

PANORAMA: A COLLEGE TOWN SPECIFIC PLAN

I. SPECIFIC PLAN INTRODUCTION

A. Background

The proposed Panorama Specific Plan site, which is envisioned as a mixed-use master planned community being called Panorama: A College Town, is located on approximately 504.3 acres in the Thermal area of eastern Coachella Valley, in an unincorporated area of Riverside County, California. (Please see Exhibit I-1, Regional Map). The project name recognizes the College of the Desert (COD) East Valley Campus (EVC), which is planned on 95-acres of the subject property. The campus is assumed as part of the development context for the Specific Plan; however the master planning process for the campus are being handled separately by the Desert Community College District and is therefore not considered in detail in this Specific Plan.

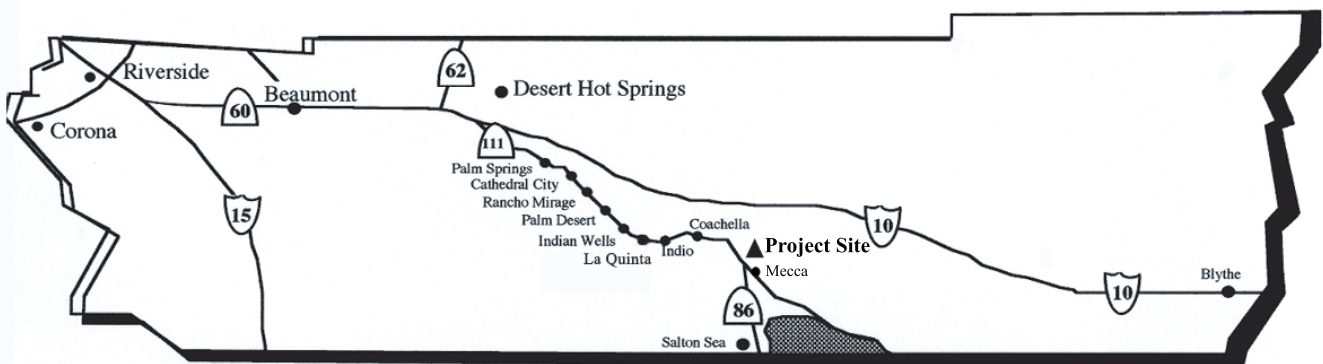
The Specific Plan planning area is located in what has been for many years an agricultural region of the Coachella Valley. Although the nearby community of Mecca has slowly grown along and east of State Highway 111, the region has been otherwise dominated by agriculture. State Highway 86S, which is located immediately west of the site, has been upgraded, and a major interchange with Avenue 62 is planned for this roadway.

Currently, the Specific Plan site is largely vacant, with approximately 460± acres in active cultivation of primarily truck crops, of which 80± acres is comprised of recently planted date palms. Lands immediately south of the site in Section 6 are largely vacant, although they include the Colmac power plant operated on the Reservation Lands of the Cabazon Band of Mission Indian. The CVWD Mecca water reclamation plant is located approximately 1.5 miles southwest of the Panorama site, and the Jacqueline Cochran Regional Airport is located approximately 2.75 miles northwest of the Specific Plan property. The approved Kohl Ranch Specific plan area is located approximately three miles to the west. Urban development from the north and west has stimulated the conversion of some of the agricultural lands to urban uses; this development is currently being considered in detail within the South Valley Implementation Program (SVIP), within which the subject property is located. The project planning area and the Specific Plan site are shown on Exhibit I-2, Project Vicinity Map.

CALIFORNIA



No Scale



RIVERSIDE COUNTY



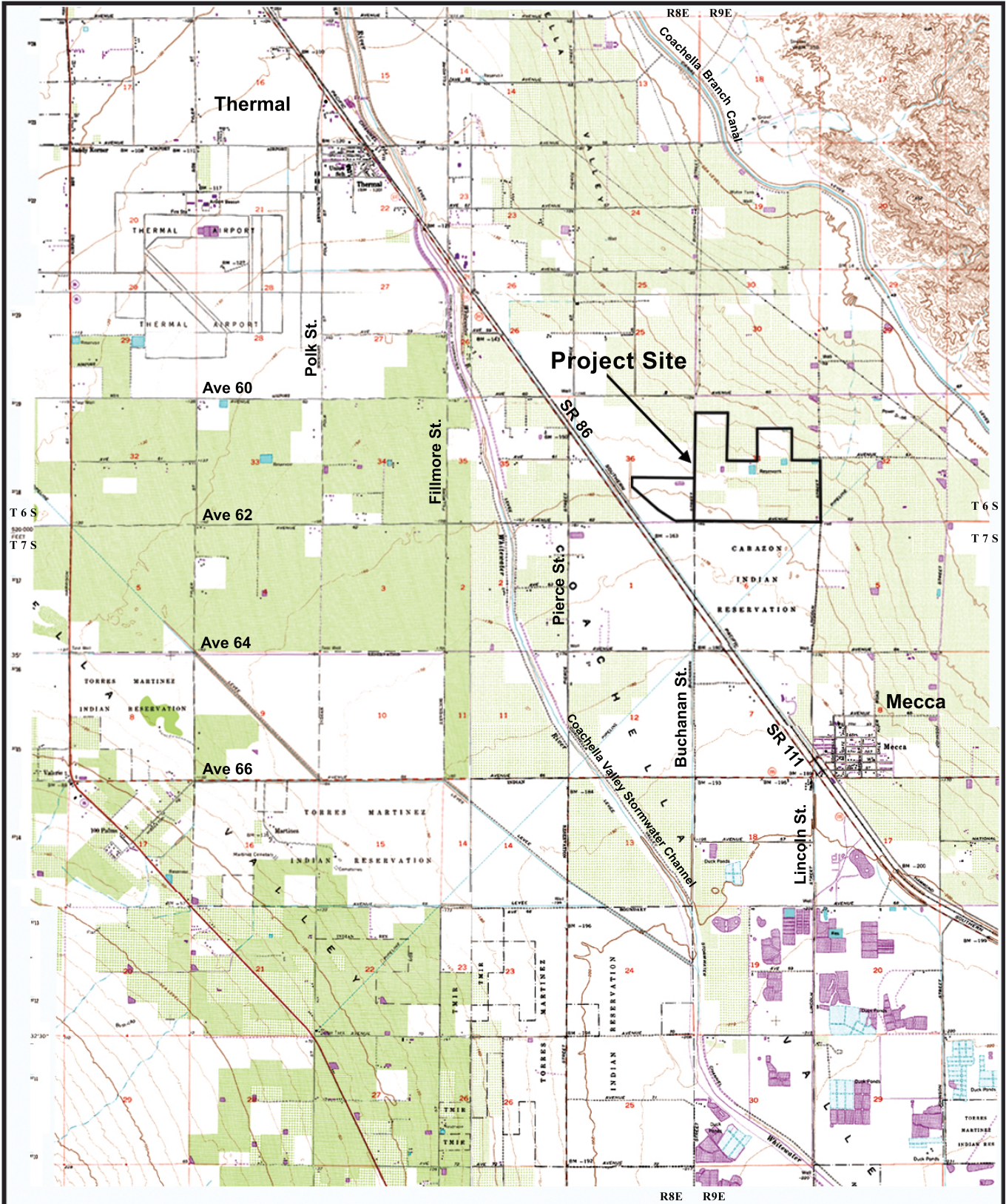
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**Panorama Specific Plan
Regional Map
Riverside County Unincorporated, California**

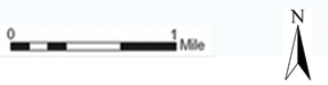
Exhibit

I-1



Sources: USGS Quad Maps, Mecca 1972, California
 Thermal Canyon 1972, California
 Indio 1972, California
 Valerie 1972, California

Portions of: Section 31, T. 6 S., R. 9 E.
 Section 36, T. 6 S., R. 8 E.



This Specific Plan has been prepared to establish long-term development goals, standards and guidelines for the 504.3± acre site. To facilitate development of this proposed mixed-use master planned community, the following approvals are being processed: a Specific Plan of Land Use, General Plan Amendment, Change of Zone, Parcel Map and Development Agreement and Environmental Impact Report (EIR). The primary land uses envisioned for the site are residential, commercial and institutional. The property would also be developed with extensive park and open space lands and amenities providing both passive and active use areas throughout the development. Development of the subject property would also incorporate a system of trails and paths.

1. Statutory Authority

California Government Code Section 65450 through 65457 authorizes local jurisdictions to adopt Specific Plans as a tool in the implementation of their General Plan. Government Code further specifies the content of Specific Plans, including the following minimum requirements:

1. Text and diagrams that provide the distribution, location and extent of land uses; the distribution, location and extent of transportation, water, sewer, drainage and other utilities; and the standards and criteria by which these improvements will proceed;
2. Implementation measures including regulations, programs, public works projects and financing measures required to implement the Plan;
3. Consistency analysis to assure that the Specific Plan is compatible with the General Plan.

Government Code allows local jurisdictions to adopt Specific Plans either by resolution or ordinance. The County of Riverside Development Code Section 17.08.050 specifies that Specific Plans shall be adopted by resolution. A Zoning Ordinance has also been prepared as a part of this Specific Plan (see Appendix B), which amends portions of the County Zoning Ordinance 348 and must be adopted by Ordinance.

2. Relationship to the General Plan

With the adoption of the proposed General Plan Amendment, the Specific Plan is consistent with the Riverside County General Plan and the associated Eastern Coachella Valley Area Plan, and implements the goals of the General Plan and Area Plan on the subject site. An analysis of consistency with the General Plan is included in the Appendices to this Specific Plan. As previously noted, the Specific Plan is also located within the planning boundaries of the SVIP, which is an area-wide plan under development by Riverside County. The SVIP is further discussed in Section II of this document.

3. Relationship to the Development Code

This Specific Plan, when adopted, will establish development standards and guidelines for the Specific Plan area, and provides the zoning ordinance for the Specific Plan area. The development standards and zoning ordinance for the Panorama Specific Plan are based on the Riverside County Development Code (Ordinance No. 348, as amended and in effect as of July 1, 2007). Where a development standard is different in the County Development Code than in this Specific Plan, the provisions in this Specific Plan shall apply. Where a standard is not provided in this Specific Plan, the standards of the County Development Code shall apply.

The Specific Plan implements land use and zoning designations, which are further discussed in Section II. Relevant portions of the Riverside County Zoning Ordinance No. 348, and the Specific Plan Zoning Ordinance, are included as appendices to this document.

B. Statement of Project Objectives

The primary goal of the Panorama Specific Plan is the creation of an integrated master-planned community that balances the provision of a wide variety of housing types, commercial and mixed-use development, and institutional and open space uses. Several key objectives for the Panorama College Town Specific Plan have been developed to meet this goal. They are as follows:

1. To create an integrated community centered on and built around the academic/education/arts theme of the College of the Desert east valley campus. Life in this college town is idyllic, with order and scale that are civilized and in touch with culture and the true meaning of community.
2. To create varied and evolving residential neighborhoods that transition along open space and park lands that in turn stitch the various neighborhoods together through non-motorized pathways and local streets that are protected from through traffic.
3. To create a thoughtful and synergistic balance of commercial lands that both serves the local community and also addresses the substantial regional market potential passing near this property.
4. To create a system of parks and open space that celebrates the natural environment and scenic vistas of the site, complements surrounding land uses and provides both access and recreational opportunities throughout the community.
5. To create a hierarchy of streets that is properly scaled to the types and levels of traffic contemplated and is sensitive to adjoining land uses, while providing optimum accessibility for motorized and non-motorized modes of travel.
6. To create a landscape palette and hierarchy that is responsive to the local desert environment and incorporates desert and other appropriate drought-tolerant plant species, and landscape design that provides adequate shade throughout the project site, frames and softens the physical appearance of structures and streetscapes, enhances the quality of the living environment, and is consistent and harmonious with the land uses.
7. To provide an office/ business park component that takes advantage of college resources and serves as an incubator for innovative business enterprise.
8. To integrate forward thinking design in power systems, storm water management, communication systems and other aspects of infrastructure planning.
9. To above all create a community that is connected, cohesive and designed to enhance the lives of the people who will live, work and go to school here.

