

PANORAMA: A COLLEGE TOWN

SPECIFIC PLAN

VI. MASTER WATER AND SEWER PLAN

A. Introduction

This section describes the provision on the Specific Plan site for water, wastewater, and reclaimed water backbone infrastructure necessary to support the Panorama community at buildout. Thoughtful and conservative management and use of water resources have guided development of this master plan. Water conservation is achieved through utilizing multiple water sources, and through the use of reclaimed water for landscaping as well as some commercial and institutional uses, as well as using innovative and state-of-the-art technology.

Coachella Valley Water District (CVWD) provides domestic water, wastewater collection and treatment, and non-potable water for irrigation and other uses to the project site. CVWD has prepared a Water Supply Assessment in compliance with Senate Bill 610 and 221 to demonstrate the availability of water resources to serve the site over the next 20 years. Projected project-related water demand and wastewater generation at project buildout have been calculated, and are shown in Table VI-1, below.

**Table VI-1
Projected Water Demand**

SP Land Use Designation	Landscaping (ac-ft/yr)	Potable (ac-ft/yr)	Total Annual Demand (ac-ft/yr)	Daily Demand (mgd)
Medium Density Residential	40.8	67.1	107.9	0.10
Medium High Density Residential	136.8	337.5	474.3	0.42
High Density Residential	13.8	74.8	88.5	0.08
Commercial / Mixed Use	-	-	0.0	0.00
Retail Commercial/Restaurant	36.3	117.8	154.1	0.14
Professional Office	4.5	7.8	12.4	0.01
High Density Residential	4.5	31.0	35.6	0.03
Office Park	1.7	3.5	5.2	0.00
College Commercial	8.8	11.7	20.5	0.02
YMCA/Community Center	6.4	2.1	8.4	0.01
College/Sports Park	103.5	11.7	115.2	0.10
Parks	57.3	2.0	59.3	0.05
Open Space	127.0	-	127.0	0.11
Fire Station	0.9	1.2	2.0	0.00
Substation	1.3	-	1.3	0.00
Streets	0.0	-	0.0	0.00
Total	543.6	668.1	1,211.7	1.08

Source: Adapted from Table 3.1-2 of the CVWD Water Supply Assessment prepared by Terra Nova Planning & Research, Inc, February 2008.

Notes: Mgd: Million Gallons per Day. Ac-ft/ac/yr: Acre-feet per Year.

B. Available Water Resources

The Coachella Valley is a deep alluvium-filled basin underlain by a large underground freshwater reservoir. This reservoir is divided into a series of subbasins defined by fault structures and non-water bearing rock, which include the Mission Creek subbasin, the Desert Hot Springs subbasin, the Garnet Hill subbasin, and the Upper and Lower Whitewater River subbasins. These subbasins collect rainfall, mountain runoff, and the occasional overflow of the Colorado River. In addition, CVWD augments natural recharge of these subbasins with imported water. The sands and gravels that fill the Coachella Valley allow percolation of the water that replenishes these groundwater subbasins.

CVWD provides water and wastewater collection and treatment service to much of the Coachella Valley, including the subject property. CVWD utilizes well to extract groundwater from the Whitewater River subbasin. Groundwater supplies in the Whitewater River subbasin have steadily depleted since the beginning of the 20th century, as agricultural activities expanded in the Coachella Valley. With the valley's development as a destination resort, groundwater supplies were further depleted as increasing numbers of golf courses and landscaped residential developments were built. Currently the subbasin is in an overdraft condition, with outflows greater than inflows.¹

¹ "Coachella Valley Water District Engineer's Report on Water Supply and Replenishment Assessment, Lower Whitewater River Subbasin Area of Benefit, 2007-2008," prepared by MWH, April, 2007.

CVWD has prepared an Urban Water Management Plan, which sets forth CVWD policies and programs designed to manage the aforementioned overdraft and to ensure a dependable long-term supply of water for the Coachella Valley.² Direct groundwater recharge is a key element of CVWD's long-term management plan; to this end it has established a recharge facility in the upper Coachella Valley, as well as a pilot recharge facility behind Dike 4 in the lower valley. CVWD also imports Colorado River water via the Coachella Canal for agricultural irrigation and other non-potable uses.

Existing Backbone Infrastructure

The subject site is currently used primarily for agricultural uses, which utilize the aforementioned Colorado River water from the Coachella Valley canal for irrigation. Non-potable water is delivered from the canal to the subject site via a network of canal laterals owned and maintained by CVWD. These include 12-inch to 33-inch pipe laterals within Avenue 60, Buchanan Street, and Avenue 62, which extend into and throughout the site. As noted below, a 78-inch pipe lateral constructed by the Bureau of Reclamation (BOR) is located within the intersection of Avenue 62 and Lincoln Street.

CVWD has existing 18" domestic water lines within the Buchanan Street right-of-way; this line continues south to Avenue 62, where it turns east to Lincoln Street, and then continues south to the community of Mecca.

Two CVWD pressure zones serve the lower valley domestic water system: the Mecca and Thermal Airport pressure zones. The subject site is located in the Thermal zone. The CVWD Thermal Well Field, which serves the Thermal pressure zone, is located northwest of the subject site, west of SR 86.

C. Master Water System Plan

1. Groundwater Resources and Proposed Facilities

As previously noted, a Water Supply Assessment has been prepared to estimate projected water demand, and to ensure that CVWD has sufficient water supplies to serve the project for approximately 20 years. Projected water demand for the subject project is shown in Table VI-1. The Water Supply Assessment is included in the appendices section of the Environmental Impact Report for this Specific Plan.

Groundwater underlying the project site has been found to contain unacceptable levels of arsenic, based on federal (EPA) standards for domestic consumption,³ which preclude its untreated use as domestic water. The project design engineering team has conferred with CVWD to consider options for the provision of domestic water to the project site. These designs, discussed further, below, have also been developed in close coordination with the COD master site planning team to ensure that facilities are in place to serve the initial phases of campus development.

Provision of Domestic and Irrigation Water to the Specific Plan Site

As has been discussed, potable water is potentially available to the subject site from wells in the Thermal well field located north of the Panorama property. Groundwater underlying the subject property is also a potential source, although water from this portion of the aquifer would require treatment to reduce levels of arsenic to meet state and federal domestic use standards.

² "Coachella Valley Water District, Final Report, Urban Water Management Plan," December 2005.

³ Arsenic and Clarifications to Compliance and New Source Monitoring Rule 66 FR 6979, January 22, 2001.

