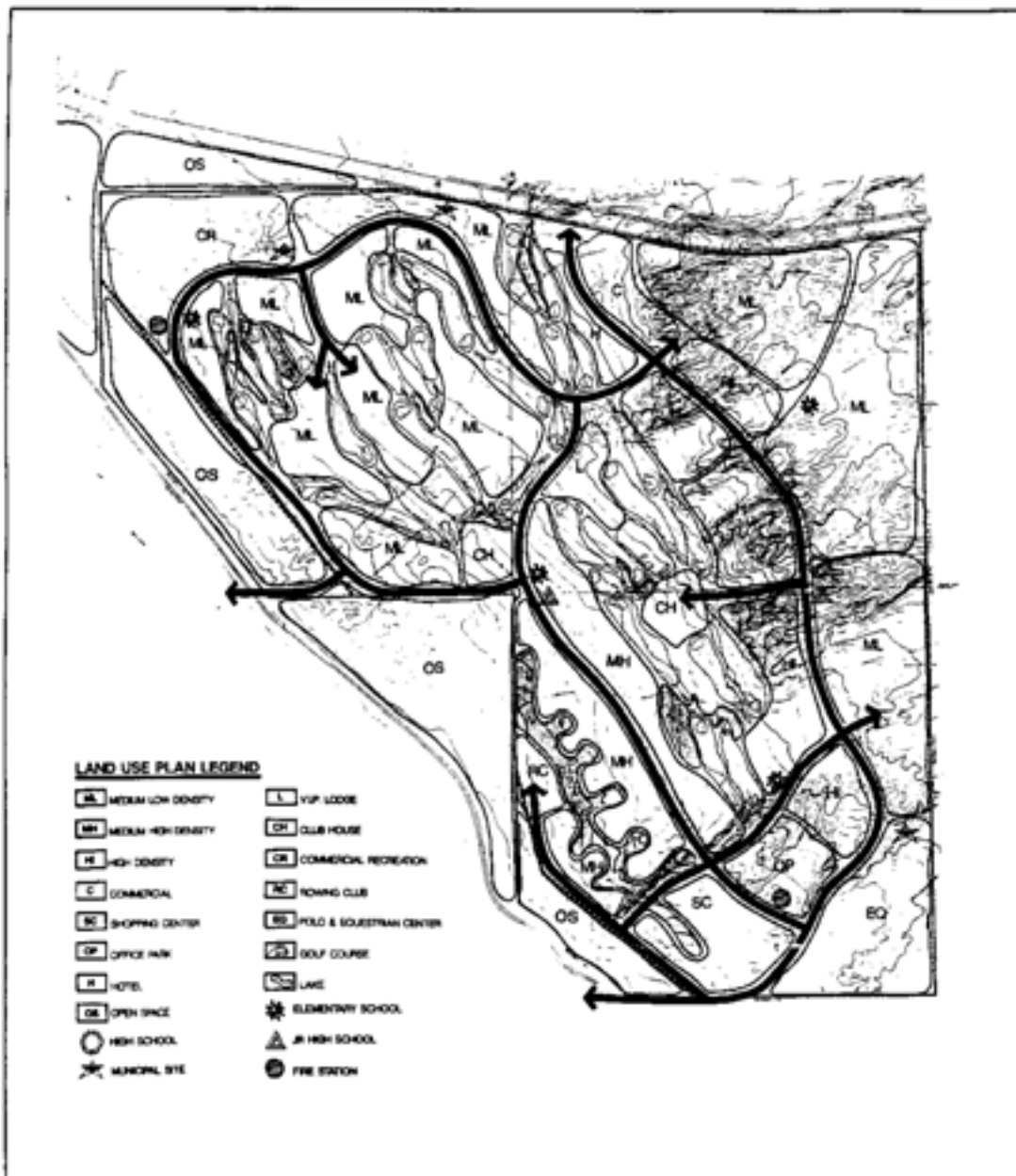
**PLANNING AREA BOUNDARIES**  
McNAUGHTON SPECIFIC PLAN



CITY OF COACHELLA

EXHIBIT 4







**THE KEITH COMPANIES**

2000 West Main Street, Suite 200, Palm Springs, CA 92262

**LAND USE PLAN**

**McNAUGHTON SPECIFIC PLAN**

**ENVIRONMENTAL IMPACT REPORT**

**CITY OF COACHELLA**

**EXHIBIT 5**



**TABLE 1**  
**LAND USE PLAN STATISTICAL SUMMARY**

<u>LAND USE</u>	<u>MAXIMUM DENSITY</u>	<u>GROSS ACRES</u>	<u>DWELLING UNITS</u>
Residential			
o Single Family (Hillside)	3.5 Du/Ac	220	770
o Single Family (Golf Course)	5.5 Du/Ac	360	1980
o Townhouse	10.0 Du/Ac	153	1530
o Condominium	20.0 Du/Ac	110	2200
o Multi-Family	20.0 Du/Ac	76	1520
		<u>919</u>	<u>8000</u>
Commercial			
o General	----	25	----
o Shopping Center	----	45	----
o Office Park	----	30	----
o Commercial Recreation (RV Resort Option)	----	75	----
Hotels/Lodge			
o Luxury Hotels	----	60	----
o V.I.P. Lodge	----	15	----
Rowing Club	----	10	----
Polo & Equestrian Center	----	78	----
Golf Courses	----	260	----
Interior Open Space (Community Lake)	----	103	----
MCNAUGHTON SITE TOTALS:	----	<u>1620</u>	<u>8000</u>
Other Open Space <sup>1</sup>	----	<u>257</u>	----
SPECIFIC PLAN AREA TOTAL		1877	8000

<sup>1</sup> Includes surrounding Bureau of Reclamation lands not a part of development project.

#### 2.4.4 MASTER PLAN DESCRIPTION OF USES

The development plan for this project is described in this section and will be subject to refinement in subsequent stages of planning and design review. An Illustrative Development Concept is provided in Exhibit 6. This Master Plan illustrates the residential, commercial, recreation and open space uses of the proposed project.

##### Residential Land Uses

Residential development of the McNaughton Specific Plan is planned to occur within three density categories (i.e., Medium Low, Medium High, and High) and involve a variety of housing types. A preliminary distribution of resort residential units and densities is detailed in Table 2. Total units proposed include 8,000 dwelling units. Approximately 60 to 70 percent (i.e., 4,800 to 5,600 du) are planned as retirement homes or second homes. Residential units will be designed to take full advantage of adjacent site amenities (i.e., golf courses, lakes, parks, and polo/equestrian field) as well as views of the Coachella Valley, the Santa Rosa Mountains and the Little San Bernardino Mountains.

Single family homes are proposed in the northeastern portion of the site. Approximately 770 du are proposed in this area at 3.5 du/ac, (i.e., Medium Low density). The less than lot size for these single family homes will range from 1/3 acre to 1 acre. Single family homes are proposed along the golf course areas in the northern mid-section of the site. Approximately 1,980 du are proposed in this area at 5.5 du/ac.

Townhouses are proposed near the major community lake within Planning Area 3. Approximately 1,530 units could be proposed in the townhouse category at 10 du/ac (i.e., Medium High Density).

Multi-family housing, and condominiums are proposed in the southern and eastern sections (i.e., Planning Areas 2 and 3) of the site. Approximately 3,720 du could be provided in those two categories at 20 du/ac (i.e., High Density).

The overall intent of the residential densities proposed for the McNaughton Specific Plan is to provide a flexible framework that can respond to a shifting market during the approximate 8 to 12 year buildout period.



