

# DESERT SHORES MOTOR COACH RESORT

## SPECIFIC PLAN NO. 99-10-10

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## 1.0 INTRODUCTION

### 1.1 EXECUTIVE SUMMARY

The Desert Shores Motor Coach Resort Specific Plan is organized in four chapters.

**Section 1 - Introduction** provides an outline for the document's organization, including the project setting and history, the legislative authority for the Specific Plan and the procedure for compliance with the California Environmental Quality Act (CEQA).

**Section 2 - Plans, Programs and Guidelines** provides the organization and framework of the Land Use Plan and related exhibits attached within the specific plan document. It establishes the land use policy for The Desert Shores Motor Coach Resort and provides site planning design guidelines which outline the general design criteria for subsequent development projects.

**Section 3 - Zoning and Development Regulations** establishes the permitted land uses and development standards for The Desert Shores Motor Coach Resort.

**Section 4 - Consistency with the General Plan** uses the Specific Plan Land Use's compatibility with Residential Medium District/Mobile Home Planned Development of the City's Zoning Ordinance, which was prepared in conformance with the associated General Plan Amendment to demonstrate the consistency with the City of Indio General Plan.

### 1.2 PURPOSE AND INTENT

The Desert Shores Motor Coach Resort is intended to provide an exclusive recreational vehicle resort, a clubhouse, a storage and parking site, a well site and open space in the City of Indio.

The Desert Shores Motor Coach Resort is located on approximately 60 acres in the City of Indio, west of the Indian Palms Country Club (see Exhibits 1, 2 and 3). The site is bounded by 48<sup>th</sup> Avenue to the north, Hjorth Street to the west and 49<sup>th</sup> Avenue to the south. The primary purpose of this document is to provide design guidelines and development standards for the Desert Shores Motor Coach Resort project.

This project will provide an exclusive recreational vehicle resort including a clubhouse with recreational amenities such as swimming pools, tennis courts, putting course etc., on-site parking, on-site storage, lake and landscaping corridors surrounded by a maximum of 141 recreational vehicle spaces. The Specific Plan will serve as a guideline for the character, design and standards

for the development of the Desert Shores Motor Coach Resort project. It is meant to provide a degree of

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flexibility to allow future development to respond to the changes in society and the economic marketplace, which will occur over the build out period of the community. The Specific Plan establishes the design and development policies applicable to development within the Specific Plan area. Section 3 of the Specific Plan establishes the regulations and development standards which serve as the zoning for the property. Section 4 of the Specific Plan discusses the project consistency with the City of Indio General Plan.

## 1.3 PROJECT SETTING

The subject project area is located on 60 acres within the City of Indio at the northeast corner of 49<sup>th</sup> Avenue and Hjorth Street (see Exhibits 1, 2 and 3) west of the Indian Palms Country Club and south of the existing Santa Rosa development. Access to the site is south from Highway 111, along Jefferson Street or Monroe Street and Avenue 48. There is an underlying tract map (TTM 17568) on the project site. This map was approved in 1987 which entailed 150 single family residential lots on 34.31 acres.

The site is currently designated Residential Low Density (RL) per the City of Indio General Plan (see Exhibit 4). Residential Low promotes single family residential development and variations of housing opportunities. Allowable uses entail single family detached residential units with a minimum unit size of 1,200 square feet. The RL Density entails a threshold density of 3.5 du/ac on a minimum lot size of 8,000 square feet and a maximum density of 4.0 on a minimum lot size of 7,200 square feet.

Surrounding General Plan designations entail Residential Medium Density (RM) to the north and the east, Equestrian Estates (EE-2) to the south, County Estates (CE-1) to the southwest, and Residential Low Density (RL) to the east. RM allows for a range of detached and attached single family residential units. This designation encourages a greater housing diversity and acts as a transition zone between low residential densities and higher multi-family residential densities. Allowable uses entail single family attached and detached units, zero lot line developments, zipper lot configurations, wide shallow lots, duplexes, townhomes. The RM density entails a threshold density of 6.0 du/ac with a maximum density of 8.0 du/ac. EE-2 is intended to provide for the development of large lot estates and ranchettes. Homes developed in this designation will be allowed to keep large animals. EE-2 allows a maximum density of 0.5 du/ac. CE-1 is intended to encourage large lot estate developments that are nonequestrian oriented. CE-1 allows a maximum of 1 du/ac.