Irrigation water is available to the subject site from two sources: 1) groundwater underlying the site; and 2) Colorado River water delivered to the region and the planning area via the Coachella Branch Canal of the All-American Canal. However, in order to minimize the project's groundwater withdraws Colorado River water will be used for all irrigation uses. In tandem, with consideration of options for provision of domestic water, CVWD and the project engineers have also carefully considered how irrigation water will be provided to the Panorama development.

The following options have been under discussion with CVWD for provision of domestic and irrigation water to the subject project. Each option would utilize existing water lines and canal laterals in the planning area, and would require the construction and/or extension of new facilities to the site for provision of domestic water.

Option 1: The project applicant would procure one well site in CVWD's Thermal well field and a delivery system would be constructed to the Panorama site. Wells in the Thermal field would provide domestic water only. Under this scenario, only one (1) CVWD well would be needed to serve the Panorama site. Irrigation water would be obtained via the Colorado River water from the canal system.

Option 2: One (1) well would be drilled on-site and would provide sufficient water for domestic use only; this would require construction of a treatment facility. Colorado River water from the canal system will be used for irrigation on-site.

Based upon consultation with CVWD and the Panorama Specific Plan Water Supply Assessment, it has been determined appropriate that all irrigation needs of the project be met by Colorado River water from the existing canal system. This design will require a dual piping system, one for domestic (potable) water and one for irrigation (non-potable) water. Once tertiary treated water becomes available to the site (at some future date), it will be used as a source for irrigation water.



Beyond the initial phases of development, all water resource options will require that an off-site reservoir be constructed to provide domestic water storage to serve the Panorama development, as well as the COD campus. CVWD is actively planning for these facilities, which will also serve future development in the Avenue 62 corridor planning area. It is currently estimated that approximately 2.5 mg of the total reservoir storage capacity will be needed to serve the Panorama site and COD campus at buildout, should the plan of service include Option 1 or 2. Both Options require that the reservoir be sited at an elevation of 60 feet above mean sea level within CVWD's Thermal Airport Pressure Zone.

A final service agreement with CVWD will be obtained prior to project construction. The agreement will provide a description of the water provision option agreed upon with the project applicant and approved by CVWD.

Proposed Domestic Water Backbone Infrastructure

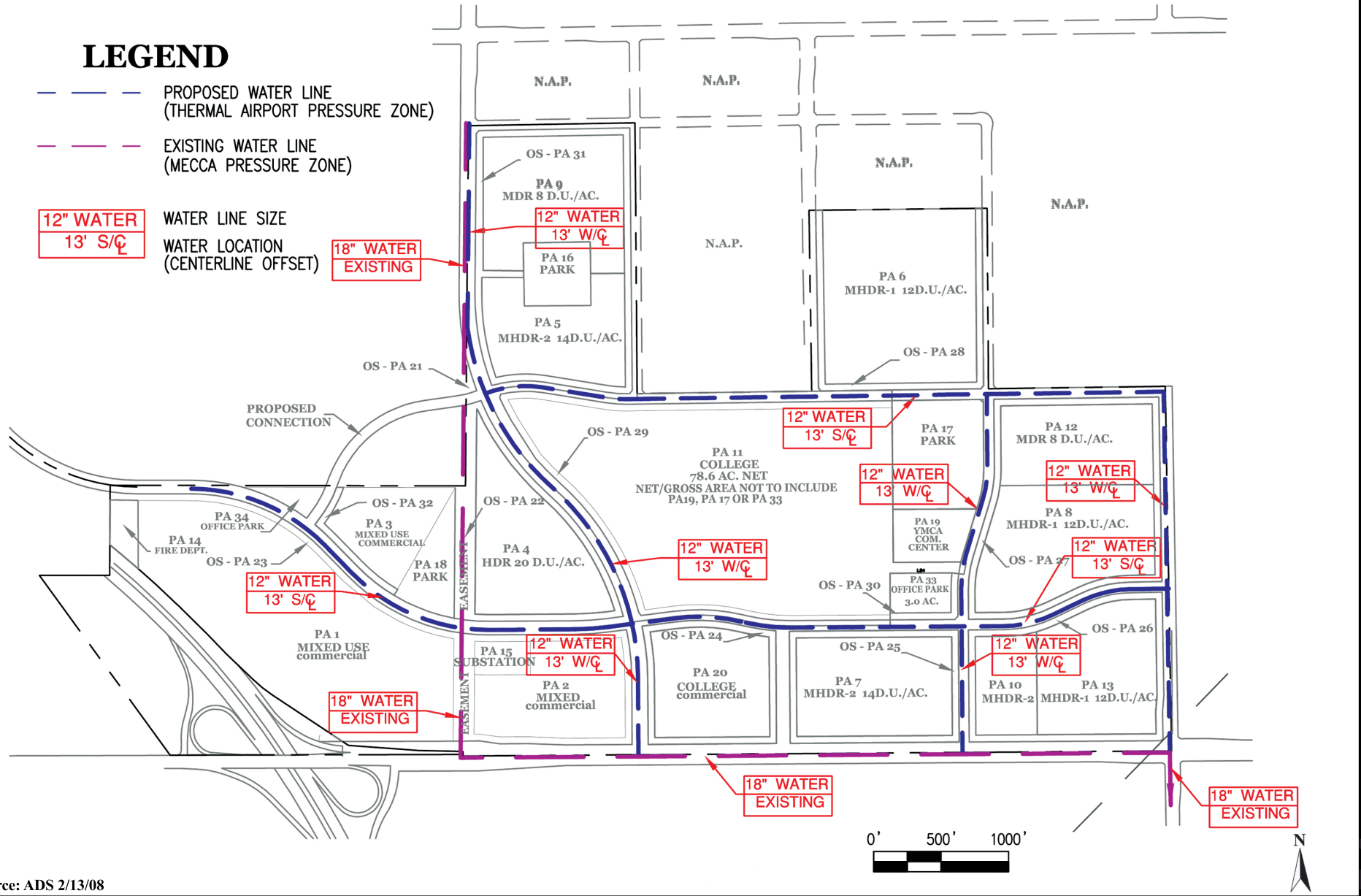
A network of water lines will be necessary to provide domestic water to the various planning areas within the subject site, as well as to the COD campus. As previously noted, CVWD has 18-inch domestic water lines within Buchanan Street and Avenue 62 in the project vicinity. The site will be served by 12-inch and 18-inch water lines, which will connect with existing CVWD lines and will be located within roadway rights-of-way. Existing and proposed domestic water lines are illustrated on Exhibit VI-1, Conceptual Proposed Water Utility Plan.