C. Purpose and Format of the Specific Plan of Land Use

As previously noted, the Panorama Specific Plan has been developed in conjunction with and is implementing a portion of the SVIP. The purpose of the land use designations in the subject Specific Plan is the development of a balanced and compact mix of residential, commercial and institutional uses and associated employment opportunities in a well-planned project that is consistent with the goals and objectives of the County's General Plan, the South Valley Parkway Implementation Program, Thermal-Mecca Community Design Guidelines, and this Specific Plan.

1. Purpose

The Specific Plan land use designations, which are shown in Table I-1 and are discussed in greater detail in Section II of this Specific Plan, are intended to:

1. Provide lands for high quality residential and non-residential land uses that further the economic development and land use goals of the County.
2. Provide land for medium, medium high, and high density residential land uses that provide a good spectrum of market rate accessible homes by market type and cross section within the Specific Plan area as well as the local community.
3. Provide a development context that supports the future development of the College of the Desert East Valley Campus in the immediate vicinity of the Specific Plan planning area, by providing residential, commercial/ mixed uses and open space lands that support and enhance the campus.
4. Provide lands for retail and/or office commercial land uses that support the residential and institutional development in the Specific Plan Area by providing goods and services and employment opportunities for the Specific Plan area as well as local residents.
5. Provide land for vital public services and facilities that support the residential, commercial and institutional development in the Specific Plan Area by establishing a YMCA/community center, fire station and electrical substation in the local community.
6. Provide land for open space and parkland that will provide for active and passive spaces for the local community in the Specific Plan area.
7. Provide development standards that will assure consistent and compatible development within the Specific Plan area.
8. Encourage the development of land uses that are located in a manner that is easily accessible to the local residents.
9. Provide for the development of coordinated and adequately sized infrastructure to serve the development potential of the Specific Plan area.

2. Format

This document is organized into sections that address specific issues. In addition to this section, which provides an introduction to the Specific Plan, Section II describes in greater detail the land use designations established in this Specific Plan. It sets forth overall development standards and permitted uses for the project, as well as briefly describing the proposed site grading plan. Sections III through VII describe the master plans for the Specific Plan site, including circulation, drainage, landscape, water and sewer, and public facilities. Section VII provides land uses and development standards and guidelines for individual planning areas. Overall project design standards and guidelines are described in Section IX. Included throughout the document are exhibits and tables that further illustrate and explain the Specific Plan of land use.

D. Project Summary

The proposed Panorama Specific Plan would consist of a mix of single and multi-family residential villages ranging in density from 8 to 20 units per acre. A variety of commercial development is also contemplated, including that oriented to serving the needs of the planned 95±-acre campus of the College of the Desert, as well as community and neighborhood-scale commercial uses and business park and professional offices. The commercial mixed-use designation would also allow the integration of residential uses, and may include multi-story, or vertical, development. As noted above, the Panorama Specific Plan provides a wide variety of park and open space amenities, including trails and paths, and will also be oriented to COD EVC facilities and open space. The COD EVC is expected to be an integral part of the Panorama community. The proposed land use plan is illustrated on Exhibit II-3, Preliminary Master Land Use Plan.

**Table I-1
Preliminary Land Use Table**

Land Use Designation	Net Acres			Range		Total		
	AC (Net)	AC (Gross w/OS allocated) ¹	% (Net)	Min DU	Max DU ¹	Overall DU/AC	Unit Target	S.F.
Medium High Density Residential (5.0–8.0 du/ac)	36.8	43.5	7.3%	218	348	8.0	348	
High Density Residential-1 (8.0-14.0 du/ac)	74.7	85.9	14.8%	687	1,203	12.0	1,031	
High Density Residential-2 (8.0-14.0 du/ac)	42.3	51.4	8.4%	411	720	14.0	720	
Very High Density Residential (14.0–20.0 du/ac)	19.4	23.1	3.8%	323	462	20.0	462	
Subtotal	173.2	203.9		1,639	2,732		2,560	
Mixed Use ²	78.7		15.6%	N/A	157	20.0	157	694,303
Office Park ³	4.4		0.9%					28,750
College Commercial ⁴	15.5		3.1%					148,540
YMCA/Community Center	5.0		1.0%					
College/Sports Park	78.6		15.6%					
Parks	22.7		4.5%					
Open Space ⁵	59.7		11.8%					
Fire Station	2.0		0.4%					
Substation	2.3		0.5%					
Streets	62.3		12.4%					
Total	504.2		100.0%	1,800	2,890		2,717	871,592

¹Assumes density transfers from Open Space areas, as shown in OS-allocated column. No. of units planned based on gross acreage with OS density transfers.

²Based on buildout of Mixed Use at 80% retail commercial, 10% professional office, and 10% HDR (20 du/ac). Commercial retail and office square footage based on overall land coverage approximately 22%. Mixed uses may include multi-story buildings.

³Buildout of Office Park (PA 33) is based on overall land coverage of approximately 22%.

⁴Buildout of College Commercial lands based on Floor Area Ratio (FAR) of 22%; assumes single-story development.

⁵As shown in Footnote 1, above, residential assumes density transfers from OS areas.

Source: Panorama Specific Plan: A College Town Conceptual Land Use Plan, ADS, 10.30.07.

The Panorama project would take regional access from Highway 86S Expressway, State Highway 111, and to a lesser extent the future Avenue 62 corridor, which is currently in the planning phases and of which the Panorama project is a part. The Panorama project is being designed in coordination with surrounding landowners and the Riverside County Transportation Department. Local access will be from surrounding arterial roadways, including Lincoln Street, Avenue 60, and Buchanan Street. The project will also rely on an internal system of streets scaled to serve internal land uses, provide safe and efficient movement of goods and people, and provide for a variety of non-motorized travel opportunities.

A total of approximately 2,560 single and multi-family dwelling units are currently planned within individual planning areas, each with its own internal circulation and open space amenities. In addition to this aforementioned residential development, it is envisioned that approximately 10% of Mixed Use Commercial lands would be developed as High Density residential uses at 20 du/ac; this would result in development of approximately 157 multi-family dwelling units within Mixed Use areas, for a total of 2,717 single and multi-family dwelling units in the Specific Plan area. As shown in Table I-1, above, the Specific Plan provides for development of up to 2,890 dwelling units within individual villages and Mixed Use areas at maximum allowable densities.

The Specific Plan site has been planned to include a diverse mix of housing products, along with college commercial/mixed use development, the COD East Valley Campus, a fire station and electrical substation. The Specific Plan also provides for ample park and open space amenities. Roadways are expected to be developed incrementally to serve development within the community. As previously noted, the Specific Plan site is oriented around the approximately 95-acre College of the Desert campus and sports park, which, although not a part of the Specific Plan project, are an integral part of the development context.

E. Project Location

The subject project site is located in an unincorporated area of Riverside County, approximately two miles south of the community of Thermal. The property is generally bounded on the south by Avenue 62, on the west by State Highway 86S Expressway, on the north by Avenue 60 and on the east by Lincoln; the subject property also lies on both the east and west side of Buchanan Street. An interchange at the intersection of Avenue 62 and State Highway 86S, immediately west of the subject property, is expected to be constructed within the next few years. The planning area can also be described as most of Section 31, Township 6 South, Range 9 East, and an 86± acre portion of the Southeast 1/4 of Section 36, Township 6 South, Range 8 East, San Bernardino Baseline and Meridian.

F. Summary of Specific Plan Process

Riverside County has established a review process for entitlement of development projects. The project applicant has worked closely with County staff to ensure compliance with County's process for review of the subject Specific Plan. A land use development application has been filed and is being processed by the County. The project applicant, design team, and County staff have conducted design charrettes and public scoping meetings to determine project parameters, which are reflected in the various design and engineering exhibits and reports, including those in this Specific Plan document.

As noted below, under CEQA Compliance, the proposed Specific Plan is considered a "project" under the California Environmental Quality Act (CEQA). The County is the CEQA lead agency for this project and has determined that an Environmental Impact Report (EIR) will be prepared and transmitted to all responsible and trustee agencies, and all other interested parties. This process is further discussed below and in the project EIR. The EIR is subject to review and certification by the County Board of Supervisors prior to the Board's consideration of adoption of the Specific Plan.

G. Compliance with the California Environmental Quality Act

As previously noted, in compliance with the California Environmental Quality Act (CEQA), the County identified the preparation of this Specific Plan as a “project” under CEQA, and prepared an Initial Study. The Initial Study found that the Specific Plan had a potential to significantly impact the environment, and that an EIR must be prepared. The County circulated to all responsible and trustee agencies a Notice of Preparation (NOP) of an EIR. All comments received in response to the NOP have been considered and are incorporated into the EIR. The EIR is circulated to all responsible and trustee agencies, and all other interested parties, for a period of 45 days, and comments received in response to the EIR are considered in the Response to Comments prepared for the Planning Commission and the Board of Supervisors. The Board of Supervisors must consider and take action on the certification of the Final EIR at a public hearing.

PANORAMA: A COLLEGE TOWN

SPECIFIC PLAN

II. SPECIFIC PLAN OF LAND USE

A. Introduction

This section of the Specific Plan describes the vision and community concept, land use designations and development standards proposed for the Specific Plan area.

As described and illustrated in Section I, the Panorama Specific Plan governs land use for an area totaling 504± acres in the southeastern portion of the Coachella Valley, north of the Salton Sea and southeast of the Jacqueline Cochran Regional Airport. The 504± acre planning area includes the 95± acre East Valley Campus of the College of the Desert, which will also be subject to its own master plan. The Specific Plan establishes land use designations that facilitate residential, commercial, institutional, and open space-recreational development in an integrated manner that also serves to broaden the housing stock within the County and the Coachella Valley. The plan also establishes a development context for a community that supports and benefits from the College of the Desert East Valley Campus, providing well-planned and integrated long-term growth and prosperity.

The Riverside County General Plan recognizes the importance of residential development and support services to the County's future.¹ It acknowledges that specific plans are a valuable tool in tailoring land use and development standards in response to special conditions and goals unique to a particular area. The General Plan Land Use Element recognizes the need for a variety of residential products to accommodate growth within the County. It sets forth principles for the attainment of the vision and objectives of the General Plan, by discouraging disconnected and less efficient land uses in favor of the development of "whole communities" in proximity to existing utilities, infrastructure and circulation systems. These principles include: growth patterns that complement and incorporate transportation and multi-purpose open space systems, and incorporate a balanced mix of land uses; and the inclusion of "a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments"².

¹ "Eastern Coachella Valley Area Plan, Riverside County General Plan," adopted October 2003.

² "Riverside County General Plan Land Use Element," adopted October 2003.