Per the General Plan, 48<sup>th</sup> is designated as an Augmented Major (120' R/W), 49<sup>th</sup> is designated as a Secondary (88' R/W), Madison is designated as an Augmented Major (120' R/W) and Monroe is designated as Secondary (88'R/W). Exhibit 9 depicts General Plan Street Cross-Sections.

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The site is currently zoned R-1-7 (Single Family Residential with a Minimum lot size of 7,000 square feet). This zone district entails a threshold density of 3.5 du/ac and a maximum density of 4.0 du/ac. Surrounding Zoning entails R-1 to the west, R-2 (Low Density Multiple Family Zone) to the north, MHPD (Mobile Home Planned Development) and C-T-PD (Commercial Tourist and Recreation Zone) to the west and R-1 and A (Agricultural Zone) to the south (see Exhibit 5).

The property adjacent to the north is built out as single family residential. The property to the east of the project site is designated for medium density residential and is built out as a trailer park. Directly west of the property is the All American Canal. The property to the south of the project site is designated as equestrian and built out as single family residential.

## 1.4 PROJECT HISTORY

This property has been left vacant after different developments have attempted to proceed forward. Thus, the site has been cleared of vegetation from these developments and a portion of the initial phase of single family residences has been completed (residences off of Avenida Gaviota, Avenida Tortuga and Avenida Coyote). The surrounding properties to the north, south and east have all been developed into different types of medium high density single family developments.

Exhibit 1 - Regional Location Map

# DESERT SHORES MOTOR COACH RESORT SPECIFIC PLAN

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Exhibit 2 - Vicinity Map

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Exhibit 3 - Location Map

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Exhibit 4 Existing General Plan Land Use Designations

Exhibit 5 - Existing Zoning

1.5 ENABLING LEGISLATION

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The authority to prepare, adopt, and implement Specific Plans is granted to the City of Indio by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457). As with General Plans, the Planning Commission must hold a public hearing before it can recommend adoption of a Specific Plan. The City Council of Indio may adopt a Specific Plan by either ordinance or resolution. The City Council will also need to adopt the associated General Plan Amendment and Change of Zone applications with the Specific Plan.

## 1.6 ADDITIONAL REQUIRED ENTITLEMENTS

### 1.6.1 General Plan Amendment (GPA)

In conformance with the City's requirements, a General Plan Amendment (GPA) application has been submitted to allow the project and is being processed concurrently with the Specific Plan. The General Plan Amendment will amend the existing General Plan designation of RL (Low Density Residential) to RM (Medium Density Residential) for the portion of the project site that entails the RV resort, clubhouse and parking.

The RL designation entails low residential density which allows single family detached residential development. The RM designation allows for a range of detached and attached single family residential units. This designation acts as a transition zone between low density developments and higher density multi-family projects. Recreational vehicle parks are allowed in the RM designation subject to a planned development. Thus, a General Plan Amendment is required in support of the Specific Plan application.

### 1.6.2 Change of Zone (CZ)

In conformance with the City's requirement, a Change of Zone application has been submitted to allow the clubhouse within the project site and is being processed concurrently with the Specific Plan Application. The Change of Zone application will change the existing zoning of R-1-7 (Single Family Zone with a minimum lot size of 7,000 square feet) to MHPD (Mobile Home Planned Development) for the portions of the project site that entails the RV resort, clubhouse and parking.

Recreational Vehicle parks are permitted in the RM district subject to the Specific Plan implementation requirements. This entails a combining overlay district plan implementation. Thus, a change of zone from R-1-7 to MHPD is required in support of the Specific Plan application.

