

## SECTION 1 INTRODUCTION

### 1.1 EXECUTIVE SUMMARY

The La Entrada Specific Plan is a comprehensive amendment to, and expansion of, the approved McNaughton Plan, located in the City of Coachella, within the Coachella Valley region of Riverside County. The plan provides a regulatory framework to provide design guidance, development regulations, and implementation measures for the build-out of the Specific Plan area over the next 30<sup>+</sup> years, through approximately 2045.

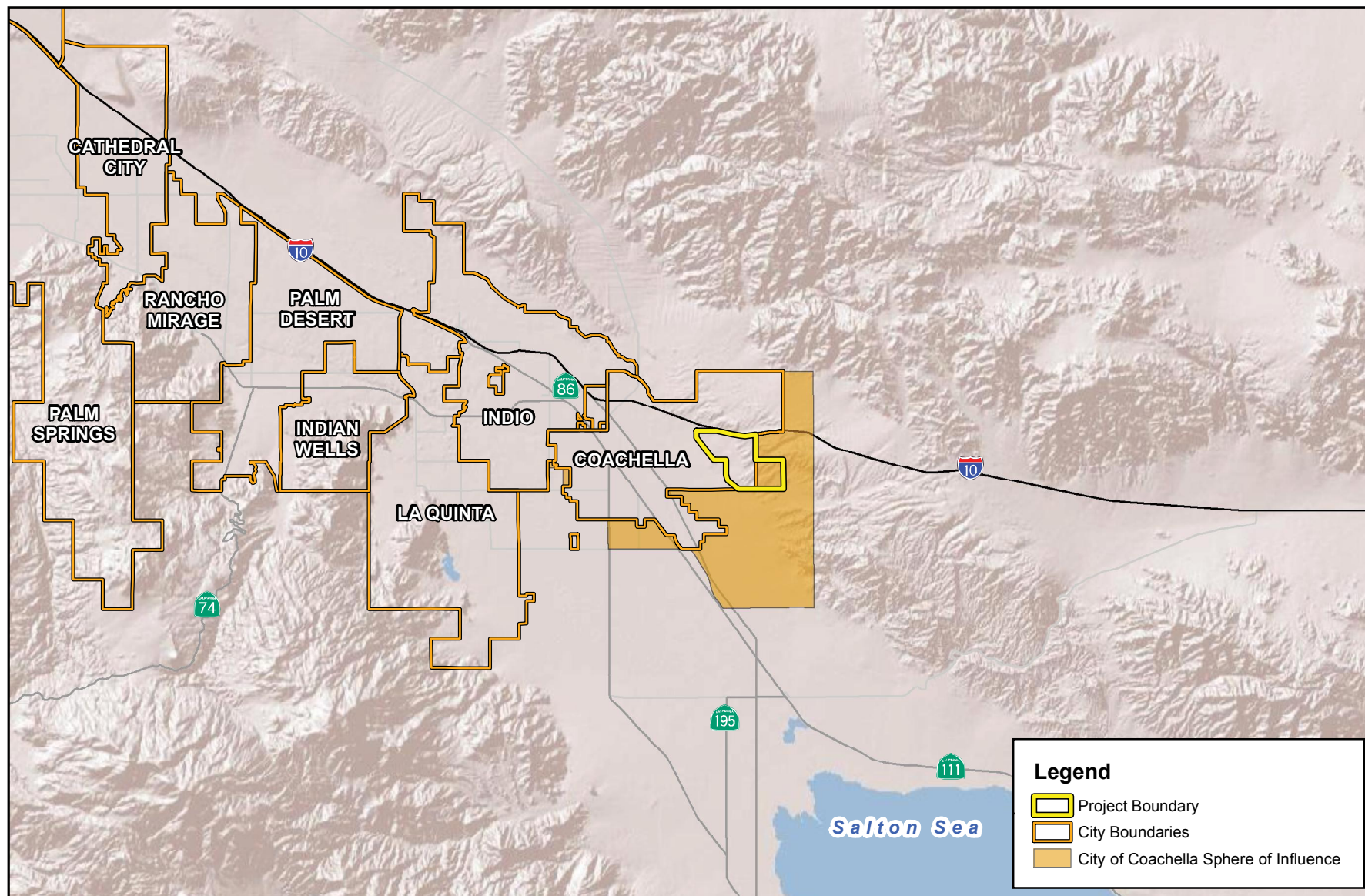
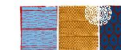
The La Entrada Specific Plan proposes a master planned residential community on 2,200 acres within the City of Coachella and its approved Sphere of Influence. The plan proposes the following land uses:

- ❖ A mix of approximately 7,800 residential units (on approximately 981 acres);
- ❖ 135 acres of Mixed Use (High Density Residential, Commercial, Public Facilities, and other Non-Residential uses);
- ❖ 69.8 acres of Schools, including three elementary and one middle school;
- ❖ 344.7 acres of Parks/Recreation uses;
- ❖ Multi-purpose trails;
- ❖ 112.2 acres of circulation uses (including on-site interchange grading); and
- ❖ 556.9 acres of Open Space.