The Eastern Coachella Valley Area Plan also recognizes the important role that quality educational institutions play in the character and quality of life within Riverside County. It cites the many partnerships that already exist between private enterprise, local governments and school districts that are essential to achieve the educational goals of the County's citizens.³ The General Plan Vision Statement acknowledges the importance of these partnerships, and states that "considerable contribution to the educational excellence within Riverside County has been made by expanded and new facilities at the community college and university levels." It further cites those "innovative partnerships between developers, communities, and educational institutions to provide a range of residential choices" for educators and students.⁴

County Approvals

As noted below under Project Description, approval of the subject Specific Plan also involves the following County approvals and entitlements: General Plan Amendment, Change of Zone and Subdivision Map. In order to assess the potential environmental impacts associated with development of the proposed Specific Plan, an Environmental Impact Report (EIR) has also been prepared and is subject to County approval.

General Plan Amendment (GPA)

As required by California code⁵, a General Plan Amendment provides for land use designations that are consistent with the local General Plan and the proposed uses on the Specific Plan site.

As discussed in the Panorama Specific Plan EIR, the predominant existing land use designation on the subject property is Agriculture, which in addition to agricultural uses also provides for the development of one single-family dwelling units per ten acres of land. A small portion of the site is designated Commercial Retail, which provides for local and regional serving retail and service uses.

The proposed Specific Plan and GPA would amend the land use designations to those shown on the Preliminary Master Land Use Plan on Exhibit II-3. The GPA is subject to approval by the Riverside County Board of Supervisors.

Change of Zone

The proposed Specific Plan and Change of Zone would revise the zoning designations on the subject property from the current zoning designation, Heavy Agriculture – 10-Acre Minimum (A-2-10), to Specific Plan. As required by California code⁶, uses permitted under this zone are consistent with the land use designations proposed by the Panorama Specific Plan and General Plan Amendment, and with the Riverside County Land Use Ordinance 348. The County Land Use Ordinance contains provisions for a Specific Plan Zone (Article XVIIa).

A Specific Plan zoning ordinance, which contains the Panorama site land use requirements, will ultimately be adopted as an amendment to County Ordinance 348. Section II of the Specific Plan document shows the development standards for each type of land use in the proposed Specific Plan area.

³ Op. Cit.

⁴ "Riverside County General Plan Land Use Element," adopted October 2003.

⁵ California Government Code Sections 65450 et. seq.

⁶ Ibid.

Where these standards differ from Ordinance 348, they are set forth in the Panorama Specific Plan Zoning Ordinance, included in Appendix B of the Specific Plan.

Subdivision Map

As required by the California Subdivision Map Act⁷ and provided for under Riverside County Ordinance No. 460, a “Schedule I” subdivision map has been prepared and filed with the County of Riverside. The map shows 20-acre minimum parcels and is subject to review by the County Land Development Committee and approval by the County Board of Supervisors.

Determining Specific Plan Substantial Conformance

Future proposed development projects implementing the Panorama Specific Plan may vary to some degree from the letter of the Specific Plan and may therefore require interpretation as to conformance. Where a use has not been specifically listed as being a permitted or conditionally permitted use within the Specific Plan, the Planning Commission is empowered to make a determination of substantial conformance based on whether the use is 1) consistent with the intent of the Specific Plan and 2) compatible with other listed permitted or conditionally permitted uses. Such a determination may affect the ultimate intensity of development, access, and certain design standards and guidelines. Such a determination will not require an amendment to the Specific Plan.

Any person aggrieved by the determination may appeal that decision to the Board of Supervisors.

1. Current Land Use and Zoning Designations

The Specific Plan site is located within the Eastern Coachella Valley Area Plan of the Riverside County General Plan. Currently the land use designation over most of the subject property is Agriculture. The agriculture designation provides for agricultural uses such as raising of crops, groves, nurseries, dairies, poultry farms, processing plants and other agriculture-related uses. This designation also provides for one single-family residence per ten acres. Exhibit II-1, General Plan/ECVAP Land Use Designations, shows current General Plan land use designations for the project site and surrounding area.

Approximately 40 acres in the southwestern portion adjacent to SR 86 are designated for Commercial Retail uses, which provide for local and regional serving retail and service uses.

As noted above, current zoning on the site is A-2-10, Heavy Agriculture.

B. Planning Area Context and Project Description

Planning Area Context

As described in Section I of this document, the subject property is largely vacant, with approximately 460± acres in active cultivation of primarily truck crops, including approximately 80± acres of recently planted date palms. The surrounding area is comprised primarily of vacant, residential, and agricultural land uses.

There are major Imperial Irrigation District (IID) transmission lines running along the project boundary, within rights-of-way of Buchanan Street and Avenue 62. Reservation lands of the Cabazon Band of Mission Indians are located immediately south of the site, and are generally vacant except for the bio-mass fueled Colmac power plant. The approved Kohl Ranch Specific Plan area is located approximately

⁷ California Government Code Sections 66410-66499.58.

3 miles to the west. Urban development from the north and west has stimulated the conversion of some of the agricultural lands to urban uses, which are currently being considered in detail in the South Valley Implementation Program, within which the subject property is located.

South Valley Implementation Program

The South Valley Implementation Program (SVIP) planning area covers an area southeast of the City of La Quinta and bounded on the west by Monroe Street, on the north by the cities of Indio and Coachella, on the south by Avenue 66, and on the east generally by SR 86 and lands associated with the CNH and Panorama Specific Plans. State Highway 111 and the SR 86S Expressway also pass through the SVIP planning area. The area is characterized by agriculture, including date and citrus groves and row crops in a rural setting.

The SVIP planning process has heretofore been funded and coordinated by affected property owners who have processed the SVIP through the County as part of an area-wide General Plan Amendment. The County initiated its own County-wide update to the General Plan in mid-2007. Since that time, it has incorporated the SVIP planning process into the County-wide process. The planning and design of the Panorama Specific Plan is an integral part and extension of the SVIP planning process.

The SVIP is intended to guide and coordinate development within the planning area so as to maintain and enhance the rural character while providing a framework that allows independent design that accommodates urban development. The Panorama Specific Plan provides design guidelines for streetscape improvements, architectural considerations, landscaping and buffers, trails and bikeways, and other elements that will influence the character of development of this area and are consistent with the vision of the area outlined in the SVIP.

The County coordinated the preparation of a traffic impact and phasing analysis to address the potential cumulative traffic impacts and transportation facility needs associated with the SVIP planning area. This traffic study has been utilized in the preparation of the traffic study prepared for the Panorama Specific Plan. Further, County staff, SVIP participants and the Panorama project proponent have conferred extensively on design and funding mechanisms to ensure the adequate provision and funding of public facilities in the SVIP planning area. This Specific Plan and the Panorama EIR discuss the relationship of the SVIP and the Panorama Specific Plan throughout.

The SVIP planning area is shown on Exhibit II-2, Conceptual Land Use/South Valley Implementation Program.

Project Description

In addition to this Specific Plan of Land Use, the project applicant and the County are processing the aforementioned General Plan Amendment, Change of Zone and Subdivision Map. The proposed Panorama Specific Plan is a mixed-use master planned community that would be comprised of residential, commercial and institutional land uses on 504.0± acres.

As shown on Table I-1, Preliminary Land Use Table, and illustrated on Exhibit II-3, Preliminary Land Use Plan, the Panorama Specific Plan provides for a total of approximately 1,797 to 2,890 single and multi-family dwelling units, based on allowable densities. The land use plan is organized as a series of residential villages, each to be designed with its own internal circulation and open space amenities in conformance with the standards and guidelines set forth in this Specific Plan. Provision is also herein made for residential development in the Commercial Mixed-Use planning areas, which may include free-standing multi-family dwellings, or residential units located above ground level commercial businesses.

As discussed in Section I, Mixed-Use areas provide for a mix of commercial, office, and multi-family residential at densities of up to 20 dwelling units per acre. The land use plan assumes that approximately 80 percent of Mixed Use lands would be developed for retail commercial uses, approximately 10 percent for professional office uses, and approximately 10 percent for residential development. This land use mix would result in development of approximately 161 multi-family dwelling units on lands designated for Mixed Use.

The Panorama Specific Plan is envisioned as a “college town.” An important element of the Specific Plan is the proposed College of the Desert (COD) East Valley Campus site, around which the Specific Plan site is physically centered. COD has entered into an agreement with the project proponent to acquire the campus site and has been integral to the design and development of the Panorama Specific Plan.

General Plan Foundation Components And Land Use Designations

COMMUNITY DEVELOPMENT

- Estate Residential (2 ac min)
- Very Low Density Residential (1 ac min)
- Low Density Residential (0.5 ac min)
- Medium Density Residential (2-5 du/acre)
- Medium High Density Residential (2-5 du/acre)
- High Density Residential (8-14 du/acre)
- Very High Density Residential (8-14 du/acre)
- Highest Density Residential (8-14 du/acre)

COMMUNITY DEVELOPMENT (Cont.)

- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- High Industrial
- Business Park
- Public Facilities
- Mixed Use Planning Area

RURAL COMMUNITY

- Estate Residential (2 ac min)
- Very Low Density Residential (1 ac min)
- Low Density Residential (0.5 ac min)

RURAL

- Rural Residential (5 ac min)
- Rural Mountainous (10 ac min)
- Rural Desert (10 ac min)

AGRICULTURE

- Agriculture

OPEN SPACE

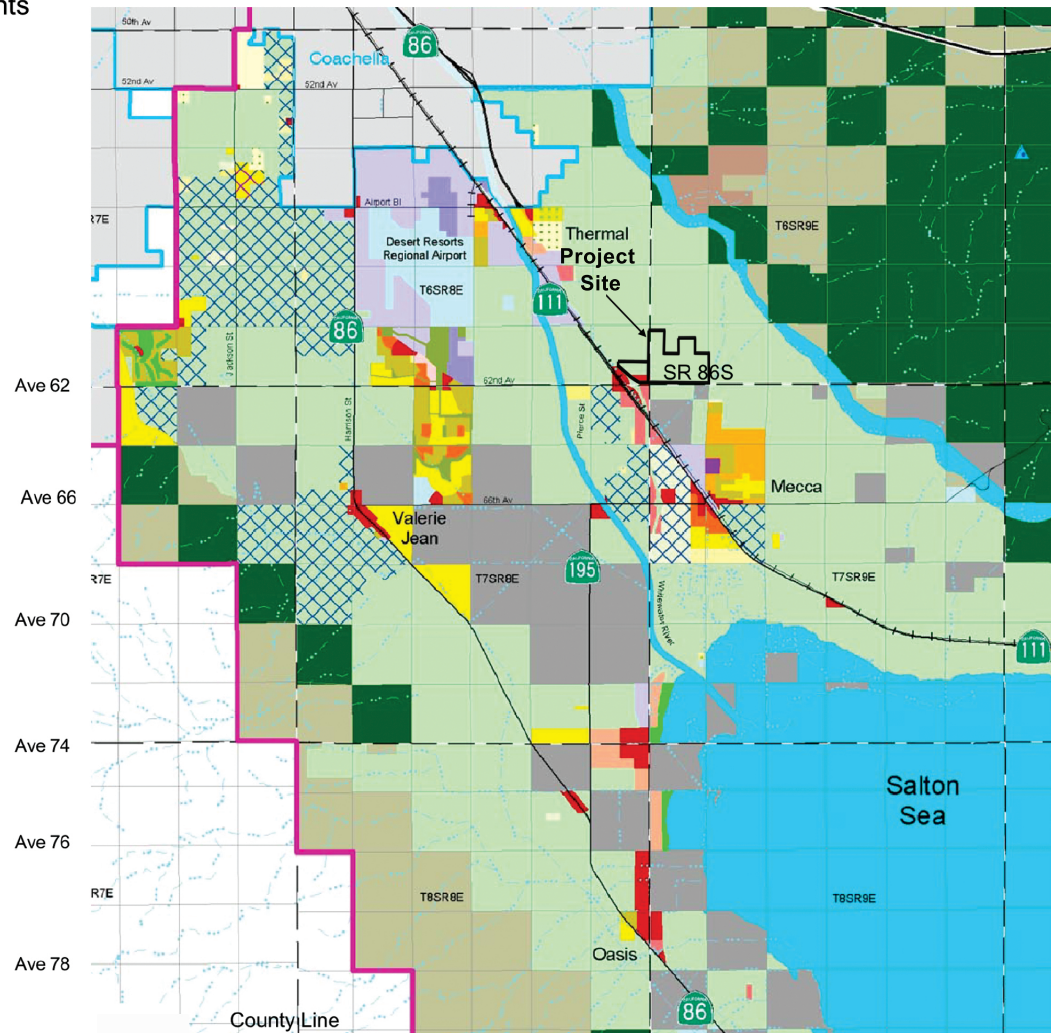
- Conservation
- Conservation - Habitat
- Open Space - Recreation
- Open Space - Rural
- Open Space - Water
- Open Space - Mineral Resources

