SP 123, W

# MISSION DE ANZA

# SPECIFIC PLAN

OCTOBER 1974

ALBERT A. WEBB ASSOCIATES CONSULTING ENGINEERS RIVERSIDE, CALIFORNIA



#### ALBERT A. WEBB ASSOCIATES

CONSULTING ENGINEERS 3788 McCray Street, Riverside, California 92506 Telephone (714) 686-1070

December 10, 1974

REF.W.O. 74-19 FILE NO. 2599.2

ALBERT A. WEBB A. HUBERT WEBB ERNEST N. WEBB JOHN H. STAAF SAM I. GERSHON JÖSEPH KICAK REG KNAGGS

ROBERT L BOULOEN ANTHONY J. KENNEDY FRED HANS HANSON L. A. WAINSCOTT JAMES W. LAUGHLIN ROONEY D. CRAMPTON LAWRENCE R. BLASHAW WILLIAM M. BARG CHAN YOOU

JOSEPH K-H LEUNG

Riverside County Planning Commission 4080 Lemon Street Riverside, California 92501

Gentlemen:

We are submitting, for your approval, the Specific Plan for Mission De Anza.

This plan has been prepared at the request of Mission De Anza, Inc.; Cal Electric Investment Company, Beauchamp (Dental Finance Company); Robert L. De Ruff; R. O. Hunter; and Richard L. Read, the owners of the subject property.

The purpose of this Specific Plan is to provide for the orderly development of the area within the intent of the Jurupa General Plan.

The informal review and comments of the Indian Hills Homeowners Association, the Jurupa Community Services District, the Jurupa Unified School District, and the Riverside County Planning Department is acknowledged with appreciation.

Very truly yours,

ALBERT A. WEBB ASSOCIATES

Maures

L. A. Wainscott Senior Engineer, R.C.E. 16056

LAW:af

SPECIFIC PLAN FOR MISSION DE ANZA

PRELIMINARY DRAFT DECEMBER, 1974

#### PREPARED BY

ALBERT A. WEBB ASSOCIATES CIVIL AND HYDRAULIC ENGINEERS 3788 McCRAY STREET RIVERSIDE, CALIFOKNIA 92506

# TABLE OF CONTENTS

PAGE

INTRODUCTION			1
LAND USE			2
DEVELOPMENT STANDARDS			3
CIRCULATION ELEMENT			6
HOUSING			8
GEOLOGY AND DRAINAGE			8
PUBLIC SERVICES		25	9
PHASING			10
APPENDIX A - DENSITY CALCULATION			
APPENDIX B - LENGTH OF CUL-DE-SAC			

APPENDIX C - GEOLOGIC INVESTIGATION

Π

[

[]

# PLATES

NO.																
1	SLOPE ANALYSIS	•	•		•	•	•		•	•	•	•	•	•	•	In Pocket
2	LAND USE	•	•	•	•	•	•	•	•	•	•	•		•	•	In Pocket
3	CIRCULATION	•	•	•	•	٠	•	•	•	•	•	•	•	•	•	In Pocket
4	HOUSING			•	•	•	•					•	•		•	In Pocket
5	SOIL CLASSIFICATION															In Pocket

1

W.O. 74-19 File #2599.2

#### SPECIFIC PLAN FOR MISSION DE ANZA

#### I. INTRODUCTION

The Mission DeAnza Specific Plan has been prepared to provide a method whereby the property may be developed and used for a variety of residential housing types and densities, supporting commercial and community facilities consistent with the Jurupa General Plan and the topography of the area.

The project site, consisting of 1058+ acres, is located in Sections 18 and 19, T2S,R5W and Sections 13, 24 and 25 T2S,R6W. The major portion of the site has been known over the years by such names as Sterns Ranch, 1001 Ranch, and Indian Hills.

Development within the area was started over ten years ago with the subdivision of approximately sixty acres of land on the north side of Limonite Avenue on both sides of Via Escalante. This was followed a few years later with the initial development of the Sterns Ranch as a golf course/residential complex. At the present time this development consists of a 137 acre golf course, club house, restaurant/convention center, swim club. and 303 residential lots.

The Mission DeAnza Specific Plan will provide the planning tool necessary for the successful completion to this area's development.

With a total plan density of 2252 DU and an equivalent population of 7,200 people, this area when fully developed will be a major residential area. At a building rate that may vary from 100 to 300 units per year, this project will require between 8 and 25 years to complete. At the present time, a normal rate of growth would indicate a completed project within ten years, that is an average population increase of 720 per year, or an average of 225+ building starts per year.

-1-

II. LAND USE

The land use proposed by this Specific Plan is intended to be in complete harmony with the Jurupa General Plan as adopted by the Board of Supervisors on September 19, 1973. The General Plan has this area divided into six different land uses; commercial, industrial, regional park, and three densities of residential. In the hill land, a density of 0-1 DUA covers approximately 572 acres. On the north side of Limonite, west of Clay Street, is an area of approximately 75 acres covered by a density of 3-5 DUA. For purposes of this plan, the 39-acre Parcel Number 29, located within the General Plan designated area for regional park, has been given a useable density value of 3-5 DUA, with the plan density at zero (0). The balance of the residential plan area, approximately 372 acres, has a General Plan density of 0-3 DUA. This provides a total General Plan density of 2,258 DU. The Specific Plan density is 2,252 DU, which is less than the General Plan (Appendix A).

The development of this plan is based on a transfer of General Plan densities based on a slope analysis of the topography and applying design densities for the different types of planned uses. The slope analysis was prepared with four different ranges of slopes; less than 5%, 5% to 15%, 15% to 30%, and greater than 30%. The design densities for the eleven different planned residential uses have been varied in intensity to allow for a build-ability factor on the first three slope classifications. All areas greater than 30% slope have been planned for zero density. This is not to say that no building may take place on these steeper slopes, only that no density was provided by this Specific Plan for those areas of greater than 30% slopes. All calculations have been made on a gross parcel area and it is intended that implementation of this plan be on that basis.

For purposes of this plan, the following planned uses and design densities have been adopted:

-2-

Desig	gn Density (DUA) by	Slope
5%	5%-15%	15%-30%
3.5	2.5	1.5
3.0	2.0	1.0
2.0	1.2	0.4
2.5	1.5	0.5
5.0	3.5	2.5
8.0	6.0	4.0
12.0	10.0	8.0
8.0	6.0	4.0
8.0	6.0	4.0
6.0	4.0	2.0
	5% 3.5 3.0 2.0 2.5 5.0 8.0 12.0 8.0 8.0	$\begin{array}{cccccccccccccccccccccccccccccccccccc$

#### 1111. DEVELOPMENT STANDARDS

All development within the Mission DeAnza Specific Plan will be in accordance with the Rules and Regulations of the State of California and the County of Riverside as they may pertain to the State Map Act, Zoning, Conditional Use Permits, the applicable building codes, and the provisions of this Specific Plan. Riverside County Ordinance No. 460, Sec. 3.5(b) & (c) shall be modified as outlined in Section IV of this Specific Plan. The average area per dwelling unit shall mean the average of all developed areas (to include parks, recreational, and open space), exclusive of areas dedicated and accepted for vehicular rights of way, divided by the total number of dwelling units.

A. RESIDENTIAL - AREAS 5, 7, 15, and 30

These areas are intended to provide primarily for detached single family residential housing and related community facilities, consistent with an R-1 zone classification.

The gross density and the average area per dwelling unit shall be provided in accordance with the following table:

-3-

Area	Gross Density DUA	Average Area Per Dwelling	Min. Lot Area Per Dwelling
5	1.4	18,500 S.F.	7,200
7	1.1	20,000 S.F.	7,200
15	2.2	10,000 S.F.	7,200
30	1.2	20,000 S.F.	7,200

#### B. ESTATES - AREAS 8, 13A, and 13B

These areas are intended to provide for low density, single family estate developments of a spacious, semi-rural character, under hillside conditions, consistent with an R-1 or R-A zone classification.

The gross density and the average area per dwelling unit shall be provided in accordance with the following table:

Area	Gross Density DUA	Average Area Per Dwelling	Min.Lot Area Per Dwelling		
8	0.2	130,000 S.F.	12,500		
13A	0.3	80,000 S.F.	12,500		
13B	0.2	130,000 S.F.	12,500		

#### C. PLANNED UNIT DEVELOPMENT - AREAS 1, 2A, 2B, and 3

These areas are intended to provide for attached single family residential developments on a cluster or group development basis, in such a manner as to provide a desirable mix of compatible living environments, consistent with an R-1 or R-4 zone classification.

The gross density and the average area per dwelling unit shall be provided in accordance with the following table:

Area	Gross Density DUA	Average Area Per Dwelling	Min. Lot Area Per Dwelling
1	4.1	8,000 S.F.	3,200
2A	5.5	6,000 S.F.	2,400
3	3.4	9,600 S.F.	2,400

-4-

#### D. MULTI-FAMILY- AREAS 11, 12, 31, and 32

These areas are intended to provide for medium and low density apartment developments and related community facilities, consistent with an R-2 or R-3 zone classification.

The gross density and the average area per dwelling unit shall be provided in accordance with the following table:

Area	Gross Density DUA	Average Area Per Dwelling	Min.Lot Area Per Dwelling
11	7.2	4,200 S.F.	N/A
12	7.4	4,200 S.F.	N/A
31	7.3	4,200 S.F.	N/A
32	8.0	4,000 S.F.	N/A

#### E. UNDEFINED RESIDENTIAL - AREAS 17-A, 17-B, 18, and 28

These areas are intended to provide for medium density residential developments and may include detached single family housing, attached single family units on cluster or group development basis, or other types of single family housing consistent with the R-1, R-4, or R-T zone classification.

The gross density and the average area per dwelling unit shall be provided in accordance with the following table:

Area	Gross Density DUA	Average Area Per Dwelling	Min.Lot Area Per Dwelling
17-A	2.0	12,000 S.F.	6,000
17-B	1.7	15,000 S.F.	6,000
18	8.0	4,000 S.F.	3,000
28	7.0	4,500 S.F.	3,000

-5-

#### F. NON-RESIDENTIAL LAND USES

1. Neighborhood Shopping Center - Area 14

- 2. School Site Area 16
- 3. Industrial Area 27
- 4. Regional Park Area 29

#### IV. CIRCULATION ELEMENT

The proposed circulation plan is intended to show the size and general location of the principal streets that are required to provide access to the various areas of the Specific Plan, in a manner consistent with the County General Plan of Roads.

Limonite Avenue is an existing County arterial highway, running in an east-west direction between Van Buren Boulevard and Mission Boulevard. The major north-south street is Camino Real. It is proposed that Camino Real be extended to the south to provide an entrance into the Santa Ana River Bottom Regional Park, and to the north for egress from the plan area through to Jurupa Road. In addition to these major arterials, minor ingress and egress is proposed at 54th Street on the west and at the east boundary of the plan area for future connection with the undeveloped land in the southwest quarter of Section 17, lying outside the Specific Plan area.

Access to Limonite Avenue is proposed at Baldwin Avenue, Clay Street, El Palomino, and Camino Real. Access to Skyview Road is proposed by the extension of the existing streets to the north; Via Escalante and Sharon Way. Skyview Road is to be extended as a frontage road across Areas 15, 16, and 11, with access onto Camino Real at the existing median opening located approximately 800 feet north of the Limonite intersection.

-6-

The proposed Clay Street extension to the north will require a special design, due to the topography and the existing golf course improvements.

Low density hillside areas are to be served with a minimum street improvement of 32 feet, curb to curb on a fifty foot right of way, with a minimum shoulder of four feet, in accordance with County Road Department Std. No. 106.

It is proposed that for this Specific Plan, the present Riverside County cul-de-sac planning standards shall be modified from the present limits of 1,000 feet maximum length and/or 21 single family dwelling lots to the following sliding scale. Beginning with a maximum of 40 DU (including multi-family) located on a maximum 200 foot length cul-de-sac, the length of cul-de-sac may be increased by forty feet for a decrease of one dwelling unit to a maximum length of cul-de-sac of 1,400 feet, with a maximum of 10 DU having access (Appendix B).

-7-

V. HOUSING

The different types of residential units proposed by this Specific Plan are intended to be in harmony with the existing high quality of development in the area, and to provide for the total needs of the overall community.

A recap of the total planned units by type shows the following distribution:

TYPE OF UNIT	NUMBER OF	UNITS	PERCENT OF TOTAL
Residential-Urban	15		
Residential-Medium	323		
Estates-Large	78		
Estates-Small	20		
Subtotal		436	19.4%
P.U.D Large	74		
P.U.D Small	377		
Subtotal		451	20.0%
Multi-Family-Medium	130		
Multi-Family-Low	649		
Subtotal		779	34.6%
Undefined Residential-Urban	454		
Undefined Residential-Medium	_132		
Subtotal		586	26.0%
TOTAL		2,252	100%

For purposes of this plan, architectural sketches have been prepared for four of the different types of proposed uses and are shown on the attached plan entitled "Housing". These sketches are not intended to be tentative maps of the respective areas, but are presented for purposes of clarification as to the possible architectural treatment that may be used within the frame of topography and design density of this Specific Plan.

#### VI. GEOLOGY AND DRAINAGE

- A. A feasibility study dated April 7, 1974 has been prepared by Accu-Test and is included as Appendix C.
- B. The major drainage problems within the plan area have been eliminated by the improvements installed in conjunction with the existing developments. The minor drainage problems that remain will be solved during the development process, in a manner acceptable to the County Road Department and County Flood Control District.

#### VII. PUBLIC SERVICES

- A. Utility services are existing in the area and the implementation of this plan should allow for the orderly expansion of these services.
- B. The Jurupa Unified School District presently owns Area 16, an 11-acre parcel on the north side of Limonite Avenue, easterly of Camino Real. The ultimate needs of the District to serve the area will require additional study and commitment to achieve the goals of the General Plan.
- C. Area 29, a 39-acre parcel south of the Union Pacific Railroad is within the area of the Santa Ana Regional Park. Local parks are to be established adjacent to school sites.
- D. The undefined location and commitment for future public service facilities, school sites, local parks, libraries, and fire stations will require that at such time as definitive plans and commitments are made, the Specific Plan density be adjusted on the affected parcel, such that the total density will remain the same.

-9-

VIII. PHASING

Existing development consists of residential housing, golf course, and community facilities.

The manner of future phasing will be governed by economic conditions and the availability of vehicular access and utilities.

	AREA		PHA	SE	
2	NO.	DU	I	II	REMARKS
	1	74	74		
	2-A	258	100	158 ]	4.5
	2-В	4	4	- 1	After No. 1
	3	115	-	115	2
	5	144	84	60	
	5 7	78	15	63	Portion after No. 2-A
	8	20	_	20	After No's. 3 and 7
	11	130	130	-	
	12	282	142	140	After Commercial (No. 14)
	13-A	60		60	After No. 5
	13-B	18	_	18	After No's. 5 and 30
	15	15	15	-	
	17-A	71	30	41	
	17-B	61	30	31	
	18	176	176	-	
	28	278	140	138	
	30	101	51	50	
	31	319	169	150	
	32	48	48	-	
	TOTAL	2,252	1,208	1,044	

PHASING TABLE

It is recognized that, due to the diversity of the plan and the unknown economic factors, there may be a logical development that would require minor variations in the proposed phasing, i.e. Areas 2-A, 5, 12, 17-A and 17-B, 28, 30, and 31 may vary in the number of dwelling units per phase as the economic conditions warrant. At an average rate of 225 DU per year, this phasing would represent two, 5-year periods, for a total of ten years to complete.

-10-

# APPENDIX A

Γ

 $\left[ \right]$ 

[

Π

Π

[]

[]

# DENSITY CALCULATION

			at .			÷										
		Ge	neral P (Acr	lan Are	<b>18</b> . 27			Areas		Durant	D1 7					
		0-1	0-3	3-5		5%	5%-15%	<u>eres)</u> 15Z-30Z	30%	Proposed Land Use	5%	SZ-15Z	157-30Z			
NO.	ACRES	DU/A	DU/A	DU/A	DU									TOTAL	DU/AC.	
1	18		18		54	7.8	9.0	1.2	0	PUD-LG	39.0	31.5	3.0 •	74	4.1	
2-A	47	15	32		111	0.6	33.6	12.8	0	PUD-SM	4.8	201.6	51.2	258	5.5	
2-B	1	v	•	1	5	0	0	1	0	PUD-SM	0	0	4.0	4	4.0	
3	34	30	4		42	0	6.0	19.8	8.2	PUD-SM	0	36.0	79.2	115	3.4	
5	102	25	77		256	0	42.5	58.1	1.4	Resdl-Med.		85.0	58.1	144	1.2	
7	71	60	11		93	0	14.4	49.2	7.4	Resdl-Med.	0	28.8	49.2	78	1.1	
8	93	93			93	0	6.9	19.8	66.3	Estates-Sm.	0	10.4	9.9	20	0.2	
11	18		18		54	0	5.2	9.8	3.0	Multi-Fam. Med.	0	52	78.4	130	7.2	
12	38		38	•	114	27.0	11.0	0	0	Multi-Fam. Low	216	66	0	282	7.4	
13-A	213	190	23		259	0	10.2	120.2	82.6	Estates-Lg.	0	12.2	48.1	60	0.3	
13-B	94	90	4		102	0	2.9	35.9	55.2	Estates-Lg.	0	3.5	14.4	18	0.2	
14	13		13		39	7.0	6.0	0	0	Commercial				-		
15	7		7		21	0	4.7	2.3	0	Resdl-Urban	0	11.8	3.5	15	2.2	
16						1				School	•			0		
17-A	35	12		23	127	0	4.8	26.1	4.1	Undefined Resdl-Med.	0	19.2	52.2	71	2.0	
17-B	36	7		29	152	0	7.9	14.8 *	13.3	Undefined Resd1-Med.	0	31.6	29.6	61	1.7	
18	22			22	110	22	0	0	0	Undefined Resd1-Urban	176	0	0	176	8.0	
27	8	I	ndustri	<b>a</b> 1	ĵ.	3.7	5.3	0	0		2			0		
28	40	2	40		120	33.3	0	3.0	3.7	Undefined Resdl-Urban	266.4	0	12.0	278	7.0	
29	39			39	195		Par	rk		Park				0		
30	87	50	37		161	0	19.9	60.7	6.4	Resdl-Med.	0	39.8	60.7	101	1.2	
31	44	<ul> <li>••:</li> </ul>	44		132	27.6	16.4	0	0	Multi-Fam. Low	220.8	98.4	0	319	7.3	
32	6		6		18	6	0	. 0	0	Multj-Fam. Low	48	o	•	48	8.0	
	1,058	572	372	114	2,258	(2.1 DU/AC)			3	*				2,252	(2.1 DU/A	)

#### MISSION DE ANZA - SPECIFIC PLAN DENSITY CALCULATION

APPENDIX A

# APPENDIX B

Γ

5

 $\left[ \right]$ 

Π

[

Π

[]