SOURCE: GENESIS II & GENESIS III

## ILLUSTRATIVE DEVELOPMENT CONCEPT

McNAUGHTON SPECIFIC PLAN

EXHIBIT 6



CITY OF COACHELLA



TABLE 2  
RESORT RESIDENTIAL USES

<u>PRODUCT</u>	<u>GENERAL PLAN CATEGORY</u>	<u>MAXIMUM DENSITY</u>	<u>ACRES</u>	<u>DWELLING UNITS</u>
o Single Family (Hillside)	Medium Low	3.5 Du/Ac	220	770
o Single Family (Golf Course)	Medium Low	5.5 Du/Ac	360	1980
o Townhouse	Medium High	10 Du/Ac	153	1530
o Condominium	High	20 Du/Ac	110	2200
o Multi-Family	High	20 Du/Ac	76	1520
			-----	-----
			919	8000



---

#### Commercial Land Uses

Retail opportunities of the proposed project are split between those oriented to the general public and those within the confines of the resort community. The overall retail concept of the community is to provide the full array of goods and services necessary to sustain the everyday lifestyle of residents. A 45-acre shopping center is proposed in the southern section (i.e., Planning Area 3) of the property. This shopping complex is envisioned to contain the bulk of primary consumer goods. A supermarket "super store" could be envisioned as the initial anchor. Other tenants of the shopping center could provide more specialized products and services, involving a drug store, hardware store, liquor store, fast food outlets and clothing stores. A major department store outlet could potentially become another anchor tenant as demand builds due to regional growth and the lack of any substantive shopping opportunities in the immediate area. The shopping center site offers excellent visibility and access opportunities from Avenue 52.

The other major public element of the retail/service commercial concept rests with the two hotel complexes and attendant specialty retail and restaurant outlets. As currently planned, the hotels will contain approximately 500 rooms each, involve bar/restaurant and specialty commercial activities and be open to the general public. Conference capabilities and recreation opportunities (golf, tennis and swimming pools) will complete the hotel program.

Convenience retail and local service opportunities are programmed to occur in Planning Area 2 near Interstate 10. Community convenience items involve all those everyday items that might not necessitate a trip to the shopping center. Planned retail outlets and services will be based upon the user orientation and total number of dwelling units associated with the project. Convenience food stores, beauty salons, liquor stores, banks, service stations, some professional offices and other services necessary to maintain the life style of the community are typical elements that could be associated with the resort community.

Limited specialty retail opportunities are also envisioned to occur at the golf clubhouse and community marina.

## Recreation And Open Space

Recreation and open space uses are described in the following Section 2.6.1.

## 2.5 CIRCULATION CONCEPT

Efficient and safe vehicular and non-vehicular movement in the McNaughton resort community are key elements in the overall success of the development concept. The Circulation Plan illustrates the systematic approach through which inter-community movement will be established.

### 2.5.1 REGIONAL ACCESS

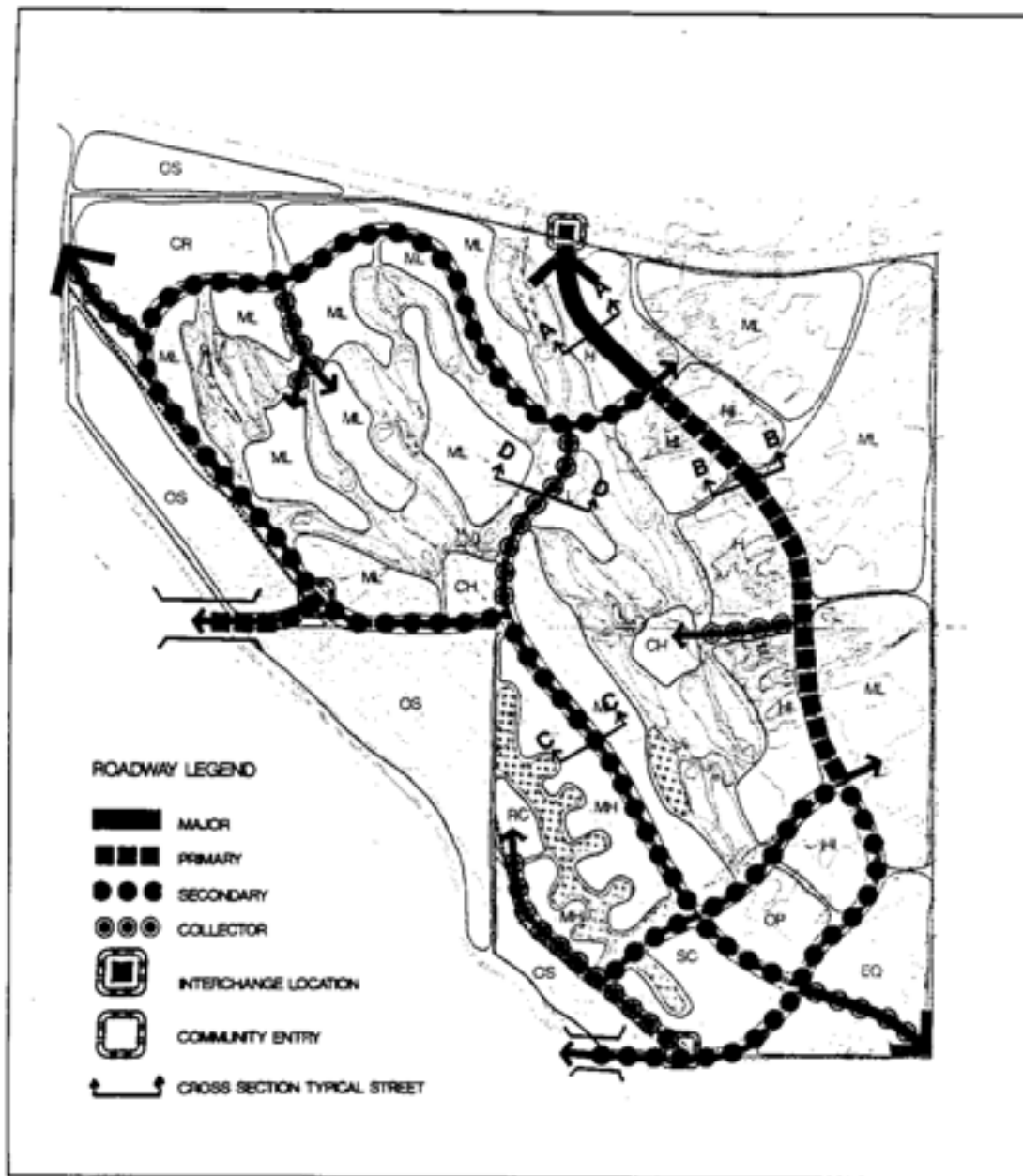
Freeway Access. Principal access to McNaughton Specific Plan will be provided by I-10 freeway, the major east-west link extending from the Los Angeles Area eastward. The I-10 is currently constructed as four lanes adjacent to the site. An interchange is proposed along the northern project boundary.

Arterial Highways. The circulation system access relies primarily on the existing arterials in the Specific Plan Area consisting of Avenue 50 and Avenue 52. Avenue 50 is currently designated as a primary arterial (110 foot right-of-way) west of the Route 86 Freeway Extension and as a collector eastward on the City of Coachella General Plan. Avenue 52 is currently designated as a major arterial west of the Route 86 Freeway Extension and as a secondary arterial eastward on the City of Coachella General Plan. The circulation master plan proposes to upgrade Avenue 50 to a Primary Arterial to a Secondary Arterial from State Route 111 to the project loop road. Also, Avenue 52 will be designated as a Primary Arterial from the Route 86 Freeway Extension to Pierce Street, and as a Secondary Arterial from Pierce Street to the project loop road.

### 2.5.2 INTERNAL CIRCULATION

Movement within the resort community will be multi-modal in concept, with opportunity for non-vehicular modes of travel. A network of pedestrian walkways, bicycle and equestrian trails are linked to roadway and open space network.

The backbone of the resort community circulation system consists of a series of looping roadways containing various vehicular, and non-vehicular functions (Exhibit 7). Roadway classifications proposed for McNaughton



# **CIRCULATION PLAN** **McNAUGHTON SPECIFIC PLAN**



CITY OF COACHELLA

EXHIBIT 7



Specific Plan include major arterial, primary arterial, secondary arterial and collector. (Exhibit 8).