OVERLAYS

- Business Park
- Community Center
- Community Development
- Commercial Retail
- Rural Village and Rural Village Study Area

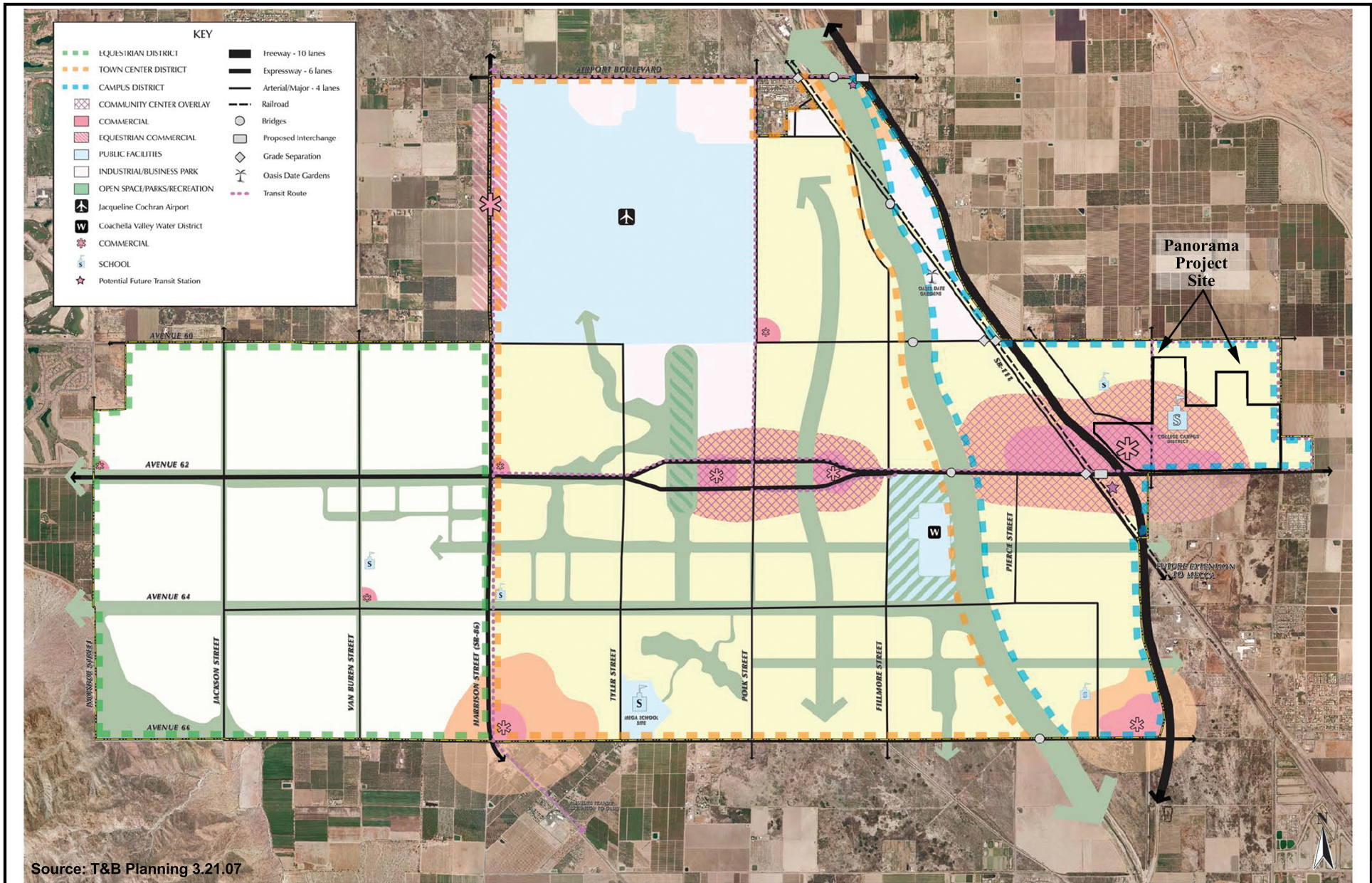
- Cities
- Areas Subject to Indian Jurisdiction
- Area Plan Boundaries
- MWM Facilities
- Watercourse

Definitions:
du - Dwelling Units



Portion of Eastern Coachella Valley Area Plan

Source: Riverside County Area Plans, Eastern Coachella Valley October 2003



While it is to be entitled independently of the subject Specific Plan, the COD campus is an integral element of the overall character and community vision for the Panorama Specific Plan. The campus' central location is intended to optimize connectivity to the rest of community, and the campus will serve as a cultural and social hub as well as an educational institution. Although the campus master plan and Panorama plans have been developed separately, design teams for these projects have worked together closely to optimize land use synergies between the two sites and maximize their benefit to the local and regional community.

A full range of commercial and business park/office park uses are planned to support the residential and institutional uses and to ensure the development of a balanced community. An electric power substation is also planned within the project boundaries, and the project applicant has donated lands for a satellite County fire station site within the project boundaries. Roads and public services and facilities are expected to be developed incrementally to serve development within the community. Open space features are integrated into the planning area and will serve to retain some aspect of the current rural character of the area, while providing for noise attenuation along roadway frontages and between planning areas. As noted below, some open space areas have also been designed to function as stormwater retention areas.

Parks – 22.7± Acres/Open Space – 59.7± Acres

The land use plan dedicates approximately 16.3% of the project site to public active and passive open space uses, to include a variety of community and neighborhood park lands and amenities, and pocket parks. A continuous system of linear parks will provide trails and paths in a natural landscaped environment, and may, along with other open space areas, also serve as stormwater retention areas. Portions of the COD East Valley Campus will include dedicated open space and athletic facilities that may also provide active recreational opportunities, as well as a venue for cultural events, to community residents. An approximately 12.4 acre park and a 5± acre community center/YMCA facility are planned along the eastern portion of the campus site. These are further discussed below.

In addition to public parks and open space lands described above, the Panorama Specific Plan will provide a range of public and private active and recreational amenities within the various residential, commercial and mixed-use villages. To ensure the provision of adequate park facilities, future residential development will be required to allocate at least one-half of lands required by the Quimby Act⁸ within each residential planning area and its associated open space towards active parks. Additionally, landscape and park-like improvements to open space lands within the IID easement and vacated portion of Buchanan Street may also be considered as park areas; this is further discussed in Section V. The Specific Plan provides for a menu of recreational features that will be sited to appropriately serve those residing or utilizing services within the respective planning areas. An appropriate mix of recreational amenities will be determined at the time of detailed park design and will be reviewed with the County.

⁸ The 1975 Quimby Act (California Government Code §66477) allows for municipal and in the case of unincorporated areas county governments to pass ordinances requiring developers to donate land, conservation easements, or pay fees for park improvements. The fees and land shall be given to the local public agencies that provide park and/or recreation services. General requirements are 3 to 5 acres per 1,000 future residents. The Specific Plan requires that developers provide for parklands within private development based on the population that development will generate. The Specific Plan will provide for at least 5 acres per 1,000 residents, in compliance with Riverside County standards for provision of parklands.

Parks and Open Spaces within Residential Areas

Within residential areas planned for development of single and multi-family homes, a range of recreational facilities are envisioned. Active parks within individual residential projects will be required to include some or all of the following: fields, barbeque and picnic areas with and without shade structures, tennis and/or basketball courts, swimming pools, and multi-purpose trails. Residential planning areas may also include tot lots, pocket parks, and gated passive parks. Open space buffers within each of these planning areas will provide seating and shade areas, and the intra-project trails will connect to the project-wide and regional trails network. Community gardens may also be provided for within landscaped medians along trails, where appropriate.

Based on the Panorama Specific Plan of land use, and a projected buildout population of approximately 8,408 persons, the required public and private open space for the project would be approximately 42 acres, or approximately 218 square feet per capita. The land use plan provides approximately 22.7 acres of public open space. Private open space must therefore provide at least an additional 21 acres, or approximately 109 square feet per capita, as shown above. This standard has been used for all residential development, including that within Mixed Use areas.

Parks and Open Spaces within College Commercial and Office Park Areas

The College Commercial and Office Park planning areas will incorporate passive common open spaces and greenbelts set amidst commercial development. Open space buffers are set aside along the perimeter of each planning area and will provide opportunities for residents, visitors and commercial employees to relax as well as providing for walkability between planning areas. The Office Park planning area is located adjacent to the COD campus to create intra-planning area synergies between these uses, including accessibility by office park visitors and employees to open space and recreational amenities located within the campus planning area. These are further discussed below.

Parks and Open Spaces within Mixed Use Areas

Mixed Use planning areas will include passive open spaces and common areas similar to those within the College Commercial planning area, as well as public and private active parks. PA 3 is located adjacent to a 5.1± acre park, which will provide for active recreational uses appropriate for this area. These may include children's play areas, shade and barbeque/picnic areas, and basketball courts. The 150-foot wide IID utility easement runs north-south through the Mixed-Use commercial areas and will be retained as open space. Mixed-use areas may include multi-family housing at high densities.

Mixed-use development that includes a residential component will also be required to provide for parklands to serve the residential population it generates. As with other residential development, acreage equal to at least 109 square feet per capita, based on estimated buildout population for Mixed-Use residential within the Specific Plan of land use, shall be developed as active open space. Open space and recreational amenities associated with High Density Residential development in mixed-use areas shall include a range of features, such as swimming pools within multi-family developments, barbeque and picnic areas, and passive open space. Mixed-use areas also include open space buffers for passive use and trails.

Parks and Open Spaces Within COD Campus Site

Although the COD site master plan is being developed separately from the Panorama Specific Plan, as noted previously, it is considered an integral part of the Specific Plan site. An on-campus sports park will be used primarily for educational and sporting events, although this facility may also be accessible to community residents and visitors. Further, the campus is expected to include a variety of passive open spaces that may serve as community gathering places, as well as a continuation of the planning area trail system.