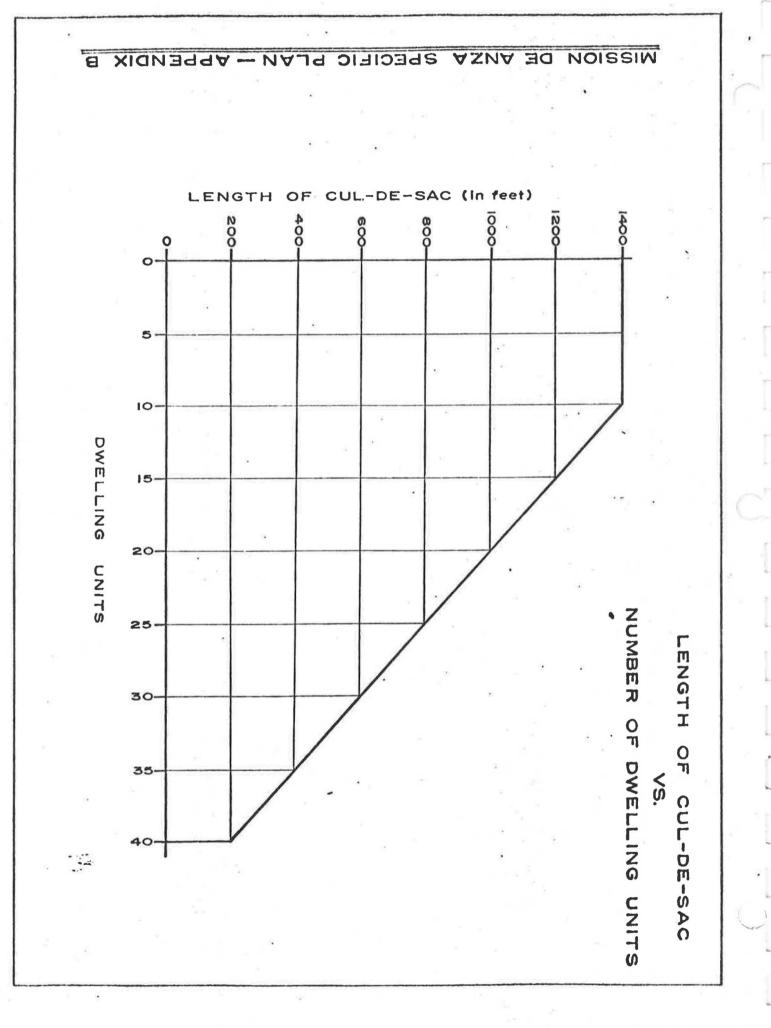
 $\left[ \right]$ 

[]

6

Ľ

LENGTH OF CUL-DE-SAC



# APPENDIX C

Γ

5

Γ

Γ

Π

[]

[2

U

A

# GEOLOGIC INVESTIGATION



#### FEASIBILITY STUDY FOR FUTURE DEVELOPMENT OF MISSION DE ANZA COUNTY OF RIVERSIDE, CALIFORNIA

#### PREPARED FOR

Mission De Anza, Inc. P. O. Box 3617 Riverside, California

1824 EAST BALL HOAD ANAHEIM, CALIFORNIA 92805 (714) 635-2295

Π

Π

LOS ANGELES-RIVERSIDE-SAN DIEGO ARLAS CALL TOLL FREE (800) 422-4115



ACCU-TEST SOIL LABORATORY INCORPORATED

April 7, 1974

Mission De Anza, Inc. P.O Box 3617 Riverside, California

Attention: John West

Subject:

(2)

Feasibility Study for Future Development of

Mission De Anza, Riverside County, California This report presents the results of our geologic investigation of the subject property located in Pedley Mountains area, Riverside County, California. The purpose of the investigation was to determine and evaluate the geologic conditions affecting the gross stability of the property; and to present our opinion on the suitability of the property for the construction of future development.

Geologic data was obtained from the following sources:

"Pregrading Soils Inspection" for Tract 3393, lots
 1-13<sup>4</sup> and Tract 339<sup>4</sup>, lots 1-7<sup>4</sup> in Riverside County,
 California; Pacific Materials Laboratory, Inc.,
 July 13, 1965.

"Interim Soil Compaction Report: for Tract 3394, lots 1-17, 23-25, 29, 31-52, 56-60, 62,63,69, and 71-74, at 1001 Ranch, Pedley, California; Pacific Materials Laboratory, Inc., July 26, 1966.



-2-



(3)

(4)

"Preliminary Soils Analysis" for Proposed Residences, Tract 5724 in Riverside County, California; Jurupa Western Inc., December 19, 1974.

"Preliminary Soils Analysis" for Proposed Residences, Tract 3393, lots 6 thru 17, 62, 63, 66, 69, 71, 72, 73, and 74 in Riverside County, California; Jurupa Western Inc., March 28, 1974.

Yerkes and others, "Geology of the Los Angeles Basin
 California - An Introduction", 1%5, U.S. Geological
 Survey PP 420-A.

"Crustal Strain and Fault Movement Investigation", Faults and Earthquake Epicenters in California, January 1964, State of California Department of Water Resources Bulletin, No. 116-2.

(7)

(6)

State of California DEPARIMENT OF NATURAL RESOURCES, Geology of the Jurupa Mountains, San Bernardino and Riverside Counties, California. Special Report, 5 By Edward M. Mackevett; February 1951.

1824 EAST BALL ROAD ANAHEIM, CALIFORNIA 92805 (714) 635-2295



# ACCU-TEST SOIL LABORATORY INCORPORATED

#### PHYSIOGRAPHY

#### Regional

The southern sloping site is part of an alluvial fan lying south of Jurupa Mountains in the southeastern Pedley Hills area. The central portion of the site is underlain by old alluvium.

The bedrock in the hill area is composed of:

#### Woodson Mountain Granodiorite

The granodiorite is a leucocratic rock that ranges in color from white to light gray and contains only a small proportion of ferromagnesian minerals. It ranges from fine-grained to coarse-grained; the finer-grained facies generally are confined to marginal zones of the plutons. No evidence for the age relationship between the coarse-grained and fine-grained facies were obtained.

#### Siliceous Metamorphic Rocks

These rocks are predominantly biotite-rich gneisses and schists; in the central part biotite-rich gneisses and muscovite and biotite bearing quartzites; and in the western part they are mainly impure quartzites. Foliation is commonly well developed in these rocks. In most cases it is steep-dipping and parallels the contact of the nearest intrusive body. In places the foliation is highly controlled and ptygmatically folded. Wherever observed in the same outcrop the foliation and the bedding seem to be parallel in both plan and section.



#### Bonsall Tonalite

The Bonsall tonalite contains numerous inclusions of gabbro, or metamorphic rocks, or both rock types. It varies considerably in texture, and probably represents a series of separate, closely related intrusive masses or plutons. Most of the inclusions are elongate, and few exceed 2 feet in length. Biotite and hornblende, the principal ferromagnesian minerals in the tonalite, commonly are oriented with their long axes parallel. This, together with inclusions, gives much of the rock distinct foliation and lineation. However, some parts of the tonalite lack good foliation and lineation. The Bonsall tonalite is medium to coarse-grained, and ranges in color from light to dark gray.

#### San Marcos Gabbro

Two textural varieties of gabbro occur in this area. One of these is a dark-gray, medium-grained rock that weathers to a dark reddish brown, and forms the bulk of the gabbro masses. The other is a mottled dark gray and white, brown-weathering rock that is confined to the peripheral zones of the masses. It may represent a facies of the gabbro that was contaminated by later intrusive rocks, although there is no mineralogical evidence to indicate this. The typical texture of the peripheral gabbro consists of grained crystals, which is suggestive of a heterogeneous orgin for this rock type. Irregular segregations that are rich in hornblende occur in some of the gabbro bodies.

#### LOCAL PHYSIOGRAPHY

The subject property lies in the western Pedley Mountains area. The central portion of the site is presently developed into residential homes, a small lake, and a golf course. The steeper slope area are found in the northeastern, northwestern, and southeastern areas. The slopes in these areas vary from 5% to 30%. The site consists of light vegetation and trees and is presently vacant. Drainage is southwesterly towards the Santa Ana River. The surface elevations vary from 700' - 800' in the low Santa Ana riverbed areas to 800' in the northern Pedley hill areas.

#### EARTH MATERIALS

The soils on the site are of the Cieneba-Rock land-Fallbrook association which consist of well-drained and somewhat excessively drained, undulating to steep, very shallow to moderately deep soils that have a surface layer of sandy loam, reddish tannish brown, and fine sandy loam; on granitic rock and also Hanford-Tujunga-Greenfield association which consist of very deep, well-drained to excessively drained, nearly level to moderately steep soils that have a surface layer of sand to sandy loam; on alluvial fans and flood plains.

Accu-test Soil LABORATORY Incorporated

-5-

-6-



#### EXPANSION CHARACTERISTICS

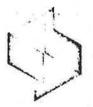
The buildings, sidewalks, and streets that have been constructed over the past 10 years show no indication of shrinkage, cracks, indicating the nature of these soils are non-expansive. From our experience of these soils in this area we find the soils to have very fine bearing qualities.

#### SLOPE STABILITY

Slope stability calculations have been run on the materials in this area and were found to be safe. Using a 1 1/2 horizontal to 1 vertical to a maximum height of 30'.

GROUNDWATER

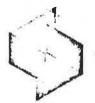
The State of California Department of Water Resources, Bulletin No. 104-3 indicates that the groundwater levels vary from 700' elevation to 725' elevation across the site. This would indicate a 50' - 80' differences in elevation from the surface to the top of the groundwater. The base of the groundwater is considered to be at approximately the elevation of 600', this would not indicate near surface liquifaction except within the areas of the Santa Ana River-bed.



-7-

#### FAULTING

No faults are known to cross the site, as determined by a review of aerial photographs and geologic literature. The most significant nearby faults are the San Jacinto Fault Zone, 10 miles northeast; the Elsinore Fault Zone, 14 miles south; the Cucamonga Fault Zone, 13 miles northwest; and the San Andreas Fault Zone, 17 miles northeast. All of these fault zones are considered to be active.



Accu-test Soil Laboratory Incorporated

-8-

#### SEISMICITY

The entire greater Los Angeles area has been and will be subject to strong shaking from earthquakes originating or nearly active or potentially active faults such as the Newport-Inglewood, San Andreas, San Jacinto, Elsinore and other lesser known fault zones. Thousands of widely scattered earthquakes occur each year in California but only a few hundred are large enough to be felt. Of these few hundred, only a very few are of large enough magnitude to have any effect on structures. The probability of future earthquake activity statistically compares with that of the recent past. Earthquake probability criteria can only be based on the historic record of earthquakes until such time as valid earthquake predictions by strain evaluation or other methods is possible.

It is understood that a magnitude of 6.5 earthquakes occures somewhere in the Southern California region on the average of about once every three to four years. As an example, a 6.6 magnitude earthquake occured in the Borrego Mountains area 220 kilimeters southeast of Los Angeles in 1968. Another example is the more recent February 9, 1971, 6.6 magnitude earthquake which occured in the San Fernando area of Los Angeles. A listing of earthquakes of magnitude 6.0 and greater in Southern California is in the appendix of this report. The listing location is by latitude (°). This site is located at latitude  $33^{\circ}50'$  and longitude  $117^{\circ}50'$ .



# Accu-test Soil Laboratory Incorporated

-9-

#### Seismicity

[

[

The resultant ground shaking at the tract from anticipated earthquake motion on the four known active faults is tabulated below:

Causative Fault	Distance to Causative Fault (Miles)	Expected Magnitude Richter	Expected Ground Acceleration (Gravity)	Approximate Probability of Occurrence (50 year period)
Cucamonga	13	6 - 7	0.15 - 0.25	Intermediate
Elsinore	14	4 - 6	0.05 - 0.20	Likely
San Andreas	קב	7.0 - 8.0 8.0 - 8.5	0.25 - 0.35 0.35 - 0.40	Intermediate Low
San Jacinto	10	6 - 7	0.20 - 0.30	Likely



AMENDMENT No. /

# DRAFT ADDENDUM

TO

MISSION DE ANZA SPECIFIC PLAN

(TENTATIVELY APPROVED BY THE RIVERSIDE COUNTY PLANNING COM-MISSION, DECEMBER 10, 1930)

JANUARY, 1981

PREPARED BY

ALBERT A. WEBB ASSOCIATES 3788 McCray Street Riverside, California



#### ALBERT A. WEBB ASSOCIATES CONSULTING ENGINEERS 3788 McCRAY STREET, RIVERSIDE, CALIFORNIA 92506 TELEPHONE (714) 686-1070

January 21, 1981

REF. W.O. 77-109 FILE NO. 2599.20

ALBERT A. WEBB A. HUBERT WEBB ERNEST N. WEBB JOHN H. STAAF SAM I. GERSHON REG KNAGGS ANTHONY J. KENNEDY FRED HANS HANSON RODNEY D. CRAMPTON DAVID M. ALGRANTI WALLACE H. FRANZ MICHAEL GALL

Riverside County Board of Supervisors 4080 Lemon Street Riverside, CA. 92501

Honorable Board Members:

We are submitting for your approval this Addendum to the Specific Plan for Mission de Anza (SP-123 approved May 28, 1975), a 1058 acre development project located within the Pedley Hills area of West Riverside County.

This Addendum was prepared to provide the County with a more \_\_\_\_\_\_detailed explanation of the major revisions to SP-123 as proposed by De Anza Country, Inc., owners and developers of the subject property. Approval of this Addendum was given by the Riverside County Planning Commission on December 10, 1980, subject to the conditions of approval included in Appendix A.

The proposed revisions as presented in this Addendum affect three basic areas (land use related) of the approved plan and are as follows: (1) project area, an increase of approximately 451 acres, resulting in a revised total of 1,509 acres; (2) alteration of individual parcel boundaries; and (3) reallocation of approved densities. A brief discussion of each revision is presented in the Project Description of this report.

The Addendum also addresses five potential environmental impact areas (impacts resulting from the revisions proposed) not evaluated in the Environmental Impact Assessment prepared for the approved plan. Potential environmental impacts may be experienced in the areas of noise, traffic, land use compatability, schools, and historical properties.

Finally, possible alternatives to the revised Specific Plan have also been discussed; however, the alternatives presented relate mainly to development procedure rather than the actual development proposed within the revised plan itself. Page 2 Riverside County Board of Supervisors January 21, 1981

The intent of this Addendum is to discuss relationships of the proposed revisions to the approved Specific Plan. Various elements of SP-123 that will not be substantially affected by the proposed revisions will remain as presented in the approved plan and will not be further discussed in this Addendum.

Sincerely yours,

ALBERT A. WEBB ASSOCIATES

Sam I. Gershon

Vice President

SIG:sb Encl.

#### TABLE OF CONTENTS

											Page
Introduction	•	•	•	•	 •	٠	•	•	•	•	1
Background			•	•	 •			٠	•	•	1
Scope and Purpose	•	•	•	٠	 •	•	•	•	•	•	3
Environmental Considerations	٠	•	•	•	 •	•		•			3
Project Description	•	•	•	•	 ٠	٠		٠	•	•	4
Location			•	•	 •	•		•	•	•	4
Land Use	۰.		•	•	 •	•		•	•	•	4
Discussion of Proposed Revisions .	٠	÷	•		 •			•			9
Density Transfers					 •	•					11
Housing	•			•	 ٠	•	•	•	•		14
Public Services					 	1/#65				•	14
Water and Sewer Service		•			 •	1. •					14
Proposed School Sites		•	•		 ٠	٠	•	•	•	•	15
Phasing		0.			 •	•			•	•	16
Potential Environmental Impacts					 •	•	•	•			18
Noise	•	•	÷	•	 •	•	•			•	20
Traffic Generation			÷		 •	•	•	•	•		22
Existing Roadways		•		•		•	•	•	•		22
Potential Impacts		.•.;				•	•		•		23
Schools			•				•	•	•		23
Impacts		<b>1</b>	<b>.</b>		 •	•			•	•	23
Mitigation Measures			•	•			•		•		24
Land Use Compatibility											25
Historical Properties											25
Mitigation Measures				•	 •	•					25
Brief Discussion of Alternatives										•	26
Marketability Study	•		•								27
Supply Characteristics					 •	•	•				27
Trends											28
Employment											29
Population											30

# TABLE OF CONTENTS (cont'd)

																						Page
Housing Activity	٠	•	•	•	•	•	٠	•	•	•			•	•	•	•	٠	•	•	•		31
Housing Demand .	٠	•	•	•		•	•	•	٠	•	•	•	•	•	•	•		•	٠	•	•	31
Conclusions	•							•			•		•		•	٠		•	•			32

### TABLES

# Table

 $\bigcap$ 

1	Mission de Anza - Specific Plan Density Calculation	•	•	•		2
2	Mission de Anza - Specific Plan Revised Density Calculation December 1980	•	•	•	•	7
3	Revised Specific Plan Land Use	•		•	•	10
4	Current Subdivision Tracts - Revised Specific Plan		•			17
5	Revised Specific Plan Phasing Schedule	•	•	ï		19

#### FIGURES

# Figure

1	Regional Location Map	5
2	Project Site Location Map	6
3	Noise Barriers in Cross Section	21

#### PLATES

# Plate

1	Specific Plan - Land Use - SP-123	In Po	ocket
2	Revised Specific Plan - Land Use	11	11
3	Proposed Hotel and Apartment Complex	11	11
4	Parcel 33 Layout	н	Ð

#### APPENDICES

# Appendix

А	Conditions	of	Approval	•					•	•		×		4			•		A-1
---	------------	----	----------	---	--	--	--	--	---	---	--	---	--	---	--	--	---	--	-----

•

#### MISSION DE ANZA SPECIFIC PLAN ADDENDUM

#### Introduction

#### Background

The Mission de Anza Specific Plan as originally prepared (July 1974) covered 1,563 acres of land within the Pedley Hills area of West Riverside County. At that time the Plan called for 2,764 dwelling units (excluding 433 existing residential lots), a 10 acre community and professional center, a 13 acre neighborhood commercial unit, 9 acres of industrial land, and 39 acres of regional park land. Prior to Planning Commission review, one of the property owners decided to withdraw from the project, resulting in a revision to the Specific Plan.

The approved Specific Plan (Specific Plan #123, approved May 28, 1975, hereafter to be referenced as SP-123) includes 1,058 acres with a total plan density of 2,252 dwelling units (DU) and an equivalent population of 7,200 people.\* However, the Environmental Impact Report remained unchanged and still addressed the acreage and densities in the original Specific Plan. The areas which were withdrawn from the original plan were deleted and given a Not A Part (NAP) designation on all illustrations used. The development of the plan was based on a transfer of General Plan densities and a slope analysis of the topography, then applying design densities for the different types of planned uses. The density distribution for SP-123 is shown in Table 1.

-1-

<sup>\*&</sup>quot;Mission de Anza - Specific Plan", October 1974, Albert A. Webb Associates.