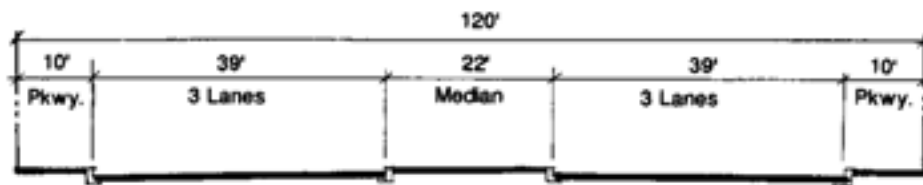
Riding and hiking trails reinforce the roadway system through connections from the equestrian center and single family hillside residential areas to potential future trails along the All-American Canal.

The circulation plan consists of alignments for the arterial roadways, and their right-of-way, as well as the treatment of traffic controlled access points into the Specific Plan Area. The circulation master plan proposes to designate the project I-10 entry road as a major arterial from the I-10 interchange to the project loop road, and as a Primary Arterial from the project loop road to 50th Avenue.

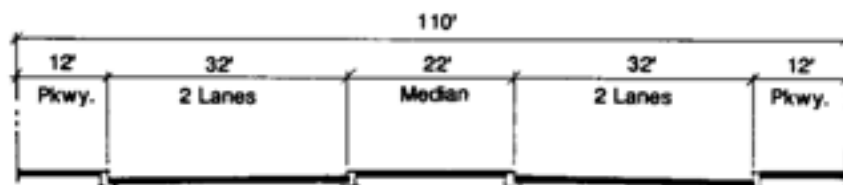
A Major Arterial (120 foot right-of-way) roadway extension shall be provided to Interstate 10 with a full diamond interchange from the project site. If the new interchange is not located in the westerly portion of the site as previously planned, then the project loop road will be realigned to accommodate a centrally located interchange. The minimum distance between the interchange ramps and the loop road should be 2,000 feet. This major arterial provides primary access to the project site and linkage to Interstate 10.

A Primary Arterial connects to this major arterial and traverses along the easterly portion (i.e., Planning Areas 2 and 3) of the site to near where the loop road becomes Avenue 52. A Secondary Arterial (i.e., project loop road) intersects the major arterial as well, and traverses westerly in a loop through Planning Area 1 to Avenue 50. The secondary arterial feeds neighborhood generated traffic onto the primary arterial which, in turn, feed into the major arterial. Collector streets extend inward from the secondary arterials into the project site providing local neighborhood access into all three planning areas.

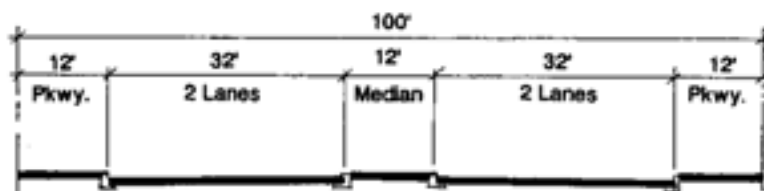
The Specific Plan proposes use of City of Coachella standard street sections to be maintained as public rights of way within the project. Opportunities to utilize non-standard street sections with wider parkway sections on one side of the street to facilitate trails connections may be explored with the City at subsequent detailed planning stages.



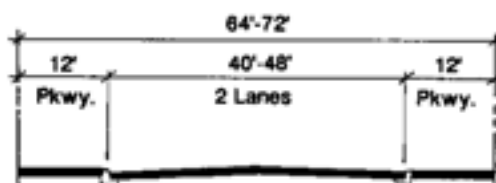
MAJOR ARTERIAL



PRIMARY ARTERIAL



SECONDARY ARTERIAL



COLLECTOR

## STREET SECTIONS

McNAUGHTON SPECIFIC PLAN

EXHIBIT 8



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CITY OF COACHELLA

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## 2.6 OPEN SPACE AND RECREATIONAL USE CONCEPT

This section identifies proposed open space and recreational facilities within the Specific Plan area and provides a very preliminary identification of probable users and a concept of ownership and maintenance responsibilities.

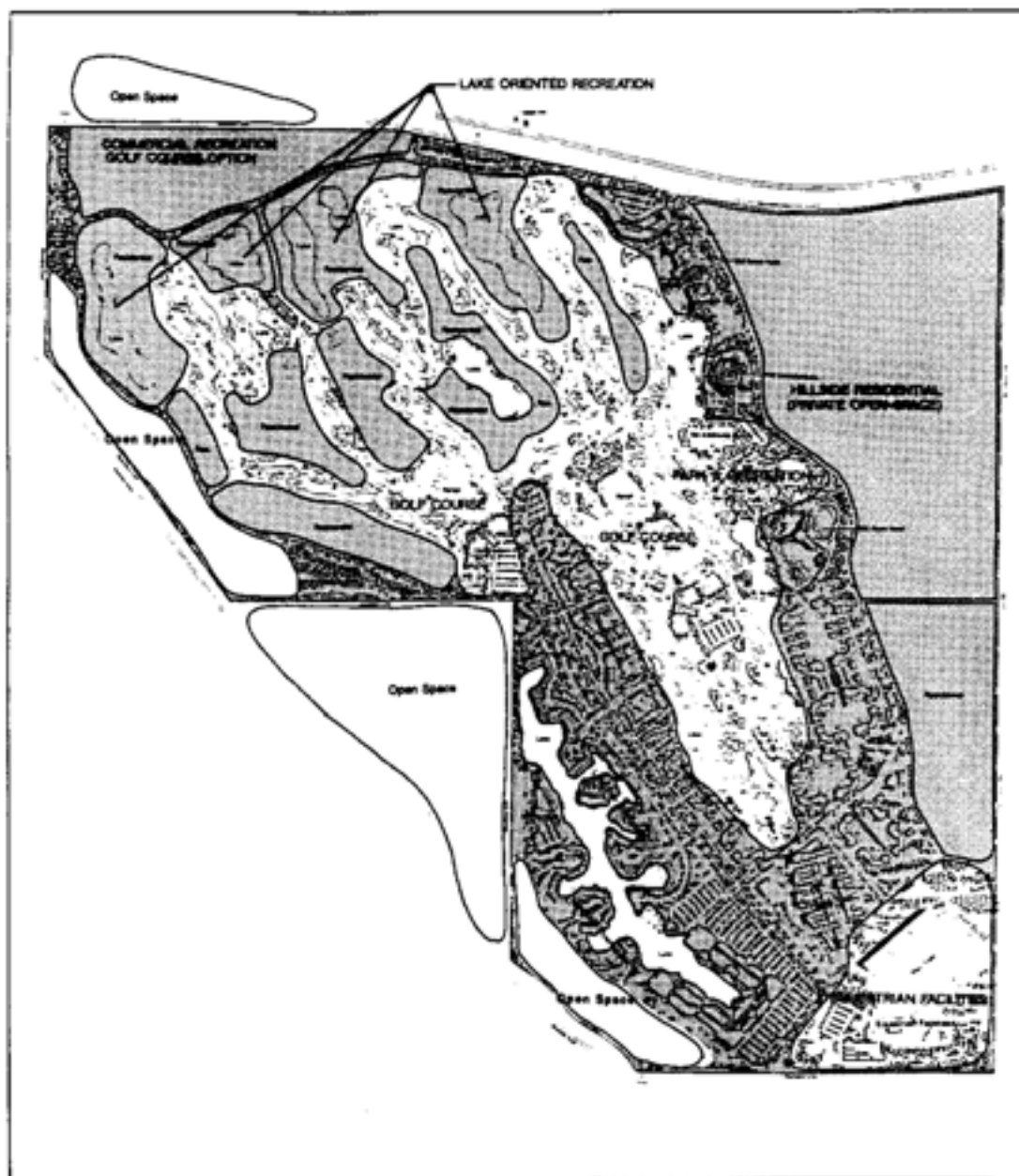
A broad range of community and neighborhood/resort open space and recreation opportunities are provided. Exhibit 9 identifies the major open space features of the plan. These "designed" open space amenities are described below:

### 2.6.1 PRIMARY FEATURES

The opportunity to pursue an active lifestyle is a primary thematic element in the concept for the resort. Recreation activities involving golf, tennis, swimming, boating, fishing, biking, walking and numerous others are ingrained within every aspect of the community. Ranging from major community facilities, such as the golf courses and community lake, to a practice pitch and putt area within a residential enclave, the opportunity to participate and/or just observe others participating in recreational endeavors will be maximized throughout the site planning process through the careful integration of facilities and living environments.