## 1.7 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Environmental Assessment was prepared in conjunction with the Specific Plan. Technical



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studies have been prepared in support of the Environmental Assessment. These studies entail biological, archaeological, traffic and fiscal impact analysis. All conditions from the Mitigation Monitoring Plan for the Environmental Assessment will be incorporated in the project design.

## 2.0 PLANS, PROGRAMS AND GUIDELINES

### 2.1 COMMUNITY CONCEPT

The Desert Shores Motor Coach Resort is an exclusive recreational vehicle resort intended to provide alternative recreational/residential opportunities in the City of Indio. Surrounding uses entail the Indian Palms Country Club to the east; single family development exists to the north and south, and vacant property, including the All American Canal to the west.

One separate entry will be provided to the project site. This entry will be landscaped and is proposed to be located off of Hjorth Street just south of 48<sup>th</sup> Avenue. The access will lead to the country club and then to a circular roadway system extending around the project boundary providing access to the recreational vehicle spaces. Lakes and pedestrian walkways will be provided between the motor coach rows as an added amenity for the project users. The proposed architectural design with the enhanced lake and landscaping themes are designed to provide a resort atmosphere which is complimentary to the adjacent developments.

### 2.2 LAND USE PLAN

The Comprehensive Land Use Plan (Exhibit 6), and the Tentative Tract Map (Exhibit 7), depicts the types, locations and general organization of land uses permitted to occur on the subject project site. The Land Use Plan is intended to promote a balanced and functional mix of land uses which compliment the surrounding area.

The Land Use Plan will serve as the Zoning Map for the subject site. Land use regulations and development standards are provided in Section 3.0 of this Specific Plan.

The Land Use Summary, Table 1, shows a complete breakdown of land uses, acreage and density.

## LAND USE SUMMARY

# DESERT SHORES MOTOR COACH RESORT SPECIFIC PLAN

Table No. 1

<b>Land Use</b>	<b>Acres ±</b>	<b>Maximum Units</b>	<b>Net Density</b>
Motor Coach Spaces	23.2	141	6.0
Clubhouse	2.0	-	-
Open Space	27.1		
Storage/Parking	1.5	-	-
Proposed Well Site	.4	-	-
Circulation	5.8	-	-
<b>TOTALS</b>	<b>60.0</b>	<b>141</b>	<b>2.35</b>

Exhibit 6 - Comprehensive Land Use Plan

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**Exhibit 7 - TTM**

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## Exhibit 8 - Existing General

## 2.2.1 Storage Parking

Storage parking for the project site will accommodate forty stalls of sufficient size to allow the recreational vehicle parking for the various types of vehicles towed behind the recreational vehicles only using this development. The project site will not be utilized for outside storage by the public. The site will also include a storage shed for the landscaping maintenance equipment or overflow of administrative equipment from the clubhouse functions. The trash enclosures will be above ground, screened from view and built to allow pick-up of trash from the local waste management purveyor. There will be perimeter walls that will incorporate landscaping to screen the storage site from exterior views. A gate across from the clubhouse will serve as the access into this area.

## 2.2.2 Proposed Well Site

The proposed well site will be located on a .4 acre site directly north of the entry way into the project site and directly south of the 48<sup>th</sup> Avenue. The well site will be dedicated to the City of Indio.

## 2.3 CIRCULATION PLAN

Project related circulation improvements will address all requirements for circulation as shown on the Circulation Plan, Exhibits 10 and 11. The existing General Plan circulation system and street cross-sections are shown on Exhibits 9 and 10.

The applicant will construct all roadways per the City of Indio roadway standards.

### 2.3.1 Off-Site Improvements

The applicant will construct off-site street improvements along with the east half of Hjorth Street and curb/gutter on the east side of the street per the City of Indio Standards.

#### A. Off-Site Streets

East side of Hjorth Street asphalt, concrete, pavement, curb/gutter, sidewalk, streetlights, and other requirements per city standards.