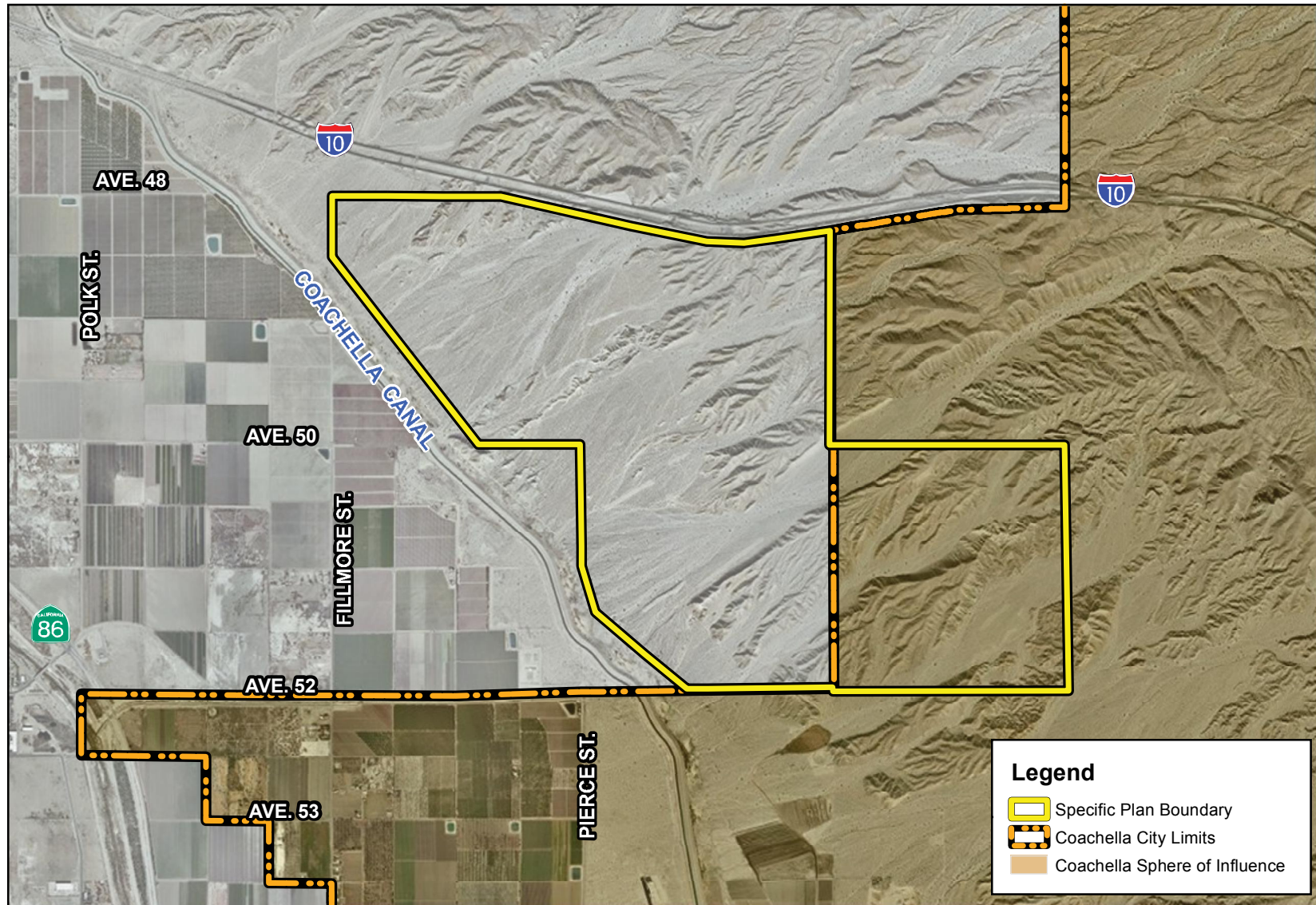
The project also includes the extension of Avenues 50 and 52 through the project site, with Avenue 50 connecting with a proposed new interchange with Interstate 10.

### 1.2 LOCATION AND SETTING

The project site is located along the foothills of the Little San Bernardino Mountains on the eastern flank of the Coachella Valley, north of the Salton Sea. Refer to Exhibit 1-1, *Regional Location Map*. The site is located south of Interstate 10 (I-10) and north of the Coachella Branch of the All American Canal (aka the “Coachella Canal”), both of which are presently barriers to vehicular access to the site. Refer to Exhibit 1-2, *Project Vicinity Map*. The site consists of approximately 2,200 gross acres, of which approximately 1,612 acres are presently in the City of Coachella and 588 acres are presently in unincorporated Riverside County, within the City of Coachella’s Sphere of Influence (SOI).