Primary recreational activities associated with the resort involve those related to water features, equestrian opportunities and the game of golf.

Water features may account for approximately 200 acres of the community. For the most part, they are smaller lakes used as an amenity for residential villages or within golf courses. Typical activities that could occur in concert with residential lakes involve boating and fishing. Swimming may or may not occur as part of the program. All lakes and water features will be subject to a mosquito abatement program under the jurisdiction of the Riverside County Health Department. The major community lake, adjacent to the Coachella Canal is planned to be the more active water body able to accommodate rowing, possibly small to mid-size boats, fishing opportunities, and possibly swimming. Development of lake facilities will be subject to the review of plans submitted to Riverside County, the California Department of Fish and Game and the U.S. Army Corps of Engineers. Overall water quality in the lakes will be regulated with the ability to control inflows and outflows through confinement.



SOURCE: GENESIS I & GENESIS II

## OPEN SPACE AND RECREATION CONCEPT

McNAUGHTON SPECIFIC PLAN

EXHIBIT 9



CITY OF COACHELLA



The game of golf provides a primary thematic element and recreational activity for residents of the resort. Two 18-hole golf courses are planned with fairways extending from one end of the community to the other. Opportunities for multiple driving ranges with at least one available for public use will be provided. Both golf courses will be available for use by residents of the resort and guests of the hotels. Play will originate out of the clubhouses, which are envisioned to be full service facilities with a pro shop, restaurant/bar, community meeting rooms, locker rooms and tennis/pool complex. The golf courses will also be used to carry storm water runoff.

Other programmed recreational facilities occur within the community's activity centers. Both indoor and outdoor opportunities will be provided to ensure that active recreation facilities are available to residents on a year round basis no matter what weather conditions might exist. Precise programs have not as of yet been determined but activities/facilities could involve lawn bowling, regulation bowling, swimming, tennis, card rooms, meeting rooms, etc. The activity centers, as well as all aspects of the resort will be tied together by the major collector loop road, and opportunities for bike/golf cart lanes and pedestrian trail system.

Approximately 80 acres are identified for equestrian activities, including a polo field. Primary users will be resort residents and club members.

A 20+ acre park and recreation center is planned within the activity core, including a broad range of active and/passive recreation opportunities, (e.g. picnicking, playfields, tennis, swimming, etc.), portions of this complex may be available for general public use.

#### 2.6.2 SECONDARY FEATURES

Additional open space will be integrated with the Specific Plan development concept in the form of landscaped slopes buffers, and swales, plazas, malls, trails and flood control recreation (e.g., lake detention). Approximately 257 acres of natural open space is provided within the Specific Plan boundary adjacent to the I-10 and along the western edge of the project adjacent to the All American Canal.



### 2.6.3 PUBLIC AND PRIVATE USE CONCEPT

A specific assignment of ownership, use availability and maintenance responsibilities for each of the planned facilities within the community will be made at subsequent stages in the planning and development process. Within the community, broad zones of activity are defined which provide a focus for subsequent detailed planning.

#### A. Activity Zones:

These zones are depicted in Exhibit 10 and are defined below.

1. Resort Enclave - These areas are primarily planned as private or semi-private residential enclaves within the larger resort. However, opportunities for general public or full resort use may be proposed in more detailed plans.
2. Resort Activity - This area comprises an activity core for the entire resort community, including residents and guests. A broad range of recreational pursuits are planned.
3. Community Activity - By nature of the uses planned, these areas may be oriented toward wider accessibility and use by resort residents, the community of Coachella and general public. Examples of specific uses include commercial centers and the shopping mall, all or portions of the major community lake and more affordable housing locations within the Specific Plan area.

### 2.6.4 FINANCING, OWNERSHIP AND MAINTENANCE

Within the broader activity context, various options for major facility use, ownership and maintenance are defined in Table 3.

It is anticipated that major recreational features and public or quasi-public facilities will be financed through formation of a Mello Roos Community Facilities District (CFD) encompassing the Specific Plan area. Facilities financed through this mechanism will be available for general public use, though ownership for some facilities (e.g. community lake) may be retained in common through the resort Master Association.

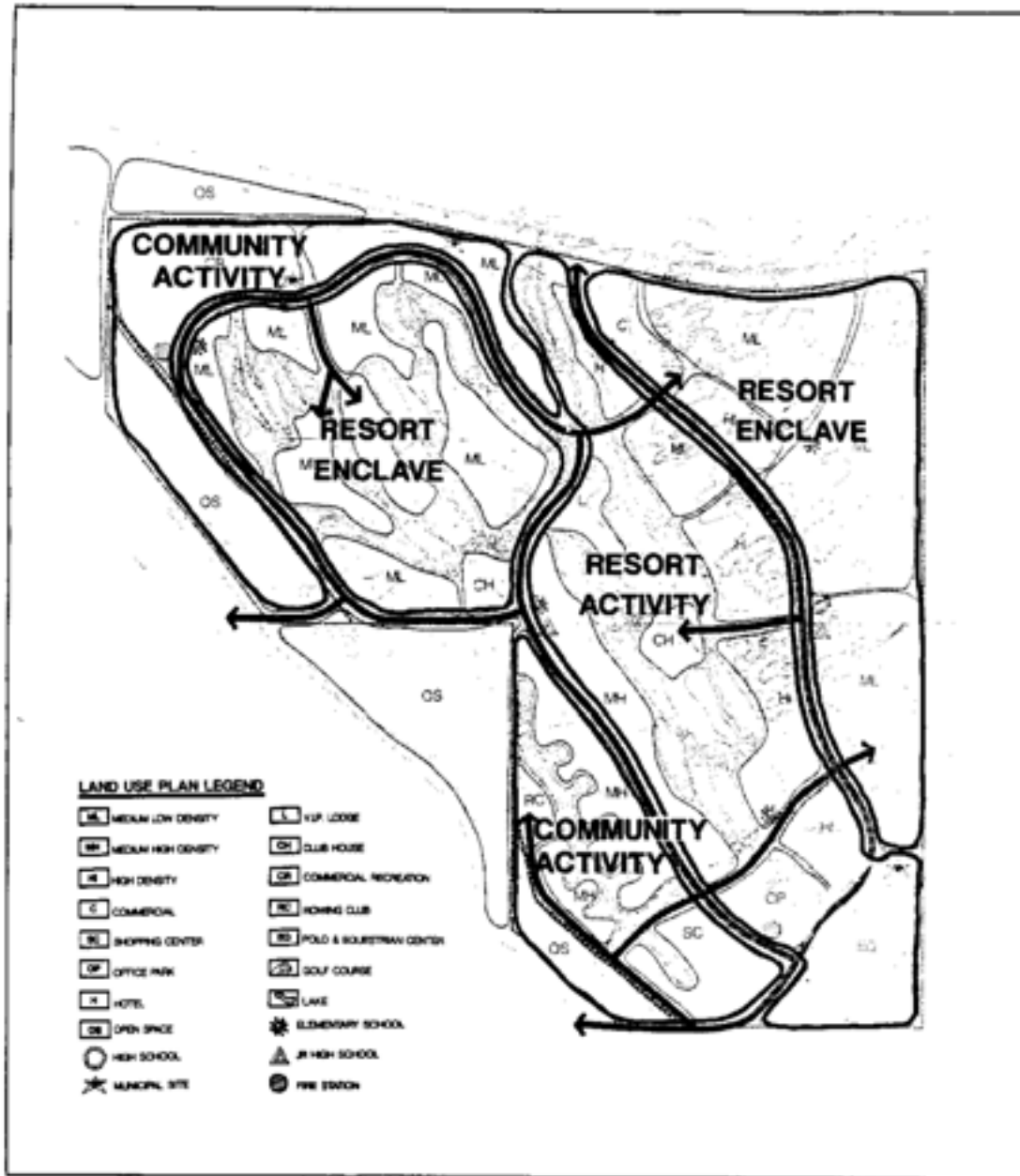


TABLE 3  
FACILITY CHARACTERISTICS

<u>FACILITY</u>	<u>OWNERSHIP</u>	<u>USE</u>	<u>MAINTENANCE</u>
Community Lake	Master Assoc.	Public/ Private	Master Assoc.
Golf Courses	Private	Resort/ Public	Private
Park & Recreation Center	Public and/or Private	Public/ Resort	Public and/or Private
Equestrian Facilities	Private	Resort/ Public	Private
RV Resort (Commercial- Recreation Option)	Private	Public/ Private	Private

Various resort enclave, private or semi-private open space and facilities, such as residential lakes, clubhouses and neighborhood recreation, and project area common open space, will be maintained by individual neighborhood associations.