LEGEND

-  PROPOSED WATER LINE (THERMAL AIRPORT PRESSURE ZONE)
-  EXISTING WATER LINE (MECCA PRESSURE ZONE)

12" WATER
13' S/C WATER LINE SIZE
WATER LOCATION
(CENTERLINE OFFSET)

18" WATER EXISTING



Source: ADS 2/13/08

2. Colorado River (Canal) Water

As previously noted, CVWD currently provides Colorado River water for agricultural irrigation on the subject site. Colorado River water is transported to the Coachella Valley and the project vicinity via the Coachella Branch of the All-American Canal. Based upon evolving water management strategies being developed by CVWD, in consultation with the Panorama proponent, the Specific Plan site will utilize canal water for all its irrigation needs. Non-potable water will be delivered to the site via existing irrigation water lines located within Avenue 60, Buchanan Street and Avenue 62, and will be stored on-site in a 3± acre irrigation lake to be located within parklands in Planning Area 17, east of the COD East Valley Campus planning area (PA 11). The irrigation lake will serve to clarify irrigation water through a sand filter system; irrigation water will then be delivered throughout the site via a piping system that will be used only for irrigation purposes.

3. Reclaimed Waste Water

The Coachella Valley Water District has become a leader in the treatment and use of reclaimed wastewater for use in golf course and landscape irrigation. Several CVWD wastewater treatment plants have been upgraded to treat water to a level that allows its use for irrigation. The CVWD has a wastewater treatment plant WRP-4 south of Avenue 62 and approximately one mile west of the Panorama planning area. WRP-4 currently does not have facilities for treatment and delivery of reclaimed wastewater (tertiary treatment). As noted above, the project design will include a dual piping system, one for domestic (potable) water and one for irrigation (non-potable) water. This will allow tertiary treated water to be used as a source for irrigation water when it becomes available in the future. Therefore, stub-outs for piping for delivery of reclaimed water for irrigation will be constructed at the subject site and will be able to accommodate this resource should it become available in the future.

D. Master Sewer Plan

1. Existing and Proposed Backbone Collection System

CVWD has a sewer force main located within Avenue 65 at Lincoln Street, southeast of the project site, and an existing manhole at Hammond Road to the south of the site. Currently, there are no wastewater collection facilities on the subject property; the project will require connection with existing pipes in the project vicinity, and the installation of new sewer lines, to service the subject property.

To extend sewer pipeline to the subject site, an approximately additional 1.7 miles (9,180 linear feet) of piping will be required. The most direct extension would follow Lincoln Street from the current main within Avenue 65, to the southeastern corner of the subject property at Avenue 62. There are no major canals or highways along this route.

However as previously noted, a 78-inch concrete irrigation pipe (Lateral 97.1) built by the BOR occurs within the intersection of Avenue 62 and Lincoln Street. To avoid this concrete pipe, and to serve as the sewage connection point for the subject property, the Specific Plan proposes that a manhole be installed at approximately 15-feet below the current pavement elevation at the intersection of Avenue 62 and Lincoln Street.

Approximately two miles of pipeline are expected to be required to provide wastewater collection facilities to individual parcels and the College site. The Panorama site has a natural slope decline to the southwest, with the site's low point lying adjacent to the Avenue 62/SR86S interchange. The Panorama project will be served by a sewer gravity system consisting of 8-inch, 10-inch, 12-inch and 15-inch vcp pipe. In order to provide a connection to the proposed offsite sewer line at Lincoln Street, a sewer line in Avenue 62 must run easterly and against the surface grade.

To ensure that an appropriate hydraulic grade is maintained, and to minimize costs associated with the depth of construction that would be necessary to maintain this grade, the Specific Plan proposes the construction of a sewer lift station at the intersection of Buchanan Street and Avenue 62 on the project site. This lift station will be drained by a 10-inch force sewer main that will allow pipeline within Avenue 62 to be built at minimum depth and follow existing grade towards the Lincoln Street Intersection.

The Specific Plan Conceptual Proposed Sewer Utility Plan is shown on Exhibit VI-2.

2. Treatment Plant

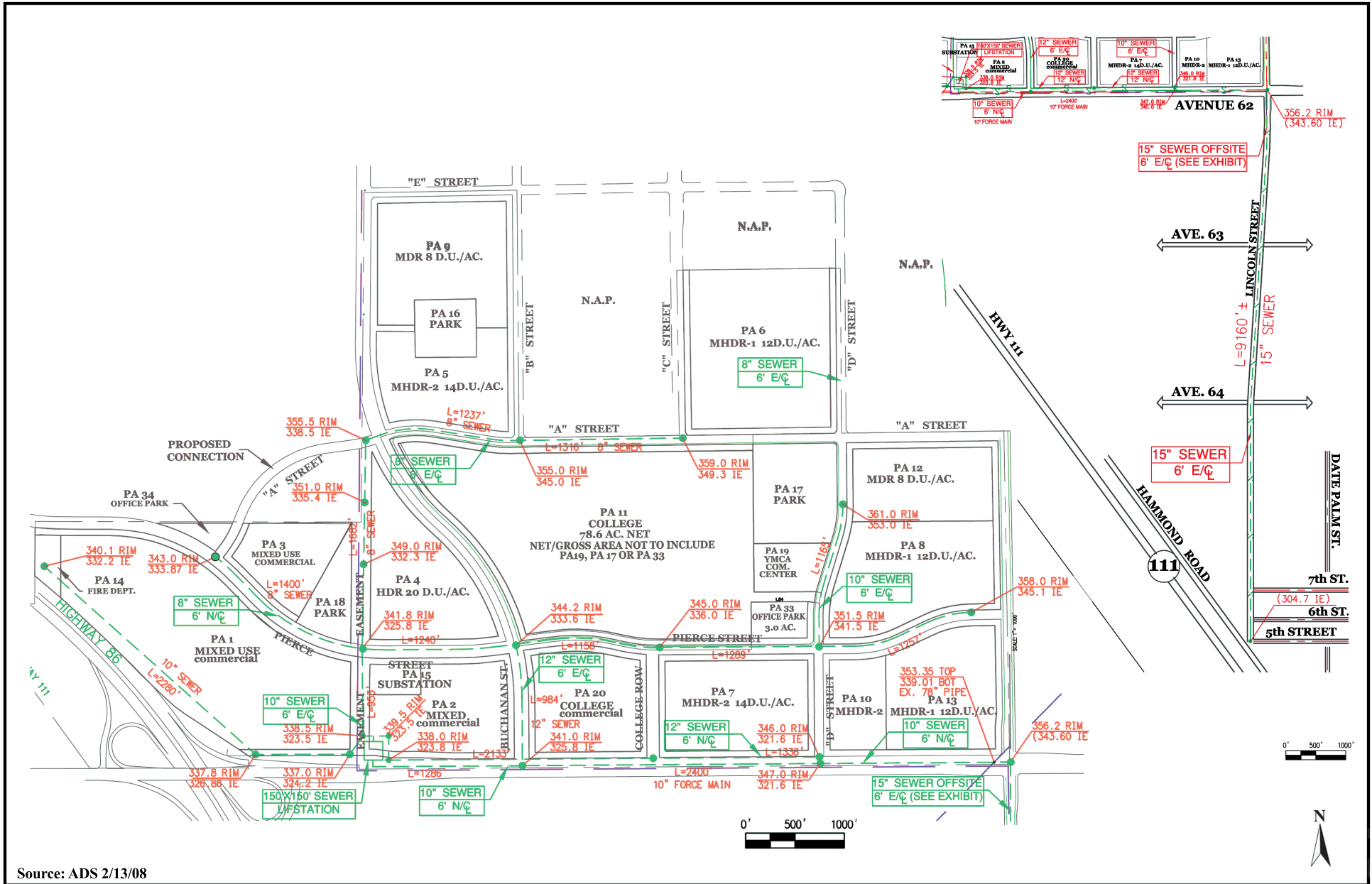
As noted above, CVWD's Mid-Valley Water Reclamation Plant No. 4 (WRP-4), which will serve the Specific Plan site, is located approximately one mile southwest of the Panorama site. Currently the treatment plant has a capacity of 7 mgd; in 2005 this plant processed approximately 4.14 mgd of effluent. The treatment plant is planned for expansion to increase its capacity to 9.9 mgd.⁴ Currently, WRP-4 has sufficient capacity to serve the proposed Panorama Specific Plan project.