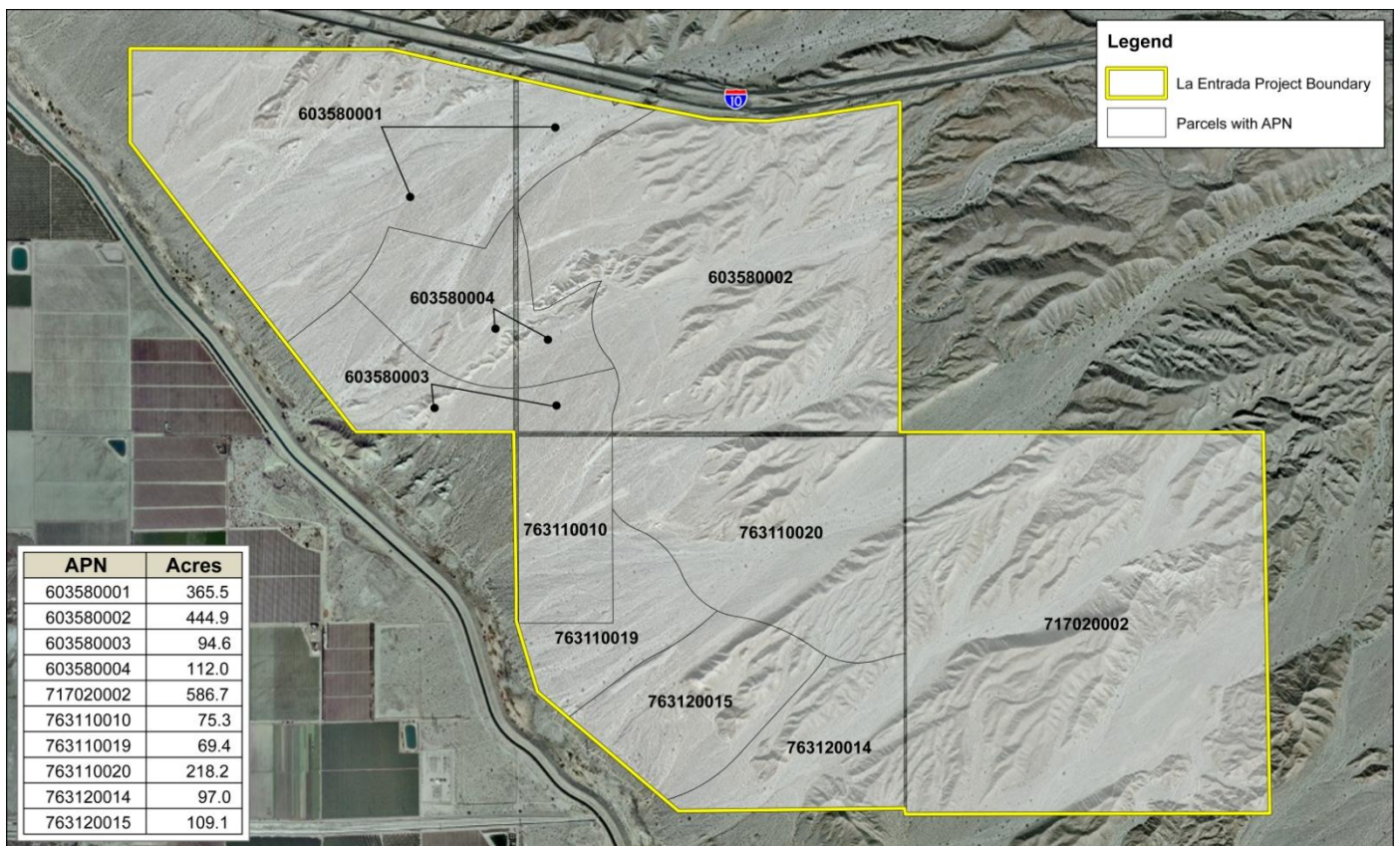




## 1.3 EXISTING CONDITIONS

### 1.3.1 Ownership/Assessor Parcel Information

The project site is comprised of approximately 2,200 gross acres of undeveloped land owned by PSAV, LLC and LLSE Holdings, LLC (Property Owners). The project site is composed of 16 parcels totaling 2,173 acres, with approximately 27 additional acres of land proposed for dedication for roadway right-of-way. The figure below identifies the parcels located within the project site along with their corresponding acreage.





### **1.3.2 Existing General Plan Land Uses/Existing Zoning**

The La Entrada Specific Plan is located in both the City of Coachella and unincorporated Riverside County. The following are the respective existing general plan land use and zoning classifications for these two jurisdictions:

#### ***City of Coachella***

##### *General Plan Land Use*

The 1,612-acre portion of the project site located in the City is currently designated as Low Density Residential (RL), Entertainment Commercial (CE), General Commercial (CG), and Open Space (OS), consistent with the adopted McNaughton Specific Plan ("McNaughton Plan"). The 588-acre portion located within the City's Sphere of Influence and General Plan planning area is designated Low Density Residential (RL) and Open Space (OS). The project will be the subject of a General Plan Amendment which will re-designate the project area to "Specific Plan".