# TABLE 1

## MISSION De ANZA - SPECIFIC PLAN DENSITY CALCULATION

	General Plan Area (Acres)		8		Slope Areas (Acres)				Plan D	Plan Density Calculation					
NO.	ACRES	0-1 DU/A	0-3 DU/A	3-5 DU/A	DU	52	52-152	15%-30%	30%	Proposed Land Use	5%	57-152	152-302	TOTAL	DU/AC.
1	18		18		54	7.8	9.0	1.2	0	PUD-LG	39.0	31.5	3.0 •	74	4.1
2-A	47	15	32		111	0.6	33.6	12.8	0	PUD-SM	4.8	201.6	51.2	258	5.5
2 <b>-B</b>	1		12	1	5	0	O	1	0	PUD-SM	0	0	4.0	4	4.0
3	34	30	4		42	0	6.0	19.8	8.2	PUD-SM	0	36.0	79.2	115	3.4
5	102	25	77		256	0	42.5	58.1	1.4	Resdl-Med.		85.0	58.1	144	1.2
7	71	60	11		93	0	14.4	49.2	7.4	Resd1-Med.	0	28.8	49.2	78	1.1
8	93	93			93	0	6.9	19.8	66.3	Estates-Sm.	0	10.4	9.9	20	0.2
11	18		18		54	0	5.2	9.8	3.0	Multi-Fam. Med.	0	52	, 78.4	130	7.2
12	38		38		114	27.0	11.0	0	0	Multi-Fam. Low	216	66	0	282	7.4
13-A	213	190	23		259	0	10.2	120.2	82.6	Estates-Lg.	0	12.2	48.1	60	0.3
13-B	94	90	4		102	0	2.9	35.9	55.2	Estates-Lg.	0	3.5	14.4	18	0.2
14	13		13		39	7.0	6.0	0	0	Commercial				-	
15	7		7		21	o	4.7	2.3	0	Resdl-Urban	. 0	11.8	3.5	15	2.2
16										School	٠			0	
17-A	35	12		23	127	0	4.8	26.1	4.1	Undefined Resdl-Med.	0	19.2	52.2	71	2.0
17-B	36	7		29	152	0	7.9	14.8 *	13.3	Undefined Resdl-Med.	0	31.6	29.6	61	1.7
18	22			22	110	22	0	0	0	Undefined Resdl-Urban	176	0	0	176	8.0
27		I	ndustri	al		3.7	5.3	0	0					0	
28	40		40		120	33.3	0	3.0	3.7	Undefined Resdl-Urban	266.4	0	12.0	278	7.0
29	39			39	195		Par	rk		Park				0	
30	87	50	37		161	0	19.9	60.7	6.4	Resdl-Med.	0	39.8	60.7	101	1.2
31	44		44		132	27.6	16.4	0	D	Multi-Fam. Low	220.8	98.4	0	319	7.3
32	6	_	6		18	6	0	0	0	Multj-Fam. Low	48	0	0	48	8.0
	1,058	572	372	114	2,258	(2.1 DU/AC)			Ĵ.					2,252	(2.1 DI

Taken from Mission de Anza - Specific Plan, October 1974, (Albert A, Webb Associates) as approved May 28, 1975.

.

-2-

For the most part, the development which has occurred within the Specific Plan area has been in conformance with SP-123; however, various density changes have occurred and since the approval of the plan, the project proponent (de Anza Country, Inc.) has purchased and tentatively mapped the properties which appeared as NAP of the approved plan, including 124 acres south of Limonite Avenue. Certain proposed changes have been made to the Planning Department regarding various lot size, densities, and zoning to accommodate current proposed tracts within and outside the SP-123 area. Planning Department Staff review of the proposed changes resulted in a request for an updated Specific Plan incorporating these changes, further resulting in the preparation of this Addendum.

## Scope and Purpose

This report provides a description of the development which has occurred within the SP-123 area and the proposed development presented in this Addendum. In addition to discussing the relationships of the proposed revisions to the approved Specific Plan, various elements of SP-123 (e.g. circulation, housing, etc.) that will not be substantially affected by the proposed revisions will remain as presented in the approved plan and will not be further discussed in this Addendum.

# Environmental Considerations

As previously stated, the original plan called for 2,764 DU's on 1,563 acres. The Environmental Impact Report

-3-

(EIR No. 42) addressed the impacts of the original plan and was approved prior to one of the property owners withdrawing from the project. While this addendum is proposing 3,365 DU's, an increase of 1,113 DU's over the approved plan SP-123, the increase in DU's to be given environmental consideration in this addendum will be the 601 DU's that were not addressed in the original EIR.

#### Project Description

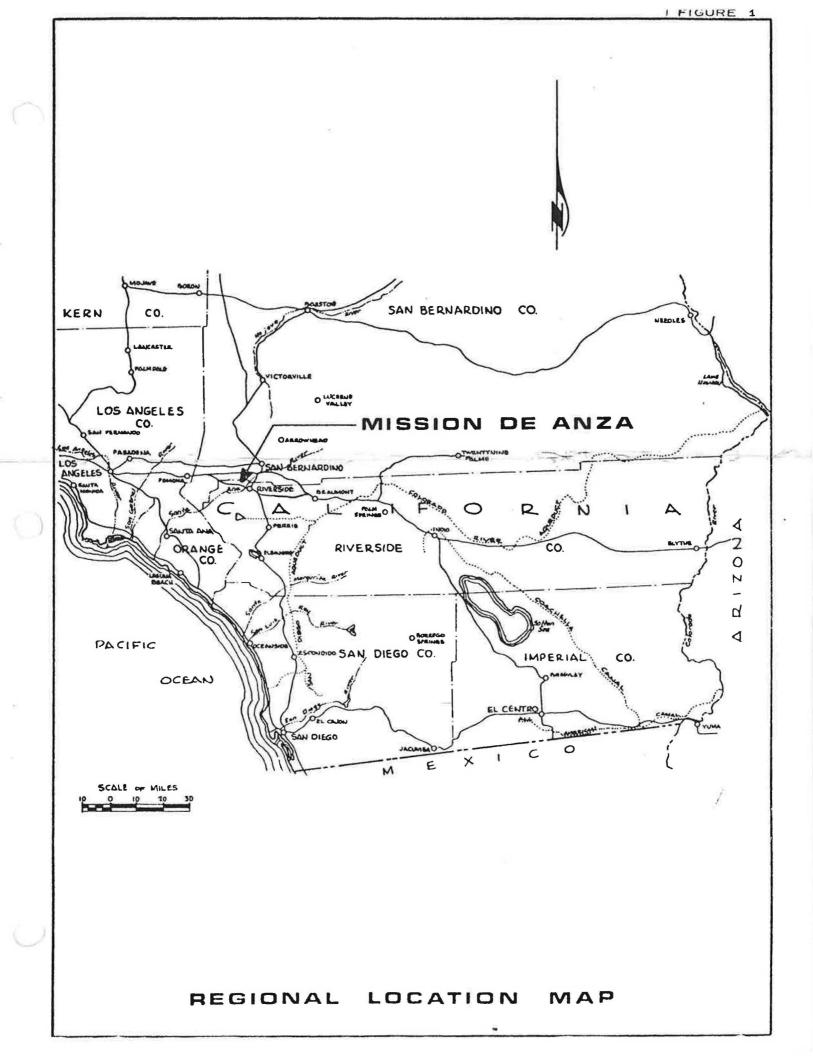
#### Location

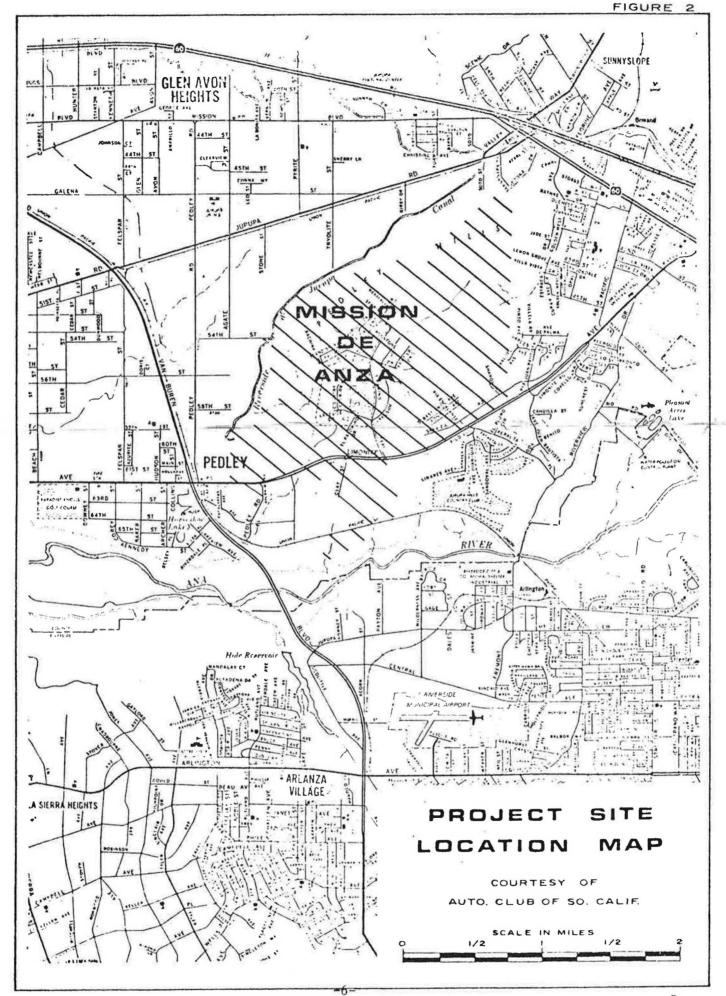
The project site is located in the Pedley Hills area of West Riverside County, 4.5 miles west of downtown Riverside off Limonite Avenue, encompassing 1509 acres of gently rolling\_ hills (Figure 1). Most of the development indicated in the revised Specific Plan will center in portions of Township 2 South, Range 6 West, Sections 13, 24 and 25 and Township 2 South, Range 5 West, Sections 18 and 19, San Bernardino Base and Meridian (Figure 2).

#### Land Use

The total number of dwelling units in the revised Specific Plan will be 3,365 compared to the 2,252 estimated for the approved plan. The revised density distribution is shown in Table 2 with the corresponding parcels illustrated in Plate No. 2 (in pocket). The Riverside County Planning Department refers to Plate 2 as Exhibit "C" in their reports.

-4-





# TABLE 2

# MISSION DE ANZA - SPECIFIC PLAN REVISED DENSITY CALCULATION DECEMBER 1980

Hillside	3			: Proposed	:	:	
Residential	: Parcel No.			: D.U.	: Acres		Land Use
	1-A	5724	49	-	13.2		P.R.D.
	1-B	-	-	-	13.1		Park
14. 14.	1-C	9284 11579	_	54	15.4		Single Family Res
	2-A	9283 8500	144	_	44.4		S.F.R.
	2-A-2	-	-	11	2.9		S.F.R.
	2-в	-	-	10	1.2		P.R.D.
Х	3	-	-	72	19.2		P.R.D.
X	3-1	· · · · ·			13.9	The .	P.R.D.
	5	6438	85	-	50.9		S.F.R.
	5-1	15886	-	66	38.8		S.F.R.
	6-A	9336	123	-	72.8		S.F.R.
	6-B		-	130	8.7		M.F.R.
	7-1	11084	-	22	15.3		S.F.R.
	7-2	11083	-	38	16.4		S.F.R.
х	8-A	_	-	110	54.7		S.F.R./P.U.D.
х	8-B	-	-	0	78.6		Open Space
	11	-	-	90	15.3		M.F.R.
<i>a</i> .	11-1	-	-	0	1.0		Commercial/Office
	12	-	-	258	26.3		P.R.D.
	13-A	-	-	32	15.4		P.R.D.
	13-A-1	-	-	14	14.7		S.F.R.
х	13-A-2	-	-	41	78.8		S.F.R.
х	13-A-3	-	-	4	115.7		S.F.R.
	13-B	10986	19	-	75.0		S.F.R.
	14	Ξ.	-	0	26.2		Commercial
	15	11658	70	-	36.0		S.F.R.
	17-A	7232	21	-	32.1		S.F.R.
	17-B	7232	-1 40	-	36.7		S.F.R.
	17-C	16253	-	7	8.1		S.F.R.

.

# TABLE 2 - (Cont'd)

# MISSION DE ANZA - SPECIFIC PLAN REVISED DENSITY CALCULATION DECEMBER 1980

	: · Parcel No	: :: Tract No.:	Recorded D.U.	: Proposed : D.U.	: : Acres :	Land Use
Residential	18	11885	85	-	22.4	S.F.R.
	21	-	_	-	145.0	Golf Course
	22-A	-	-	250	22.1	M.F.R.
	22-A-1	-	-	150	2.3	M.F.R.
	22-B	-	_	-	4.3	Commercial
	22-C	-	-	-	2.9	Commercial
	22-D	-	-	1	.4	S.F.R.
	22-E	-	-	-	1.9	
	22-F	-	-	_	4.5	
	22-G		· · · · · · · · · · · · · · · · · · ·	•	1.5	
	27-A		_	-	8.8	Commercial
	27-В	-	-	-	11.5	Commercial/Offic
	28-A	-	-	-	5.3	School Site
	28-B	10850	-	212	31.4	S.F.R.
	29	-	-	-	38.8	Park
	30	7703-1	34	-	34.2	S.F.R.
	30-1	7703	-	64	50.4	S.F.R.
	31	9282	166	-	43.8	S.F.R.
	32	6929	25	-	8.6	S.F.R.
Edison Prop.						
	33-A	_	-	129	17.3	PRD
	33-B	-	-	179	40.7	S.F.R.
	33-C	-	-	1.	6.9	Park
	<b>33-</b> D	-	-	202	12.5	Apt./Residential
	33-Е	-	-	202	12.1	P.R.D.
	33-F	-	-	122	10.0	P.R.D.
	3 <b>3-</b> G	-	-	-	14.1	Light Industrial
	33-н	-	-	-	14.7	Light Industrial
	SUBT	OTAL.	861	2,504		
	5001		001	2,504		
				+ 861		
	GRAN	TOTAL		3,365	1509.2 acr	es

-8-

-

The basic project concept presented in the approved plan was to provide a planned community environment which creates a blending of a variety of housing types and open space, in addition to providing recreational, commercial, and industrial opportunities. The revised Specific Plan maintains this concept as is illustrated in Table 3.

Discussion of Proposed Revisions. The proposed revisions presented in this Addendum affect three basic areas of the Land Use Element of the approved plan: (1) project area, (2) individual parcel boundaries, and (3) approved density allocations. A brief discussion of each is as follows.

(1) The major revision to SP-123 is an increase of approximately 451 acres which includes all of Parcels 1B, 1C, 6A, 6B, 21, 22A, 22A-1, 22B, 22E, 22F, 22G, 32, 33A through 33H, and a portion of Parcels 27A and 27B, as shown in Table 2. Parcel 33A through 33H was not a part of the original or the approved plan; however, it has been purchased by the project proponents with the intent to accommodate a large number of the density transfers being proposed.

(2) Some of the parcels presented in the approved plan have been slightly altered to accommodate the market. In some cases a single tract map will include property in and not in SP-123 boundaries. The best example of this is shown with Parcel 1-1 (Tract 9284, Plate 3) 10 acres, contains 5 acres which were part of the approved plan and 5 acres which appeared as NAP (Plate 1).

-9-

# TABLE 3

.

÷.

# REVISED SPECIFIC PLAN LAND USE

Category	:	Symbol	:	Acres	:	Percent
	÷		:	(Gross)	:	
Residential						
Single-Family		S.F.R.		885.9		58.7
Multi-Family		M.F.R.		49.9		3.31
Planned Unit Development		P.U.D.		54.7		3.62
Planned Residential Development		P.R.D.		128.6		8.52
Apartment/Residential				12.5		0.83
Subtotal				1131.6		74.98
Non-Residential						
School		and the second s		5.3	-	0-35
Open Space				78.6		5.21
Park				58.8		3.9
Golf Course				151.4		10.03
Commercial		Comm.		42.2		2.8
Office	C	ffice/Comm.		12.5		0.83
Light Industrial		Ind.				1.90
Subtotal				377.6		25.02
TOTAL				1509.2		100.00

In other cases some parcels were divided and formed new parcels (e.g. Parcel No's. 2A, 2A-1, 2A-2, 5, and 5-1). There are many examples of these and they can be easily depicted from Plates 1 and 2.

(3) The third major change in land use shown in the revised Specific Plan is a reallocation of densities for a number of parcels. The development which has occurred to date has resulted in a marked decrease in density (compared to the approved density) for various parcels. Two examples of this can best be seen in Parcels 28 and 31. Parcel 28B (Tract 10,850)—is planned for development of 212 dwelling units, 66 units less than the SP-123 allocation of 278 units. Overall, the development of lower densities has resulted in a total of 517 units less than the approved Specific Plan.

Conversely, other parcels have increased their density over that which was allocated in the approved plan. Increased densities were experienced in Parcels 7-1, 7-2, and 15, resulting in an overall increase of 84 units over that which was approved for the respective SP-123 parcels.

Density Transfers. The densities presented in the revised Specific Plan, as shown in Table 2, were developed on a transfer of both approved Specific Plan densities and General Plan densities in addition to applying slope limitations where applicable.

-11-

The intent of the revised Specific Plan is to transfer (where needed) the net density not implemented in the development of the approved Specific Plan area; in addition to transferring General Plan densities from areas which are planned to remain undeveloped.

The following parcels are planned to receive the major portion of the transferred densities. Parcel 22A and 22A-1 (Table 2, Plate 2) are planned for multiple family use. The project proponent plans to develop Parcel 22A, a 22 acre parcel, into approximately 42 two and three story apartment complexes for a total of 248 units. Parcel 22A-1, a 2.3 acre parcel, is \_\_\_\_\_ planned to be developed into a 150 unit hotel associated with the golf course use (Plate 3). Tentative plans for the apartment complex and hotel envisions the development of two small lakes with bike and jogging paths. The close proximity of the Indian Hills Country Club and the golf course were major considerations in the development of these particular land uses for these parcels with the hotel being used for promotional purposes and to house competitors during golf tournaments. Parcel 22A and 22A-1 appeared as NAP in SP-123 and is allowed a maximum density of 3.0 units per acre under the General Plan. The revised Specific Plan proposes to consolidate a portion of the net density not implemented in the development of SP-123 (approximately 398 units) into these two parcels.

-12-

Parcel 33 (Plate 4) south of Limonite is a 124 acre parcel that is planned for commercial-industrial and residential development. As previously stated, Parcel 33 was recently purchased by the project proponents and was not within the boundaries of the approved plan. At the present time that portion of Parcel 33 planned for residential development is zoned M-2; however, a zone change has been submitted.

Those planned residential developments within the R-3 zone of Parcel 33 are required to have a minimum of 40 percent open space (excluding streets, etc.). It is felt that any deficit in the open space can be made up by the 6.9 acre park (Parcel 33C). Similar situations may develop elsewhere within the Specific Plan with any deficits in open space being made up by other existing neighborhood parks. An additional requirement of a planned residential development is that if it is adjacent to a development of lesser density, a wall separating the two land uses is required. After discussing this requirement with the County staff, the recommendation was to eliminate the wall requirement. The recommendation to eliminate the wall requirement was based on the feeling that a wall tends to segregate a neighborhood rather than promote cohesiveness. Also, by eliminating the wall, the land use planning is more efficient and does provide for 16 additional dwelling units within the single family development, Parcel 33B.

The areas planned for commercial-industrial development are Parcel 33G, 14.1 acres in size, and Parcel 33H which

-13-

-

is 14.7 acres in size. The areas planned for commercialindustrial development are consistent with the existing zoning and the Jurupa General Plan.

The area of Parcel 33, planned for residential development is  $93 \pm acres$  in size with a total of 834 DU's for a density of 8.9 DUA. 284 DU's are allowed by the General Plan density of 3.0 DUA with 550 DU's being density transfers.

#### Housing

For purposes of this Addendum, preliminary architectural sketches have been prepared for the proposed apartment complex and hotel and for the residential portion of Parcel 33 (Plates 3 and 4). These sketches are intended to conceptionalize design plans and are presented for illustration purposes only.

#### Public Services

Water and Sewer Service. The majority of the revised Specific Plan area lies within the Jurupa Community Services District (JCSD). Parcel 30 and 32 lie within Rubidoux Community Services District (RCSD).