## DESERT SHORES MOTOR COACH RESORT SPECIFIC PLAN

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- B. The applicant will also construct off-site street improvements along the north side of 49<sup>th</sup> Avenue and the south side of 48<sup>th</sup> Avenue which will entail: asphalt, concrete, pavement, connecting asphaltic concrete pavement, curb/gutter, sidewalk, streetlights, landscaping.

### 2.3.2 On-Site Improvements

The project site is served by internal private roadways which link the site to Hjorth Street, 48<sup>th</sup> Avenue and 49<sup>th</sup> Avenue. All internal private roadways will be improved to the design and standards per the City of Indio.

Entry drives, turn radii, corner cutbacks, and other features contained in the approved construction plans are shown on the circulation plan and the section of these streets are depicted on Exhibit 11.

Corner visibility at the project entry and Hjorth Street will be enhanced with landscaping and shall be maintained per Code requirements to the satisfaction of the City.

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Exhibit 9 - Existing General

Exhibit 10 - Circulation Plan



Exhibit 11 - Street Cross-Sections

## 2.4 OPEN SPACE AND RECREATION PLAN

### 2.4.1 Open Space

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The project proposes open space consisting of 27.1 acres (45% of the project site), devoted to lakes and landscaping as well as minimal lot coverage for improvements as shown on Exhibit 4.

## **2.4.2 Recreation**

A clubhouse for the project uses will be provided on a 2.0 acre site as shown in Exhibit 14. The clubhouse entails a swimming pool and spa area, separate parking areas, putting course, meeting or golfing areas to handle catered events or every day activities and a minimal work out area for the benefit of the project users and their guests. In addition, trails will be provided within the site and sidewalks on the exterior to link to the existing sidewalks in the surrounding area.

## **2.5 INFRASTRUCTURE AND UTILITIES PLAN**

The infrastructure system planned to serve the Desert Shores Motor Coach Resort project is described below:

### **2.5.1 Water**

Domestic water supply is provided by City of Indio Public Services Department. The primary source of water for the city comes from groundwater aquifers. The City's water table is approximately 70 to 100 feet deep. The City owns and operates eleven wells and three reservoirs. Each reservoir has a capacity of 2 million gallons. Each well is capable of supplying 1,500 to 2,000 gallons per minute (GPM).

All requirements of the City of Indio Public Services Department shall be complied with.

### **2.5.2 Sewer**

The project will generate sewage which will have to be transported to and treated at the Valley Sanitary District (VSD) located at Van Buren and Cabazon Road. Project proponents have been in contact with the VSD regarding the provision of sewer services and will be responsible for the construction costs and connection of an on-site sewer system. All requirements of the VSD shall be complied with.

### **2.5.3 Public Utilities**

All permanent public utility transmission lines for cable television, electricity and telephone, internal to the project, including those within the project site, will be placed underground.

### **2.5.4 Refuse Collection**

Refuse collection is provided by Waste Management of the Desert, franchised by the City of Indio for this purpose. Refuse collection occurs in accordance with a schedule established by the franchisee and the City.

### **2.5.5 Schools**

School services for the Specific Plan are provided by Desert Sands Unified School District. There is a proposed Middle School in the process of being constructed south of this project on Hjorth Street. The nature of users for this type of development, being seasonal and of retirement age should not impact the school district.

### **2.5.6 Drainage**

Construction plans for the project storm water, drainage and retention facility improvements will be submitted to the City of Indio Public Works Department for review. Construction of these facilities shall be completed in conformance with City of Indio requirements and are generally designed to handle all storm water on-site with only overflow areas to exterior areas.

## 2.5.7 Grading

The applicant will prepare a final grading plan for review and approval by the City of Indio prior to the issuance of a grading permit. The concept of the grading entails on-site retention. Lots will drain from the front of the lot to the rear. All grading activities will be completed in conformance with the City of Indio requirements.