##### *Zoning*

The 1,612-acre portion located within the City is zoned General Commercial (C-G), Open Space (O-S), Residential Single Family (R-S), and Residential Multiple Family (R-M) consistent with the previously adopted McNaughton Plan. The 588 acre portion within the Coachella Sphere of Influence (SOI) is currently pre-zoned Residential Single Family (R-S) and Open Space (O-S).

#### ***Riverside County***

##### *General Plan Land Use*

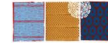
The 588-acre portion located within unincorporated Riverside County is currently designated as Agricultural (AG) land use on the Riverside County General Plan Land Use Map.

##### *Zoning*

The 588-acre portion located within unincorporated Riverside County is currently zoned Natural Assets (N-A).

### **1.3.3 Surrounding Area**

The project site is located in an area of the Coachella Valley that is dominated by vacant, undeveloped properties and properties currently being used for agricultural purposes. The areas north and east of the project site are occupied by the Interstate 10 and vacant land



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along the base of the Mecca Hills and the Little San Bernardino Mountains further north. The southwestern edge of the project site abuts the Coachella Canal, which separates the project area from the more urbanized portion of the City of Coachella. Adjacent properties to the west and south are comprised of relatively flat lands that are either vacant or used for agricultural purposes and include scattered single-family residential dwellings. Coachella's downtown area and business district are located approximately three miles west of the project site.

### **1.3.4 Topography**

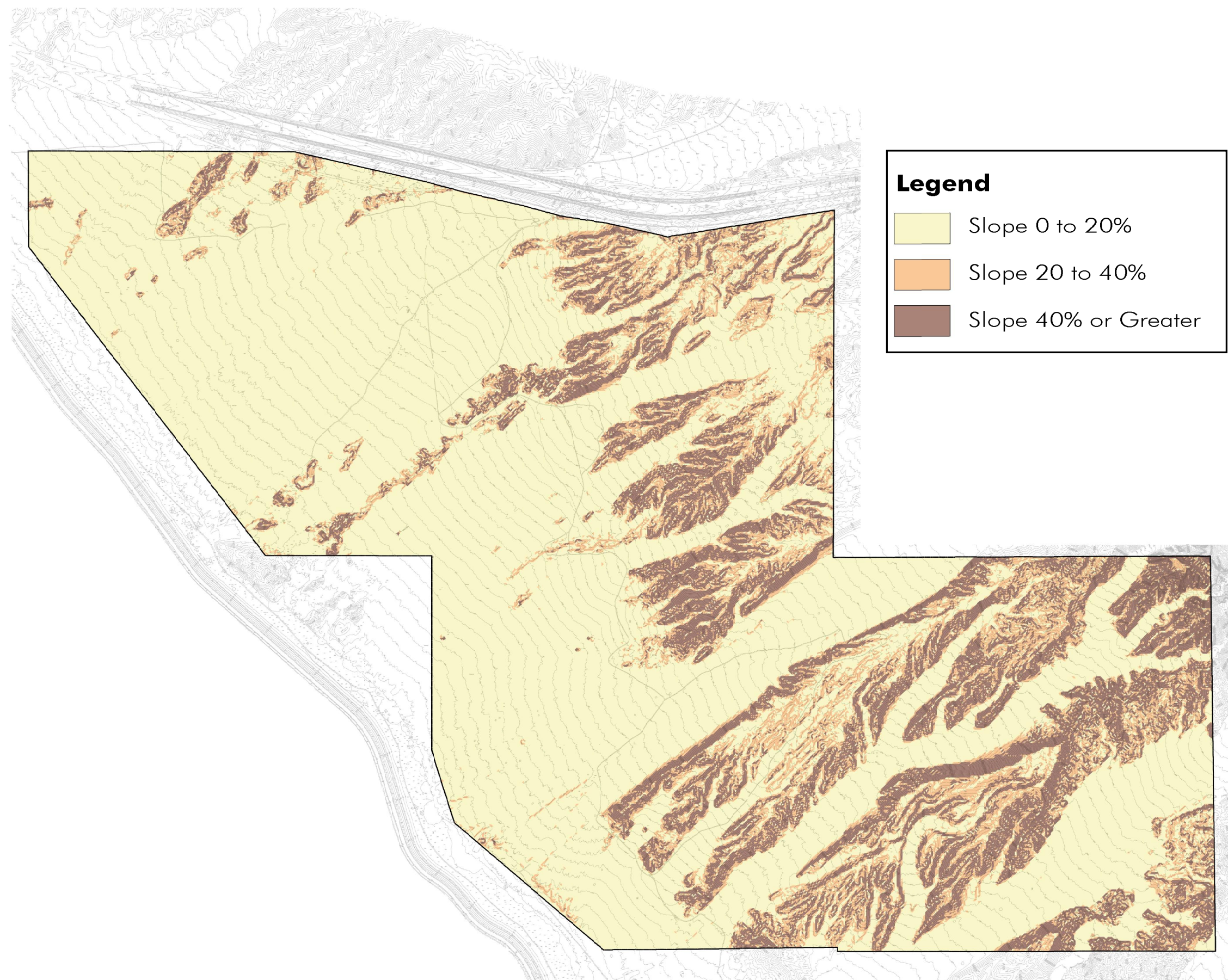
Topographically, the site lies between the relatively flat-lying alluvial floor of the Coachella Valley to the west and bedrock highlands of the Little San Bernardino and Orocopia Mountains to the northeast, east and southeast. Several southwest trending ridges of relatively low relief with intervening alluvial drainages exist within the property. Elevations range from about 50 feet to about 700 feet above mean sea level. Surface drainage is generally directed toward the southwest. Exhibit 1-3, *Slope Analysis*, shows the slopes within the site.