## 2.7 GRADING CONCEPT

The project area is relatively flat or gently sloping (approximately 2%) rising in elevation from 45 feet above sea level (ASL) to 600 feet ASL with several significant ridgelines and gullies. Lower elevations of the project site are relatively flat. Mass grading in these areas will be minimal and natural sheet flow characteristics will be preserved. The subject site exposes sandy silts and fire sands of the Ocotillo Conglomerate which are capped by recent colluvium and alluvium. These soils are conducive to grading activities.

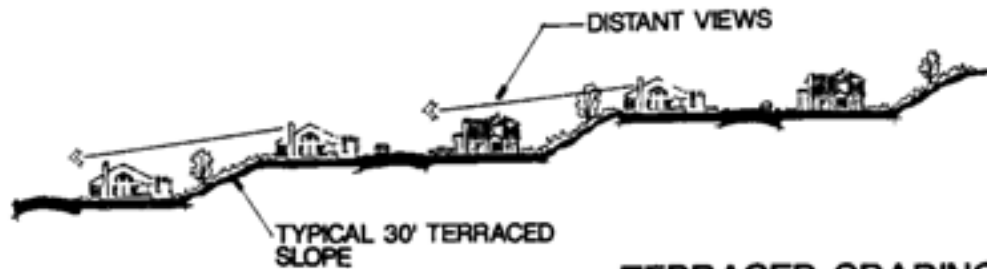
The proposed resort community includes hillside residential development in the northwest corner of the site. This area will consist of terraced single family development. Hillside residential development will require grading the southwest-northeast trending ridges and filling in the intervening valley areas. The terracing effect will significantly alter the orientation of the upper elevations of the project site with respect to its natural landform surroundings. Slopes will be terraced and landscaped at an average of 30 feet per slope so that residents can enjoy views of the surrounding area. Hillside residential development will be highly visible against a natural background of open space to the north and east.

To minimize disruption of natural terrain and drainage patterns, grading should follow slope design techniques illustrated in Exhibit 11. This illustration is a contour grading typical of the project site. Major cut slopes should conform to the natural topography at the development/open space edges. In order to provide a smooth transition, grading should be rounded where natural slopes meet manufactured slopes.

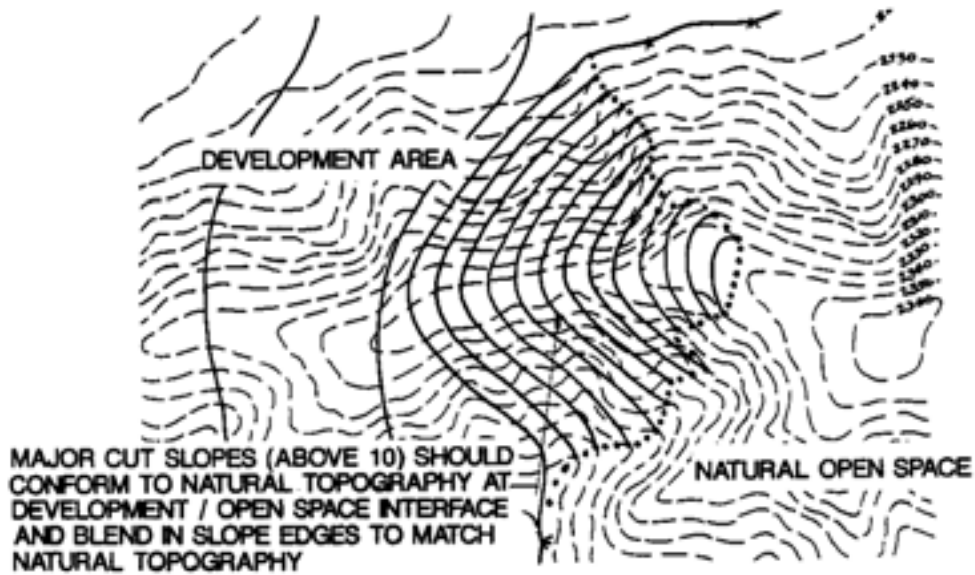
A preliminary grading concept for the site is illustrated in Exhibit 12.

## 2.8 PROPOSED DRAINAGE CONCEPT

The proposed drainage concept for the McNaughton Specific Plan utilizes a combination of drainage pipes, open drainage courses and energy dissipaters to control and convey storm flows through the site. The stormwater will travel through the pipes to an existing drainage siphon