The only revision to SP-123 regarding water and sewer is the Indian Hills Water Reclamation Plant which has been operating since August, 1980\*. The site for the facility is situated along the east bank of the Rancho Drain, east of Lakeside Drive, west of Palomino Drive, north of Limonite Avenue

<sup>\*</sup>Jurupa Community Services District "Final Environmental Impact Report Indian Hills Water Reclamation Plant", May 1979, Albert A. Webb Associates.

and south of the Indian Hills Golf Course. Disposal of the treated effluent will be by reclamation onto the Indian Hills Golf Course, after approval by the Health Department, located north of the facility, thus commiting 145 acres (Parcel 21) for permanent reclamation use.

The 800,000 gallon a day wastewater reclamation plant will provide sewer service for the entire Indian Hills (Mission de Anza) development area. Treated effluent will be pumped to an existing reservoir located in the Pedley Hills and subsequently used for golf course irrigation through the existing irrigation system. Currently, irrigation water is provided by the West Riverside Canal Company. Implementation of the Indian Hills plant will not only allow for the continuation of the Mission De Anza Specific Plan (currently experiencing sewer capacity problems with JCSD) but will also provide for the most cost-effective means of obtaining and insuring an irrigation supply to the Indian Hills Golf Course.

Proposed School Sites. The Jurupa Unified School District (JUSD) did own 11 acres (Parcel 16 of SP-123, Plate 1) of land within the approved plan boundaries on the north side of Limonite Avenue, east of Camino Real. Since the approval of SP-123, the JUSD has exchanged property with the project proponents for a more suitable site south of Limonite Avenue (10 acres of Parcel 28A of the revised Specific Plan, Plate 2).

-15-

The school district believes the new site to be more suitable for an elementary school site for the following reasons: the topography of the site north of Limonite Avenue is rocky and hilly and has major access problems; the new site south of Limonite Avenue is relatively flat and has easy access.

<u>Parks</u>. The only site specifically designated for park use in SP-123 was Parcel 29 (Plates 1 and 2) a 39-acre parcel south of the Union Pacific Railroad and is within the area of the Santa Ana Regional Park. Future development of the site is unpredictable at this time.

In addition to Parcel 29, Parcel 21, Parcel 1B, and Parcel 33C are planned for recreational use. The revised Specific Plan will permanently dedicate Parcel 21, the existing golf course, to this use. Recreational development proposed for approximately 10 acres of Parcel 1B will provide for walking and jogging paths paralleling the Ranch Drain extending north adjoining the proposed lake-park development tentatively planned to surround the apartment complexes proposed for Parcel 22A. A conceptional illustration of the proposed apartment complexes and lake-park development is presented in Plate 3.

#### Phasing

Table 4 presents the current development conditions for the various projects within SP-123. The approved plan

-16-

# TABLE 4

F	inal	Map Rec	orde	d			Ten	tative Ap	prove	d	
	:	Parcel	:		- :		:	Parcel	:		
Tract	:	No.	:	DU*		Tract	:	No.		DU	_
11885		18		85		11803		7-2		38	
5724		1-A		49		7232		17A		21	
9282		31		166		11804		7-1		22	
6438		5		85		7703		30-1		64	
9283 &						7703-1		30		34	
8500		2-A		144		11658		15		70	
7232-1	۳. ۲	17B		40	¥;	10850		28-B	7 25 2	212	
9284 &											
11579		1-C		54							
6929		32		25							
9336		6-A		123							
10986		13B	-	19					-		
TOTAL D	U's			790						461	

# CURRENT SUBDIVISION TRACTS REVISED SPECIFIC PLAN

\*Dwelling Units

-14

utilized an average rate of 225 DU's per year resulting in two 5 year phasing periods for a total of ten years to complete. Utilizing the current development conditions presented in Table 4 and the current undeveloped lands proposed for residential use (Table 2) the phasing schedule presented in Table 5 was produced.

Of the non-residential land use areas, only two have been developed thus far. Parcel 11-1 is occupied by the de Anza Country, Inc. office, and Parcel 14 is currently being developed (as proposed in SP-123) for the de Anza Shopping Center. Development of other non-residential areas will be governed by economic conditions affecting each parcel.

# Potential Environmental Impacts

The Environmental Impact Report (EIR) for the approved Mission de Anza Specific Plan was originally prepared for the planning of the entire Pedley Hills area prior to the withdrawal of the approximate 263 acres of land as referenced in the background section of this report\*. The revisions to the original Specific Plan required by the withdrawal did not modify the basic intent of the Plan nor the impacts resulting from it; therefore, the EIR remained unchanged. The full impact reported in the EIR will be reached when the revised Specific Plan is adopted and subsequently implemented.

<sup>\*&</sup>quot;Environmental Impact Assessment - Mission de Anza Specific Plan", October 1974, Albert A. Webb Associates.

# TABLE 5

Parcel	: Dwelling		:	:
No.	: Units		: 1985	: 1990
LA	49	49	-	-
LC	54	54	-	-
2A	144	144	-	-
2A-2	11	-	10	—
2B	10	-	15	-
3	72	-	72	-
3-1	33		29	-
5	85	85	-	-
5-1	66	( <u>)</u>	66	-
5A	123	128	-	_
6B	130	-	130	-
7-1 7-2	22 38	-	38 22	-
	and the second sec			and the second second
3-A	110	-	110	÷.
11	90	-	90	-
12	258	86	172	-
L 3A	32	-	32	-
L3A-1	14		14	-
L3A-2	41	-	41	-
L3A-3	4	-	4	-
L 3B	19	19	-	-
L5	70	70	-	-
7A	21	21	-	-
L7B	40	40	-	-
.7C	7	-	7	-
8	85	85	~	-
22A	250	_	250	~
2A-1	150	÷ -	-	150
22D	1	-	1	-
8B	212	-	212	-
30	34	34		-
30-1	64	64	-	
31	166	166	-	-
32	25	25	_	_
3A	129	-	129	_
13B	179	-	179	_
3D	202	-	202	-
3E	202		202	_
IJE IJF	122	-	122	_
OTAL	3,365	1,070	2,144	150

# REVISED SPECIFIC PLAN PHASING SCHEDULE

-19-

Ż

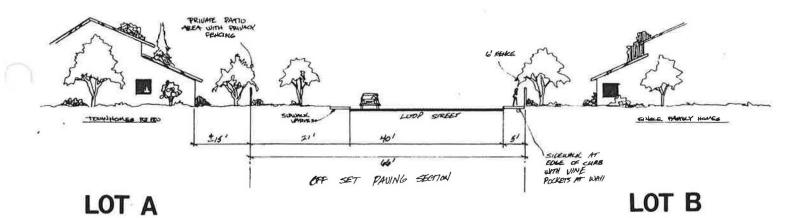
Potential impacts not evaluated in the previous EIR result from significant revisions to the original plan for which the EIR was prepared. Potential environmental impacts not evaluated in the EIR may be experienced in the following areas: noise, traffic, schools, sewer services, land use compatibility, and historical properties. Of the six areas identified, only the impacts associated with noise, traffic, schools, land use compatibility, and historical properties, are considered potentially adverse; the impacts associated with sewer services are considered to be beneficial and have not been given further discussion here. A brief discussion of the potential environmental impacts is presented in the following section.

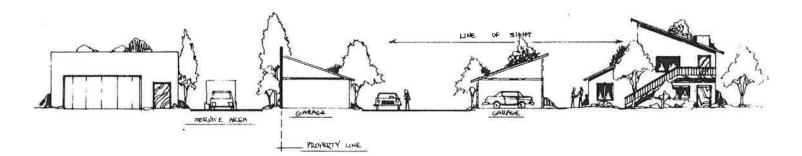
#### Noise

The major revision to SP-123 affecting the area impacted by noise is the proposed development of apartments and townhouses adjacent to the Union Pacific Railroad tracks (Parcels 33D and 33E) south of Limonite Avenue. Plate 4 illustrates the relationship between Parcels 33E and 33F with the railroad tracks. The parking structures for both the apartments and townhouses will be incorporated in a noise attenuation barrier shown in Figure 3. A noise study was conducted providing mitigation measures which are included in Appendix A (conditions of approval) Exhibit D.

-20-

# FIGURE 3

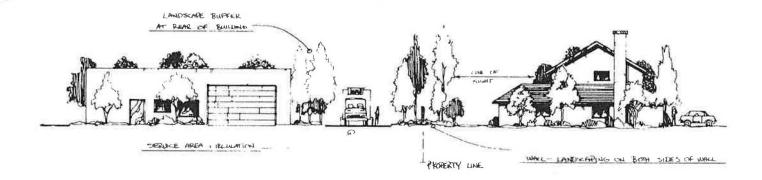




LOT G

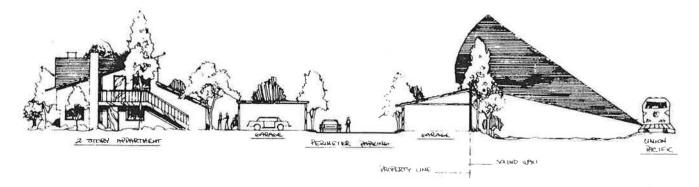
 $\bigcirc$ 

LOT D



LOT G

LOT A&B



# LOT D&E

#### Traffic Generation

Parcel 33 was not within boundaries of the approved plan and as such was not included within the scope of the SP-123 EIR. However, only the traffic generated by the residential portion will be addressed at this time as it is not known what type of businesses will locate on the two commercial units of Parcel 33.

At final buildout, it is anticipated that 834 DU's will be constructed within the residential portion of Parcel 33. Using a trip generation factor of 10 trip ends per dwelling unit per day, the average daily traffic (ADT) will be 8,340 vehicle trip ends.

## Existing Roadways

The primary roadway serving Parcel 33 is Limonite Avenue which is a four-lane divided highway with a capacity of approximately 22,000 ADT. Traffic counts taken by the Riverside County Road Department indicate that Limonite Avenue at Peralta Street (approximately 3/4 mile east of Parcel 33, had an ADT of 13,059 in October of 1978 and Limonite Avenue at Baldwin Avenue (approximately 1/4 mile west of Parcel 33) had an ADT of 17,602 in January of 1978.

A 10 percent increase in the ADT per year normally occurs on primary roadways. Using a 10 percent increase per year, the ADT at Limonite and Peralta would be 14,305 at present, while the ADT at Limonite and Baldwin would be 21,298 at present.

-22-

#### Potential Impacts

The additional traffic generated by Parcel 33 will put Limonite Avenue over its design capacity within the vicinity of Parcel 33 and, as such, will deteriorate the level of service from a "C" level to a high or middle "D" level of service. This deterioration of service level will probably occur during peak hours of use, 7 A.M. to 9 A.M. and 4 P.M. to 6 P.M. Problems that can be expected to be encountered are as follows:

- . Longer than average waiting times for vehicles turning left on Limonite Avenue from Clay Street.
- Longer than average waiting times for vehicles turning left on Clay Street from Limonite Avenue.

An increased propensity for accidents.

Proposed mitigation measures are included in Appendix A.

# Schools\*

As previously stated, under Environmental Consideration, only the 601 DU's not addressed in EIR No. 42 will be used to assess the impacts on schools within the area. Student generation within the Jurupa Unified School District (JUSD) averages 1.12 student per household, which would equal 672 new students. This number of students would be divided equally among the Elementary, Junior High and High School grade levels or 224 students added at each level.

#### Impacts

Because of the crowded conditions that presently exist within the JUSD, many schools are on double sessions and a number

<sup>\*</sup>Mr. Nick Ferguson, Assistant Superintendent, Jurupa Unified School District.

of students are bussed throughout the District to help distribute the load. According to the JUSD, there is no way of anticipating the impact of the 672 new students other than the fact that they will add to the problem.

#### Mitigation Measures

The JUSD owns a ten acre school site within the boundaries of SP-123; however, without actual school facilities being constructed, the impact on the school system cannot be mitigated. The District has a number of options for the construction of school facilities.

- State Senate Bill 1384 gives the District the right to issue school bonds with voter approval. The school bond issue was on the ballot in the last local election within the District, but was voted down. This type of financing is probably the most feasible method of constructing school facilities. Hopefully, as the situation within the District progressively gets worse, the voters will realize that the issuance of bonds is the only feasible method of financing school facilities. The JUSD has the option of levying a developers fee of \$1,400 per dwelling unit.
- The JUSD is in the process of conducting a Master Plan of the District. The Master Plan will qualify the District for state aid under the Leroy Green Lease Purchase Act for the construction of school facilities.

-24-

#### Land Use Compatibility

The residential land uses on Parcels 33A, 33B, and 33E will be separated from the industrial land uses on Parcel 33H by incorporating the parking structures into noise barriers (Figure 3). The industries that locate within the boundaries of Parcel 33H are intended to be light industry and completely enclosed within structures. Actually, Parcel 33H is to be a buffer zone between the residential land uses and the United States Pipe Company located westerly of Clay Street.

#### Historical Properties

A structure, located on the southern boundary of Parcel 33, has been identified as having some historical significance on a local scale. The structure was built by William E. Pedley around 1905 and is thought to be one of the earliest uses of reinforced concrete.

#### Mitigation Measures

Mr. Ron Goldman, Supervising Planner of the Environmental Quality Section, Riverside County Planning Department, indicated that recordation of the structure would properly mitigate the impacts on the structure. The recordation will be photographing the structure and writing a historical narrative about it. The recordation was accomplished by Mr. Tom Patterson, author and local historian, and was accepted by the Riverside County Parks Department historian as being adequate mitigation.

-25-

## Brief Discussion of Alternatives

Possible alternatives to the revised Specific Plan relate mainly to development procedure rather than the actual development proposed within the revised plan itself. Alternatives to the revised Specific Plan are as follows:

(1) Separate Specific Plan

(2) Individual Planned Unit Development (PUD)\*

Any proposed development within the boundaries of SP-123 inconsistent with the approved plan constitutes a revision to SP-123. Therefore, Alternatives 1 and 2 could only apply to the proposed additional 451 acres which were not a part of SP-123.

Although Alternatives 1 and 2 are feasible, neither is considered practical. The size of the additional area and spacing of development does not seem to warrant such a formal document as a specific plan, as such. A separate PUD would be more suitable than a specific plan; however, obtaining the required permits needed to develop Parcels 1B, 6B, 22A, 22A-1, 22B, and all phases of Parcel 33 would be more difficult under a PUD system.

<sup>\*</sup>The true meaning of a PUD does not limit itself to residential development. A PUD is generally a planned residential community consisting of a mix of residential and commercial development staged at the community level. The definition given earlier for the PUD category is actually more suitable for what is commonly termed a Planned Residential Development (PRD).

Neither Alternative 1 nor 2 allows for the reallocation of densities as proposed in the revised Specific Plan, whereas the revised Specific Plan, as proposed, accomplishes the basic intent of both Alternatives 1 and 2 in addition to addressing the revisions proposed to SP-123. In light of the development background of the entire Indian Hills area, the revised Specific Plan appears to be the more rational approach to the successful completion to this area's development.

#### Marketability Study

A marketability study was prepared for the revisions to SP-123 by Market Profiles of Santa Ana, California and submitted to the project proponents on February 1, 1980. The following is a brief summary of that marketability study.

#### Supply Characteristics

A review of "For Sale" housing projects was conducted for the Pedley, Rubidoux, La Sierra and Southwest Riverside areas, as well as a review of supply and demand of housing in the Corona/Riverside region. Within this competitive housing market area (CHMA) there are 13 active projects, 12 detached and one attached. Of the 13 active projects, two are sold out, three have had sales suspended by Riverside sewer moratorium, and three are nearing a sold-out posture.

The 13 active projects are generating a combined absorption rate of 11.64 units per week for an average per development of .90 units per week.

-27-

An analysis of the inventory levels in the CHMA further indicate the current under-supplied situation of the marketplace. Of the 1758 available units in the 13 projects, 983 have been offered with sales totaling 863 units. Only 12 percent of the offered units, or 120 units, remain on the market and based upon current absorption levels, this supply will be exhausted within ten weeks provided no new units are brought on stream.

Currently, the volume price range for activity in the CHMA is in the \$70,000 to \$90,000 price range which represents nearly 75 percent of the CHMA's sole activity. This \$70,000 to \$90,000 price range also represents the major portion of the CHMA's unsold inventory, 71 percent indicating that this price range will continue to be the most active in the CHMA. Trends

The Pedley area was initially developed as a demand spillover outlet for the price-sensitive large-lot consumer from Los Angeles and Orange Counties. However, over the past few years as housing prices escalated, there has been more internal demand pressures for housing placed on the Pedley market area than external demand pressure. The recent building moratorium in Riverside and Corona has prompted even more demand pressure into the Pedley area since it represents one of the few areas in the Riverside/Corona market area where development is still ongoing.

-28-

#### Employment

The level of housing demand generated in the Pedley area will be dependent upon the continued economic growth of the areas surrounding it. A significant number of the residents in the Riverside/San Bernardino bi-county region will continue to commute to work in Orange County which has and will continue to experience dynamic economic expansion. The steady economic growth of the Riverside/San Bernardino bi-county region will add internal demand pressures for housing in the Pedley area. The following table presents the economic growth which has and is projected to occur in the neighboring areas of Pedley which affect demand for housing in the Pedley CHMA.

## Economic Growth 1970-1985

Year	Orange County	San Bernardino/ Riverside Bi-County
1970	471,300	350,700
1975	644,600	393,300
1980	778,600	439,500
1985	926,700	490,921

The employment base in Orange County grew from 471,300 in 1970 to 644,600 in 1975 for a substantial increase of 173,300 new jobs. Total employment in Orange County will continue to expand and reach 778,600 in 1980 and 926,700 by 1985; equating to an average increase of 29,595 new jobs per year. Although

-29-

economic growth in the San Bernardino/Riverside bi-county region was not as dynamic as Orange County, it was substantial. The bi-county employment base increased from 350,700 to 393,300 from 1970 to 1975 and is projected to increase to 439,500 in 1980, and 490,921 in 1985 for an annual increase in new jobs of 10,284 from 1980 to 1985.

Overall employment prospects in San Bernardino/Riverside and Orange Counties are good and will continue to support population and household growth.

#### Population

1 4

In conjunction with economic growth, population growth in the bi-county area has been rapid. From 1970 to 1977 the population increased by 161,307.

The forecast of population growth indicates the growth in new households and the potential for housing demand. Based on the 1970 to 1977 population growth and projections for 1980 and 1985, the number of households is forecasted to increase by 16,918 per year through 1980 and by 15,352 annually thereafter and is presented in the following tables.

-30-

# Population and Household Growth Riverside/San Bernardino Bi-County 1970-1985

Year	Population	Average House- hold Size	Total No. of Households	No. of House- holds Added Annually
1970	1,140,986	2.69	424,158	-
1977	1,302,293	2.43	535,923	15,966
Projections				
1980	1,413,892	2.41	586,677	16,918
1985	1,585,615	2.39	663,347	15,352

## Housing Activity

The housing stock in the bi-county area increased by 113,085 homes from 1970 to 1977 for a total of 532,769 units.

## Housing Growth Riverside/San Bernardino Counties 1970-1977

County	1970	<u>1975</u>	1977
Riverside	168,590	214,889	230,329
San Bernardino	251,094	285,831	302,440

Building permits which are indicators of growth show that the number of houses authorized increased substantially between 1975 to 1977, from 10,490 to 54,473 but then decreased slightly in 1978 to 33,090.