A 12.4± acre community park and a 5.0± acre community center/YMCA are planned adjacent to the eastern portion of the COD campus. In addition to a range of recreational amenities within the park, such as playing fields, children's play areas, picnic and barbeque areas and shade structures, and tennis and/or basketball courts, the community center/YMCA will provide a program of fitness facilities and classes, as well as a range of cultural programs. The community center/YMCA is also expected to offer other wellness and personal development resources that will benefit community residents as well as those working and attending classes in the Specific Plan area.

Residential – 173.2± Acres

The residential component of this master planned community, which comprises approximately 34.1% of the project site, is designed to offer a variety of housing products ranging from single-family homes to condominiums and apartments. The design of the Panorama community will provide residents, including those employed at the college and local businesses, a welcoming, attractive and culturally active place to live, work, shop and recreate.

Residential development guidelines at Panorama provide for a full range of traditional and contemporary designs with modern conveniences, energy-saving technology and water-efficient fixtures and landscaping. The project has been designed to utilize xeriscape landscaping that will enhance common open space, streetscapes, and extensive pathway systems that will accommodate pedestrians and bicyclists.

Residential densities for the Panorama Specific Plan have been developed in consultation with County Planning staff and in consideration of the need for a range of market-rate accessible homes and associated land use, resource and infrastructure efficiencies. Permitted densities may be transferred between planning areas as long as such a transfer does not result in construction of more than the maximum number of units permitted within the Specific Plan or within a discrete planning area. In the event that such a transfer would require a change in the land use designation of a planning area from that set forth in this Specific Plan (e.g., from Low Density to Medium Density Residential), such a change shall require that the developer prepare a Specific Plan Amendment for County review. Further, such a change shall require that the County find the change to be in Substantial Conformance with the Panorama Specific Plan.

Single-Family Residential

One and two-story detached and attached single-family development is provided for at an average overall density of 8 dwelling units per acre, with lot sizes ranging from 3,000 square feet to 6,500 square feet. The Design Guidelines for single-family residential development are discussed and illustrative examples provided in Section IX of this document. Residential villages will be designed to provide a variety of models, layouts and design approaches to create variety and interest within developments.

While the Design Guidelines do not prescribe a particular architectural style, designs and finish materials will be used that will best respond to the climatic extremes, as well as the outdoor living opportunities of the desert. Design styles may include applications of classic Mediterranean, southwestern, mission, craftsman styles, or the use of mid-century and other modern designs, all of which must also be responsive to the sustainability objectives of the Panorama Specific Plan.

Multi-Family Residential

Multi-family development in the Specific Plan area will include a variety of attached designs, such as townhouses, apartments and condominiums. The townhouse units comprise the predominant type of housing product planned for this project, at densities ranging from 8 to 14 dwelling units per acre. Average overall density for these units are envisioned at 12 and 14 dwelling units per acre, based on the location and configuration of the individual planning areas. The Specific Plan design includes two-story attached townhouse designs to optimize land use efficiencies and allow for the integration of on-site open space and landscape areas. These are currently envisioned in two-story four-plex, six-plex, and eight-plex or more under one roof, which would be developed at an average overall density of 20 dwelling units per acre.

Design and architectural treatment of multi-family units may emphasize the multi-unit appearance or be integrated such that each side of the entire building envelope is presented as a single unifying facade. The latter will utilize a variety of features that articulate the building architecture including balconies, setbacks and projections, and varying roof-lines to avoid long, unbroken facades and box-like forms. As noted in Section IX.C.3.2, Design Guidelines for Multi-Family residential development, attached units may be connected at garages.

Parking facilities will be located in proximity to the dwellings they serve to the greatest extent practicable, to provide maximum accessibility by residents, while limiting the dominance of parking areas and structures in the overall plan. Green spaces will be integrated within apartment and condominium developments to the greatest extent practicable to provide a pleasant residential environment within the context of higher density development. Outdoor lighting levels shall be kept to that minimum necessary to illuminate paths and walkways, while providing necessary security functions.

College Commercial- 15.5± Acres

The Panorama Specific Plan provides for retail and other commercial uses that complement the College component of this project. College commercial is planned for development immediately south of the COD East Valley Campus, which will be located immediately across the street from an internal road within the project. The College Commercial area is expected to provide a wide variety of commercial retail and services to students and faculty/staff of the college, as well as visitors to the area. Although the exact tenant mix has not been established, commercial uses in this designation are expected to include a wide variety of apparel shops, books and music stores, restaurants and cafes, sporting equipment, office supplies, reprographic services and other commercial uses complementary to the college. Professional offices may also be a part of the College Commercial tenant mix.

Commercial Mixed Use – 78.7± acres

The Commercial Mixed Use designation provides for development of retail commercial, business park and professional offices, as well as thoughtfully integrated residential development. Lands in the Specific Plan area that are proposed Commercial Mixed Use are located west of Buchanan Street, and abut Pierce Street and the Highway 86S Expressway.

The South Valley Parkway Implementation Project includes plans for a major interchange at Highway 86S and Avenue 62. This location is considered a primary point of access to the Avenue 62 development corridor and will provide community and regional access to the adjacent Panorama commercial mixed-use site. This designation allows the development of retail commercial uses, business park and professional offices, and thoughtfully integrated residential development in the Medium High Density (8.0-14.0 du/ac) and/or High Density (20 du/ac) ranges.

This commercial and business park development will provide job opportunities for local residents and function as the commercial and business hub for the community; it is considered an integral and strategically situated component of the proposed project. Mixed use commercial development will include a range of neighborhood and community-scale commercial services, such as community-scale retail outlets, supermarkets and super drugstores, restaurants, and specialty retail stores. Office uses may include financial, legal, insurance, medical and dental, administrative professional and corporate offices, as well as support services.

Office Park – 4.4± Acres

This designation provides for such professional office uses as financial, legal, insurance, accounting and other similar corporate and professional offices and services. Approximately 3 acres are set aside for these uses at the northwest corner of D Street and Pierce Street, adjacent to the COD campus site. Another approximately 1.4 acres are allocated for this use northeast of the intersection of Pierce Street and the proposed Connector Road in the eastern portion of the project site. Within the context of the Panorama Specific Plan, the proposed office park will provide convenient professional office services and may complement or even serve as an incubator for the college campus activities.

COD East Valley Campus – 95.0 ± acres

The proposed Panorama Specific Plan will host the 95±-gross (78.6± net⁹) acre East Valley Campus of the College of the Desert. A community recreation facility (YMCA), described previously, is planned on 5-acres adjacent to the College site. Although not a part of the Panorama entitlement process, the COD EVC will play an integral part in defining the character and environment of the Panorama community. The campus will be located near the center of the Panorama Specific Plan area. Detailed planning of the campus is underway and is being conducted in close coordination with the Panorama Specific Plan. At buildout, the campus is expected to host approximately 6,400 students.¹⁰ Major funding for this campus has already been secured and the subject 95-acres is being gifted to the College.

Other Uses – 66.4± acres

Approximately 62.3 acres (12.4%) of the project site will be dedicated to the arterial and internal roadway network serving the site and the vicinity. The community will be connected to the region by the Highway 86S Expressway and its planned interchange with Avenue 62, State Highway 111 and the surrounding arterial roadway network being developed in this portion of the Coachella Valley. An additional 2.0± acres is planned for a combined Fire station near Mixed Use lands. A 2.3± acre site is planned for an electric power substation (PA 15) to be located immediately south of Pierce Street, east of the IID power corridor easement and adjacent to the Mixed-Use Commercial PA-2.

⁹ COD East Valley Campus net acreage of 78.6± acres is derived from 95± gross acre campus less open space, roadway rights-of-way and setbacks. The 5-acre community center/YMCA is not included in the campus acreage calculations.

¹⁰ WSCH FTES HC Projections, April 9, 2007 (#3), prepared by College of the Desert.

Project Phasing

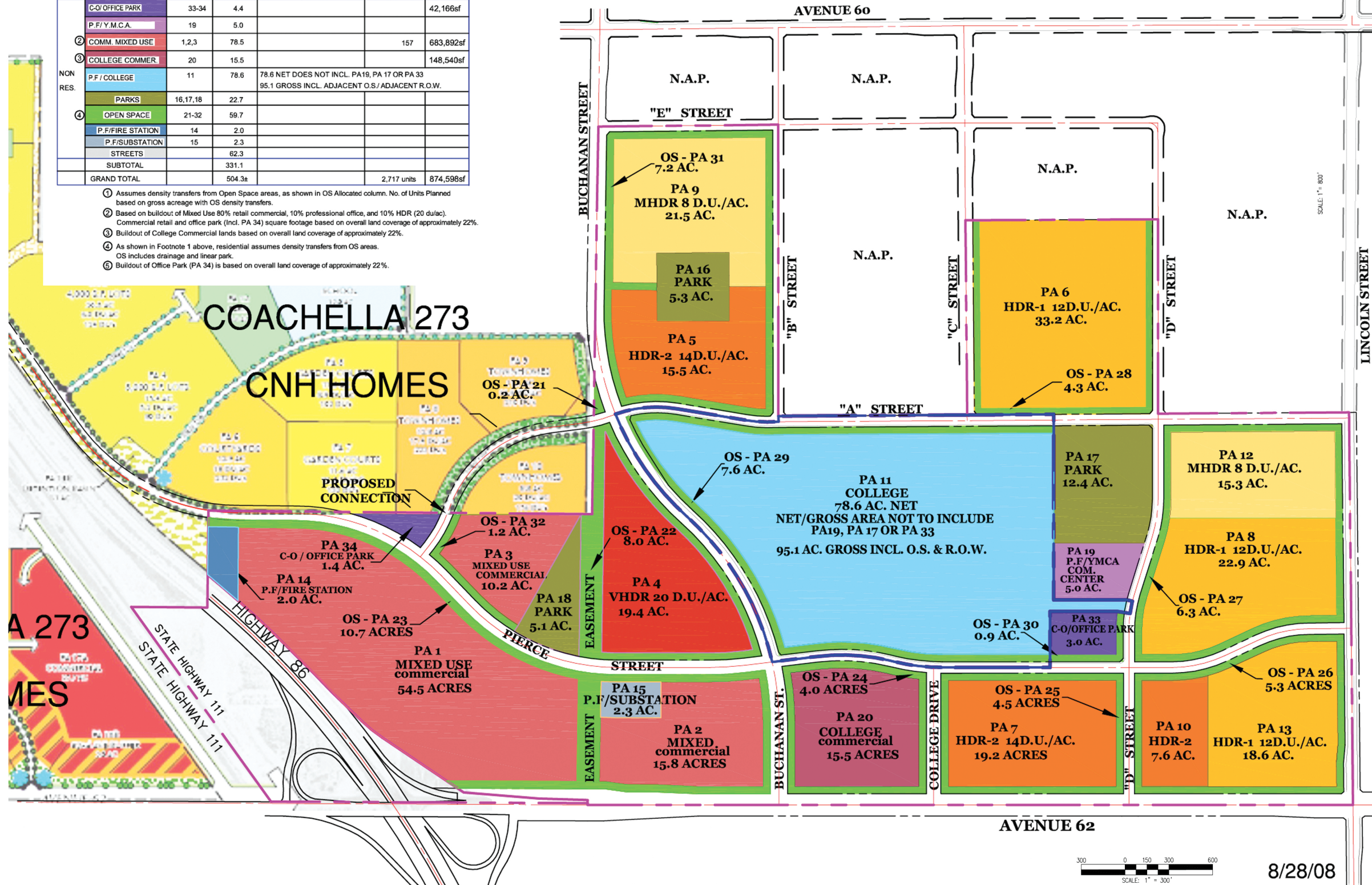
The Panorama Specific Plan is expected to be constructed in three phases over a period of approximately twenty years. Phasing plans are guided by a number of factors, including logical extension of infrastructure, such as roadways and utilities, as well as critical public facilities to serve development. For the subject site, phasing is also contingent upon provision of infrastructure and facilities to support development of the initial phases of the COD campus plan. The Panorama Specific Plan phasing plan will be refined during the County's review and approval process, and over the course of project development. Following is a brief description of the proposed three-phase development of the site. The draft Conceptual Phasing Plan is illustrated in Exhibit II-4.