### **1.3.5 Geology, Soils and Climate**

The project is located in the Salton Trough that comprises a portion of the Colorado Desert geomorphic province. The Specific Plan area is underlain by mid- to late-Quaternary sedimentary units consisting of the (oldest to youngest) Canebrake, and Palm Spring Formation, and Ocotillo Conglomerate, as well as fluvial/alluvial deposits associated with the current drainages located on-site that primarily result in sand and gravel in the area. The San Andreas fault zone is present along the southwestern margin of the project and is located primarily off-site. Additional active and potentially active faults have been identified with the project limits and been identified as building restriction zones through their designation as open space or park.

The Specific Plan area is located in the Colorado Desert region of southern California, which has an arid climate. Temperatures range from 46 degrees to over 112 degrees Fahrenheit. Prevailing winds typically come from the south and east. Rainfall in the project area is seasonal, with the largest amounts of rainfall occurring during the months of November through January. In addition, thunderstorms occur during the summer months (typically August) that generate short-term rainstorms with occasional flooding.







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### **1.3.6 Drainage /Hydrology**

The project site is characterized by a series of northeast-southwest ridgelines and drainages that coalesce into a broad alluvial fan prior to reaching an off-site levee structure ("Eastside Dike") along the southwestern boundary of the site. Of the various drainage features on-site, five large washes transect the Specific Plan area, which can carry potentially significant storm flows during flash flood conditions. Many of these drainages extend long distances upstream into off-site areas that comprise the southeasterly foothills of the Little San Bernardino Mountains. Due to the geologic units exposed within the rocky outcroppings of the site, topographic relief within these areas, and lack of vegetation, minimal infiltration occurs during rainfall events. Runoff from these areas is conveyed into the alluvial drainages that are soft bottomed and contain greater vegetation allowing for infiltration. Run-off from the project site (and off-site watersheds) is ultimately collected at the Eastside Dike, situated next to the Coachella Canal and released into the Whitewater River via the Wasteway No. 2 drain located near Avenue 52.

### **1.3.7 Vegetation**

Vegetation typically consists of scattered small shrubs, flowers, creosote and small dispersed trees. The property is currently vacant and undeveloped.

### **1.3.8 Infrastructure and Utilities**

Man-made features on-site include the Imperial Irrigation District's (IID) electrical transmission line and towers along the southwest boundary of the site (including a public utility easement), a small power line traversing through the central portion of the property, and a segment of the abandoned highway that preceded the current I-10 alignment. With the exception of these man-made features, there are currently no existing utilities or structures located within the project site.

## **1.4 SPECIFIC PLAN BACKGROUND**

The 2,200-acre La Entrada Specific Plan is proposed in an area of the City of Coachella that has been planned and approved for development in the past. In 1989, development of a portion of this area was planned for and approved by the City through the McNaughton Specific Plan; however, development has not occurred. A subsequent planning effort was initiated in 2007, which was not completed. Details of these two efforts are provided below.

### 1.4.1 Previous Specific Plan Activity

#### *McNaughton Plan*

The McNaughton Plan was approved in June 1989 by the City of Coachella. The Plan was approved as a proposed 1,877-acre resort community with two 18-hole golf courses. The McNaughton Plan project area was divided into three broad planning areas. Planning Area 1 contained one 18-hole golf course, residential and commercial uses, open space, and community facilities. Planning Areas 2 and 3 each contained nine holes of the remaining golf course as well as residential, commercial, open space, and community facilities. The project included up to 8,000 residential dwelling units with Lower, Medium and Higher Density configurations. A large portion of residential units were planned as retirement homes or second homes. The residential units included 2,750 detached single-family units on 580 acres and 5,250 attached residential units on 339 acres. Other uses included a mixture of commercial, hotel/hospitality uses, and other recreational uses and open space.

The La Entrada Specific Plan expands the area included in the Specific Plan area from that previously included in the McNaughton Plan by approximately 588 acres in the City of Coachella Sphere of Influence, but results in a lower intensity of use. The original McNaughton Plan resulted in a gross density of 4.94 dwelling units per acre over its 1,620 acre area while the La Entrada project would result in a reduced density of 3.5 dwelling units per acre over the 2,200 acre project area.

Table 1-1 summarizes the approved McNaughton Plan. Density categories have been added to allow a direct comparison with the proposed La Entrada Specific Plan amendment.