## Housing Demand

The forecast of total housing demand in Riverside/San Bernardino bi-county is based upon household growth projects

-31-

presented earlier. Total demand for ownership and rental is 16,918 units per year through 1980 and 15,352 units annually thereafter. The propensity to own indicates annual demand for 13,534 new homes between 1979 and 1980 and 12,281 houses per year thereafter. Demand by price range indicates the greatest demand will be in the price-sensitive ranges under \$65,000 followed by the price sensitive move-up range of \$65,000 to \$100,000.

	1979-1985	
Price Range	1979-1980	1981-1985
Under \$40,000	406	368
\$40,000-\$50,000	2,165	1,965
\$50,000-\$65,000	4,196	3,807
\$65,000-\$80,000	2,707	2,456
\$80,000-\$100,000	2,571	2,333
\$100,000-\$125,000	947	860
\$125,000-\$150,000	271	246
\$150,000+	271	246
Totals	13,534	12,281

Annual Demand by Price Range Riverside/San Bernardino Bi-County 1979-1985

11

#### Conclusions

Review of the overall posture of the Riverside marketplace in general and the Pedley area in particular, indicates that the greatest opportunity for success is to develop a multi-productline community that will be targeted to the more price-sensitive young-married and growing-family consumer segments. The consumers would typically be first-time buyers who will be seeking

-32-

ownership housing as a hedge against inflation. The attached product lines will allow a product to continue to be offered in the volume price range of demand. As housing prices increase faster than income, first-time buyers will increasingly accept attached housing as a price alternative to detached units.

Currently, activity in the CHMA is most active in the \$70,000 to \$90,000 price range.

Employment and population growth indicate continued demand in the area with the Riverside/San Bernardino bi-county area generating an annual demand for 13,534 units through 1980 and 12,281 units annually between 1981 and 1985.

Based upon the supply and demand dynamics of the area, significant demand will be generated for development particularly for consumers who are increasingly being priced out of closer-in locations.

To maximize the available market opportunities, the lower density detached product lines should be planned for early market entry followed by higher density product lines as price escalates and the area becomes more urbanized.

-33-

# APPENDIX A

# CONDITIONS OF APPROVAL

÷

EXHIBIT B

Specific Plan of Land Use 123-W - Amendment No. 1 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Conditions of Approval Approved by Planning Commission December 10, 1980

# General Conditions

 The specific plan approval shall consist of the following: Exhibit A - Specific Plan Text Exhibit B - Specific Plan Conditions of Approval Exhibit C - Development Plan Exhibit D - Accoustical Mitigation Report

- 2. If any of the following conditions of approval differ from the commitment made by the Developer in the Specific Plan text or map exhibits, the conditions enumerated herein shall take precedence.
- 3. The development of the property shall be in accordance with the manditory requirements of all Riverside County ordinances and state laws and shall conform substantially with the approved Specific Plan 123-W as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
- 5. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District's requirements.
- 6. Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied in accordance with the specific plan for the phase of development in question.
- An environmental assessment shall be conducted for each tract, change of zone, plot plan or any other discretionary permit within the specific plan.
- 8. Prior to recordation of any final subdivision map for a phase of development requiring a homeowners association, the applicant shall submit to the Planning Department the following documents which shall demonstrate to the satisfaction of the County that the homeowners association will be established and will operate in accordance with the intent and purpose of the specific plan.
  - a. The document to convey title;
  - b. Convenants, Conditions and Restrictions to be recorded.

The approved Covenants, Conditions and Restrictions shall be recorded at the same time that the final subdivision maps are recorded.

The homeowner association, with the unqualified right to assess the owners of individual units for reasonable maintenance and management costs, shall be established and continuously maintained. The association shall have the right to lien the property of any owners who default in the payment of their assessments. Such lien shall not be subordinate to any encumbrance other than a first deed of trust, provided such deed of trust is made in good faith and for value and is of record prior to the lien of the homeowners association. A-1

Specific Plan of Land Use 123-W - Amendment No. 1 Conditions of Approval Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page 2

Approved By Planning Commission December 10, 1980

## Land Use Conditions .

- The total Specific Plan 123-W (Amendment No. 1) shall be developed with a 9. maximum of 3370 dwelling units on 1473+ acres.
- 10. Final development densities for each residential parcel shown in Exhibit C shall be determined through the appropriate tract and/or conditional use permit application up to the maximum density identified based upon but not limited to the following:
  - a) adequate availability of services
  - b) adequate access and circulation
  - c) sensitivity to land forms
  - innovation in housing types, design, conservation or opportunities d)
  - e) adequate provision of open space
- Lots created pursuant to this specific plan shall be in conformance with the 11. development standards of the zone(s) ultimately applied to the property except as modified by the specific plan.
- 12. Flag lots shall not be permitted in conventional subdivisions.
- 13. All Planned Residential Developments (PRD's) shall incorporate a homeowners association for maintenance and management of common open space areas, private street systems, landscaped areas, signing and lighting or other defined responsibilities as necessary.
- 14. All Planned Residential Developments (PRD's) developed pursuant to this specific plan shall include active recreational facilities and open space areas.
- Prior to the issuance of building permits improvement plans for developed 15 common space areas shall be submitted for Planning Department approval for the phase of development in question.
- All developed common open space areas and developed landscaped areas, shall 16. include automatic irrigation systems. Landscaping irrigation plans shall be submitted for Planning Department approval prior to construction.
- 17. All parcels shown on Exhibit C and identified for hillside residential development shall be developed so as to conform with the following hillside development criteria.

Specific Plan of Land Use 123-W - Amendment No. 1 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page 3 Conditions of Approval Approved by Planning Commission December 10, 1980

- All manufactured slopes shall be contour-graded incorporating the following grading technique:
  - The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
  - 2) Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
    - 3) Graded slopes shall be oriented to minimize visual impacts from surrounding areas.
    - 4) The overall shape, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
    - 5) The toes and tops of all slopes in excess of 10 feet in vertical and tops height shall be rounded with curve with radii designed in portion to the total height of the slope where drainage and stability permit such rounding.
- b) Where cut and fill slopes are created in excess of 10 feet in height, detailed landscape and irrigation plans shall be submitted to the County of Riverside prior to approval. The plans will be reviewed for type and density of groundcover, seed mix, plant sizes, and irrigation systems.
- c) No grading of any phase of developemnt in hillside residential areas shall be permitted prior to tract map recordation and issuance of grading permits.
- d) All proposals for innovative solutions to hillside residential development, such earth housing concepts shall be evaluated on an individual basis at the tract map or conditional use permit stage.
- e) All manufactured building pads shall be limited to 10,000 square feet in area.
- f) All dwellings shall be located a minimum of 10 feet from the toes and tops of all slopes.
- g) No two story construction shall be permitted, except that split level designs may be used to take advantage of split pads and natural topography.
- h) Natural features such as significant rock outcrops shall be protected to the greatest extent feasible in the siting of individual lots and building pads.
- i) No grading or residential development shall be permitted to take place on the ridelines identified on Exhibit C except that required for access roads and fire breaks.

Specific Plan of Land Use 123-W - Amendment No. 1 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page 4

- 18. Specific Plan 123-W (Amendment No. 1) shall be developed in accordance with the conditions of approval, Exhibit C, and the following specific development criteria for each individual identified parcels:
  - a) Parcel 1-B shall be dedicated to the Jurupa Community Services District and shall be maintained in conjunction with the Golf Course until such time as the area is accepted by the District.
  - b) Parcel 8-A shall be developed with single family and clustered residential units in accordance with the hillside residential development criteria.
  - c) Parcel 8-B shall remain as open space to be managed and maintained in conjunction with the golf course except that hillside residential development may take place within Parcel 8-B by transferring a portion of the denisty from Parcel 8-A to Parcel 8-B. If development is proposed for Parcel 8-B the maximum density permitted shall be 1 dwelling unit per 20 acres and shall take place in accordance with the hillside residential development criteria.
  - d) Parcel 12: The tentative approval of Tract 12018 shall be considered null and void unless a revised tentative map is submitted and approved which brings the design of the map(s) into conformance with the approved amended specific plan.
  - Parcel 13-A shall be developed with a Planned Residential Development (PRD) in such a manner that no development or grading take place above an elevation of 1100 feet.
  - f) Parcel 21: The density of the Jurupa General Plan assignable to Parcel
     21 (golf course) calculated at the plans's maximum density of 3 du/ac
     shall be considered fully transferred through the specific plan approval.
  - g) Parcel 22-B: Shall be implemented with C-P zoning and the uses allowed shall be developed pursuant to the R-3 Zone non-residential uses.
  - h) Parcel 29: Shall be conveyed to the Riverside County Parks Department, by Grant Deed with clear title in accordance with the approved phasing program.
  - i) Parcel 33-A: Shall be developed with zero lot-line semi detached (duplex) dwelling units in accordance with Exhibit C and the following criteria:
    - 1) Shall improve, plant, and irrigate the front yards.
    - Shall provide a variable mixing of heights elevations and setbacks for housing types, i.e. single story and two story so as to produce a non-uniform streerscape profile.

Specific Plan of Land Use 123-W - Amendment No. 1 Mission De Anza - Jurupa Western, Inc. Pedley, Glen Avon, Rubidoux District Page 5

- 3) The open space requirement for parcel 33-A shall be met through the provision of an improved park site on Parcel 33-C, developed according to the Phasing Conditions of approval and the improved front yards of the individual lots of the subdivision.
- 19. Development on Parcel(s) 33 A-F shall reflect the conceptual layout of Parcel 33 shown on Plate 5 of the Specific Plan Text. Building layouts and site plans for individual parcels shall be reviewed and established through each particular conditional use permit or tract map application.
- 20. All commercial parcels shown on Exhibit C shall be developed in accordance with the following development criteria:
  - a) Prior to any development within each parcel a comprehensive plot plan shall be submitted for Planning Department approval which incorporates all pertinent requirements enumerated herein for the development of commercial area.
  - b) Parking lot landscaping shall include a minimum 15-foot landscaped setback from Limonite Avenue. An additional 6 percent of the parking area shall be landscaped exclusive of the setback.
  - c) Bike racks in sufficient quantity shall be provided in convenient locations to facilitate bike access to the commercial area.
  - d) All mechanical roof-mounted equipment shall be shielded from view.
  - e) All building elevations shall include full roof treatments which may include mansard roofs or as approved by the Planning Department.
  - f) The backs of commercial buildings south of Limonite Avenue shall include full mature landscaping and irrigation treatment so as to be visually shielded from the adjoining residential units and be visually sensitive to Limonite Avenue.
  - g) All trash bin and storage areas shall be located away from adjoining future residential units so as not to present adverse health and noise conditions.
  - H) Parcel 14. All commercial development within Parcel 14 shall meet all the requirements of Ordinance 348 and shall be compatible and architecturally harmonious with existing commercial development within Parcel 14.
  - i) Parcel 27-A shall be developed with commercial uses in accordance with Ordinance 348 and in a manner compatible with and architecturally harmonious with existing commercial development in the area and ahll provide a high level of visual sensitivity to Limonite Avenue.
  - j) Parcel 27-B shall be developed with office commercial uses in a manner consistent and compatible with the residential character of the surrounding area. All construction shall be limited to one story in height except areas adjacent to industrial areas. A-5

Specific Plan of Land Use 123-W - Amendment No. 1 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page 6

2. 4

- 21. The industrial parcels 33-G & H of Exhibit C shall be developed with light industrial uses compatible with adjacent residential parcels on a maximum 29.7+ acres as follows:
  - a) Prior to any development a comprehensive plot plan shall be submitted for Planning Department approval which will incorporate all pertinent requirements enumerated herein for the development of the industrial center(s).
  - b) The industrial center(s) shall be developed pursuant to the I-P Zoning standards.
  - c) Parking lot landscaping shall include a minimum fifteen foot landscaped setback from Limonite Avenue and Clay Street and six percent of the parking areas shall be landscaped and irrigated exclusive of the setback.
  - d) All mechanical roof mounted equipment shall be shielded from view------
  - e) All building elevations shall include full roof treatments which may include mansard roofs.
  - f) One center identification monument sign for the industrial complex shall be allowed in conformance with Ordinance 348 at the southwest corner of the intersection of Clay Street and Limonite Avenue. Each individual building complex will be allowed a wall sign identifying each tenant and no billboards will be permitted for the industrial complex.
  - g) The backs of all industrial buildings adjoining residential uses shall include the following criteria:
    - 1) Shall have a 6 foot block wall.
    - 2) Shall have 20' landscape setback from the block wall that is landscaped and irrigated.
    - 3) The landscaping shall include mature plantings so as to visually shield the industrial use from the residential uses.
  - h) All trash bins and storage shall be located away from adjoining future residential units so as not to present adverse health and noise conditions.
  - i) The industrial center(s) shall be developed in a manner architecturally harmonious that is compatible with the adjacent commercial center and residential area.
  - j) The industrial center east of Clay Street shall be limited to one story in height so as to be compatible with adjacent residential units.

Specific Plan of Land Use 123-W - Amendment No. 1 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page 7 Conditions of Approval Approved by Planning Commission December 10, 1980

# **Circulation Conditions**

- 22. Road improvements shall be provided in accordance with the requirements of the implementing subdivisions for this project and/or as recommended by the Road Commissioner and shall include the following:
  - a) Upon completion of required road improvements in Tract 11885, the Specific Plan proponents shall close the access to Baldwin Avenue on the north side of Limonite Avenue. The design and construction of such closure shall be subject to the approval of the Road Commissioner. The cost of this undertaking shall be fully borne by the project proponent.
  - b) Prior to the recordation of any subdivision within Parcels 33(a) through (f) of the Specific Plan, the project proponent shall close the median access opening on Limonite Expressway at Palomino Drive. The cost of this undertaking shall be fully borne by the project proponent.
  - c) Prior to the recordation of any subdivision within Parcels 33(a) through (f) of the Specific Plan, the project proponent shall bond to improve the intersection of Limonite Avenue and Van Buren Boulevard by constructing double left turn pockets on Van Buren for northbound and southbound traffic, and by modifying the traffic control devices at that location. Construction costs shall include all engineering costs including designs, plans and inspection.
  - d) Prior to the recordation of the 300th subdivision lot within Parcels 33(a) through (f) of the Specific Plan, the project proponent shall bond for the provision of left turn pockets and coordinated traffic signalization at the intersection of Linenite Avenue and Clay Street. Such facilities shall be installed at the proponent's cost prior to the occupancy of the 300th lot covered by this Addendum.
  - e) Prior to the recordation of the 300th subdivision lot within Parcels 33(a) through (f) of the Specific Plan or prior to the issuance of any building permits for industrial development within Areas G and H (Specific Plan exhibit "Plate 5"), the project proponent shall bond for the improvement of Clay Street south of Limonite Expressway. Such improvements, and the timing of their installation, shall be as follows:
    - Standard 102, Ordinance 461, to a point 750 feet south of Limonite expressway--to be installed at developer's expense prior to occupancy of any commercial or industrial developments fronting on Clay Street or (whichever comes first) the occupancy of the 300th residential dwelling unit permitted under this. Addendum to the Specific Plan;

Specific Plan of Land Use No. 123-W - Amendment No.1 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page 8

- 2) An interim 40-foot paved section with curb and gutter on the east side of the road and A. C. dike on the west within an 88-foot right of way from a point 750 feet south of Limonite to a point approximately 425 feet north of Union Pacific Railroad right of way--to be installed current with the improvements noted in subsection (a) above; and,
- 3) Similar improvements as in (b) above, from a point 425 feet north of the Union Pacific Railroad right of way to the right of way--to be installed prior to occupancy of any commercial or industrial developments fronting on Clay Street within that 425 feet length of the road.
- f) Plot Plans and Tract Maps filed on the area covered by this Addendum to the Specific Plan shall provide for an uninterrupted westerly extension of Linares Avenue to intersect with Clay Street approximately 425 feet north of the Union Pacific Railraod right of way. Road improvements on Linares Avenue shall conform to Standard 103, Ordinance 461.
- g) Prior to the issuance of any building permit for future commercial uses within Parcels 27(a) through (b) of the Specific Plan, the project proponent shall construct a connection parallel and south of Limonite Avenue between Clay Street and the existing commercial center to the east. Such improvements shall either conform to Standard 104, County Ordinance 461, or shall consist of an off-street circulation pattern between El Camino Real and Clay Street acceptable to the County Road Department.
- h) Prior to the development of parcels south of Limonite Avenue of Exhibit C, the applicant shall submit to the Planning Department the following composite circulation plan consisting of, but not limited to, active (vehicular) and passive (pedestrian, bikeways) circulation modes.
  - 1) Where possible, pedestrian walkways will be separated from vehicular and bicycle paths.
  - The integration of the composite circulation system to facilitate the use of the spine road and its alignment to the future school site on Linares Avenue by the project's residents.
- i) The major west-east Linares Avenue spine road of Exhibit C shall be developed as a collector roadway.
- j) The major west-east Linares Avenue spine road shall minimize the use of reverse frontage walls by such treatments as increased setbacks, landscaping and berming or other techniques which will allow individual residential developments to have frontage on Linares Avenue without the use of masonry, walls or fences.

Specific Plan of Land Use No. 123-W - Amendment No. 1
 Mission De Anza - Jurupa Western Inc.
 Pedley, Glen Avon, Rubidoux District
 Page 9

Conditions of Approval Approved by Planning Commission December 10, 1980

- k) The major west-east Linares Avenue spine road shall incorporate sidewalks that will extend from Clay Street to the easterly edge of the property to be functionally designed to facilitate traffic to the school site on Linares Avenue and Camino Real Avenue. Parking shall be restricted.
- Pedestrian walkways will be developed between the commercial areas, Parcel 14, and residential areas, Parcel 12.

### Impact Mitigation Conditions

- 23. Fire protection shall be provided in accordance with Schedule A of Ordinance 460.
- 24. All residential development identified in Exhibit D shall conform to the acoustical mitigation report's conditions identified in Exhibit D.
- 25. Site development shall remove all onsite debris so as not to impact the adjacent Sana Ana River Park lands with the debris.
- 26. The developer shall satisfactorily mitigate any public facilities and/or school district impacts which may be identified at the tentative approval stage. The developer shall furnish the Planning Department with written evidence of any impact mitigation agreement reached between the developer and the Jurupa Unified School District, such as the payment of developer's fees and/or the construction of improvements at the proposed elementary school on Parcel 28-A or such agreement the school district and the developer agree to.
- 27. All roofing material used in hillside residential areas shall be fire retardant.