3. Future Tertiary System

While not directly related to the subject Panorama Specific Plan, CVWD is currently (2008) constructing the Mid-Valley Pipeline⁵, which will deliver non-potable water, including canal water blended with tertiary treated water to the District's Mid-Valley Water Reclamation Plant (WRP-10) located immediately east of Cook Street and north of the Whitewater River in Palm Desert. This water will be used for irrigation on golf courses in Rancho Mirage, Palm Desert and Indian Wells. While there are currently no plans to build tertiary treatment capacity at WRP-4, non-potable water from this source might become available in the future and could be managed in a manner similar to that being used in the mid-valley to further reduce demand for ground water.

⁴ "Coachella Valley Water District, Final Report, Urban Water Management Plan," December 2005.

⁵ Ibid.



Source: ADS 2/13/08

PANORAMA: A COLLEGE TOWN SPECIFIC PLAN

VII. Master Facilities Plan and Financing

A. Introduction

The Panorama Specific Plan provides for a range of vital public services and facilities to support the residential, commercial and institutional development in the Specific Plan Area. The following master facilities plan describes the planned distribution, location, extent and intensity of the facilities that will be necessary to support the land uses and activities proposed under this Specific Plan.

B. Master Electric Power Plan

1. Existing Facilities

Electrical service is provided to the subject site by the Imperial Irrigation District (IID), which has 162 kilovolt (kV) and 91 kV above-ground transmission lines within an easement along the current alignment of Buchanan Street. The 91 kV line turns east along Avenue 62 and continues to Lincoln Street. Existing electrical facilities are shown on Exhibit VII-1, Dry Utilities.

2. Proposed Facilities

Electrical lines to the proposed development will be extended from the existing facilities described above. The Specific Plan provides approximately 2.3 acres for construction of an IID substation on site, which will connect with existing lines and extend throughout the Panorama community via a system of electrical distribution lines. The proposed substation lands are located in PA 15, east of and adjacent to the existing IID easement and immediately south of the proposed alignment of Pierce Street. The aforementioned easement will be retained as Open Space (PA 22) on the project site. The utility system's design and construction of other necessary electrical facilities to serve the Panorama site will be financed as determined by IID.

C. Master Natural Gas Plan

1. Existing Facilities

Natural gas service is provided to the project vicinity by the Gas Company (Sempra Energy, formerly Southern California Gas). The Gas Company has existing 6-inch steel high pressure natural gas transmission lines within Avenue 62.¹ These lines extend eastward from Buchanan Street for approximately 0.5 miles and then turn south. Existing natural gas lines are shown on Exhibit VII-1, Dry Utilities.

2. Proposed Facilities

Development of the Specific Plan site will require the extension of existing natural gas facilities, which will be of sufficient capacity to serve the project. Design and construction of facilities serving the Panorama site will be financed as determined by the Gas Company.

D. Master Tele-Communications and Digital Services Plan

1. Existing Facilities

Telecommunications services are currently provided to the project vicinity by Verizon (formerly GTE). Cable services are provided by TimeWarner Cable.

Verizon has existing underground telephone lines within the right-of-way of Buchanan Street and easterly along Avenue 62, from whence they extend south along Lincoln Street from the project planning area. Currently the nearest connection point for cable services is located in the southern end of the City of Coachella and are provided by TimeWarner Cable. TimeWarner is currently studying the means of providing service to the subject property and has indicated that they will work with project developers to extend services to the area in a cost-effective manner.²