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Exhibit 12 Water/Sewer

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## 2.6 COMMUNITY DESIGN GUIDELINES

The design guidelines contained in this chapter are intended to establish a resort residential design which is consistent with the City of Indio. Examples of the desired design are provided in Exhibits 13, 14 and 15. These exhibits are conceptual and do not depict final designs, nor should they limit the range of expression among individual builders and their professional design teams.

The design guidelines for the Desert Resort Motor Coach project will:

- Assist in implementing the design intent of the Specific Plan by establishing project design compatibility with the existing design concept of the adjacent residential/golf course development;
- Delineate criteria for enhancing the natural site features, native plant materials and habitat areas; and
- Provide a consistent approach to site planning, building design, street furniture and signage, wall and fence materials and color, lighting, landscaping, and other design elements that will endure for the life of the community.

The design guidelines identify elements for all recreational, residential and other land use proposals within Desert Shores Resort the Specific Plan area. These guidelines shall be incorporated into the subsequent site development permits, conditional use permits, and subdivision maps submitted to the City for approval unless it is demonstrated that certain guidelines are not applicable, appropriate, or feasible under the circumstances.

## 2.6.1 Architectural and Siting Guidelines

### *Architecture*

The architectural theme for The Desert Shores Resort is described as “desert architecture” and may include Spanish mission, southwest adobe, pueblo and other compatible styles. The appearance and architectural elements of desert architecture are illustrated in Exhibits 13, 14 and 15.

### *Color*

The predominant color of all structures should be limited to the spectrum of white, cream, tan, sand, light brown, mauve and other earth tones. Colors outside of this spectrum should be used for minimal accents only.

### *Materials*

Roofing materials should be limited to concrete-based or clay tile materials in barrel tile or shake type forms.

The predominant exterior building material should be textured or smooth finish stucco. Wood, tile and limited wrought iron should be used as accent materials as dictated by the applicable architectural style.

### *Site Planning*

Appropriate site planning guidelines as discussed below should be used in order to ensure functional and aesthetic development. Discretionary application of the guidelines should be used in order to achieve a high quality consistency in design theme.

The Architectural Design Committee for the project shall review and approve all building designs and have each builder obtain written approval prior to the City issuing building permits.



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## Resort Residential Site Planning Guidelines

- (1) Guest parking should be located to provide easy access to recreational vehicle units.
- (2) Walkways should be provided within project.
- (3) Maximum use of parking areas is encouraged.
- (4) Recreational vehicle rows should be separated sufficiently to provide a green space image and accommodate walks and other recreational elements.
- (5) Prominent buildings should be sited in key locations and be easily accessible and convenient.
- (6) Pedestrian access routes between adjacent uses should be incorporated into the site design, where feasible.
- (7) Pedestrian steps are encouraged, especially to accent open area access points or primary vehicular entry.
- (8) Within the resort residential complex, the shared use of service areas, parking, access, etc. should be integrated into the design.
- (9) Roof equipment should be architecturally screened.
- (10) Pedestrian access points and safe street crossings shall be provided to adjacent uses.

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Exhibit 13: Typical Motor Coach Space

# DESERT SHORES MOTOR COACH RESORT SPECIFIC PLAN

Exhibit 14: Club house

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Exhibit 15: Architectural Elevations

## 2.6.2 Landscape Guidelines

To provide guidance to the builders and designers of The Desert Shores Resort, the following native plant material palette is suggested. Yard landscaping plans shall be reviewed and approved by The Desert Shores Motor Coach Resort Architectural Review Committee prior to submittal to the City. Species in addition to those listed below may be considered to provide diversity and flexibility in design, however, the plant material in the list provided have been shown to be successful in the soils and climate conditions prevalent in this area.

Perimeter walls and required landscaping for the entire perimeter to be enclosed, shall be constructed prior to final inspection and occupancy of any structures within the Specific Plan area unless a phasing plan or construction schedule is approved by the City Engineer.