#### Phasing Conditions

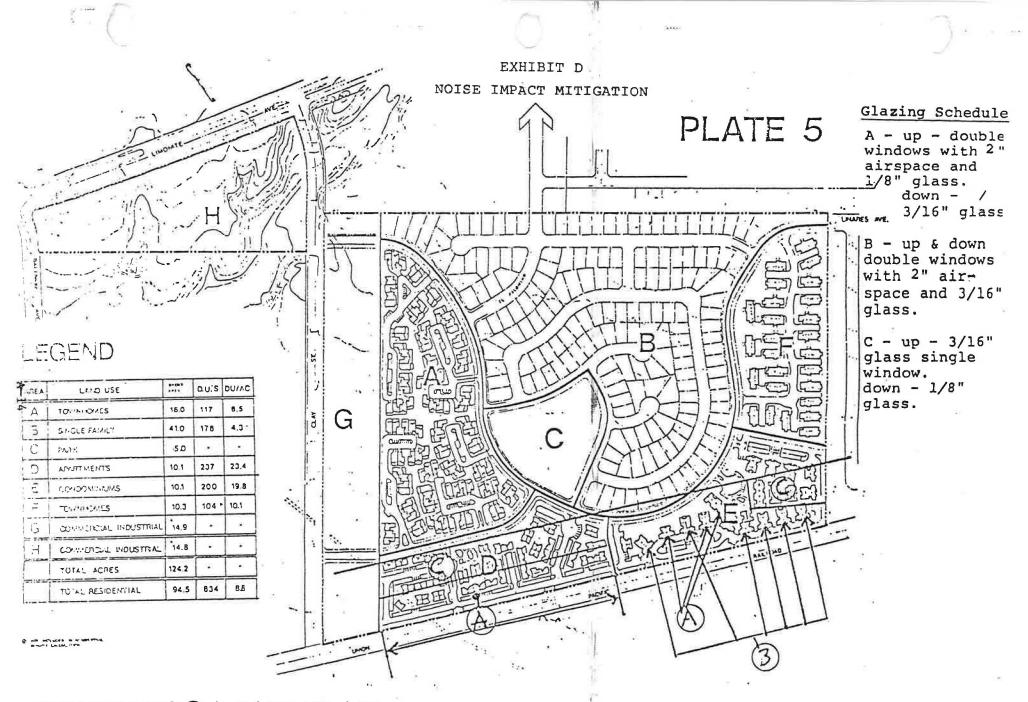
- 28. Construction of the development permitted hereby may be done progressively in phases, provided adequate vehicular access is constructed for all dwelling units in each phase and further provided that such phase development conforms substantially with the intent and purpose of the specific plan.
- 29. The park site shown on Parcel 1-B shall be offered for dedication to the Jurupa Community Service District prior to the issuance of building permits for any more than 200 total residential dwelling units for Parcels 6-B, 22-A and 22-A-1 in Specific Plan 123-W, Amendment No. 1.
- 30. Parcel 33-C shall be developed in accordance with the following requirements:

a) Shall be a fully equipped and functional 6.9 gross acre park.

Specific Plan of Land Use No. 123-W - Amendment No. 1 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page 10 Conditions of Approval Approved by Planning Commission December 10, 1980

- b) HaJf of the park site will be dedicated to the Jurupa Community Service District before the recordation of any tentative tract maps on Parcel 33-B.
- c) Half of the park site will be dedicated to the Jurupa Community Service District before the recordation of any tentative tract maps on Parcel 33-A.
- d) Park site improvement plans for Parcel 33-C shall be submitted for Planning Department approval prior to issuance of building permits for any construction on Parcels 33-A and 33-B.
- e) Prior to the completion of the last phase of development on Parcel A the first phase in the park site will be completed subject to review and approval of the Jurupa Community Services District.
- f) Each of the additional 3 phases of the park site will be completed and coordinated with the issuance of building permits of 200 dwelling units for each of the following Parcel(s): 33-D, 33-E, and 120 dwelling units for 33-F.
- g) In the event that the Jurupa Community Services District chooses not to accept the conveyance of the park site a Master Homeowners Association shall be formed to insure the maintenance of the Park Site. The Master Homeowners Association whall include the following parcels: 33-A 33-B, 33-D, 33-E, and 33-F.

)



# SCHEMATIC LAND PLAN DE ANZA SPECIFIC PLAN MISSION

COMMUNITY DEVELOPMENT BY WOODWARD/COX PLANNED A

AMENDMENTNO. 2

# ADDENDUM NO. 2 MISSION DE ANZA SPECIFIC PLAN

(SP-123)

# AUGUST 1982

Albert A. Webb Associates 3788 McCray Street Riverside, California

W.O. 81-238

# TABLE OF CONTENTS

																							1	Page	
	Introduction	•	•	•	•	•	•	•		•	•		•	•	•	•	•	•	٠	•	•	•		1	
	Background	•	•	•		•	•	•	•	•	•	٠	•	•	•	•			•	•	•	•		1	
	Scope and Purpose		•				•	٠	٠	•	•	•	•	•	٠	•		•	•	•	•	•		4	
	Project Description			•	•	•		•	•	•		•	·	•	•	٠	•		•	•	٠	•		4	
	Location	•		•	•	•		ł	•	•	•	(•)				•	•	•	•	•	٠	•		4	
	Project Site Descripti	on		•		•		٠	٠		٠	•	•	•		•			•	•	٠	•		4	
	Surrounding Land Uses	•	•			•		•	•	•	•	•	•	•	•	•	•		•	•	•			4	
	Discussion of Proposed	Re	ev	isi	ior	ı	•			•		7.	٠	•	•	÷		•	•	٠	•	•		7	
1	Environmental Impact Ana	1y:	si	5	•	•	•	٠		÷							٠		•		•	•		7	
	River Bluffs and Ravin	es				•	۲	•	•		÷	•		•	۰		•							7	
	Existing Conditions				•	•	(e.)	•	2.01	•			÷		•	•	•	•	•	•				7	
	Impacts		•		•		•	•		•			•		•	•		٠		•	٠	•		11	
	Mitigation Measures		•		•			•	•	•	•					•	•	•	•	•	•	•		11	
	High Pressure Gas Line	-							•	•	•	•	•		•			•	•		•	٠		11	
	Existing Conditions																							11	
	Impacts		·	ŝ			÷	•				•							•	•		•		11	
	Mitigation Measures		•		•	•		•		•	÷		•	•	•			•		•		•		12	
(	Cultural Resources		•	•	•			÷	•	•	•	•	•	•	•	•	•			•				12	
	Existing Conditions .	•	•	•	•									•	•	•	•		•	•				12	
	Impacts			•	•	•	•		•	•			•	•		•		•	•	•				12	
	Mitigation Measures .			9 <b>6</b> 1	•	•	4	•	•	•	•	•		•			•	( <b>•</b> .)	•		÷	÷		12	
ľ	Noise											•	•	•	•	•	•		•	•	•			13	
	Existing Conditions .			2	•	•	•				•	•	٠				•	٠	•	•	•	•		13	
	Impacts																							13	
	Mitigation Measures .		×	•				÷				•	•	•					•			•		13	
E	Crosion and Flooding			•	•	٠					•		•	•	÷		٠				•			14	
	Existing Conditions .	•	÷		٠	÷	•	•					•			•			•	ų,				14	
	Impacts			•			•	•	•			•					•			•				14	
	Mitigation Measures .																							16	
I	and Use Compatibility .																							16	
	Existing Conditions .																							16	

# TABLE OF CONTENTS (cont'd)

	Page	
	Impacts	
	Mitigation Measures	
С	rculation	
	Existing Conditions	
	Traffic Impacts	
	Mitigation Measures	
	Railroad Crossing on Clay Street	
	Future Traffic Conditions	
I	frastructure and Services	
	Water - Existing Conditions	
	Impacts	
	Mitigation Measures	
	Sewer - Existing Conditions	
	Impacts	
	Mitigation Measures	
	Other Services - Existing Conditions	
	Impacts	
	Mitigation Measures	
Re	gional Park Activities	
	Existing Conditions	
	Impacts	
	Mitigation Measures	
Ge	neral Plan Consistency	

# TABLES

Table		Page
1	Mission De Anza - Specific Plan Density Calculation - December 1980	2
2	Mission De Anza - Specific Plan Revised Density Calculation - December 1981	8
3	Revised Specific Plan Land Use	10

# TABLE OF CONTENTS (cont'd)

#### FIGURES

Figure	74	Page
1	Regional Location Map	5
2	Project Site Location Map	6
3	Grading Scheme Adjacent to Railroad Tracks	15

#### PLATES

# Plate

#### 1 SP-123 Land use . . . . . . . In Pocket . . . . . . . . . . . . . . . 2 Revised Specific Plan 123 Land Use .... In Pocket . . . . . . 3 In Pocket . Composite of Parcel Map 18131 and 18483 ..... In Pocket 4

#### APPENDICES

Appendi	x	Page
А	Traffic Analysis for Addendum No. 2 to Specific Plan 123	A-1
В	Letter from Southern California Gas Company	B-1
С	Letter from Archaeological Research Unit/ University of California, Riverside	C-1

#### Mission DeAnza Specific Plan Addendum No. 2

#### Introduction

#### Background

Specific Plan 123 (SP-123) was approved May 28, 1975 and included 1,058 acres with a total plan density of 2,252 dwelling units (DU's).\*

For the most part, the development which has occurred within the Specific Plan area has been in conformance with SP-123; however, various density changes have occurred and since the approval of the Plan, the project proponent (De Anza Country, Inc.) purchased and tentatively mapped properties contiguous to SP-123 including 124 acres south of Limonite Avenue. These proposed changes were submitted to the Planning Department regarding various lot sizes, densities, and zoning. Planning Department Staff review of the proposed changes resulied in a request for an updated Specific Plan incorporating these changes, resulting in the preparation of Addendum No. 1 which was approved February 17, 1981 by the Riverside County Board of Supervisors Resolution No. 81-30 (Plate 1).

Addendum No. 1 increased the size of SP-123 from 1,058 acres to 1,509 acres and also increased the number of DU's from 2,252 to 3,365\*\* (Table 1).

98 **]** -

<sup>\*</sup>Mission DeAnza - Specific Plan, October 1974, Albert A. Webb Associates.

<sup>\*\*</sup>Addendum to Mission De Anza Specific Plan, Exhibit "A", February 17, 1981, Albert A. Webb Associates.

# TABLE 1

# MISSION DE ANZA - SPECIFIC PLAN DENSITY CALCULATION DECEMBER 1980

Residential	1-A	No.: Tract N	No.: D.1	J. : D.	U. : Acres	
i.		5724	49	-	13.2	: Land Use P.R.D.
	1-B	5724	-		13.1	Park
	I D	9284			13.1	lalk
	1-C	11579	-	-54	15.4	Single Family Res.
		9283				2
	2-A	8500	144	-	44.4	S.F.R.
	2-A-2	-	-	11	2.9	S.F.R.
	2-B		-	10	1.2	P.R.D.
х	3	-	-	72	19.2	P.R.D.
х	3-1	-	-	33	13.9	P.R.D.
	- 5	6438	85		50.9	S.F.R.
	5-1	15886	-	66	38.8	S.F.R.
	6-A	9336	123	-	72.3	S.F.R.
	6-B	-	-	130	8.7	M.F.R.
	7-1	11084	-	22	L5.3	S.F.R.
	7-2	11083	-	38	16.4	S.F.R.
Х	8-A	-	F	110	54.7	S.F.R./P.U.D.
х	8-B	-	-	0	78.6	Open Space
	11	-	-	90	15.3	M.F.R.
	11-1	-	-	0	1.0	Commercial/Office
	12	-	~	258	26.3	P.R.D.
	13-A	-	-	32	15.4	P.R.D.
	13-A-1	-	-	14	14.7	S.F.R.
х	13-A-2	-		41	78.8	S.F.R.
Х	13-A-3	-		4	115.7	S.F.R.
	13-B	10986	19	-	75.0	S.F.R.
	14	-	-	0	26.2	Commercial
	15	11.658	70	-	36.0	S.F.R.
	17-A	7232	21	-	32.1	S.F.R.
	17-B	7232-1	40	-	36.7	S.F.R.
	17-C	16253	<del></del>	7	. 8.1	S.F.R.

-2-

# TABLE 1 - (Cont'd)

# MISSION DE ANZA - SPECIFIC PLAN DENSITY CALCULATION DECEMBER 1980

	Parcel No	: Tract No.:		: Proposed : D.U.	: : : Acres :	Land Use
	18	11885	85	-	22.4	S.F.R.
	21	-	-	-	145.0	Golf Course
	22-A	-	-	250	22.1	M.F.R.
	22-A-1	-	-	150	2.3	M.F.R.
	22-B	-	-		4.3	Commercial
	22-C	-	-	-	2.9	Commercial
	22-D	-	-	1	.4	S.F.R.
*	22-E	-	-	-	1.9	
	22-F	-	-	-	4.5	
	22-G	-	-	-	1.5	
	27-A	-	-	-	8.8	Commercial
	2 <b>7</b> -B	-	÷	-	11.5	Commercial/Office
	28-A	-	-	-	5.3	School Site
	28-B	10850	-	212	31.4	S.F.R.
	29	-		-	38.8	Park
	30	7703-1	34	-	34.2	S.F.R.
	30-1	7703	-	64	50.4	S.F.R.
	31	9282	166	-	43.8	S.F.R.
	32	6929	25	-	8.6	S.F.R.
Edison Prop.						
	33-A	-	-	129	17.3	PRD
	33-B	-	-	179	40.7	S.F.R.
	33-C	-	-	-	6.9	Park
	33-D	-	-	202	12.5	Apt./Residential
	33-E	~	-	202	12.1	P.R.D.
	33-F	-	-	122	10.0	P.R.D.
	33-G	-	-	-	14.1	Light Industrial
	33-н	-	-		14.7	Light Industrial
	L' LID T		861	2,504		
	SUBT	J Letter	001			
				2,504 + 861		
	GRAN	D TOTAL		3,365	1509.2 acr	23

#### Scope and Purpose

This report provides a description of the development which has occurred within the SP-123 area and the proposed development presented in this Addendum. In addition to discussing the relationship of the proposed revision to the approved Specific Plan and Addendum No. 1, various elements of SP-123 (e.g. schools, housing, etc.) that will not be substantially affected by the proposed revision will remain as presented in the approved plans and will not be further discussed in this Addendum No. 2.

#### Project Description

#### Location

The project site encompasses approximately 80 acres and is located in the Pedley area, on the south side of Union Pacific Railroad tracks, north of the Santa Ana River, east of and adjacent to Van Buren Boulevard extending approximately 2,800 feet east of the southern terminus of Clay Street (Figures 1 and 2).

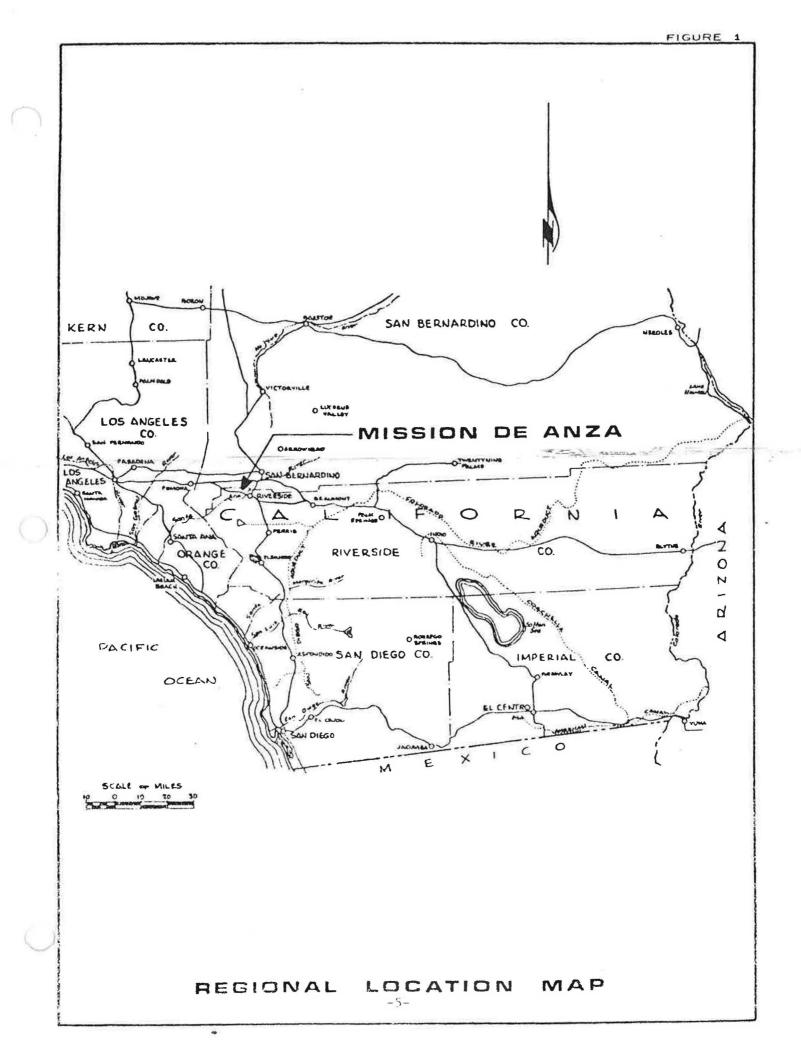
#### Project Site Description

The project site is vacant land except the western portion adjacent to Van Buren Boulevard. This area contains Robertson's Ready Mix and a sand and gravel operation. The remainder of the site is rolling, brushy upland that is cut by a number of ravines that drain into the Santa Ana River.

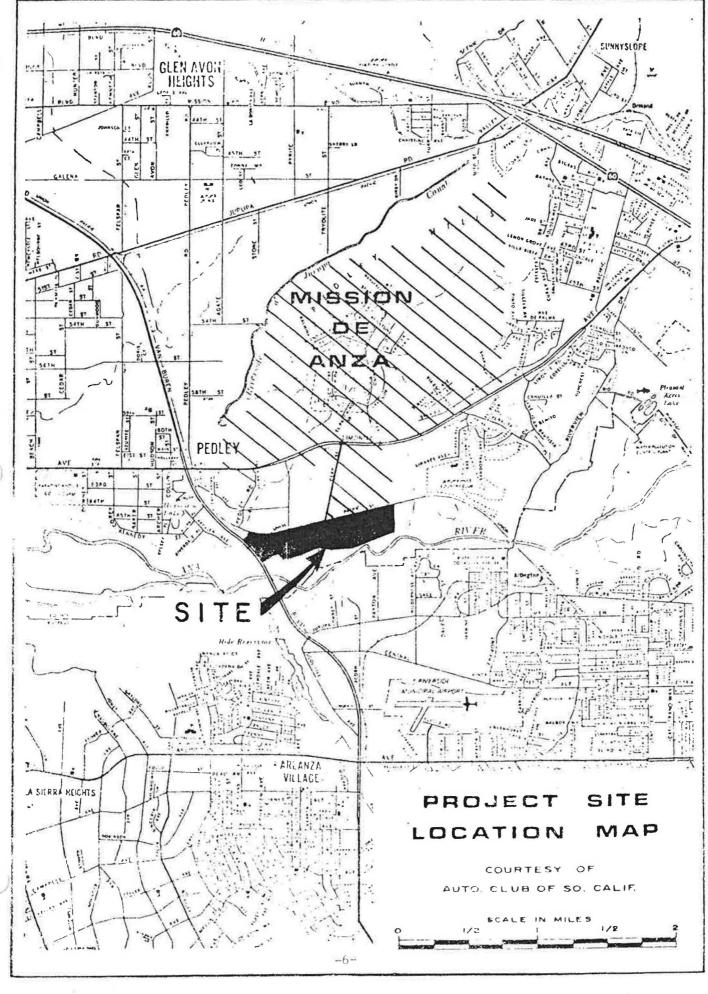
#### Surrounding Land Uses

Surrounding lands southerly of the project site are very similar to the project site. The area north of the project site is

-/1-







flat and vacant; however, it is proposed to be developed with residential and industrial uses associated with SP-123. There is an existing manufacturing plant west of Clay Street just north of the railroad tracks. Discussion of Proposed Revision

This revision proposes to amend the existing approved Specific Plan by adding 80 acres of land (Parcel 34) for an industrial park that is General Planned for industrial use (Table 2). The effect on the Land Use Element of the approved Specific Plan would be to increase the Specific Plan boundaries and acreage (Table 3).