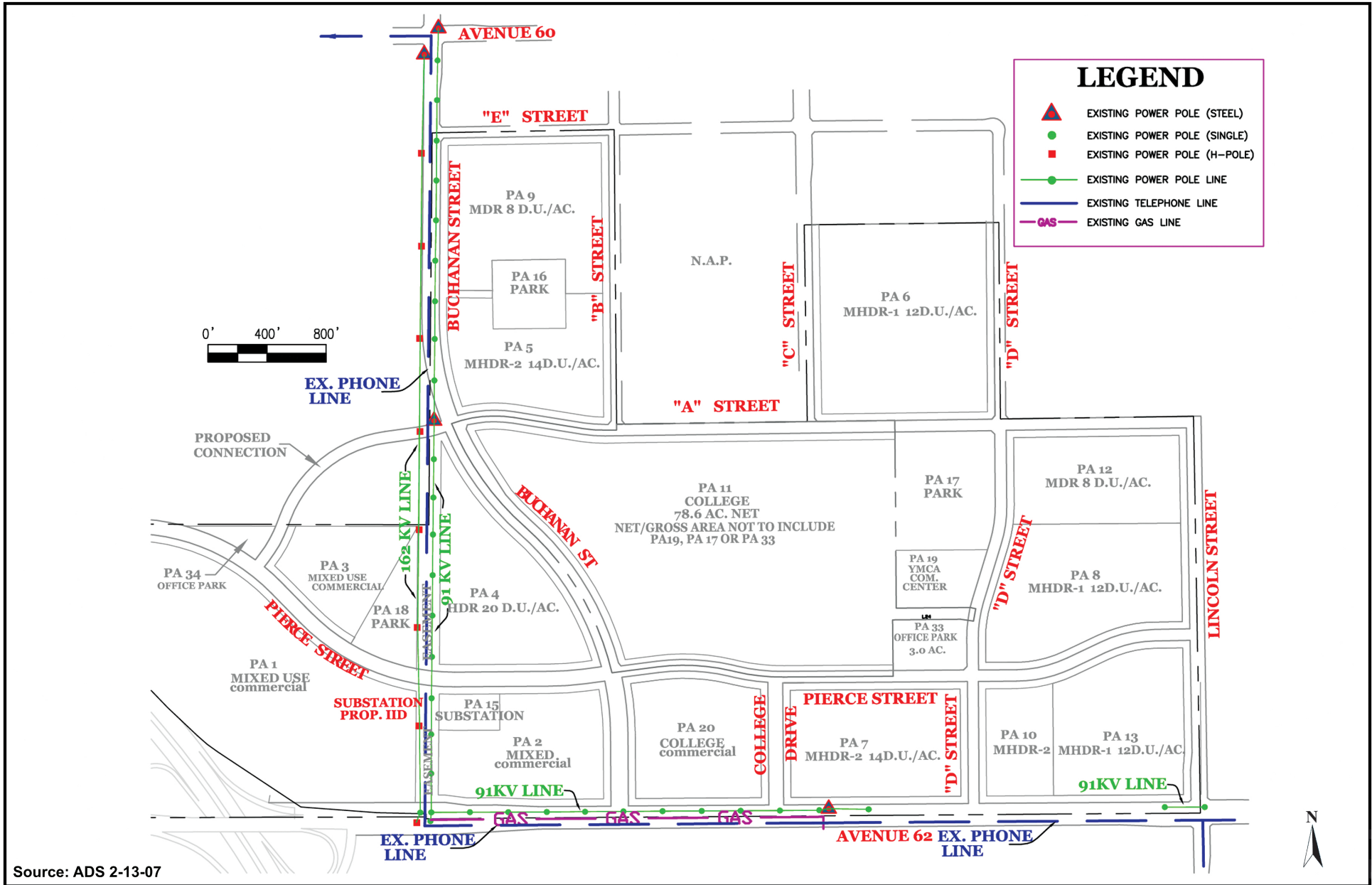
2. Proposed Facilities

Development of the proposed Specific Plan will require the extension of existing telecommunications facilities into the project site, as well as expansion of cable and digital services that currently exist within the region. Expansion of these facilities will also be a focus of the SVIP planning process. While it is difficult to determine at this stage of project development what provider will serve the project site, a host of digital and data service providers have emerged in recent years. TimeWarner Cable and Verizon both have the capability of providing internet and broadband data services. It is anticipated that such services will be integrated into the COD campus master plan and will become available within the Panorama planning area in conjunction with early-phase development of the campus. Construction and financing of these facilities will be determined by the service provider.

Due to the scale of the project, it may be possible to develop an independent telecommunications and digital services system by utilizing digital communities technology. The Panorama Specific Plan design team is continuing to investigate and consider the feasibility of creating a digital community within the subject property.

¹ Personal communication, Leanna Butkay, Butsko Utility Design, Inc., June 29, 2007.

² Personal communication, Tim O'Malley, Time Warner Cable, June 2, 2007.



E. Schools

1. Existing Facilities

The subject site is located within the boundaries of the Coachella Valley Unified School District (CVUSD). Currently there are no CVUSD schools within the project planning area, although there are several in the vicinity. The closest existing CVUSD schools to the Panorama site are as follows:

- Mecca School is a K-6 facility that has a current enrollment of 714 students and is located approximately 2.5 miles south in the community of Mecca;
- Toro Canyon Middle School has 1004 students and is designed to support up to 1200 students;
- Las Palmitas Elementary School currently has 800 students and a maximum capacity of 900 students;
- Desert Mirage High School has an enrollment of 1,790 students and a capacity of 2,200 students.

These schools are located within about 3 miles from and southwest of the project site, primarily on a large multi-grade campus. In addition, La Familia High School is located approximately 2 miles north of the subject site, has a current enrollment of 141 students and the capacity of the permanent school facilities is 47 students. The excess student demand is currently accommodated by means of portable classrooms.³

There are a number of private schools in the Coachella Valley. In the lower valley, these include Grace Academy, Indio Christian Academy, and Our Lady of Perpetual Help Catholic School, all in Indio. Grace Academy is a K through 8 facility with 65 students enrolled. Indio Christian is a K through 12 school, with 87 students. Our Lady of Perpetual Help is a K through 8 facility with 205 students enrolled. Additionally, the La Quinta Christian Fellowship is located in nearby La Quinta; it serves 25 students in grades K through 8th grade.⁴

2. Proposed Facilities

The Panorama Specific Plan is within the planning area for the South Valley Implementation Program. The SVIP conceptual land use plan⁵ shown on Exhibit II-2, shows proposed locations for several school sites within its planning area, including a “mega school site” proposed at the northeast corner of Tyler Street and Avenue 66, approximately 4 miles southwest of the Panorama site. CVUSD currently operates a large, multi-grade level facility at Avenue 66 and Tyler Avenue, northwest of the Panorama site, that provides facilities for a student population of up to 5,000 students in grades K-12.⁶

CVUSD continues to plan for expanded facilities to serve the growing population in this portion of the Coachella Valley. SVIP planning efforts, including those for specific projects within the SVIP planning area, have included direct consultation with CVUSD facilities planning staff to determine school site needs based on State and District facilities and siting standards.⁷

³ Personal communication, Letitia Torres, CVUSD, February 8, 2008.

⁴ Review of Riverside County Private Schools, www.privateschoolreview.com, accessed August 2007.

⁵ South Valley Implementation Program Conceptual Land Use Plan, prepared by T&B Planning, February 26, 2007.

⁶ Personal communication, Letitia Torres, CVUSD, February 8, 2008.

⁷ Meeting with Elsa Esquela, CVUSD, June 6, 2007.