Landscape and irrigation plans for landscaped lots and perimeter areas shall be prepared by a licensed landscape architect. Landscape and irrigation plans shall be approved by the City of Indio Community Development Department. Landscape and irrigation construction plans shall be submitted to the Public Works Department for review and approval by the City Engineer. The plans are not approved for construction until they have been approved and signed by the City Engineer and the Riverside County Agricultural Commissioner. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn shall be minimized with no lawn or spray irrigation within 5 feet of curbs along public streets.

The applicant shall ensure that landscaping plans and utility plans are coordinated to provide visual screening of above-ground utility structures.

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exhibit 16 landscape plan

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## RECOMMENDED PLANT MATERIAL PALETTE

BOTANICAL NAME	COMMON NAME
Brachychiton populneus Note: Do not plant near pools and patios due to debris.	Bottle Tree
Ceratonia siliqua	Carob
Cercidium microphyllum	Littleleaf Palo Verde
Cercidium proecox	Sonoran Palo Verde
Citrus	Ruby Red Grapefruit, Lemon, Lime, Naval and Valencia Oranges
Jacaranda mimosifolia Note: Do not plant near patios, driveways, walkways or pools and spas due to debris.	Jacaranda
Nerum oleander	Oleander
Rhus lancea Note: Multi-trunk	African Sumac
Schinus Molle Note: Do not plant near patios or pools and spas due to debris. Allow adequate room for spreading roots.	California Pepper
Schinus terebinthefolius	Brazilian Pepper
Syagrus romanzoffianum	Queen Palm
Washingtonia robusta	Mexican Fan Palm
<b>VINES AND GROUND COVER</b>	
Aptima Note: Needs partial shade.	Red Apple
Bougainvillea - Shrub form	Barbara Karst San Diego Red Rosenka
Bougainvillea - ground cover	Raspberry Ice Rosenka Royal Purple
Calliandra tweedi	Pink Powder Puff

## DESERT SHORES MOTOR COACH RESORT SPECIFIC PLAN

Carissa - groundcover	Boxwood Beauty Green Carpet
Flower carpet	Rose Ground Cover
Gazania Note: Now comes in burgundy and rose shades as well as the usual yellow and orange.	Gazania
Hedera Note: Select varieties that can withstand heat in shade or heat in direct sun.	Ivy
Lantana	Lantana
Lonicera japonica halliana	Hall's Honeysuckle
Tecomaria capensis	Cape Honeysuckle
Trachelospermum - staked or groundcover	Star Jasmine
<b>SHRUBS</b>	
Agapantha Note: Blooms once a year.	Agapantha
Buxus japonica	Green Beauty - Japanese Boxwood
Carissa	Natal Plum - Tuttlei
Chrysanthemum frutescens Note: Short-lived perennial; shrub replacement should be considered. Homeowners like green foliage better than gray-green Euryops.	Marguerite
Euonymus japonica	Grandiflora Variegated
Ligustrum	Wax Leaf Privet
Nerium oleander (dwarf)	Pink Lady Petite Salmon
Photinia frazeri	Photinia
Pittosporum	Wheeler's Dwarf Variegated
Rhapiolepis indica	Indian Hawthorne Ballerina - Deep Pink Indian Princess - Light Pink
Rose Note: Comes in red, pink and white and provides year-long color. Can be trimmed into a hedge (Expensive).	Simplicity.



## 3.0 ZONING AND DEVELOPMENT REGULATIONS

### 3.1 REGULATIONS AND STANDARDS FOR THE RECREATION AND VEHICLE RESORT

Mobile/manufactured home parks shall be permitted exclusively in the Desert Shores project site as shown on Exhibit 6, and shall be subject to the Specific Plan Implementation requirements pursuant Section 159.950 through 159.958 of the City of Indio Zoning Ordinance. Any development within the Desert Shores community which is not inclusive of the design standards as listed below, shall be subject to the City of Indio Zoning Ordinance as determined by the Director of Planning. The required land use designation shall be MHPD (Mobile Home Planned Development). The following regulations and standards shall supplement development standards enumerated for the subject property.