The Land Use Element of the Jurupa General Plan generally encourages industrial projects provided that they are located conveniently to residential areas and where there will be adequate public services and facilities available. This site is an ideal location for industrial development (Plate 2).

#### Environmental Impact Analysis

There are a number of environmental factors that have been identified as potential constraints to development on the project site. The following presents a discussion of these potential constraints.

#### River Bluffs and Ravines

#### Existing Conditions

Steep river bluffs constitute approximately the southern onethird of the project site. The ravines are cut back from the river bluffs and are oriented in a north-south direction. The ravines contain viable riparian babitat which serves as cover and food sources for a variety of animals.

- 7 -

# TABLE 2

Hillside Resident:		: : Tract No.:		l : Proposed : D.U.		: Land Use
	1-A	5724	49	-	13.2	P.R.D.
	1-B	-	-	-	13.1	Park
		9284				
	1-C	11579	-	54	15.4	Single Family Re
	2-A	9283 8500	144	-	44.4	S.F.R.
	2-A-2	-	-	11	2.9	S.F.R.
	2-В		-	10	1.2	P.R.D.
х	3	-	-	72	19.2	P.R.D.
Х	3-1	-	-	33	13.9	P.R.D.
	5	6438	85	-	50.9	S.F.R.
	5-1	15886	-	66	38.8	S.F.R.
	6-A	9336	123	-	72.8	S.F.R.
	6-B	-	-	130	8.7	M.F.R.
	7-1	11084	-	22	15.3	S.F.R.
	7-2	11083	-	38	16.4	S.F.R.
X	8-A	-		110	54.7	S.F.R./P.U.D.
Х	8-в	-	-	0	78.6	Open Space
	11	-	-	90	15.3	M.F.R.
	11-1		-	0	1.0	Commercial/Offic
	12	-		258	26.3	P.R.D.
	13-A	-	-	32	15.4	P.R.D.
	13-A-1	-	-	14	14.7	S.F.R.
Х	13-A-2	-	-	41	78.8	S.F.R.
Х	13-A-3	-	-	4	115.7	S.F.R.
	13-В	10986	19	-	75.0	S.F.R.
	14	<b>7</b> 22	-	0	26.2	Commercial
	15	11658	70	-	36.0	S.F.R.
	17-A	7232	21	×	32.1	S.F.R.
	17-B	7232-1	40	-	36.7	S.F.R.
	17-C	16253	-	7	8.1	S.F.R.

# MISSION DE ANZA - SPECIFIC PLAN REVISED DENSITY CALCULATION MARCH, 1982

-8-

# MISSION DE ANZA - SPECIFIC PLAN REVISED DENSITY CALCULATION MARCH, 1982

Residential :		.: Tract No.:		: D.U.	: Acres :	
	18	11885	85	-	22.4	S.F.R.
	21	-	-	-	145.0	Golf Course
	22-A	-	-	250	22.1	M.F.R.
	22-A-1	-	-	150	2.3	M.F.R.
	22-B	-	-	•	4.3	Commercial
*	22-C	-	-		2.9	Commercial
	22-D	-	-	1	.4	S.F.R.
	22-E	-	-	-	1.9	
	22-F	-	-	-	4.5	
	22-G	÷	-	-	1.5	5
	27-A	-	-	-	8.8	Commercial
	27-B	and the first state as	. <u>.</u>	- <u></u>	11.5	Commercial/Office
And a second sec	28-A	-	-	-	5.3	School Site
	28-B	10850	-	212	31.4	S.F.R.
)	29	-	-	-	38.8	Park
	30	7703-1	34	-	34.2	S.F.R.
	30-1	7703	-	64	50.4	S.F.R.
	31	9282	166	-	43.8	S.F.R.
	32	6929	25	-	8.6	S.F.R.
Edison Prop.						
	33-A	-	-	129	17.3	PRD
	33-B	-	-	179	40.7	S.F.R.
	33-C	-	-	-	6.9	Park
	33-D	-	-	202	12.5	Apt./Residential
	33-E	-	-	202	12.1	P.R.D.
	33-F	-	-	122	10.0	P.R.D.
	33-G	-		-	14.1	Light Industrial
	33-H	-	-	_	14.7	Light Industrial
	34-A	-	-	-	34.2	Heavy Industrial
	34-B	-	-	-	46.6	Heavy Industrial
	SUBTO	JTAL.	861	2,504	5 55 Ko at	Consider an angle of the second
)		11115	UU A	2,504		
				+ 861		

-

### TABLE 3

#### : : Acres : Category : Symbol : (Gross) : Percent Residential Single-Family S.F.R. 885.9 55.72 M.F.R. 49.9 3.14 Multi-Family 54.7 Planned Unit Development P.U.D. 3.44 Planned Residential Development 128.6 8.09 P.R.D. Apartment/Residential 12.5 0.79 Subtotal. 1,131.6 71.18 Non-Residential School 5.3 0.33 Open Space 78.6 4.94 Park 58.8 3.70 Golf Course 151.4 9.52 Comm. Commercial 42.2 2.65 Office Office/Comm. 12.5 0.79 28.8 Light Industrial Ind. 1.81 Heavy Industrial Ind. 80.8 5.08 Subtotal 458.4 28.82 TOTAL 1,590.0 100.00

# REVISED SPECIFIC PLAN LAND USE

- !()-

# SU TTAL TO THE BOARD OF SUPERVISC 3 COUNTY OF RIVERSIDE, STATE OF CALIFON. ...A

FROM: Planning Department

SUBMITTAL DATE: April 28, 1986



SUBJECT: SPECIFIC PLAN OF LAND USE NO. 123, AMENDMENT NO.3 (Mission De Anza); TR. 21428; EA 19251; Woodward Companies/Jurupa Western; Pedley District; Second Supervisorial District

**RECOMMENDED MOTION:** 

The Planning Commission and Staff recommend:

ADOPTION of a Negative Declaration for Environmental Assessment No. 19251, based on the finding this project will not have a significant effect on the environment; and,

APPROVAL of Specific Plan No. 123, Amendment No. 3 and; APPROVAL of Tract 21428 subject to the attached conditions of approval.

Roger) S Streeter, Planning Director

RSS/RG/av 85

----

APPROVED BY THE BOARD OF SUPERVISORS

PM 27, 1986

Dist.

## EXHIBIT B

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Hission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District CONDITIONS OF APPROVAL March 26, 1986

#### General Conditions

1. The specific plan approval shall consist of the following:

Exhibit A - Specific Plan Text on Amd. Nos. 1, 2, and 3 Exhibit B - Specific Plan Conditions of Approval Exhibit C - Development Plan as amended (Plate 5)

- If any of the following conditions of approval differ from the commitment made by the developer in the specific plan text or map exhibits, the conditions enumerated herein shall take precedence.
- 3. The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances and state laws and shall conform substantially with the approved Specific Plan 123-W, as amended, as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- 4. Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
- 5. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District's requirements.
- 6. Prior to the issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied in accordance with the specific plan for the phase of development in guestion.
- 7. An environmental assessment shall be conducted for each tract, change of zone, plot plan or any other discretionary permit within the specific plan.
- 8. Prior to recordation of any final subdivision map for a phase of development requiring a homeowners or property owners association, the applicant shall submit to the Planning Department the following documents which shall demonstrate to the satisfaction of the County that the homeowners/property owners association will be established and will operate in accordance with the intent and purpose of the specific plan.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -2-

- a. The document to convey title;
- b. Convenants, Conditions and Restrictions to be recorded.

The approved Covenants, Conditions and Restrictions shall be recorded at the same time that the final subdivision maps are recorded.

The homeowner/property owners association, with the unqualified right to assess the owners of individual units for reasonable maintenance costs, shall be established and continuously maintained. The association shall have the right to lien the property of any owners who default in the payment of their assessments. Such lien shall not be subordinate to any encumbrance other than a first deed of trust, provided such deed of trust is made in good faith and for value and is of record prior to the lien of the homeowners/property owners association.

## Land Use Conditions

- 9. The total Specific Plan 123-W (Amendment No. 3) shall be developed with a maximum of 3312 dwelling units on 1590 + acres.
- 10. Final development densities for each residential parcel shown in Exhibit C, as amended, shall be determined through the appropriate tract map application up to the maximum density identified based upon, but not limited to the following:
  - a) adequate availability of services
  - b) adequate access and circulation
  - c) sensitivity to land forms
  - d) innovation in housing types, design, conservation or opportunities
  - e) adequate provision of open space
- 11. Lots created pursuant to this specific plan shall be in conformance with the development standards of the zone(s) ultimately applied to the property except as modified by the specific plan.
- 12. Flag lots shall not be permitted in conventional subdivisions.
- All Planned Residential Development (PRD's) shall incorporate a homeowners association for maintenance and management of common open space areas, private street systems, landscaped areas, signing and lighting or other defined responsibilities as necessary.
- All Planned Residential Development (PRD's) developed pursuant to this specific plan shall include active recreational facilities and open space areas.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Hission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -4-

- 57

- d) All proposals for innovative solutions to hillside residential development, such as earth housing concepts shall be evaluated on an individual basis at the tract map or conditional use permit stage.
- e) All manufactured building pads for residential dwelling units shall be limited to 10,000 square feet in area.
- f) All buildings shall be located a minimum of 10 feet from the toes and tops of all fill slopes.
- g) No two story dwelling shall be permitted, except that split level designs may be used to take advantage of split pads and natural topography.
- h) Natural features such as significant rock outcrops shall be protected to the greatest extent feasible in the siting of individual lots and building pads.
- i) No grading for residential development shall be permitted to take place on the ridgelines identified on Exhibit C except that required for access roads and fire breaks.
- 18. Specific Plan 123-W (Amendment No. 3) shall be developed in accordance with the conditions of approval, Exhibit C, as amended, and the following specific development criteria for each individual identified parcel:
  - a) Parcel 1-B shall be dedicated to the Jurupa Parks and Recreation District and shall be maintained in conjunction with the Golf course until such time as the area is accepted by the District.
  - b) Parcel 8-A shall be developed with single family and clustered residential units in accordance with the hillside residential development criteria.
  - c) Parcel 8-B shall remain as open space to be managed and maintained in conjunction with the golf course except that hillside residential development may take place within Parcel 8-B by transferring a portion of the density from Parcel 8-A to Parcel 8-B. If development is proposed for Parcel 8-B the maximum density permitted shall be 1 dwelling units per 20 acres and shall take place in accordance with the hillside residential development criteria.
  - d) Parcel 12: The tentative approval of Tract 12018 shall be considered null and void unless a revised tentative map is submitted and approved which brings the design of the map(s) into conformance with the approved amended specific plan.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -3-

(15.) Prior to the issuance of building permits improvement plans for developed common space area shall be submitted for Planning Department approval for the phase of development in question.

(16.) All developed common open space area and developed landscaped areas, shall include automatic irrigation systems. Landscaping irrigation plans shall be submitted for Planning Department approval prior to construction.

- 17. All parcels shown on Exhibit C as amended, and identified for hillside residential development and development on Parcel 34 shall be developed so as to conform with the following hillside development criteria.
  - a) All manufactured slopes shall be contour-graded incorporating the following grading techniques.
    - 1) The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
    - 2) Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
    - 3) Graded slopes shall be oriented to minimize visual impacts from surrounding areas.
    - 4) The overall shape, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
    - 5) The toes and tops of all slopes in excess of 10 feet in vertical height shall be rounded with curve with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.
  - b) Where cut and fill slopes are created in excess of 10 feet in height, detailed landscape and irrigation plans shall be submitted to the County of Riverside prior to approval. The plans will be reviewed for type and density of groundcover, seed mix, plant sizes, and irrigation systems.
  - c) No grading of any phase of development in hillside residential and/or industrial areas shall be permitted prior to tract map recordation and issuance of grading permits, unless otherwise approved by the Planning Director.

- e) Parcel 13-A shall be developed with a Planned Residential Development (PRD) in such a manner that no development or grading takes place above an elevation of 1100 feet.
- f) Parcel 21: The density of the Jurupa General Plan assignable to Parcel 21 (golf course) calculated at the plan's maximum density of 3 du/ac shall be considered fully transferred through the specific plan approval.
- g) Parcel 22-B: Shall be implemented with C-P zoning and the uses allowed shall be developed pursuant to the R-3 Zone, non-residential uses.
- h) Parcel 33-A: Shall be developed with zero lot-line semi detached (duplex) dwelling units in accordance with Exhibit C and the following criteria:
  - 1) Shall improve, plant, and irrigate the front yards.
  - Shall provide a variable mixing of heights elevations and setbacks for housing types, i.e. single story and two story so as to produce a non-uniform streetscape profile.
  - 3) The open space requirement for parcel 33-A shall be met through the provision of an improved park site on Parcel 33-C, developed according to the Phasing Conditions of approval and the improved front yards of the individual lots of the subdivision.
- 19. Development of Parcels (Planning Areas 33-A through 33-H) shall reflect the conceptual layout of Parcel 33 shown on Plate 5 as Revised in the Specific Plan Text. Building layouts and site plans for individual parcels shall be reviewed and established through each particular plot plan, conditional use permit or tract map application.
- 20. All commercial parcels shown on Exhibit C, as amended, shall be developed in accordance with the following development criteria:
  - a) Prior to any development within each parcel a comprehensive plot plan shall be submitted for Planning Department approval which incorporates all pertinent requirements enumerated herein for the development of each commercial area.
  - b) Parking lot landscaping shall include a minimum 15-foot landscaped setback from Limonite Avenue. An additional 6 percent of the parking area shall be landscaped exclusive of the setbacks.

CONDITIONS OF APPROVAL

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -6-

- c) Bike racks in sufficient quantity shall be provided in convenient locations to facilitate bike access to the commercial area.
- d) All mechanical roof-mounted equipment shall be shielded from view.
- e) All buildings elevations shall include full roof treatments which may include mansard roofs or as approved by the Planning Department.
- f) The backs of commercial buildings south of Limonite Avenue shall include mature landscaping and irrigation treatment so as to be visually shielded from the adjoining residential units and be visually sensitive to Limonite Avenue.
- g) All trash bin and storage areas shall be located away from adjoining future residential units so as not to present adverse health and noise conditions.
- h) Parcel 14. All commercial development within Parcel 14 shall meet all the requirements of Ordinance 348 and shall be compatible and architecturally harmonious with existing commercial development within Parcel 14.
- i) Parcel 27-A shall be developed with commercial uses in accordance with Ordinance 348 and in a manner compatible with and architecturally harmonious with existing commercial development in the area and shall provide a high level of visual sensitivity to Limonite Avenue.
- j) Parcel 27-B shall be developed with office commercial uses in a manner consistent and compatible with the residential character of the surrounding area. All construction shall be limited to one story in height except areas adjacent to industrial areas.
- 21. The industrial parcel 33-G of Exhibit C shall be developed with light industrial uses compatible with adjacent residential parcels on a maximum 14.9 + acres as follows:
  - a) Prior to any development a comprehensive plot plans shall be submitted for Planning Department approval which will incorporate all pertinent requirements enumerated herein for the development of the industrial center(s).
  - b) The industrial center(s) shall be developed pursuant to the I-P Zoning standards.

•

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -7-

- c) Parking lot landscaping shall include a minimum fifteen foot landscaped setback from Limonite Avenue and Clay Street and six percent of the parking areas shall be landscaped and irrigated exclusive of the setback.
- d) All mechanical roof mounted equipment shall be shielded from view.
- e) All building elevations shall include full roof treatments which may include mansard roofs.
- f) One center identification monument sign for the industrial complex shall be allowed in conformance with Ordinance 348 at the southwest corner of the intersection of Clay Street and Limonite Avenue. Each individual building complex will be allowed a wall sign identifying each tenant and no billboards will be permitted for the industrial complex.
- g) The backs of all industrial buildings adjoining residential uses shall include the following criteria:
  - 1) Shall have a 6 foot block wall.
  - 2) Shall have 20' landscape setback from the block wall that is landscaped and irrigated.
  - 3) The landscaping shall include mature plantings so as to visually shield the industrial use from the residential uses.
- h) All trash bins and storage shall be located away from adjoining future residential units so as not to present adverse health and noise conditions.
- i) The industrial center(s) shall be developed in a manner architecturally harmonious that is compatible with the adjacent commercial center and residential area.
- j) The industrial center east of Clay Street shall be limited to one story in height so as to be compatible with adjacent residential units.

### Circulation Conditions

22. Road improvements shall be provided in accordance with the requirement of implementing subdivision for this project and/or as recommended by the Road Commissioner and shall include the following:

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -8-

- a) Prior to the issuance of building permits for any development plans within Specific Plan parcels #14, 27A, and 27B, the applicant shall enter into a written agreement with the county to provide for an interconnect system, securities and the scheduling for construction of traffic signals at the intersection of El Palomino Drive and Limonite Avenue as approved by the Road Commissioner; all at no cost to any governmental agency.
- b) Plot Plans and Tract Maps filed on the area covered by this Addendum to the Specific Plan shall provide for an uninterrupted westerly extension of Linares Avenue to intersect with Clay Street approximately 425 feet north of the Union Pacific Railroad right-of-way. Road improvements on Linares Avenue shall conform to Standard 103, Ordinance 461.
- c) Prior to the issuance of any building permit for future commercial uses within Parcels 27(a) and 27 (b) of the Specific Plan, the project proponent shall construct a connection parallel and south of Limonite Avenue between Clay Street and the existing commercial center to the east. Such improvements shall either conform to Standard 104, County Ordinance 461, or shall consist of an off-street circulation pattern between Camino Real and Clay Street acceptable to the County Road Department.
  - d) Prior to the development of parcels south of Limonite Avenue of Exhibit C, as amended, the applicant shall submit to the Planning Department the following composite circulation plan consisting of, but not limited to, active (vehicular) and passive (pedestrian, bikeways) circulation modes.
    - Where possible, pedestrian walkways will be separated from vehicular and bicycle paths.
    - The integration of the composite circulation system to facilitate the use of the spine road and its alignment to the future school site on Linares Avenue by the project's residents.
  - e) The major west-east Linares Avenue spine road of Exhibit C shall be developed as a collector roadway.
  - f) The major west-east Linares Avenue spine road shall minimize the use of reverse frontage walls by such treatments as increased setbacks, landscaping and berming or other techniques which will allow individual residential developments to have frontage on Linares Avenue without the use of masonry, walls or fences.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -9-

- g) The major west-east Linares Avenue spine road shall incorporate sidewalks that will extend from Clay Street to the easterly edge of the property to be functionally designed to facilitate traffic to the school site on Linares Avenue and Camino Real Avenue. Parking shall be restricted.
- h. Pedestrian walkways will be developed between the commercial areas, Parcel 14, and residential areas, Parcel 12.
- i) Prior to the recordation of any land division or to the approval of any development plan within Specific plan parcel No. 33-H, the applicant shall petition the Board of Supervisors for consideration of the closure of the Limonite Avenue median opening at Baldwin Avenue.