**TERRACED GRADING**



**CONTOUR GRADING**

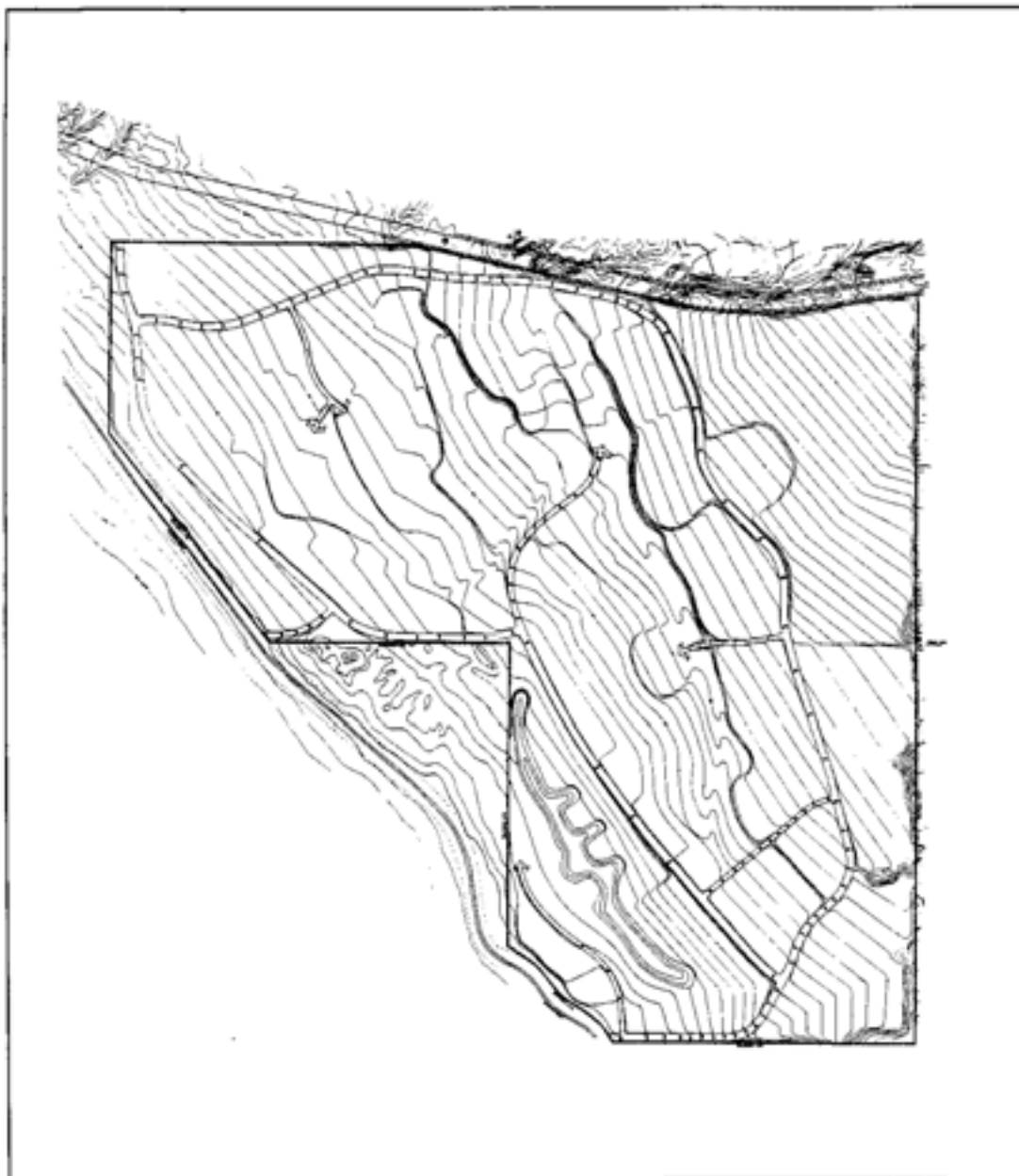
## GRADING DESIGN

McNAUGHTON SPECIFIC PLAN

EXHIBIT 11



CITY OF COACHELLA




**GRADING CONCEPT PLAN**

**McNAUGHTON SPECIFIC PLAN**

**CITY OF COACHELLA**

**EXHIBIT 12**

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ARCHITECTS ENGINEERS PLANNERS

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with a capacity of 1500-2000 cfs which discharges flow under the All-American Canal levee. The proposed drainage system will be incorporated into the golf course and residential lakes design. Storm water will travel through swales and natural-appearing open drainage courses. The site drainage plan is provided in Exhibit 13.

## 2.9 UTILITIES AND SERVICES

Utilities to the McNaughton resort community will be provided by various purveyors.

### 2.9.1 WATER AND WASTEWATER

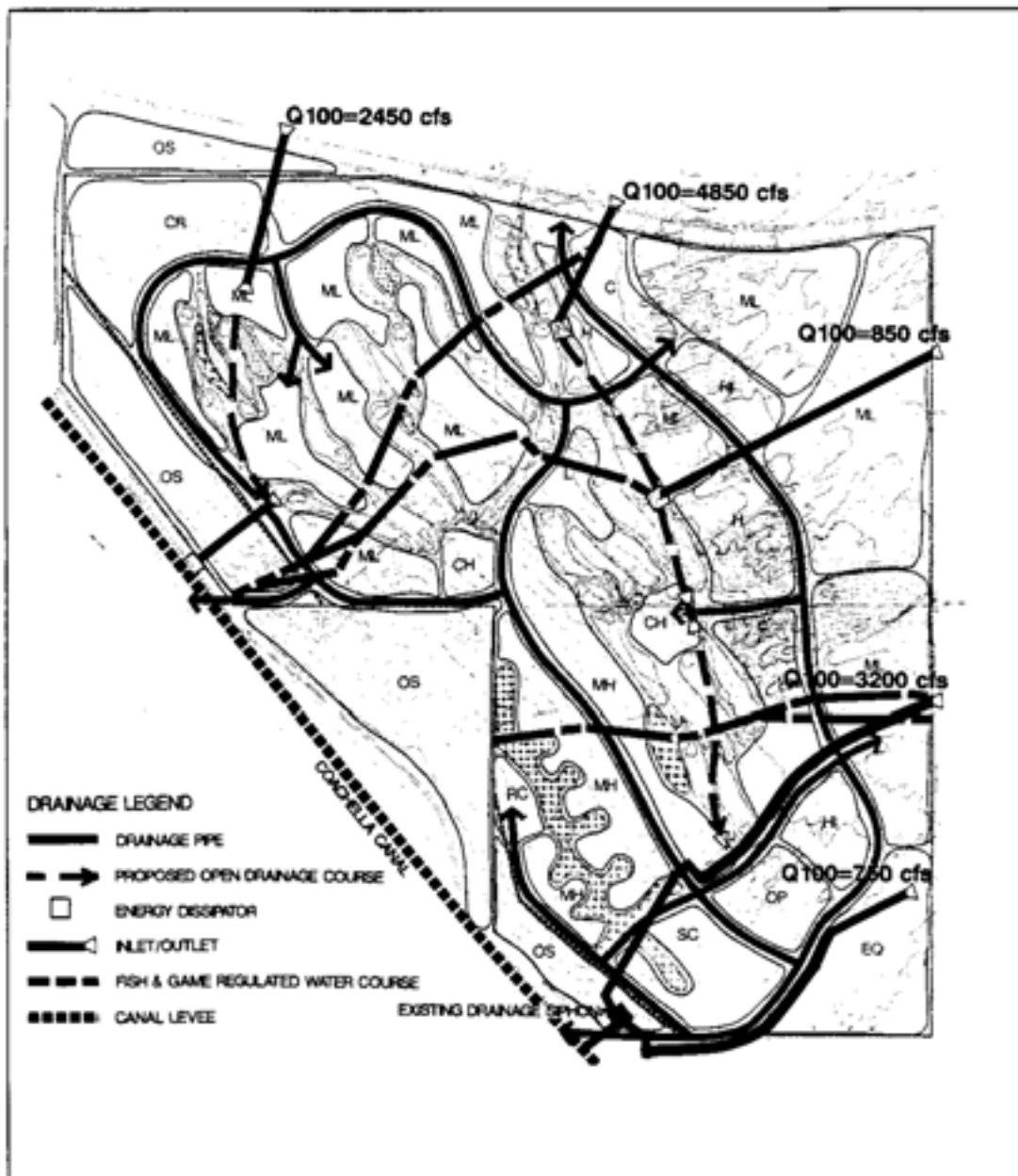
Either the Coachella Valley Water District (CVWD) or the City of Coachella may be able to provide water and wastewater service to the site. CVWD is responsible for management of the Coachella Valley aquifer. Domestic water supply will be provided through an offsite water delivery system involving multiple off-site/wells and pump stations located in adjacent farm land to the West of the project, purchased for the purpose of providing water to the site. The new wells and pumps could be operated by CVWD with an expansion of their service area to encompass the site, or the facilities could be tied into the City's existing water distribution system to accomodate future expansions of the City's system.

CVWD has indicated this project will not be eligible to receive water from the All-American Canal or other sources under its control for irrigation purposes. The district may participate in a system which utilizes onsite generated grey water for irrigation, however. The project will utilize non-potable water sources to the extent feasible for centralized irrigation purposes.

The proposed on-site water delivery system concept is illustrated in Exhibit 14.

The City of Coachella currently operates a 2.3 mgd wastewater treatment plant, which is operating at close to its full design capacity.

Two alternatives are available for wastewater treatment for the site--off-site treatment at an expanded city treatment plant, or onsite treatment with reclaimed water use. Off-site sewage treatment will involve overcoming a number of physical obstacles and would require extensive conveyance facilities. As an alternative to off-site treatment, substantial cost savings could be realized by constructing an on-site reclaimed water plan and using treated