- A. Minimum site size shall be 20 acres.
- (B) Density shall not exceed seven (7) lots per gross acre.
- (C) One shade tree per space shall be required.
- (D) The minimum space size shall be 50 feet in width by 85 feet in length
- (E) Interior streets shall be a minimum of 24 feet wide. Rolled curbs may be permitted.
- (F) Decorative block walls shall be required around the perimeter of the project. The minimum height shall be eight (8) feet when measured from the exterior grade. A combination berm/wall may be provided not to exceed eight (8) feet in height.
- (G) A minimum of 25% of the site shall be maintained as common landscaped open space which may include putting course with water feature, swimming pools and spas, tennis courts and trails.
- (H) A twenty-five (25) foot landscape setback shall be provided along Hjorth Street.
- (I) A minimum fifteen (15) foot setback shall be maintained for coaches on exterior property lines of the park. No structure, accessory building or storage shed shall exceed the height of the perimeter wall within ten feet of the property line abutting a public street.
- (J) No more than 70% of any motor coach lot shall be covered by motor coach or accessory structures. The remaining 30% shall be landscaped areas. Decorative paved areas may be included in the landscaped areas.
- (K) Two off street parking spaces shall be provided per motor coach unit. Tandem spaces are acceptable. Guest parking shall be provided at a rate of one space per every four mobile coach lots.

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- (L) A garage may be provided for each lot as shown in Exhibit 13. If a garage is proposed, the garage shall not exceed 24' x 32' x 16'. Plumbing and bathroom facilities may be provided within a garage. Bathroom facilities may include toilet, sink and a shower. Provisions for a washer/dryer hook-up may also be provided. A garage shall not be used as a rental unit and/or living quarters. All garages shall be designed in accordance with applicable uniform building and plumbing codes.
- (M) Paved vehicle storage shall be provided at a rate of 100 square feet per lot and shall be screened from view.
- (N) All utility lines shall be placed underground.
- (O) Roof mounted antennas/satellite dishes may be provided on a motor coach. No part of the antenna/satellite dish shall exceed a height of fifteen (15) feet above the ground.
- (P) Pools and/or spas may be provided on each lot as shown in Exhibit 13. All pools and/or spas shall have a minimum five (5) foot setback from any property line. All pool/spa equipment shall be located outside the five (5) foot setback and shall be adequately screened from view with a decorative solid wall/fence. The decorative solid wall/fence shall match the colors and materials of the of the Desert Shores community. Any pool enclosure fencing shall be of a decorative material matching the Desert Shores community.
- (Q) Design review shall be required for all common structures, landscaping, screening, street layout, recreational facilities, etc.
- (R) Solid waste and recycling enclosures shall be required.
- (S) The clubhouse as shown on Exhibit 14, shall be provided with amenities that entail an 18 hole putting course, water features, benches, pool and spa and a tennis court.

### 4.0 CONSISTENCY WITH THE GENERAL PLAN

In conformance with the City's requirements, a General Plan Amendment (GPA) application has been submitted to allow the project. The General Plan Amendment is being processed concurrently with the Specific Plan and the Change of Zone request. The General Plan Amendment will amend the existing General Plan designation of RL (Low Density Residential) to RM (Medium Density Residential).

In conformance with the City's requirement, a change of zone application has been submitted to allow the clubhouse within the project site and is being processed concurrently with the Specific Plan Application. The change of zone application will change the existing zoning of R-1-7 to MHPD (Mobile Home Planned Development).

The project will therefore be consistent with the City of Indio's General Plan and Zoning

# DESERT SHORES MOTOR COACH RESORT SPECIFIC PLAN

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Ordinance in that the proposed uses are permitted in the City's RM/MHPD District and has been designed to comply with the applicable development regulations and standards as contained in Section 3.0 (Zoning and Development Regulations) of this Specific Plan document.

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450 - 65457) permits the adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines and programs with the goals and policies set forth in the general plan.

The City of Indio General Plan contains the following elements: Land Use, Circulation, Infrastructure/Public Services, Community Services, Community Design, Economic Development, Government, Environmental Resources, Public Health and Safety and Housing.