Phase I: This phase begins at Buchanan Street south of Avenue 60. It will encompass roughly the northwestern and south central portions of the planning area as well as the COD campus site. Phasing of the COD campus plan is being considered separately as part of the campus master planning process. Phase I includes medium and medium-high density residential development, College Commercial, and parklands. Planning Areas 5, 7, 9, 11, 16 and 20, and associated open space lands are part of this phase.

Phase II: This phase generally encompasses the eastern portion of the planning area, including PA17 (park and irrigation lake), community center/YMCA and the office park planned for lands adjacent to the eastern portion of the COD campus site. In addition to those uses, this phase will include medium and medium-high density residential development. Phase II includes Planning Areas 6, 8, 10, 12, 13, 17, 19 and 33, as well as adjacent open space lands.

	LAND USE	PLANNING AREA (PA)	NET ACREAGE	O.S. ALLOCATED	GROSS AC. ADJACENT O.S. AREAS	D.U./AC.	TOTAL UNITS	TOTAL S.F.
RES.	MHDR	9,12	36.8	6.7	43.5	8.0	348	
	HDR-1	6,8,13	74.7	11.2	85.9	12.0	1031	
	HDR-2	5,7,10	42.3	9.1	51.4	14.0	720	
	VHDR	4	19.4	3.7	23.1	20.0	462	
	SUBTOTAL		173.2	30.7	203.9		2,560	
C-O	OFFICE PARK	33-34	4.4					42,166sf
	P.F./Y.M.C.A.	19	5.0					
	COMM. MIXED USE	1,2,3	78.5				157	683,892sf
COLLEGE	COMMER.	20	15.5					148,540sf
	P.F./COLLEGE	11	78.6		78.6 NET DOES NOT INCL. PA19, PA17 OR PA33 95.1 GROSS INCL. ADJACENT O.S./ADJACENT R.O.W.			
NON RES.	PARKS	16,17,18	22.7					
	OPEN SPACE	21-32	59.7					
	P.F./FIRE STATION	14	2.0					
	P.F./SUBSTATION	15	2.3					
	STREETS		62.3					
	SUBTOTAL		331.1					
	GRAND TOTAL		504.3±				2,717 units	874,598sf

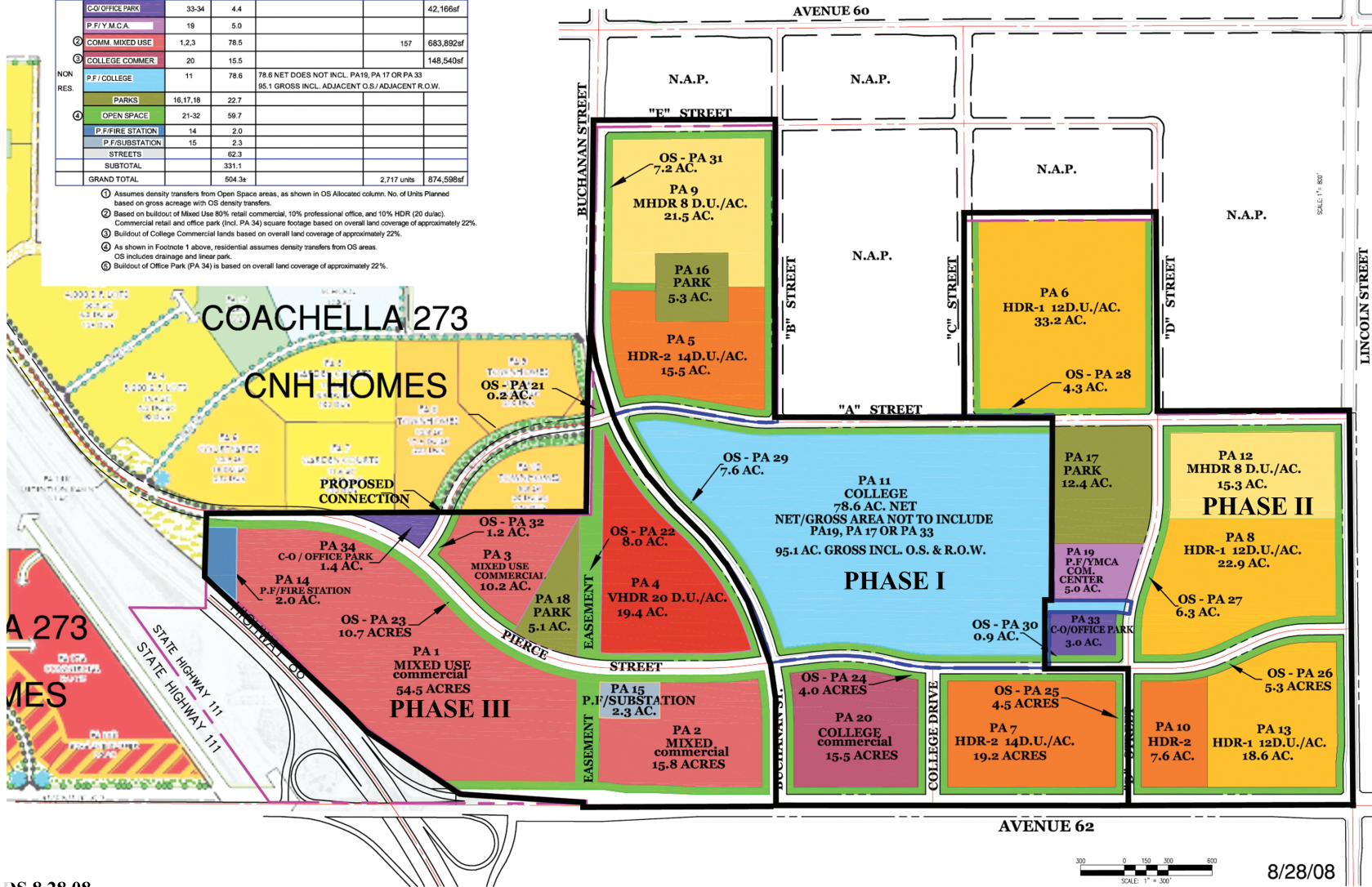
- ① Assumes density transfers from Open Space areas, as shown in OS Allocated column. No. of Units Planned based on gross acreage with OS density transfers.
- ② Based on buildout of Mixed Use 80% retail commercial, 10% professional office, and 10% HDR (20 du/ac). Commercial retail and office park (Incl. PA 34) square footage based on overall land coverage of approximately 22%.
- ③ Buildout of College Commercial lands based on overall land coverage of approximately 22%.
- ④ As shown in Footnote 1 above, residential assumes density transfers from OS areas. OS includes drainage and linear park.
- ⑤ Buildout of Office Park (PA 34) is based on overall land coverage of approximately 22%.



Source: ADS 08.28.08

LAND USE	PLANNING AREA (PA)	NET ACREAGE	O.S. ALLOCATED	GROSS AC. ADJACENT O.S. AREAS	D.U./AC.	TOTAL UNITS	TOTAL S.F.
RES.	MHDR	9.12	36.8	6.7	43.5	8.0	348
	HDR-1	6.8,13	74.7	11.2	85.9	12.0	1031
	HDR-2	5.7,10	42.3	9.1	51.4	14.0	720
	VHDR	4	19.4	3.7	23.1	20.0	482
	SUBTOTAL		173.2	30.7	203.9		2,560
	C-O/OFFICE PARK	33-34	4.4				42,166sf
	P.F./Y.M.C.A.	19	5.0				
COMM. MIXED USE	1,2,3	78.5				157	683,892sf
COLLEGE COMMER.	20	15.5					148,540sf
NON RES.	P.F./COLLEGE	11	78.6	78.6 NET DOES NOT INCL. PA19, PA 17 OR PA 33 95.1 GROSS INCL. ADJACENT O.S./ADJACENT R.O.W.			
	PARKS	16,17,18	22.7				
	OPEN SPACE	21-32	59.7				
	P.F./FIRE STATION	14	2.0				
	P.F./SUBSTATION	15	2.3				
	STREETS		62.3				
	SUBTOTAL		331.1				
	GRAND TOTAL		504.34			2,717 units	874,598sf

- ① Assumes density transfers from Open Space areas, as shown in OS Allocated column. No. of Units Planned based on gross acreage with OS density transfers.
- ② Based on buildout of Mixed Use 80% retail commercial, 10% professional office, and 10% HDR (20 du/ac). Commercial retail and office park (incl. PA 34) square footage based on overall land coverage of approximately 22%.
- ③ Buildout of College Commercial lands based on overall land coverage of approximately 22%.
- ④ As shown in Footnote 1 above, residential assumes density transfers from OS areas.
OS includes drainage and linear park.
- ⑤ Buildout of Office Park (PA 34) is based on overall land coverage of approximately 22%.



Source: ADS 8.28.08



**Panorama Specific Plan
Conceptual Phasing Plan
Riverside County Unincorporated, California**

Phase III: The final phase of site development is planned to generally encompass the southwestern portion of the site. Phase III development will include mixed use commercial development, office park, high-density residential development, lands allocated for fire facilities, the electrical substation site and parklands. Planning Areas expected to develop in Phase III are 1, 2 and 3, 4, 14, 15, 18, and 34

Other: A sewer lift station is tentatively planned within the southeast portion of PA 1. Scheduling of construction of the station is being considered and will be determined during further consultations with CVWD.

The following table summarizes the planning areas that are expected to build out within each phase of development.

Table II-1
Proposed Specific Plan Phasing by Planning Area

Phase	Planning Areas ¹
I	5: HDR (2) 7: HDR (2) 9: MHDR 11: Public Facility (COD EVC Campus) 16: Open Space (Recreation/Park) 20: Commercial Retail (College)
II	6: HDR (1) 8: HDR (1) 10: HDR (2) 12: MHDR 13: HDR (1) 17: Open Space (Recreation/Park) 19: Public Facility. (YMCA.Center) 33: Commercial Office
III	1: Commercial Retail (Mixed Use) 2: Commercial Retail (Mixed Use) 3: Commercial Retail (Mixed Use) 4: VHDR 14: Public Facilities (Fire Station) 15: Public Facilities (Substation) 18: Open Space (Recreation/Park) 34. Commercial Office

¹Assumes inclusion of associated Open Space Planning areas,
Source: Panorama: A College Town Specific Plan Conceptual Phasing Plan, ADS, 10.30.07.

C. Land Use Development Standards

The Specific Plan proposes land use designations that are generally consistent with the districts described in the Riverside County General Plan Land Use Element. The districts identified in the Specific Plan allow for a range of land uses that are intended to provide a balanced mix of residential, commercial, mixed-use and institutional development. As previously noted, the Specific Plan proposes the following land use designations: Medium High Density Residential (5-8 du/ac) High Density Residential 1 and 2 (8-14 du/ac), and Very High Density Residential (14-20 du/ac), as well as Commercial Retail (including College Commercial and Commercial Mixed-Use), Commercial Office (Office Park), Public Facilities, YMCA/Community Center, and Open Space (Parks/Recreation). The COD East Valley Campus will be a self-contained component of the Panorama community.