#### *Lomas del Sol Specific Plan*

In 2007 preparations began for the Lomas del Sol Specific Plan ("Lomas Plan"), which encompassed approximately 1,612 acres within the City of Coachella and approximately 588 acres in the County of Riverside. Upon approval of the plan, the additional 588-acre parcel would have been annexed into the City of Coachella. The planning process associated with this plan included the preparation of a Screencheck Draft Specific Plan document as well as an Administrative Draft EIR (ADEIR) analyzing the project. Ultimately, neither the Specific Plan nor ADEIR were completed.



Table 1-1 Approved McNaughton Plan			
Land Use	Gross Acres (AC)	Density (DU/AC)	Dwelling Units (DU)
<b>Residential</b>			
Low Density Residential (LDR)			
Single Family (Hillside)	220	3.5	770
Single Family (Golf Course)	360	5.5	1,980
Medium Density Residential (MDR)			
Townhouse	153	10	1,530
High Density Residential (HDR)			
Condominium	110	20	2,200
Multi-Family	75	20	1,520
<i>Subtotal Residential</i>	919	8.7	8,000
<b>Commercial</b>			
General Commercial	25		
Shopping Center	45		
Office Park	30		
Commercial Recreation (RV Resort)	75		
Hotels/Lodge	75		
<i>Subtotal Commercial</i>	250		
<b>Parks/Recreation</b>			
Rowing Club	10		
Polo/Equestrian Center	78		
Golf Courses	260		
<i>Subtotal Parks/Recreation</i>	348		
<b>Open Space</b>			
Interior Open Space	103		
<i>Subtotal Open Space</i>	103		
<b>Specific Plan Totals</b>	<b>1,620</b>	<b>4.94</b>	<b>8,000</b>

The unapproved Lomas Plan proposed a total of 9,070 residential units divided into 61 Planning Areas, which included the following:

- ❖ 774 acres of Residential (VL, L, ML, M, MH, and H) uses;
- ❖ 198 acres of Mixed Use Commercial/Residential (MUCR) uses;
- ❖ 100 acres of Mixed Use School/Residential (MUSR) uses;
- ❖ 16 acres of Mixed Use Hotel/Residential (MUHR) uses;
- ❖ 756 acres of Open Space (OSG, OSP, OSD, and OPN) uses;
- ❖ 4.88 acres of Public Institutional (PI) uses;
- ❖ 135 acres of major roads; and
- ❖ Trails and paseos

## 1.5 LA ENTRADA SPECIFIC PLAN OVERVIEW

### 1.5.1 Purpose and Objectives

The vision for La Entrada is to create a new master planned community within the City of Coachella that serves as a gateway to the region offering a mix of residential, commercial, and recreational opportunities organized by the natural character of the land.

The objectives of the proposed project include the following:

- ❖ Develop a master planned community that incorporates fundamentals of great neighborhood design by balancing land uses, providing for vehicular and pedestrian mobility, providing for the preservation/enhancement of recreation and open spaces and reducing the impacts of the previous approvals;
- ❖ Establish a land use plan that locates active uses, community-serving elements, higher densities and mixed-use designations within activity nodes ("Community Cores");
- ❖ Create central activity nodes with reduced development intensity along the site's periphery;
- ❖ Identify opportunities for a variety of residential land uses throughout the development, with high and medium density uses located in proximity to transit and mixed-use activity nodes/community cores;
- ❖ Provide a full range of residential, commercial, recreational and business activities and services to the City;
- ❖ Distribute commercial uses in intensified core areas throughout the site to promote the ability to access retail services through non-vehicular modes of travel and de-emphasizes an auto-centric orientation;
- ❖ Implement a circulation plan that enhances connectivity with existing General Plan Circulation Element roadways, promotes connections to existing downtown Coachella via Avenue 50, and provides the opportunity for a new freeway interchange with Interstate 10;
- ❖ Create a network of non-vehicular multi-purpose pathways through the development that promotes connectivity to schools, commercial areas and recreational facilities, allows for greater mobility for residents and reduces the use of motor vehicles within the development;



- ❖ Provide a variety of recreational opportunities incorporating a comprehensive trail system, parks, and recreation areas;
- ❖ Develop a land use plan that is responsive to the topography and reduces hillside grading where possible, preserving select natural features in their original state and concentrating higher density residential areas in areas with more gentle-sloping topography;
- ❖ Retain the existing drainages on-site to use as open space connections for pedestrian and non-motorized mobility along their edges and for storm flow conveyance;
- ❖ Create a land use concept that minimizes development within areas of known geologic hazards through the use of appropriate recreational uses, setbacks and restricted use areas;
- ❖ Promote the use of green building practices and sustainable development methods throughout the project; and
- ❖ Implement community design and landscaping elements that complement and are responsive to the Coachella Valley desert environment.

## **1.5.2 Authority and Requirements**

### ***Authority***

The California Government Code establishes the authority for a legislative body to adopt an ordinance or resolution requiring that a specific plan be prepared. As with General Plans, the Planning Commission must hold a public hearing before the planning agency can recommend the adoption of a specific plan. The City Council may then adopt a specific plan by ordinance or resolution.