School facilities are funded from a variety of sources, including developer mitigation fees, which are assessed based on square footage of residential and commercial development. The Panorama Specific Plan will pay applicable statutory development mitigation fees based on development on the site.

Student generation estimates for the Panorama Specific Plan site are based on factors provided by CVUSD. Based on these factors, and buildout of 2,721 residential dwelling units in the Panorama community, estimates of potential student generation at buildout of the Specific Plan have been calculated. Estimated student generation is as follows:

- 1,113 elementary school students;
- 275 middle school students;
- 568 high school students.

Public school students generated by the Specific Plan will attend Las Palmitas Elementary, Toro Canyon Middle School, and Desert Mirage High School. It is expected that in the future student generation within the larger SVIP planning area will warrant construction of new schools, which will also serve students from the Panorama community.

College of the Desert

The project applicant has donated approximately 95 acres of land in the central portion of the planning area to the Desert Community College District (DCCD) for development of the College of the Desert East Valley Campus. The campus master plan is being developed in close coordination with the Panorama Specific Plan. Based on estimates provided by the DCCD, the COD EVC is expected to generate approximately 6,400 students (full-time equivalent) by year 2030.⁸

F. Libraries

1. Existing Facilities⁹

Within the vicinity of the Panorama Specific Plan Site there are three branches of the Riverside County Library System. The nearest branch to the subject property is the new Mecca Library, occupying 6,000 square feet and a new 11,000 square foot community building. This library facility contains 27,559 volumes. The Mecca branch also offers patrons access to computers with internet connection.

The Indio Library is located at 200 Civic Center Mall. This library is 20,000 square feet and contains 87,069 volumes. Currently, the County has developed conceptual plans to construct a new library facility, which is tentatively planned to be located on Highway 111 at a location to be disclosed in future.

A third library facility within the project vicinity is the Coachella branch, located at 1538 Seventeenth Street in the City of Coachella. The facility is 3,000 square feet and contains 41,862 volumes. The City has plans to construct a new governmental complex to incorporate the City Hall and library facilities.

⁸ WSCH FTES HC Projections, April 9, 2007 (#3), prepared by College of the Desert.

⁹ Personal Communication, Mark Smith, Riverside County Library System, May 11, 2007.

2. Proposed Facilities

As noted above, the Riverside County Library system is actively involved in planning for future expansion of its facilities in the Panorama planning area vicinity. The SVIP planning process will include planning for new and expanded library facilities. There may also be opportunities for a joint use library at the COD East Valley Campus, and these opportunities should be further explored during the COD master planning and SVIP planning processes.

G. Medical Facilities

Residents and visitors to the Coachella Valley have access to several large and small medical facilities and clinics. Large local and regional facilities include the John F. Kennedy (JFK) Memorial Hospital in Indio, Eisenhower Medical Center (EMC) in Rancho Mirage, and Desert Regional Medical Center in Palm Springs.

JFK is located nearest to the Panorama site, at 47-111 Monroe Street in the City of Indio, approximately 10 miles to the northwest. This facility contains 145 beds, offers a variety of inpatient and outpatient services, and includes a 24-hour emergency room.

EMC is located on 130-acres at 39000 Bob Hope Drive in the City of Rancho Mirage. In addition to a 253-bed acute care hospital facility, the EMC campus houses the Annenberg Center for Health Sciences, the Barbara Sinatra Children's Center, and the Betty Ford Center. EMC has undergone a major expansion project within the last five years, which included retrofitting existing facilities, construction of a new acute care tower, and expansion of other facilities. An emergency department expansion is currently in the planning stages and is expected to be completed in 2008.

The Desert Regional Medical Center is located at 1150 North Indian Canyon Drive in Palm Springs. It houses 367 beds, a comprehensive cancer center, a women's and infant's center, and an orthopedic institute. The Desert Regional 24-hour emergency room Level II trauma center is the only designated trauma center serving the Coachella Valley.¹⁰

There are also a variety of "urgent" and "immediate" care clinics and other medical offices in the region. These include the Indio Family Care Center in Indio¹¹, the Mecca Family Health Clinic,¹² and the Santa Rosa Del Valle Clinic¹³ in Coachella. These clinics are open to the public Monday through Friday and maintain limited hours on Saturdays. While services may vary slightly between clinics, all offer the following general services: Family planning, prenatal care, adult and pediatric medicine, immunizations, well childcare and nutrition. These clinics accept a wide range of medical insurance including but not limited to, medical, Medicare, HMO plans, IEHP, and PPOs, as well as the Ability to Pay Plan (sliding fee scale) and the Women Infants and Children (WIC) program. WIC offers nutritional information and assistance to low-income mothers. Emergency services are not offered at these clinics, walk-in patients are welcome and will be referred to an emergency facility as needed.

¹⁰ "General Facts," Desert Regional Medical Center, <http://www.desertmedctr.com>, accessed July 5, 2007.

¹¹ Riverside County Family Care Centers, <http://www.rivco-familycarecenters.org>, accessed August 28, 2007.

¹² Personal communication, Gracey Salazar, Mecca Family Health Clinic, August 28, 2007.

¹³ Personal communication, Jessica Leal, Santa Rosa Del Valle Health Clinic, August 28, 2007

2. Proposed Facilities

The Specific Plan provides for citing of medical and dental offices within the proposed office park and in mixed-use areas. Urgent care sponsored by JFK and/or EMC are expected to be developed within commercial and/or office centers either in the Panorama project or in the vicinity. These localized facilities will supplement services provided by the regional facilities described above.

The community center/YMCA to be located on the Panorama site is expected to offer fitness, health and wellness programs to the community. Models for the types of programs that may be offered include the full service day-care facilities operated by the YMCA of the Desert in Palm Desert. These programs serve pre-school and school-aged children at locations across the Coachella Valley. YMCA of the Desert has partnered with local and regional health care providers to provide a variety of free and low-cost health, vision, and hearing screening, referral and treatment services to children in the program.¹⁴

H. Fire and Police Protection

1. Existing Facilities

Fire Protection

The Riverside County Fire Department provides fire protection services to the subject property and vicinity. The Department has been issued a Class 4 rating by the Insurance Service Office (ISO),¹⁵ on a rating scale of 1 to 10, with 1 being the highest. Ratings are based on a variety of standards including staffing levels, response time, building code standards, and safety. Response time from Station No. 40 in Mecca, which is closest to the Panorama site, is estimated at 4 to 5 minutes; from other stations in the vicinity a response time of approximately 10 minutes is estimated.