1. Residential Land Uses¹¹

Within Riverside County, residential land uses are the single largest urban use in terms of acreage. The Riverside County General Plan establishes residential land use policies that are intended to accommodate demand for residential uses, to provide a range of housing styles, types, densities and affordability, and to ensure that new and rehabilitated residential structures enhance the quality of the neighborhood through sound construction techniques and design detail.

Medium High Density Residential (MHDR)

The Medium High Density Residential land use designation provides for the development of smaller lot, single-family residences. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 3,000 to 6,500 square feet. Zero lot line, "Z" lot and other parcel configurations may also be utilized to maximize the ratio of building coverage-to-useable open space on individual lots. Allowable uses in this category include detached, small-lot single-family homes, patio homes, and townhouses. Attached single-family development is also permitted. The potential for clustered development is also provided for in this category.

High Density Residential (HDR)

The High Density Residential land use designation allows detached, small-lot single family and attached single-family homes, patio homes, zero lot-line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. The Panorama Specific Plan further divides this designation into two High Density Residential designations, HDR-1 and HDR-2, assigning target densities of 12 and 14 dwelling units per acre, respectively. These are shown below and in Table II-2, Residential Development Standards Table.

Very High Density Residential (VHDR)

The Very High Density Residential land use designation allows for the development of multi-family apartments, duplexes, and condominiums, with a density range of 14.0 to 20.0 dwelling units per acre; the Specific Plan has an overall target density of 20 units per acre for this land use designation.

The following table summarizes development standards for residential land uses within the Specific Plan Area.

¹¹ Land Use Element of the Riverside County General Plan, adopted October 2003.

**Table II-2
Panorama Specific Plan
Residential Development Standards¹**

	MHDR²	HDR²	VHDR²
Min. Lot Size (Ac)	3,000	3,000	NA
Min. Lot Width (Feet)	40	40	NA
Min. Lot Depth (Feet)	80	80	NA
Min. Front Setback or Street Side Setback (Feet)	15	15	15
Min. Building Rear Setback (Feet)	10	10	10
Min. Building Interior Side Yard Setback (Feet)	5	5	5
Min. Patio/Balcony (Sq. Ft.)	225	96	64
Max. Bldg. Coverage (%)	N/A	N/A	N/A
Maximum Height (Feet)	40	50	50
Parking Standards ³	Ord. 348	Ord. 348	Ord. 348
¹ Derived from R-4 Planned Residential, Riverside County Ordinance No. 348.			
² Maximum allowable densities: MHDR: 8 du/ac; HDR 14 du/ac; VHDR 20 du/ac.			
³ . Common open space/recreation parking shall be provided for those residences located more than 1,000 feet from these facilities in accordance with Ordinance 348.			

Uses allowed within residential land use districts and use designations within the Specific Plan Area are listed in Table II-3, below. Allowable Uses tables are also provided for each of following land use district discussions. For each, if a proposed use is not listed in the table, the Planning Director shall, upon written request and in conformance with the provisions of Sections 18.26 and 18.28 of County Ordinance 348, review the proposed unlisted use and determine whether it is permitted, or requires a Conditional or Public Use Permit.

All uses listed in the Allowable Uses tables will be applied to requests for new development, expansion of existing uses, tenant improvements resulting in a listed use, or change in occupancy.

**Table II-3
Panorama Specific Plan
Residential Allowable Uses**

TYPE OF USE ¹	MHDR	HDR	VHDR
<i>Residential Uses</i>			
1. One family dwellings and accessory buildings normally incidental thereto.	P	P	P
2. Multiple-family dwellings subject to provisions of Section 8.96 of Riverside County Zoning Ordinance No. 348. ²	P	P	P
3. On-site address signs, affixed to building walls, stating the name of the structure use, not to exceed 5 percent of the surface area of the exterior face of the wall upon which the sign is located.	P	P	P
4. Entry monument signage subject to provisions of the Design Guidelines, Section IX.	P	P	P
5. Temporary real estate tract offices located within a subdivision, to be used only for and during the initial sales period of the subdivision. ³	APP	APP	APP
6. Apartment leasing offices designed as integral part of apartment complex.	P	P	P
CUP: Conditional Use Permit; P: Permitted Uses; APP: Approved Plot Plan; PUP: Public Use Permit; “-“ Denotes uses are prohibited.			
¹ Derived from Riverside County Ordinance No. 348 Permitted uses for R-4 Zone.			
² Section 8.96 Riverside County Ordinance No. 348 (Multiple family dwellings)			
³ APP pursuant to Sec. 18.30 (Plot Plans); initial sales period concludes when the last unit has sold for the first time.			
⁴ PUP pursuant to Sec. 18.29 (Public Use Permits)			

2. Commercial Land Uses¹²

Commercial Retail (College Commercial, CC)

The College Commercial Retail land use designation is derived from the Riverside County General Plan Commercial Retail designation, which allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.

The General Plan states that retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County unincorporated territory. The General Plan suggests that floor area ratios may range from 0.20 to 0.35¹³. The subject Specific Plan assumes an overall lot coverage and FAR of 0.22 for retail commercial uses.

¹² Ibid.

¹³ Floor Area Ratio (FAR) is measured by dividing the number of square feet of building by the number of square feet of the parcel. For example, a three-story, 60,000 square-foot building (20,000 square feet per floor) on a 20,000 square-foot parcel has a FAR of 3.0.

Within the Panorama Specific Plan area, the College Commercial Retail land use designation provides for a wide range of commercial uses. Appropriate land uses in this designation include hotels and motels, professional services, retail commercial land uses, in the form of both free-standing businesses and retail centers. As previously noted, College Commercial Retail lands in the Specific Plan area total 15.5 acres, and are located in the southern-most portion of the Specific Plan area along Avenue 62 and in proximity to the proposed COD East Valley Campus site, Buchanan Street and S.R. 86. The location of the commercial area is designed to encourage the patronage of surrounding residents, and facilitate access.

Table II-4 sets forth development standards for College Commercial Retail uses. These uses are derived from those set forth in Riverside County Ordinance 348 for General Commercial (C-1/C-P). Uses have been adapted so as to be appropriate for this Specific Plan, and some uses that are permitted under Ordinance 348 are excluded herein, or permitted only with a Conditional Use Permit. Examples of uses that are not provided for under the Specific Plan include but are not limited to department stores, pawnshops, radio and television broadcasting studios, car washes, taxidermists, boat and other marine sales, golf cart sales and service.

**Table II-4
Panorama Specific Plan
Commercial Retail (College Commercial) Development Standards¹**

	College Commercial Retail
Min. Lot Size (SF)	N/A ²
Min. Lot Width (Feet)	N/A ²
Min. Lot Depth (Feet)	N/A ²
Min. Front Setback or Street Side Setback (Feet)	No encroachment into required open space buffer. (See Section IX of this Specific Plan). No setbacks required for permitted commercial uses under 40 feet in height. Any portion of a building that exceeds over 40 feet in height shall be set back from the front, side lot lines by no less than 2 feet for each foot by which the height exceeds 40 feet.
Min. Building Rear Setback (Feet)	No encroachment into required open space buffer. (See Section IX of this Specific Plan). Required minimum 2-foot setback for each foot over 40 feet in building height.
Min. Building Interior Side Yard Setback (Feet)	No encroachment into required open space buffer. (See Section IX of this Specific Plan). No minimum when property adjoins another commercial property. Required 2-foot setback for that portion of buildings over 40 feet in building height. .
	Driveways: 24 feet
	Structures: 35 feet
Max. Bldg. Coverage (%)	22%
Maximum Height (Feet)	50 ³
Parking Standards	1 space per 250 s.f. of gla ⁴
¹ Derived from C-1/C-P General Commercial zone, Riverside County Ord. No. 348 ² No minimum lot area requirement unless specifically required by zone classification for a particular area. ³ No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance 348. ⁴ Varies from Ord. 348 and applies in the aggregate to all permitted office and commercial uses. GLA = gross leasable area. Specific Plan maximizes non-motorized accessibility through land use efficiencies and walkability/connectivity throughout the site.	

**Table II-5
Panorama Specific Plan
Commercial Retail (College Commercial) Allowable Uses**

	College Commercial
TYPE OF USE¹	
<i>Commercial Uses²</i>	
1. Antique shops	P
2. Appliance stores, household.	P
3. Art supply shops and studios.	P
4. Automobile parts and supply stores.	P
5. Bakery shops, including baking only when incidental to retail sales on the premises.	P
6. Banks and financial institutions.	P
7. Bars and cocktail lounges.	CUP
8. Barber and beauty shops.	P
9. Bookstores.	P
10. Bicycle sales and rentals.	P
11. Ceramic sales and manufacturing for on-site sales, provided the total volume of kiln space does not exceed 16 cubic feet.	P
12. Churches, temples and other places of worship.	PUP
13. Clothing stores.	P
14. Confectionary or candy stores.	P
15. Construction offices and caretaker's quarters on construction sites for the duration of a valid building permit, provided they are inconspicuously located.	P
16. Day care centers.	P
17. Delicatessens.	P
18. Convenience stores, including the sale of motor vehicle fuel.	CUP
19. Drug stores.	P
20. Dry goods and department stores.	P
21. Employment agencies.	P
22. Feed and grain sales.	P
23. Florist's shops.	P
24. Food markets, produce markets, frozen food lockers.	P
25. Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.	CUP
26. Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.	CUP
27. Gift shops and stationery stores.	P
28. Hardware stores, not including plumbing contractors.	P
29. Hotels, resort hotels and motels.	CUP
30. Hobby shops.	P
31. Ice cream shops.	P

**Table II-5
Panorama Specific Plan
Commercial Retail (College Commercial) Allowable Uses**

TYPE OF USE ¹	College Commercial
32. Interior decorating shops.	P
33. Jewelry stores, including incidental repairs.	P
34. Laundries and Laundromats.	P
35. Leather goods stores.	P
36. Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of ordinance 348.	CUP
37. Locksmith shops.	P
38. Meat markets, not including slaughtering.	P
39. Music stores.	P
40. News stores.	P
41. Notions or novelties stores.	P
42. Nursery and garden supply stores.	P
43. Professional offices; does not include medical/dental/chiropractor	P
44. Market, food, wholesale or jobber..	P
45. Offices, medical/dental/chiropractic.	P
46. Office supply stores.	P
47. Paint and wallpaper stores, not including paint contractors.	P
48. Parking lot and parking structures.	P
49. Pet shops and pet supply stores.	P
50. Photography shops and studios and photo engraving.	P
51. Recycling collection facilities (incidental to grocery stores).	P
52. Refreshment stands.	P
53. Restaurants and other eating establishments.	P
54. Shoe stores and repair shops.	P
55. Shoeshine stands.	P
56. Signs, on-site advertising.	P
57. Sporting goods stores.	P
58. Schools, business and professional, including art, barber, beauty, dance, drama, music and swimming.	P
59. Tailor shops.	P
60. Theatres, not including drive-in.	CUP
61. Tire sales and service, not including re-capping.	CUP
62. Tobacco shops.	P
63. Tourist information centers.	P
64. Toy shops.	P
65. Travel agencies.	P
66. Watch repair shops.	P

**Table II-5
Panorama Specific Plan
Commercial Retail (College Commercial) Allowable Uses**

	College Commercial
TYPE OF USE¹	
<p>CUP: Conditional Use Permit; P: Permitted Uses; APP: Approved Plot Plan; PUP: Public Use Permit; “-“ Denotes uses are prohibited.</p> <p>¹Derived from Riverside County Ordinance No. 348 Permitted uses for C-1/C-P Zone.</p> <p>² Enclosed buildings with no more than 200 feet of outside storage or display of materials appurtenant to such use, provided an approved plot plan pursuant to provisions of Sec. 18.30 of Ordinance 348.</p>	

3. Mixed Uses¹⁴

Commercial Retail (Commercial Mixed Use)

The Commercial Retail (Commercial Mixed Use) Planning Area land use designation is intended to reflect mixed-use areas. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Within the Panorama Specific Plan area, lands designated for mixed-use commercial development are planned for approximately 80.5 acres in the southwestern portion of the project site. These lands are adjacent to S.R. 86 and just north and south of Avenue 62, in order to facilitate access by surrounding residents as well as those within the Specific Plan area.