The La Entrada Specific Plan is regulatory in nature, and serves as zoning for the properties involved. Development plans, site plans, and tentative tract and parcel maps must be consistent with both the La Entrada Specific Plan and the City of Coachella's General Plan as amended.

The La Entrada Specific Plan is established through the authority granted to the City of Coachella by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

The City of Coachella has adopted additional requirements for the content of specific plans as part of the City's zoning code Chapter 17.36.

## **Requirements**

The California Government Code, Article 8, Sections 65450 et seq., establishes the minimum requirements and review procedures for specific plans, requiring that a specific plan include text and diagrams that specify all of the following in detail:

- ❖ The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- ❖ The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, and other essential facilities proposed to be located within the area covered by the plan, and needed to support the land uses described in the plan.
- ❖ Standards and criteria by which development will be provided, and standards for the conservation, development, and utilization of natural resources, where applicable.
- ❖ A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the project.

Coachella Zoning Code Chapter 17.36 further includes the following:

- ❖ Specific plan zones may be established pursuant to the regulations and requirements specified in the specific plan district ordinance codified in this appendix to the Municipal Code.
- ❖ It is the intent of the individual specific plan zones to provide innovative development plan design and development standards in which development standards may vary between specific plan zones.
- ❖ The specific plan shall consist of a development plan and text material and is recognized as a guide to the developers and designers of land use plans for the property. The development standards are, in effect, performance standards, the ramifications of which become manifest when a site plan has been drawn.
- ❖ 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.
- ❖ The purpose of this district may be accomplished only upon satisfactory demonstration by the applicant that the specific plan is in conformance with the intent of the city's general plan and any element thereof, and in accordance with other applicable plans and policies adopted by the city.



- ❖ 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.
- ❖ Standards for building coverage, light and air orientation, building height, sign placement and design, yard requirements, open spaces, off-street parking, and screening for specific plan uses and other specified standards shall be governed by the development standards set forth in the specific plan and subsequent documents.
- ❖ The provision of public and private open space, as an integral part of land development planning and design, is set forth as a purpose of this specific plan district. The specific plan shall contain criteria providing for open space and performance standards for the improvement and maintenance of required open space.
- ❖ All electrical and telephone facilities, fire alarm conduits, street light wiring, cable television, and other wiring, conduits or facilities shall, where feasible, be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities.
- ❖ Standards for private and public improvements shall be governed by the specific plan and may vary from adopted city standards.

### **1.5.3 Initial Development Approval Components**

The La Entrada Specific Plan initial development approval components are as follows:

Environmental Impact Report ("EIR") – The La Entrada Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act ("CEQA"). As part of the approval process for the Specific Plan, an Environmental Impact Report must be considered and certified by the City prior to approval of any of the project-related entitlements.

General Plan Amendment – A portion of the La Entrada site is presently included in the City's General Plan with land use designations consistent with the previously approved McNaughton Plan. The La Entrada Specific Plan is a comprehensive amendment of the McNaughton Plan. A General Plan text and map amendment is required prior to the adoption of the La Entrada Specific Plan to identify the project with a designation of "Specific Plan" and modify the outdated references to the McNaughton Plan.

Specific Plan – The La Entrada Specific Plan is a regulatory document that establishes the zoning, land use designations, development standards, and design guidelines for the



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entire Specific Plan project area. The La Entrada Specific Plan will implement the City's General Plan, as amended by this Specific Plan proposal. The Specific Plan will be considered by the Planning Commission and City Council. The Development Regulations of the document will be adopted by Ordinance and the balance of the document will be adopted by Resolution. Subsequent tract/parcel maps or site development plans must be in substantial compliance with the adopted Specific Plan.

Subdivision Map – A large lot/financing Tentative Tract Map has been prepared and will be considered by the City concurrently with the review of this Specific Plan. The Tentative Tract Map creates the backbone road easements, Planning Areas, park, school, and open space parcels. As a finance map, no development or grading will occur until subsequent development-level Tentative Tract Maps are prepared.

Development Agreement – A statutory development agreement, authorized pursuant to California Government Code Section 65864 et seq., will be processed as part of the approval of this Specific Plan. The development agreement of this Specific Plan will include, among other items, methods for financing acquisition and construction of infrastructure, acquisition and development of adequate levels of parkland and schools. Such development agreement shall be fully approved before the issuance of the first building permit for this project.

### ***Subsequent Development Approval Components***

Annexation – Prior to any development within the unincorporated portions of the site, the 588 acres in the City's sphere of influence must be formally annexed into the City. The LAFCO approval process will be completed after project approvals by the City of Coachella.