The subject site is served by the five stations within Battalion 6 of the Riverside County Fire Department. Each station has at least 3 firefighters on duty daily. These stations are as follows:

Station No. 40 is located at 91100 Fourth Street in the community of Mecca, approximately 2 miles south of the subject property. The station is equipped with one medic engine, one reserve engine, and one rescue squad vehicle, and is staffed with a paramedic/firefighter.

Station No. 39 is located at 56925 Tyler Street in the community of Thermal. The station is equipped with one water tender, one brush unit, and one medic engine, and is staffed with a paramedic/firefighter.

Station No. 41, located at 99065 Corvina Road in the community of North Shore, is staffed with a paramedic/firefighter and has one medic engine.

Station No. 42, located at 76800 Highway 86 in the community of Thermal, is equipped with one medic engine, and one reserve engine, and is staffed with a paramedic/firefighter.

¹⁴ "City of Palm Desert Comprehensive General Plan," prepared by Terra Nova Planning & Research, September 2003.

¹⁵ "City of La Quinta Comprehensive General Plan DEIR," prepared by Terra Nova Planning and Research, Inc., July 2001.

Station No. 79 is the Battalion 6 headquarters. It is located at 1377 6th Street in the City of Coachella, and is equipped with two medic engine, one reserve engine, one breathing support unit, one squad, and one water tender. The station is staffed with a paramedic/firefighter.

Riverside County standards are that the fire department should maintain 500 square feet of fire station space for each 1,000 residents.

Police Protection¹⁶

The Panorama site is within the jurisdiction of the Indio branch of the Riverside County Sheriff's Department. This facility is located at 82965 Doctor Carreon Boulevard in the City of Indio. The station maintains walk-in business hours from 8:00 a.m. until 5:00 p.m., Monday through Friday. Currently, there are 32 sworn officers that serve the Indio area. Response time for this station averages 5 minutes.

The County has also recently opened two new Sheriff's stations in the vicinity of the Panorama development. Construction of an 11,000 square foot single story community building in the community of Mecca includes a 6,000 square foot library and a 4,000 square foot sheriff substation. Construction is also under way on a new 77,000-square-foot Sheriff's facility in Thermal to serve the cities of Coachella and La Quinta along and growing unincorporated communities in the southeastern Coachella Valley. This facility adjacent to the Jacqueline Cochran Airport will have an air and educational component to accommodate the sheriff's helicopters and fixed wing aircraft and facilities for Boys & Girls Club educational activities. No new police/sheriff station facilities are planned within the Panorama project.

2. Proposed Facilities

An approximately 1.8 acre site (Planning Area 14) has been designated on the Panorama site for Riverside County to establish fire station that will serve Panorama and the surrounding community. The site is located south of Pierce Street west of the PA 1, adjacent to the proposed CNH project located to the west of the Panorama site.

I. Parks and Recreational Facilities

1. Existing Facilities

The area is predominately agricultural and there are very few existing recreational facilities in the immediate area surrounding the subject property. The following park facilities are located within the project vicinity and region: Mecca Sports Complex, Oasis Ball Park, Mecca Hills Park, Salton Sea Recreational Area, Lake Cahuilla Recreation Area, Santa Rosa and San Jacinto Mountains National Monument, Joshua Tree National Park, and Anza-Borrego Desert State Park. The subject property is not located within a County Service Area (CSA) but is located within the boundaries of the Coachella Valley Recreation and Parks District.

¹⁶ Personal communication, Captain Colleen Walker and Lieutenant Mark Barfknecht, Riverside County Sheriff's Department, June 12, 2007.

Local Recreational Resources

Small Local Parks

The nearest existing recreational facility is the Mecca Sports Complex, which consists of two ball diamonds, located approximately 1.5 miles southeast of the site within the unincorporated community of Mecca between Cahuilla Street, Palm Street, 5th Street, and 6th Street. Another similar park is the Oasis Ball Park located approximately 7 miles south of the subject site near the unincorporated community of Oasis at the southwest corner of Pierce Street and 76th Avenue (north of Harrison Street), which consists of a single ball diamond.

Mecca Hills Park¹⁷

The U.S Bureau of Land Management manages the Mecca Hills Recreation Area a park/preserve that contains 31,400 acres located 5 miles east of the subject site in the mountains of the Mecca Hills on the eastern side of the Coachella Valley. The park has numerous rare and endangered species including bighorn sheep, desert tortoise, spotted bat. Interesting rock formations exist within the park related to the San Andreas Fault System, which is in close proximity. Although primarily an unimproved park, hiking is available within the park.

Regional Parks

Salton Sea State Recreation Area^{18, 19}

The Salton Sea State Recreational Area is located 14 miles southeast of the subject site on the northeastern edge of the Salton Sea. The California State Park Service has operated this the largest park on the Salton Sea since 1955. It contains five campgrounds (1,400 sites), of which three are primitive, two developed, and one contains hookups for RV's. It also contains many day-use and picnic sites, trails, visitor's center, playground, and boat ramp. Over 150,000 visitors come to the recreation area each year to participate in activities including fishing, boating, kayaking, water-skiing, jet-skiing, hiking, bird watching, and sailboarding. The Park Rangers offer a variety of interpretive presentations.

Lake Cahuilla Recreation Area²⁰

Lake Cahuilla is located approximately 14 miles to the northwest of the subject site. Established by the Riverside County Parks and Open-Space District, the 710-acre Lake Cahuilla Recreation Area is 3 miles south of La Quinta off Avenue 58. Near the Santa Rosa Mountains, the park surrounds Lake Cahuilla, a man-made lake. Recreational activities within the park include fishing, picnicking, swimming (pool), horseback and camel riding, hiking, 150 camping sites.

Santa Rosa and San Jacinto Mountains National Monument²¹

Located approximately 20 miles to the west of the subject site, the Santa Rosa and San Jacinto Mountains National Monument was so and designated in 1990. It is operated by two agencies, the BLM and the U.S Forest Service. A dramatic scenic backdrop is provided by the National Monument's mountains rising abruptly from the desert floor of the Coachella Valley to the peak of Mount San Jacinto (10,834 feet).

¹⁷ Website "<http://3dparks.wr.usgs.gov/joshuatree/html/g5155.htm>", accessed July 11, 2007.

¹⁸ Website "<http://www.desertusa.com/salton/salton.html>", accessed July 11, 2007.

¹⁹ Website http://www.parks.ca.gov/?page_id=639", accessed July 11, 2007.

²⁰ Website "<http://www.desertusa.com/carrp/rrp.html>", accessed July 11, 2007.