Within the mixed-use area, lands have been allocated and may be used for the development of multi-family apartments, which may be configured as two- and three-story four-plex and six-plex configurations. These multi-plex residential units would be developed at an average overall density of 20 dwelling units per acre. Commercial uses allowed within the Mixed Use area are the same as those described under College Commercial, above.

¹⁴ Ibid.

**Table II-6
Panorama Specific Plan
Commercial Retail (Mixed Use) Development Standards¹**

	Residential (VHDR)	Commercial Retail Mixed Use
Min. Lot Size (Ac)	N/A	N/A
Min. Lot Width (Feet)	N/A	N/A ²
Min. Lot Depth (Feet)	N/A	N/A ²
Min. Front Setback or Street Side Setback (Feet)	10	No setbacks required for permitted commercial uses under 40 feet in height. Any portion of a building that exceeds 40 feet in height shall be set back from the front, side lot lines by no less than 2 feet for each foot by which the height exceeds 40 feet.
•From S.R. 86 RW	30	
•From X Interior Roadway (east)	10	
•From X Interior Roadway (north)	10	
•From O.S. PA 22	10	
Min. Building Rear Setback (Feet)	10	No encroachment into required open space buffer. (See Section IX of this Specific Plan). Required minimum 2-foot setback for each foot over 40 feet in building height.
Min. Building Interior Side Yard Setback (Feet).	Requires min. 10-foot separation between buildings.	No encroachment into required open space buffer. (See Section IX of this Specific Plan). No minimum when property adjoins another commercial property. Required 2-foot setback for each foot that portion of building exceeding 40 feet in height.
Max. Bldg. Coverage (%)	N/A	22%
Maximum Height (Feet)	50	50 ²
Minimum Required Patio (Sq. Ft.)	64	NA
Parking Standards ³	Ord. 348	1 Space per 250 s.f. gla
¹ Derived from in R-4 Residential and C1/CP Commercial Zones, Riverside County Ord. No. 348 ² No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance 348. ³ Standards may be reduced in accordance with 348.18.12e: e, Alternative Parking Program. Varies from Ord. 348 and applies in the aggregate to all permitted office and commercial uses. GLA = gross leasable area. Specific Plan maximizes non-motorized accessibility through land use efficiencies & walkability/connectivity throughout site.		

Allowable uses for residential development on Commercial Retail Mixed Use lands are the same as those shown in Table II-2 for VHDR residential uses. Allowable uses for Mixed Use commercial development are the same as those shown in Table II-4 for College Commercial Retail development. Open space requirements for residential development within Commercial Retail Mixed Use lands are based on the Riverside County requirement of 5 acres per 1,000 persons, as discussed under Residential, above.

4. Commercial Office (C-O, Office Park)

Within the Specific Plan area the Office Park land use designation allows for a variety of professional and administrative office uses, including financial institutions, legal services, insurance services, and other office and support services, and may also include research and development and technology centers. This use also allows for retail uses that support the office park uses.

**Table II-7
Panorama Specific Plan
Commercial Office Development Standards¹**

	Office Park
Min. Lot Size (SF)	N/A ²
Min. Lot Width (Feet)	N/A ²
Min. Lot Depth (Feet)	N/A ²
Min. Front Setback or Street Side Setback (Feet)	No encroachment into required open space buffer. (See Section IX of this Specific Plan). Required minimum setback 25 foot on front or side where property line adjoins a street or property zoned for residential use. No minimum setback when property adjoins property zoned for other than residential use.
Min. Building Rear Setback (Feet)	No encroachment into required open space buffer. (See Section IX of this Specific Plan). Required minimum 25 foot setback where property line adjoins a street or property zoned for residential use.
Min. Building Interior Side Yard Setback (Feet)	No encroachment into required open space buffer. (See Section IX of this Specific Plan). No minimum setback when property adjoins another commercial property.
Max. Bldg. Coverage (%)	22%
Maximum Height (Feet)	50 ³
Parking Standards ⁴	General Off: 1 sp/250 gla; Med. Off: 1 sp/200 gla ⁴
¹ Derived from C-O Commercial Office zone, Riverside County Ord. No. 348 ² No minimum lot area requirement unless specifically required by zone classification for a particular area. ³ No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance 348. ⁴ Varies from Ord. 348. Specific Plan maximizes non-motorized accessibility through land use synergies and walkability/connectivity throughout the site.	

**Table II-8
Panorama Specific Plan
Commercial Office Allowable Uses**

	Office Park
TYPE OF USE¹	
<i>Office Park Uses²</i>	
1. Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate office, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.	P
2. Art gallery, library, reading room, museum.	P
3. Banks and financial institutions.	P
4. Employment agencies.	P
5. Parking lots and parking structures.	P
6. Prescription pharmacy when related to and incidental to a professional office building.	P
7. Tourist information centers.	P
8. Travel agencies.	P
9. Day care centers.	P
10. Clinics, including, but not limited to medical, dental and chiropractic.	P
11. Health and exercise centers, provided all facilities are located within an enclosed building.	P
12. Laboratories, film, dental, medical, research or testing.	P
13. Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.	P
CUP: Conditional Use Permit; P: Permitted Uses; APP: Approved Plot Plan; PUP: Public Use Permit; "--" Denotes uses are prohibited.	
¹ Derived from Riverside County Ordinance No. 348 Permitted uses for C-O Zone.	
² Any use that is not specifically listed in uses 1 through 13, above, may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process that governs the category in which it falls.	

5. Public Facilities Uses¹⁵

Public Facilities (PF)

The Public Facilities area plan land use designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. Privately held uses with public facility characteristics are not required to be designated as Public Facilities, but are eligible to be so designated based on site-specific reviews of the characteristics of the use in question.

¹⁵ Ibid.

Building intensities for civic uses such as schools are comparable to other employment generating land use designations. The maximum intensity allowed for civic uses within the Public Facilities designation is 0.60 FAR. For the Panorama Specific Plan, the PF designation reflects only the school and no other use is contemplated or permitted without amending the SP.

Within the Specific Plan area, 2.0± acres have been allotted for a fire station site. These lands are set aside to the west of the “Connector Street” in the western portion of the project site and near Mixed Use Commercial lands in PAs 1 and 3.

The project applicant and Imperial Irrigation District (IID) have discussed the possible need for an electrical sub-station in the project vicinity. Therefore, approximately 2.3 acres have been allocated for this use in the Specific Plan area, south of Pierce Street and adjacent to the existing IID easement and immediately west of Mixed Use Commercial PA 2.

A variety of facilities within the Specific Plan area, including a sewer lift station, will be necessary to collect and transport wastewater to CVWD Wastewater Treatment Plant No. 4 located approximately two miles west of the Specific Plan site, south of Avenue 62. The sewer lift station is expected to be located within the southernmost portion of the Specific Plan site, adjacent to the existing SCE easement.

The only allowable uses on these lands will be the aforementioned fire station, the electrical sub-station, and the sewer lift station.

**Table II-9
Panorama Specific Plan
Public Facilities Development Standards¹**

	Public Facilities/ Fire Station	Public Facilities/ Electrical Substation
Min. Lot Size (Ac)	1	N/A
Min. Lot Width (Feet)	100	N/A
Min. Lot Depth (Feet)	150	N/A
Min. Front Setback or Street Side Setback (Feet)		
• From X Roadway (east)	20	15
• From X Roadway (south)	15	-
• From X Roadway (west)	N/A	-
Min. Building Rear Setback (Feet)	15	10
Min. Building Interior Side Yard Setback (Feet)	10	10
Max. Bldg. Coverage (%)	35%	N/A
Maximum Height (Feet)	35*	N/A
Parking Standards	Ord. 348	Ord. 348
¹ Derived from I-P Industrial Park, Riverside County Ord. No. 348.		
* 50 - 105 feet (Per requirements set forth in Section 18.34 Ordinance 348)		

6. Parks and Open Space¹⁶

Open Space-Recreation (OS-R)

The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, and athletic fields. Ancillary structures may be permitted for recreational opportunities. As with other Panorama land uses, parks and open space

**Table II-10
Panorama Specific Plan
Open Space/Recreation Development Standards¹**

	Parks Facilities
Min. Lot Size (SF)	N/A ²
Min. Lot Width (Feet)	N/A ²
Min. Lot Depth (Feet)	N/A ²
Min. Front Setback or Street Side Setback (Feet) ³	50
Min. Building Rear Setback (Feet) ³	50
Min. Building Interior Side Yard Setback (Feet) ³	50
Max. Bldg. Coverage (%)	22%
Maximum Height (Feet)	50
Parking Standards ⁴	<p>1 space per 12,000 sq. ft. of active recreational area.</p> <p>1 space/acre of passive rec area</p>
<p>¹Derived from R-5 Open Area Combining Zone Residential Developments zone, Riverside County Ord. No. 348</p> <p>²No minimum lot area or dimensional requirements.</p> <p>³Multiple Buildings must have 20 feet separation. No structural encroachments permitted in front, side or rear yard except as provided in Section 18.19 of Ordinance 348.</p> <p>⁴ Parking standards for active recreational areas vary from Ord. 348 due to optimized land use efficiencies and enhanced non-motorized access within Specific Plan site. Standards for passive open space per Ord. 348. Standards apply to private parks/open space within residential or mixed use planning areas if residential units are further than 1,000 feet from the entry to the recreational area.</p>	

¹⁶ Ibid.

Table II-11
Panorama Specific Plan
Open Space/Recreation Allowable Uses¹

	Parks and Associated Facilities
TYPE OF USE¹	
<i>Parks and Associated facilities</i>	
1. Community centers with swimming pools	P
2. Athletic playgrounds and sports fields	P
3. Volleyball, basketball and tennis courts and associated lighting	P
4. Sports equipment storage	P
5. Barbecue pits, grills and picnic tables; may include covered picnic or shade structures	P
6. Maintenance facilities and equipment storage	P
7. Restroom facilities	P
8. Parking structures and parking lots	P
9. Interpretive trails/passive open space.	P
10. Off-Leash Dog Areas	CUP
11. Community Gardens	P
12. Mobile snack and coffee sales ²	CUP
CUP: Conditional Use Permit; P: Permitted Uses; APP: Approved Plot Plan; CUP: Conditional Use Permit; PUP: Public Use Permit; “-“ Denotes uses are prohibited. ¹ Derived from Riverside County Ordinance No. 348 Permitted uses for R-5 Zone. ² Mobile vendors only, as licensed by County.	

Parks and other Open Space/Recreation lands will be owned and/or operated by the Master Property Owner’s Association, or owned and/or operated by Coachella Valley Recreation and Parks District, and/or the County Transportation Department.