Builder-level Subdivision Maps – Subsequent to the initial approvals a series of subdivision maps will be reviewed and approved by the City of Coachella for the residential components of the project area that will include information on lot layout and dimensions, roads, grading, easements, and slopes. After approval by the City, final maps will be prepared that will become the legal recorded instrument that will establish legal parcels. Development within the proposed High and Medium Density Residential or Mixed Use land uses will require approval of parcel and/or condominium maps (if subdivision is proposed) by the City of Coachella for residential, mixed-use, and commercial plans.

Site Plan/Conditional Use Permit Review – Development within the La Entrada Specific Plan will be based upon individual planning areas, and each will require Site Plan and Conditional Use Permit review (if applicable) and Architectural Review in compliance with Chapter 17 of the City of Coachella Municipal Code and the provisions of this Specific Plan.

#### **1.5.4 Relationship to the General Plan and Zoning Code**

The approval of the La Entrada Specific Plan would amend the City's General Plan to allow the development of the proposed 7,800 residential dwelling units, up to 1,510,879 square feet of mixed commercial uses, 69.8 acres of educational facilities, 343.8 acres of parks and recreational facilities, 556.9 acres of natural open space, and all planned roadways. To accomplish this, a Zone Change and General Plan Amendment will incorporate the following actions:

- ❖ Annexation of the 588-acre portion currently located within unincorporated Riverside County into City of Coachella's city limits/boundaries.
- ❖ Changing the 588-acre portion currently located within the County of Riverside from a County General Plan Land Use Designation of Agricultural (AG) to a City of Coachella General Plan Land Use Designation of "Specific Plan—La Entrada" on the City's General Plan Land Use Policy Diagram.
- ❖ The La Entrada Specific Plan shall serve as the comprehensive zoning document for all future development within the La Entrada Specific Plan area.

In addition to compliance with the General Plan and Zoning Code, implementation of the Specific Plan will require a variety of approvals from local, State, and Federal Agencies, as demonstrated in Table 1-2, *Requested Approvals*.

#### **CEQA Compliance**

An EIR is required prior to adoption of this Specific Plan to analyze potentially significant environmental impacts of the project, discuss feasible alternatives, and recommend feasible mitigation measures in compliance with the provision of CEQA. This EIR will analyze the entire La Entrada Specific Plan and address potential impacts associated with the development of the Specific Plan area. The EIR includes recommended mitigation measures and analyzes implementing actions for the development. The EIR will fulfill the requirements for environmental documentation for most subsequent discretionary and ministerial applications for development within the La Entrada Specific Plan area.



**Table 1-2**  
**Requested Approvals**

Requested Permit/Approval	Approving Agency
Final EIR Certification	City of Coachella
Specific Plan 88-3 Amendment Adoption	City of Coachella
General Plan Amendment	City of Coachella
Zone Change/Pre-Annexation Zoning	City of Coachella
Development Agreement	City of Coachella
Annexation and Plan of Services Review	City of Coachella/Riverside County LAFCO
Financing/Conveyance Tentative Tract Map Approval	City of Coachella
RCTC/CVAG Funding for Roads and Bridges	RCTC/CVAG
CVWD/Bureau of Reclamation Approvals for Coachella Canal Crossings	CVWD
Water Supply Assessment	City of Coachella – Water Department
1602 Permit	California Department of Fish and Game
404 Permit	U.S. Army Corps of Engineers
401 Permit	Regional Water Quality Control Board
NPDES	Regional Water Quality Control Board

### 1.5.5 Plan Organization

The La Entrada Specific Plan is organized into the following sections:

Section 1: Introduction – This section includes an overview and background of the Specific Plan and Specific Plan area, including the location and environmental setting, previous Specific Plan activity, existing land uses of the site and surrounding development, General Plan and zoning designations, existing environmental conditions and topography, and infrastructure and utilities within the vicinity of the project site. This chapter also includes the Specific Plan’s purpose and objectives, as well as authority and requirements.

Section 2: Plan Elements – This section establishes the land use plan, including land use quantities and mixes, square footages, and the overall development scheme for the build-out of the Specific Plan Area. Project components discussed are land use, circulation, infrastructure, recreation/open space, and public services and utilities.

Section 3: Design Guidelines – This section sets forth the design guidance for the project, by identifying appropriate aesthetic programming and requirements for various types of development allowed within the Specific Plan. Characteristics such as physical land use

planning, landscape planning, materials and design, monumentation and hardscape, architectural theme(s), and open spaces are discussed in this section.

Section 4: Development Regulations – This section establishes the land use and development standards for development of the Specific Plan area, such as lot sizes and setbacks, and serves as the zoning regulation for the project site.

Section 5: Administration and Implementation – This section sets forth the mechanisms that govern development within the Specific Plan and will result in physical implementation of the plan itself. These mechanisms include provisions for amendment and modification of the Specific Plan, as well as funding and financing mechanisms to ensure completion of Specific Plan build-out.

Section 6: General Plan Consistency – This section describes the Specific Plan's consistency with the goals, policies, and programs set forth in the City of Coachella's General Plan that are directly applicable to and implemented by the La Entrada Specific Plan.

Appendices – This section includes the County of Riverside Grading Ordinance, and a legal description of the La Entrada property.



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