SOURCE: THE KEITH COMPANIES

## SITE DRAINAGE PLAN

### McNAUGHTON SPECIFIC PLAN



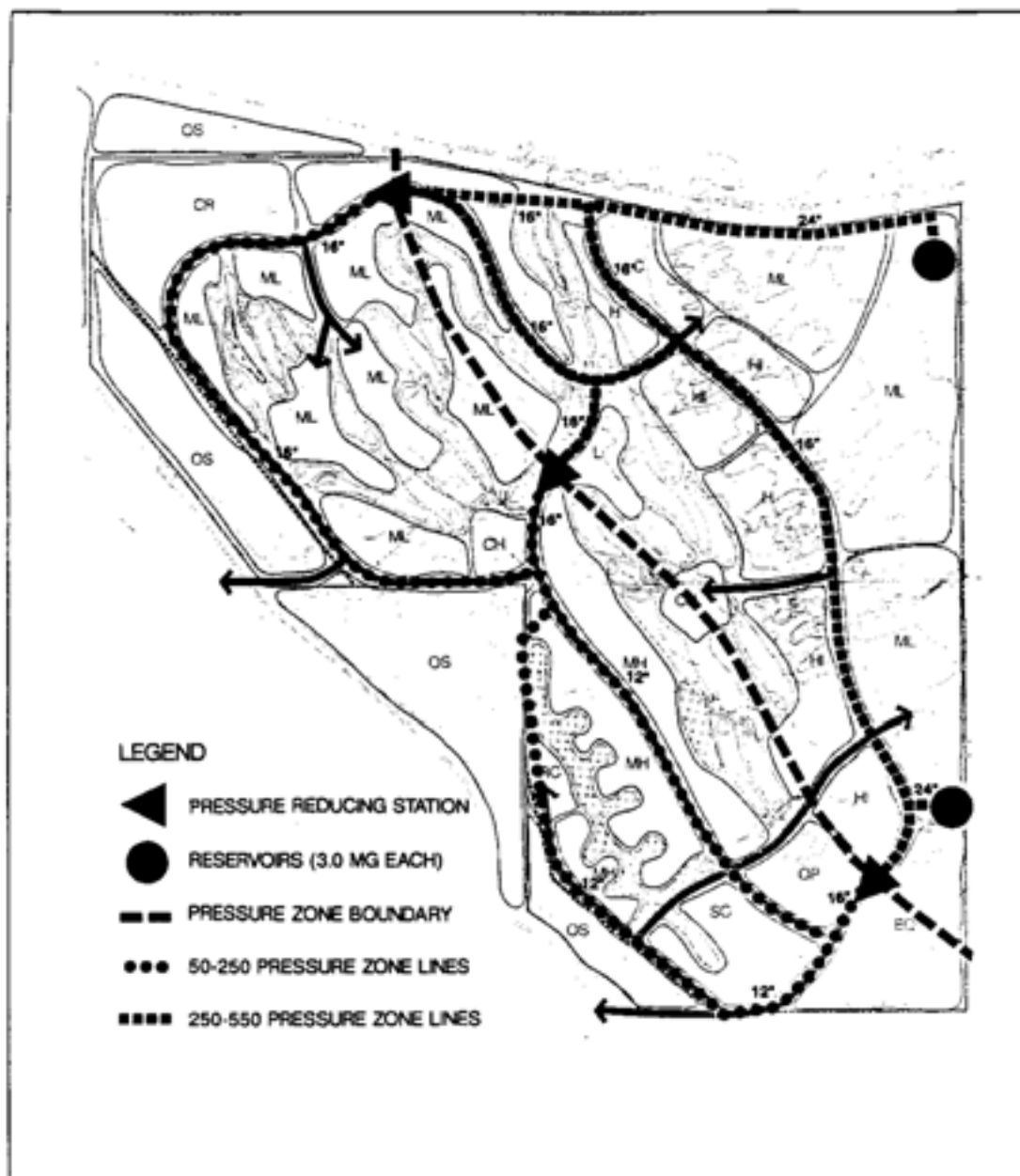
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CITY OF COACHELLA

EXHIBIT 13








SOURCE: THE KEITH COMPANIES

## PROPOSED ON-SITE WATER SYSTEM

### McNAUGHTON SPECIFIC PLAN

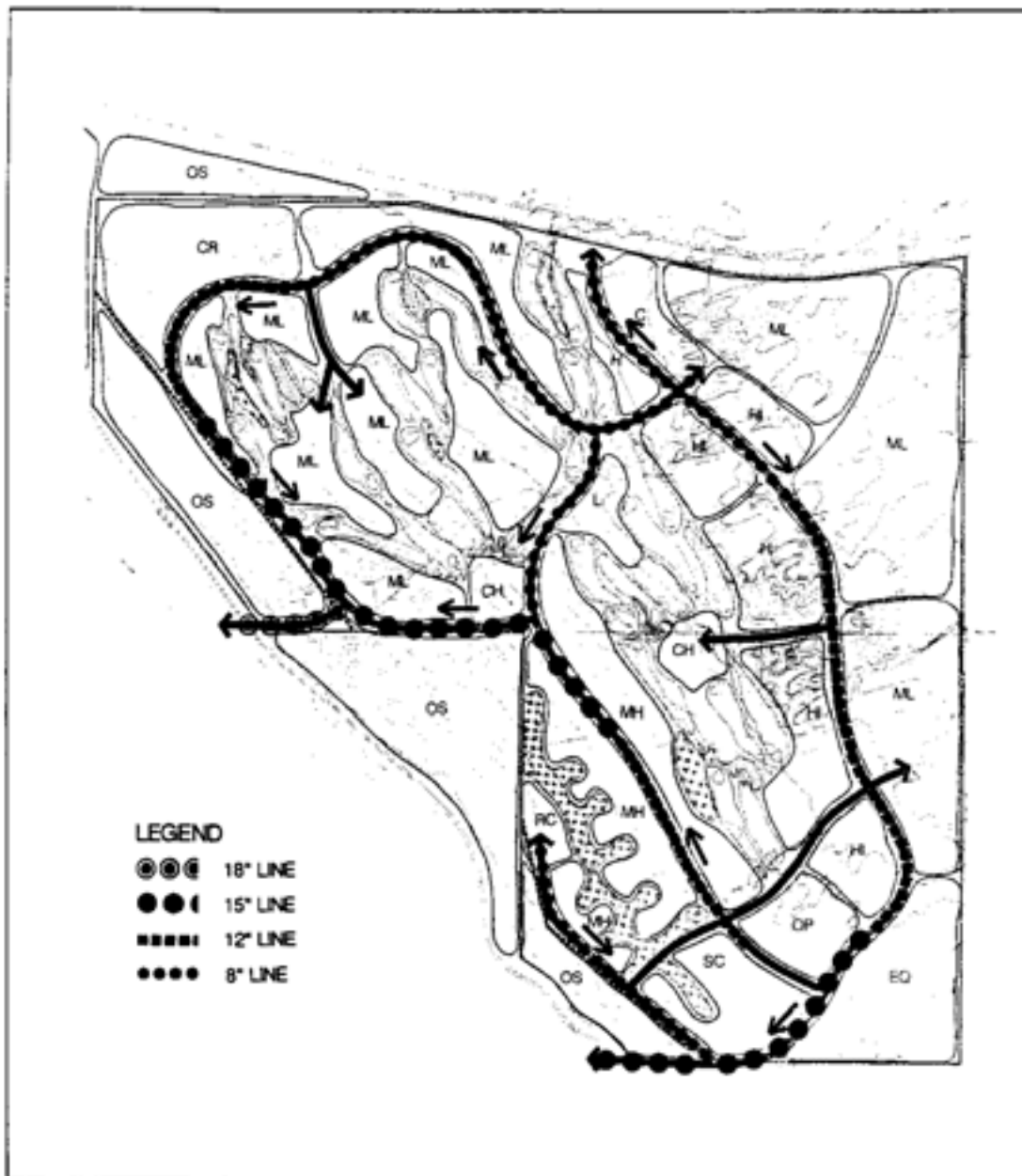


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EXHIBIT 14





SOURCE: THE KEITH COMPANIES

**PROPOSED ON-SITE WASTEWATER SYSTEM**

**McNAUGHTON SPECIFIC PLAN**

**CITY OF COACHELLA**

**EXHIBIT 15**



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wastewater for landscape irrigation. Extensive wastewater conveyance facilities would not be required and potable water demands would be reduced. The on-site wastewater system associated with the offsite treatment alternative is shown in Exhibit 15.

Pursuant to Specific Plan approvals, detailed Water and Sewer Master Plans will be prepared for City and CVWD approvals.

#### 2.9.2 OTHER UTILITIES

Electricity will be supplied by the Imperial Irrigation District. A location for an onsite electrical substation will be identified in conjunction with the District. The project site is within the service area of the Southern California Gas Company. The project area is within the Riverside County Pest Control District No. 2, and will require monitoring by District personnel to detect the presence of insects. Communication services are supplied by the General Telephone Company.

Detailed plans for these utilities and specialized services will be prepared pursuant to Specific Plan approvals.

#### 2.9.3 PUBLIC FACILITIES

Existing facilities are described in Section 2.2.2. The Specific Plan makes the following provisions for public facilities.