²¹ Website "http://www.blm.gov/ca/palmsprings/points_of_interest.html". accessed July 11, 2007.

Visitors often take the scenic Palm Springs Tramway to the top of the mountains, thru five distinct "life zones," from Sonoran Desert to Arctic Alpine. The monument provides habitat for numerous federally listed threatened and endangered species, including the fan palm oases, and more than 500 species of plants. Monument habitat includes the peninsular ranges bighorn sheep, southern yellow bat, desert tortoise, desert slender salamander, and the least bell's vireo (a small grey, migratory songbird). The Santa Rosa Mountains have been the homeland for at least 3,000 years to the Cahuilla Indians, and numerous archeological sites and artifacts including pictographs and petroglyphs are displayed within the monument. The monument contains a visitor's center in addition to many miles of hiking, biking and equestrian trails. The Santa Rosa and San Jacinto National Monument contains four wilderness areas comprising of 94,590 acres.

Joshua Tree National Park²²

Located approximately 10 miles to the north of the subject site, Joshua Tree National Park is positioned where the Sonoran and Mojave deserts meet. A forest of Joshua Trees and Inselberg rock formations called are protected in the high Mojave Desert part of the park. The Pinto Basin contains plants of the hotter low Sonoran Desert. The park contains three visitor centers and a nature center. Recreational activities in the park include hiking, camping (both improved and primitive sites), and backpacking. The park service provides a variety of programs and events including hikes, bird watching, campfires, and tours.

Anza-Borrego Desert State Park²³

Anza-Borrego Desert State Park is located approximately 12 miles southwest of the subject site. Running about 25 miles east-to-west and 50 miles north-to-south, it is California's largest state park encompassing more than 600,000 acres. Mountain ranges in the park include the Bucksnorts, Santa Rosas, Jacumba, Vallecito, Pinyon, and Borrego Mountains. The park contains more than 500 miles of roads within the park with scenic routes along rocky hills, deep sand, streams and steep hills. Paved and jeep roads and paved roads are available for bicycle use. Recreational activities within the park include hiking, camping, backpacking, biking. The park operates a number of visitor centers and a museum, as well as ranger-guided tours, lectures and campfire events.

Riverside County Bike Plan

The Riverside County General Plan designates a number of routes in the vicinity of the project area as Class I Bikeways. These include Avenue 66 to the south, Avenue 60 to the west of Highway 111, and along the Coachella Valley Stormwater Channel to the west, and the Coachella Branch Canal to the northeast of the site. At the present time there are no bikeway improvements at any of these locations, however they could be improved in the future.

2. Proposed Facilities

The Panorama Specific Plan provides for approximately 22.7 acres of parks throughout the site, including two 5±-acre park sites within residential and mixed use planning areas, and a 12.4±-acre sports park adjacent to the proposed COD East Valley Campus.

²² Website "<http://3dparks.wr.usgs.gov/joshuatree/html/g5155.htm>", accessed July 11, 2007.

²³ Website "http://www.desertusa.com/anza_borrego/du-abpmain.html", accessed July 11, 2007.

In addition to public recreational facilities, private residential development shall be required to set aside sufficient parklands to provide at least 50 percent of the total required park acreage required to serve its buildout population. This would effectively result in allocation of 109 square feet per capita of private parklands within private residential development, including that on lands allocated for Mixed Uses. Based on the projected buildout population of 8,408, a minimum of 21.03± acres over the site will be developed for private active recreational uses.

A 5±-acre site has also been set aside adjacent to the COD campus and aforementioned sports park for a community YMCA facility. These lands are in addition to parklands already set aside for public parks in the Specific Plan and those that will be constructed to serve private residential development.

In addition to the active recreational facilities discussed above, the Specific Plan allots approximately 59.7 acres towards open space, which will generally be configured as a series of landscaped buffers along each planning area. Buffers will provide space for a linear system of bike paths and pedestrian trails, as well as serving dually as stormwater retention facilities.

The proposed phasing plan, shown on Exhibit II-4 of this Specific Plan, provides for development of one public park in each of the three development phases. The sports park and YMCA are expected to occur within Phase II, which would generally coincide with development of the COD EVC campus. Open space buffer areas are assumed to be part of the planning area within which each occurs. Private parks and recreational facilities will also be developed in conjunction with the residential development they are intended to serve.

As previously discussed, future private development shall set aside sufficient lands for recreational facilities to meet the parklands requirement set forth in this Specific Plan. To ensure adequate park facilities are provided within each development, development plans shall be subject to review and approval by the County prior to issuance of grading permits. Construction and maintenance for these facilities shall be the responsibility of the private developer.

J. Financing Mechanisms

Public facilities and utilities to serve the Panorama site will be financed by a variety of methods. As noted under discussions for facilities for extension of utilities, such as electrical, natural gas, telecommunications, cable and digital, financing will be determined by their respective service providers.

Financing for public facilities may be handled in any number of ways, including the establishment of Community Facilities Districts (CFDs), assessment districts, payment of Transportation Uniform Mitigation Fees (TUMF), and others. Along with other projects within the SVIP area, the Panorama Specific Plan will confer with the County regarding the potential for development and adoption of a coordinated community facilities phasing and funding program to ensure that necessary community facilities are provided in the SVIP area to keep pace with future development. As part of the SVIP planning effort, County staff and SVIP project developers have also considered possible joint land use/community facility planning, including for non-County facilities such as water and sewer facilities and schools.²⁴

²⁴ “Submittal to the Board of Supervisors, County of Riverside, California,” County Transportation and Land Management Agency, February 1, 2006.

Funding of school facilities for students generated by development of the project is governed by State law through Senate Bill 50 (“SB 50”) enacted in 1998. SB 50 provides such funding through a combination of developer-paid Level 1, Level 2 or Level 3 school impact fees and state funds apportioned by the State Allocation Board from the proceeds of state school construction bonds approved by the state electorate. The developer may request that the applicable school district form a Mello-Roos Community Facilities District to fund all or a portion of the school impact fees from bond proceeds; otherwise, the school impact fees will be paid at the time of issuance of building permits for site-specific development.

A fiscal impact analysis has been prepared to assess the project’s revenue and cost potential.²⁵ (Please also see Appendix M of the Panorama Specific Plan Draft Environmental Impact Report.) Based on this analysis, the project is expected to generate significant revenues to the County, including property and sales tax, to contribute towards paying for the costs of services and facilities that will be required to serve the population of the Panorama Specific Plan.

²⁵ “Panorama Specific Plan Fiscal Impact Analysis,” prepared by Terra Nova Planning & Research, Inc., July 2007.