Each element of the General Plan contains a summary of key issues which direct and guide that element's goals and policies. The summary of key issues is used in this Specific Plan as the basis for evaluating the Specific Plan's consistency with the General Plan. Applicable key issues are stated below followed by a statement of how the Specific Plan conforms thereto.

## 4.1 LAND USE

- The Residential Medium designation allows for a range of detached and attached single family units and low intensity multi-family residential units. This designation encourages greater housing diversity and acts as a transition zone between low density and higher density multi-family projects. The threshold density is 6.0 dwelling units per acre with a maximum density of 8.0 dwelling units per acre.
  - *The Land Use Plan of the Desert Shores Motor Coach resort development provides a residential recreational vehicle park, clubhouse, storage and parking, a well site and open space on approximately 60 acres. The overall density for the project is 2.35 dwelling units which complies with the General Plan and the Zoning Ordinance.*

## 4.2 CIRCULATION

- Implement street standards and cross-sections as shown in the City of Indio General Plan.
  - *The applicant will construct all roadways per the City of Indio roadway standards. The applicant will construct off-site street improvements along with the east half of Hjorth Street and curb/gutter on the east side of the street per the City of Indio Standards.*
  - *The project site is served by internal private roadways which link the site to Hjorth Street, 48<sup>th</sup> Avenue and 49<sup>th</sup> Avenue. All internal private roadways will be*

# DESERT SHORES MOTOR COACH RESORT SPECIFIC PLAN

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*improved to the design and standards per the City of Indio.*

## 4.3 INFRASTRUCTURE/PUBLIC SERVICES

- Provide for the planning and funding mechanisms to construct, expand, and maintain water facilities, sewer facilities, storm drainage facilities, and public services needed to meet current and future demand.
  - *Construction of improvement facilities and public service facilities will be completed in conformance with all City of Indio requirements.*

## 4.4 COMMUNITY SERVICES

- Provide a variety of recreational opportunities to serve the needs of all segments of the population.
  - *The applicant will provide approximately 27.1 acres (45% of the total project) of open space that will be incorporated into the project. This open space will include lakes and pedestrian walkways for the project users and their guests.*

## 4.5 COMMUNITY DESIGN

- Residential projects shall utilize walls, landscaping and identification signage in order to identify entries. Residential projects are encouraged to provide additional landscape areas at entries to allow for additional landscape and hardscape elements, including identification.
  - *One separate entry access will be provided to the project site. This entry will be landscaped and is proposed to be located off of Hjorth Street just south of 48<sup>th</sup> Avenue. The access will lead to the country club and then to a circular roadway system extending around the project boundary providing access to the recreational vehicle spaces. Lakes and pedestrian walkways will be provided between the motor coach rows as an added amenity for the project users.*
  - *The proposed architectural design with the enhanced lake and landscaping themes are designed to provide a resort atmosphere which is complimentary to the adjacent developments.*

## 4.6 ECONOMIC DEVELOPMENT

- Provide the City with the tools needed to promote a well balanced economic growth with sufficient fiscal resources to provide for the necessary infrastructure, and public and community services.
  - *The Desert Shores Motor Coach Resort is intended to provide an exclusive recreational vehicle resort, a clubhouse, a storage and parking site, a well site and open space in the City of Indio. This project is unlike any other development within the City since it involves an exclusive recreational vehicle resort. All infrastructure, public and community services will be completed per the City of*

# DESERT SHORES MOTOR COACH RESORT SPECIFIC PLAN

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*Indio requirements.*

## 4.7 ENVIRONMENTAL RESOURCES

- Ensure the public enjoyment of open space by providing open space recreational opportunities, preserving sensitive natural resources, and promoting the use of open space within public and private developments.
  - *The applicant will provide approximately 27.1 acres (45% of the total project) of open space that will be incorporated into the project. This open space will include lakes and pedestrian walkways for the project users and their guests. Pedestrian walkways will be provided to link open spaces within the project as well as sidewalks in the surrounding area.*