Two fire stations are planned within the Specific Plan area in the northwest and southern portion of the site. The Plan includes up to 35 acres in the project area to be dedicated to the city for municipal services, possibly including a police facility. A northerly site of approximately 15 acres and a southerly site of approximately 20 acres are planned. Response time to emergency situations will then be about five minutes with new staff and facilities.

Up to four (4) elementary school sites, two (2) intermediate school sites and a high school site will be reserved with the Specific Plan area, until such time as it is determined the sites are not needed to meet project demands.

Preliminary facility locations are identified on the Land Use Plan (Exhibit 5).

#### 2.10 DEVELOPMENT PHASING

McNaughton Specific Plan phasing will be determined by the earliest initial provisions of access to the site. The three determining access routes include:

- o Completion of the I-10 interchange accessing the northern portion of the site.
- o Development of the 50th Avenue Bridge over the All-American Canal.
- o Development of the 52nd Avenue Bridge over the All-American Canal.

The preferred phasing of the site involves early construction of the I-10 interchange with subsequent development of the 50th Avenue Bridge and 52nd Avenue Bridge. In this strategy, phases of development are planned to move to the east and south from Planning Area 1.

In the event that the Interchange development is delayed, initial phasing may occur with one of the other planning areas adjacent to the proposed 50th Street Bridge or 52nd Street Bridge access.

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### 3.0 SITE DEVELOPMENT STANDARDS

#### 3.1 INTRODUCTION

The purpose of the site development standards is to encourage, preserve and improve the health, safety and general welfare of the City of Coachella by encouraging the use of contemporary land planning principles. The provisions of these development standards are intended to allow for diversification of uses, use relationships and heights insuring compliance with the intent of the Specific Plan.

These site development standards shall apply to all land located within the property boundaries identified within the Specific Plan. The uses specified in the Specific Plan shall be in accordance with the provisions of these development standards and shall continue to apply to the property into the future. Any future use that has not been anticipated within these standards shall be subject to review by the City Planning Commission and shall be placed within a specified use category in accordance with this judgment.

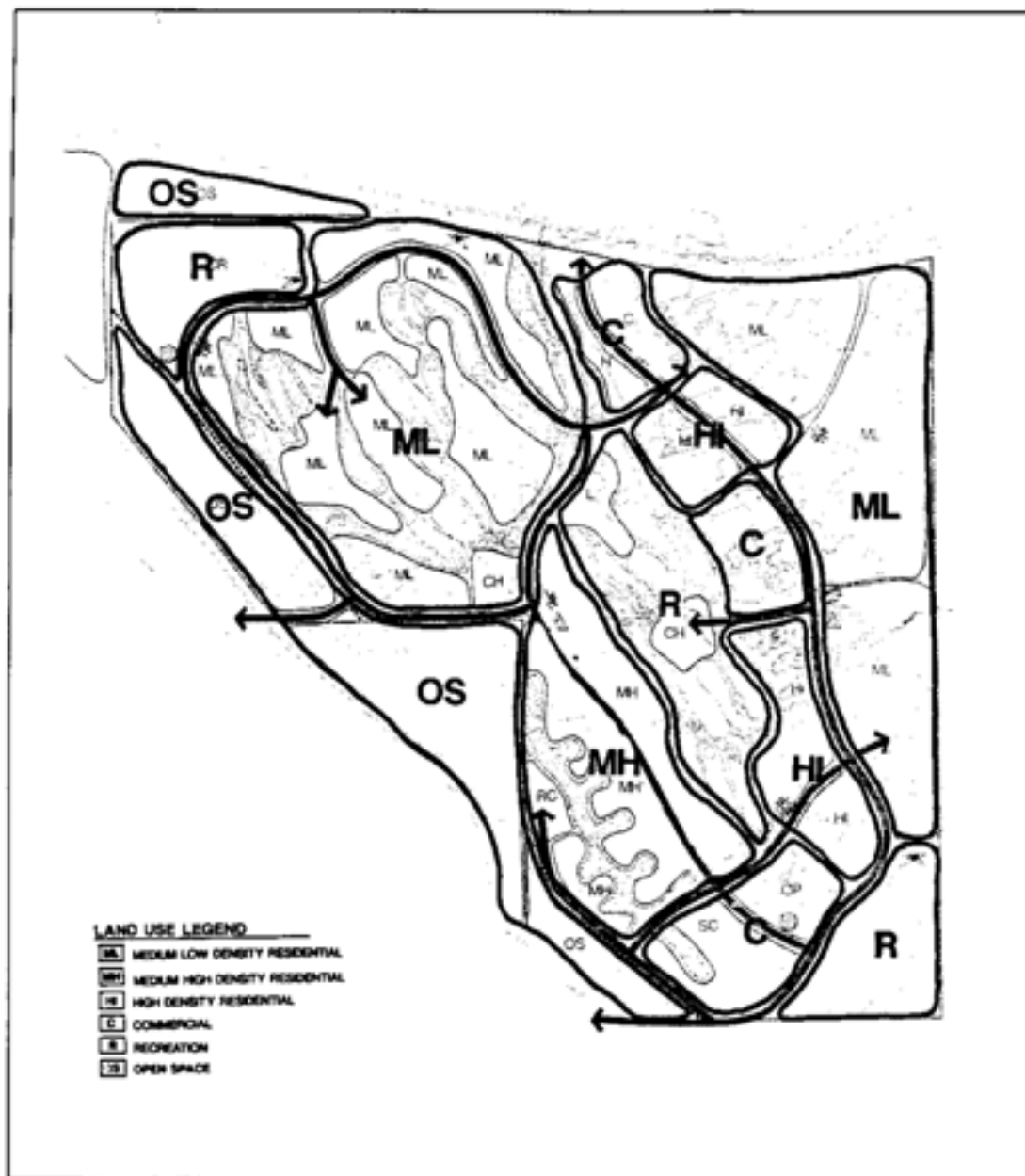
The development standards are reflective of major destination resort communities, and represent modifications to the existing Coachella Zoning Code. Modifications primarily relate to lot sizes, setbacks and height restrictions and are intended to provide the flexibility necessary to ensure that proposed development concepts can be readily implemented. In any areas of conflict between the Specific Plan development standards and the City Zoning Ordinance, the Specific Plan Standards shall take precedence. The Specific Plan Zones are presented in Exhibit 16.

These zones define broad areas within which the development standards on the following pages apply. The Specific Plan Land Use Plan (prior Exhibit 5) represents a more specific guide to the distribution of planned uses within the community.

##### 3.1.1 GENERAL PROVISIONS

The following general development standards apply to the entire Specific Plan as noted.

- A. All building construction within the Specific Plan shall comply with applicable building codes.



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- B. A copy of the adopted Land Use Plan for the Specific Plan will be displayed in all residential sales offices for new homes and will be provided to prospective buyers upon request.
  - C. Development projects shall be reviewed for compatibility with the Specific Plan Design Guidelines as approved by the Planning Commission.
  - D. Fences, walls and screens shall be subject to all provisions of the City of Coachella Zoning Ordinance Section 070.07(3) with the following height modifications which take precedence over the Zoning Ordinance:
    - 1. Within all front setback areas a three and one-half (3.5) foot height maximum. Corner lots are considered to have two front yards.
    - 2. Within all other setback areas, a seven (7) foot maximum shall be allowed.
  - E. Minimum setbacks in each zone shall apply except that where structures abut a park, greenbelt, or other permanent open space, setbacks may be reduced by the Planning Commission if it is found that the adjacent open space is substantial and permanent.
  - F. Adequate mitigation for potential surface rupture of the active faults identified on the property shall be accomplished through open space provisions and structural setbacks from active fault traces. Specific setback distances shall be determined subsequent to the conduct of fault trenching investigations by a qualified geotechnical consultant prior to approvals of any tentative maps.

#### 3.1.2 DEFINITIONS

For the purpose of these regulations, words, phrases and terms shall be deemed to have the same definition as provided for in the Coachella Zoning Code with the addition of the following residential product types.

Patio home: An attached or detached single family dwelling unit constructed on a small lot (5,000 square feet or less) which may have out-of-door areas enclosed by walls to form a secluded out-door living area.