### Impact Mitigation Conditions

- 23. Fire protection shall be provided in accordance with Schedule A of Ordinance 460.
- 24. The portion of Parcel 27-B facing Clay Street and matching with Parcel 33-G shall be reserved as a fire station site until such time as Camino Real is extended to Jurupa Road, or until such time as the County makes a determination regarding the potential use of the site as a fire facility, in which case it shall be made available to the County at no cost.
- 25. All residential development identified in Exhibit D shall conform to the acoustical mitigation report's conditions identified in Exhibit D.
- 26. Site development shall remove all on-site debris so as not to impact the adjacent Santa Ana River Park lands with the debris.
- 27. The developer shall satisfactorily mitigate any public facilities and/or school district impacts which may be identified at the tentative approval stage. The developer shall furnish the Planning Department with written evidence of any impact mitigation agreement reached between the developer and the Jurupa Unified School District, such as the payment of developer's fees and/or the construction of improvements at the proposed elementary school on Parcel 28-A or such agreement the school district and the developer agree to.
- 28. All roofing material used in hillside residential areas shall be fire retardent.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -10-

#### Phasing Conditions

- 29. Construction of the development permitted herein may be done progressively in phases, provided adequate vehicular access is constructed for all dwelling units in each phase and further provided that such development conforms substantially with the intent and purpose of the specific plan.
- 30. The park site shown on Parcel 1-B shall be offered for dedication to the Jurupa Park & Recreation District prior to the issuance of building permits for any more than 200 total residential dwelling units for Parcels 6-B, 22-A and 22-A-1 in Specific Plan 123-W, Amendment No. 1.
- 31. Parcel 33-C shall be developed in accordance with the following requirements:
  - a) Shall be developed as fully equipped and functional 8 gross acre park.
  - b) Half of the park site will be dedicated to the Jurupa Community Service District before the recordation of any tentative tract maps on Parcel 33-B or as approved by the Planning Department.
  - c) Half of the park site will be dedicated to the Jurupa community Service District before the recordation of any tentative tract maps on Parcel 33-A or as approved by the Planning Department.
  - d) Park site improvement plans for Parcel 33-C shall be submitted for Jurupa community Service District and Planning Department approval prior to issuance of building permits for any construction on Parcels 33-A and 33-B.
  - e) Prior to the completion of the last phase of development on Parcel A the first phase in the park site shall be completed subject to review and approval of the Jurupa Community Services District.
  - f) The park site shown as Parcel 33 (c) shall be completed prior to the issuance of occupancy permits for the last single family home in Tract 21428.
  - g) In the event that the Jurupa Area Recreation and Parks District chooses not to accept the conveyance of the park site a Master Homeowners Association shall be formed to insure the maintenance of the Park Site. The Master Homeowners Association shall include the following parcels: 33-A, 33-B, 33-D-1, 33-D-2.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -11-

- 32. Parcel 34 shall be developed for industrial uses on a maximum of 80 <u>+</u> acres, pursuant to Exhibit C as amended, subject to the following requirements.
  - a) Prior to approval of any plot plan, conditional use permit, or other appropriate permit, the applicant shall submit for Planning Department approval a proposed maintenance and management plan will identify the method by which ongoing responsibility for maintenance and management of private roads, parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities will be provided in concert with and as defined through the formation of a master property owners association combined with subordinate associations, or other appropriate entities.
  - b) Development of all individual uses shall require approval of 18:30 plot plan or conditional use permit applications as determined by the Planning Director.
  - c) Final use and square footage for each phase of development shall be determined through the appropriate plot plan, conditional use permit, or other appropriate applications based upon, but not limited to the following:
    - 1) Adequate availability of public facilities and services.
    - 2) Adequate access and area circulation.
    - 3) Adequate parking facilities.
    - 4) Compatibility with adjacent land uses.
    - 5) Natural land forms.
  - d) The applicant and/or developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas and irrigation systems, parking facilities, private roadways and roadside furniture until such time as these operations are the responsibilities of other parties.
  - e) Prior to the approval of any plot plan, conditional use permit, land divisions or other appropriate development application within any individual parcels of Parcel Map 18131 or Parcel Map 18483, the applicant/developer shall submit for Planning Department approval 4 copies of a conceptual landscaping plan which includes but is not limited to the following:
    - 1) A minimum of fifteen feet of the building and parking lot setback along Clay Street and Van Buren Boulevard shall be landscaped and irrigated.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -12-

- 2) A minimum of 6% of the parking lot area shall be landscaped and irrigated exclusive of any setback.
- 3) All landscaped planter beds in interior parking areas shall be not less than five feet in width and bordered by a concrete curb not less than six inches in width or more than eight inches in height adjacent to the parking area. Landscaped areas shall be distributed throughout the entire parking area as evenly as is appropriate in the design. A minimum of 12 inch concrete walkway shall be provided between the planter and the adjacent parking space.
- 4) The location, type, size and quantity of plantings.
- 5) The use of canopy trees along streets and within the parking areas. All required trees will be a minimum of 15 gallon size.
- 6) Entry treatments.
- 7) The use of bermed landscaping wherever possible within the landscaped setbacks, and landscape areas surrounding parking and loading areas. The design of berms shall be undulating to provide visual access to buildings.
- Typical interior driveways, parking stall sizes, points of ingress and egress, accommodation for public transportation, pedestrian walkways, and bicycle pathways.
- f) Detailed landscaping and irrigation plans for the parcel in question shall be submitted for approval prior to the issuance of building permits. The detailed plan shall conform substantially to the overall conceptual landscaping plan required in Condition No. 31e. All required landscaping and irrigation shall be installed prior to occupancy.
- g) Automatic irrigation systems shall be installed in all landscaped areas.
- h) Prior to the approval of any plot plan, conditional use permit application or other appropriate development application for any parcel contained within this planning area, the applicant/developer shall submit for Planning Department approval 4 sets of a conceptual architectural perspective or elevation renderings that will include but not be limited to the following:

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission Pe Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -13-

-

- 1) Elevations showing structural design; landscaping and signing.
- 2) Proposed buildings materials and colors.
- 3) Typical size, designs and shape of wall and directional signs.
- 4) Roof treatment and type of screening used to shield mechanical roof mounted equipment from view.
- The backs of all industrial buildings visible from adjoining residential uses north of the Union Pacific right-of-way shall include the following criteria:
  - 1) Landscaping shall be provided which includes mature plantings so as to visually shield the industrial use from residential area.
  - 2) Elevations shall be developed in a manner which is architecturally compatible with the adjacent residential area.
- j) Development within the area that contains the river bluffs and major ravines shall be avoided. The maintenance of this area shall be the responsibility of the Master Property Owners Association.
- k) Prior to the issuance of any Building Permits clearance from the South Coast Air Quality Management District must be obtained to insure compliance of any A.Q.M.D. regulations.
- 1) Prior to the issuance of Building Permits an acoustical study of existing and projected generated noise impacts upon the residential area north of the railroad tracks shall be performed. Sound reflectiveness of any proposed structures to be located adjacent to the railroad tracts shall also be addressed. The acoustical study shall consider the potential impact upon the residential area at project buildout and shall identify any mitigation measures which may be necessary to ensure that ambient exterior noise levels of the residential area do not exceed existing levels. The required acoustical study shall be subject to the Planning Department approval. Any mitigation measures recommended in the report shall be the responsibility of the developer to provide.
- m) Landscaping and fencing shall be provided adjacent to recreational facilities of the Santa Ana River Park area.
- n) Prior to the issuance of any building permits for any portion of the project site four copies of a conceptual landscaping and fencing plan shall be submitted to the Planning Department for approval. This conceptual plan shall also be subject to approval by the County Parks Department.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -14-

- During grading operations, if archaeological remains are encountered, periodic grading inspections by a qualified archaeologist shall be provided to evaluate the archaeological resources.
- p) Prior to the issuance of building permits adjacent to the Union Pacific Railroad's right-of-way an acoustical engineer shall establish appropriate mitigation measures which should be applied to individual units within the land division to reduce ambient interior noise levels to 45 db(A). The required acoustical study shall be subject to the Planning Department approval and any mitigation measures recommended in the report shall be incorporated into the design of the office units to be constructed within the parcel.
- q) All future utilities shall be placed underground.
- r) Any outdoor storage of materials, supplies, or equipment shall be screened from view of adjoining residential or recreational facilities.
- s) Loading, trash and service areas shall be screened so as to minimize their visibility from street and shall be located so as to minimize noise and odor nuisance.
- t) All road improvements shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as required by the implementing subdivisions for this project and subject to approval by the Road Commissioner.
- u) Deleted
- v) Development within this portion of Specific Plan No. 123 shall participate in the Traffic Signal Hitigation Program as approved by the Board of Supervisors. Any unbuildable portions of the site as determined by the Road Commissioner shall be exempt from this program. Such fees shall not be applied to any costs incurred by the project proponent with regard to railroad crossing gates.
- w) Street Improvement Plans for the project site shall include an access road from Clay Street to the proposed Regional Park Rest Stop location. The alignment and construction of this access road shall be subject to approval by the County Road Department and the County Parks Department.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -15-

- x) Street improvement plans shall include provisions for a Class II bike lane both directions, along Clay Street. This bike lane shall extend from Linares Avenue to Van Buren Blvd.
- y) Prior to the recordation of the easement, the final alignment of the Class I bike path shall be submitted for approval to the County Parks Department and the County Planning Department.
- z) Prior to the recordation of Parcel Hap 18483 or the approval of any plot plan conditional use permit, or other appropriate development permit within any individual parcel of Parcel Hap 18131, the applicant/developer shall dedicate an easement for the entire length of the Class I bike path to the County Parks Department. This dedication shall occur within six months of the County Parks Department's approval of the alignment.
- aa) Prior to the approval of any implementing applications, the developer shall record an exclusive easement to the County Parks Department for access and use of that area between the proposed Class I bike path and the southerly property line.
- bb) Industrial wastes of effluents of any type generated from any businesses of the development must be disposed of into a sewer system and not dumped as wastes into the Santa Ana River.
- cc) Prior to the approval of any implementing applications the developer shall record an alternative access easement to property located northeasterly of the industrial addition, between the Union Pacific Railroad and Van Buren Blvd, subject to approval by the Planning and Road Departments.
- dd) The Property Owners Association shall be responsible for maintenance and upkeep of that area between the proposed Class I bike path and the southerly property line.
- ee) Prior to the recordation of Parcel Map 18131, the project proponent shall improve, or bond for the improvement of Clay Street, providing, as a minimum, a 26 foot paved section between Limonite Avenue and Van Buren Boulevard and including an at-grade crossing with automatic crossing gates at the railroad as well as signalization and left turn pockets at the Limonite Avenue/Clay Street intersection.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -16-

- 33. Planning Area 33D-1 shall be developed within a density range of 12-18 units per acre. Planning Area 33D-2 shall be developed within a density range of 6-14, units per acre. The actual number of residential units will be determined at the development stage based upon adequate circulation and noise mitigation pursuant to Ordinance 348.
- 34. An acoustical analysis, prepared by a licensed acoustical engineer, shall be submitted concurrently with any development applications for parcel 33D-1. Appropriate mitigation measures which reduce ambient interior noise levels to 45 Ldn and exterior ambient noise levels to 65 Ldn at ground level shall be instituted, as approved by the Planning Director and the Director of Building & Safety in accordance with the acoustical analysis.
- 35. Planning Area 33H shall be developed with commercial uses which emphasize and support family entertainment uses including movie theatres, bowling alleys, miniature golf, and skating rinks. The design of commercial uses on Parcel 33H shall be sensitive to the existing and projected traffic and circulation on Clay Street.

# SPECIFIC PLAN NO. 123

Amendment No. 3

# Prepared for

# THE WOODWARD COMPANIES, INC. 5100 CAMPUS DRIVE NEWPORT BEACH, CA 92660

and

JURUPA WESTERN 7710 LIMONITE AVENUE SUITE A RIVERSIDE, CA 92509

# Prepared by

J. F. DAVIDSON ASSOCIATES, INC. 11200S. MT. VERNON AVENUE SUITE D COLTON, CA 92324

# JANUARY 1986

#### I. INTRODUCTION

#### a. Proposal

Over the period of time that Specific Plan 123 has served as the master plan for the development of the area. Portions of the project have been sold and developed by various builders. In that regard, proposed Amendment #3 encompasses two adjustments to the Specific Plan that are under separate ownerships.

The Woodward Companies is proposing an amendment to Specific Plan 123 in two parts. First, to consolidate Parcels 33-D, E and F, as shown on Exhibit A, into one parcel, 33-D, with a range of allowable densities and a maximum number of units within said parcel, as shown on Plate 5. This change will allow for greater flexibility in planning unit design and product type as future deveopment occurs within this Parcel.

The second part of The Woodward Companies' proposed amendment is to transfer 28 units from the 456 units as approved by the Board of Supervisors February 10, 1981 for Parcels 33-D, E and F to the remaining undeveloped portion of Parcel 33-B which is now approved for 91 Single Family lots as Tract 16859. The increase of 28 lots, to a total of 119, will be achieved by utilizing the remaining undeveloped one quarter of the 8.0 acre New Haven Park as open space, as allowed by the existing R-4 zoning, to obtain an minimum net lot area of 6029 square feet. Tentative Tract 21428 has been filed in conjunction with this proposal.

Jurupa Western proposes to amend Parcel 33-H from Commercial/ Industrial to Commercial and to increase the size of Parcel H by 1.6 more or less acres as shown on Plate 5. The additional property which lies southerly and adjacent to Parcel H will be acquired from U.S. Pipe Company. This parcel is not within the Specific Plan area at this time.

## b. Project History

Specific Plan 123 was originally approved in May 1975 for 2252 units over 1058 acres. The plan area was bounded by the Jurupa Canal along the North, the Riverside Canal and Clay Street along the West, Limonite Avenue along the South, and the eastern line of Section 18 and 19 of Townhship 2 South, Range 5 West. The plan featured urban land uses consisting of mixed residential with densities ranging from 1 to 8 units per acre, a 10 acre school site, 13 acres of commercial, and 9 acres of industrial area. The overall residential density was 2.13 units per acre.

By 1980, a total of 915 lots had been recorded through 21 subdivisions. Many of the subdivisions had been recorded with fewer lots than were allowed under the Land Use Plan. Most of the commercial and park areas were under development.

-1-

Specific Plan Amendment No. 1 was filed in 1980 by Jurupa Western and approved in February 1981. The purpose of the Amendment was to transfer unused density to areas where development had not yet occurred, and to add 451 acres to the Plan. The land area was expanded from 1058 to 1509 acres as the number of units increased from 2252 to 3158. This activity caused an overall density increase from 2.13 to 2.15 units per acre.

The area added to the Specific Plan was located southerly of Limonite Avenue, easterly of the Clay Street alignment, and referred to as the Edison property. It extended the Plan area southerly to the Union Pacific Railroad tracks.

In addition to the added residential density, the Amendment adjusted the land use plan to provide 45 acres of commercial, 9.3 acres of professional office area, 29 acres of industrial, 78.6 acres of hillside open space, and 149 acres for a golf course.

The Specific Plan Amendment also established twenty acres of improved park land. 8.0 acres of this area are contained within Parcel 33 A through F. Half of this acreage is improved in accordance with the written agreement executed with the Jurupa Community Services District, as a part of Tracts 17055-1 and 17055. A third quarter of the park has been recorded and will be improved as a portion of Tract 16859-1. The fourth quarter is addressed in this Amendment. A 13 acre site reserved for park use is located north of Limonite Avenue.

Following the adoption of Plan Amendment No. 1 an agreement was finalized between Kaufman and Broad, the developer of Parcel 28 B, and the Jurupa Unified School District for a joint school and public park facility. This agreement will provide for an additional eight acres of park area for a total of 28 acres within the overall Specific Plan area.

A cumulative total of 328 units had not been used in developments recorded under the initial Specific Plan of land use. The Amendment compensated for this by designating 327 condominium and apartment units on land adjacent to the Indian Hills Country Club, (Parcels 22 A and 22 Al). To date, these parcels remain undeveloped.

By integrating the golf course and hillsides into the Specific Plan Amendment, the designated General Plan densities for these areas, totalling 450 units, qualified for transfer into more developable areas. This was accomplished with Parcel 33, lying within the southern portion of the Specific Plan area. Parcel 33, which included the subject site, was allowed up to 314 units under

-2-

the General Plan. With the added 450 units, a total of 764 units were permitted in this area. 308 units have been approved or developed within Parcel 33. Of these, 217 lots have been recorded under Tracts 17055-1 and 17055 and Tract 16859-1. The remaining 91 lots and remaining one quarter, 2.0 more or less acres, of the 8.0 acre park have been approved under Tract 16859. An industrial and commercial strip along Clay Street, also within Parcel 33, has been processed through the Tentative Map stage but has not been developed.

Specific Plan 123 Amendment No. 2 was adopted in May, 1983 at the request of Jurupa Western to add 80 acres for industrial development located south of the Union Pacific Railroad tracks adjacent to Van Buren Boulevard. The total number of approved units within the Specific Plan remained the same, although the acreage increased from 1509 to 1589. The amount of industrial acreage was also increased from 29 to 109 acres. The area of Amendment No. 2 lies southerly of the subject site, separated by the Union Pacific Railroad tracks.

Amendment No. 2 also facilitated the connection of Clay Street to Van Buren Boulevard. The level of street improvements and traffic control systems has incrementally increased as the Specific Plan When Amendment No. 1 was proposed with the has been amended. increase in the number of units, numerous traffic impacts were identified with the project. The project proponent of the original Specific Plan, Jurupa Western, was required to provide off-site improvements at the Van Buren Boulevard/Limonite Avenue Intersection as well as to provide signalization at the Limonite Avenue/Clay Street intersection. Recognizing that these improvements at both intersections resolved a regional circulation problem, the Board of Supervisors adopted an Assessment District Acquisition Agreement on July 3, 1984 to establish Assessment District No. 151. The developer, Jurupa Western, will continue to provide the improvements, but will be reimbursed for these costs from developments with this District.

The Clay Street connection under Amendment No. 2 further serves to mitigate traffic impact at Van Buren Boulevard and Limonite Avenue by providing an alternate route in between the City of Riverside and the Pedley area. Jurupa Western was also required to signalize the intersection of Limonite Avenue and El Palomino Drive.

#### c. Purpose of Amendment

Specific Plan 123, Amendment No. 3 proposes to combine Parcels 33-D, E and F, as shown on Exhibit A, into one planning area, Parcel 33-D, as shown on Plate 5. This planning area will consist of 30.2 acres, with a density range of 6.0-18.0 units/ acre. The maximum number of units allowed is proposed to be

-3-

428 which represents the 456 dwelling units as approved by the Board of Supervisors less 28 dwelling units to be transferred to Parcel 33-B2. Combining these parcels will allow for flexibility in the development of the 30.2 acres, which is needed due to the physical and practical constraints of the property. Physical constraints include the impact of the railroad and the shape of the property. Practical constraints include having the ability to vary densities as a way to create product differentiation on the property. Specific planning issues will be addressed at the time development plans are submitted.

The Woodward Companies is also requesting a transfer of 28 units from the 456 units approved for Parcel 33-D, E and F to the remaining undeveloped portion of Parcel 33-B now shown as Parcel 33-B2, Tentative Tract 21428, on Plate 5. The purpose is to produce smaller lots, 4500 square feet (45x100) to be able to accommodate a more affordable housing product similar to that currently being built on the Woodward subdivisions in the immediate proximity of the project site.

The Jurupa Western request would serve to eliminate industrial use along Limonite Boulevard. Implementing development applications will be filed consisting of a Plot Plan and Change of Zone request from M-C-S and MH to C-PS. A bowling alley and service station are anticipated land uses within Parcel H.

**II. PROPOSED AMENDMENT** 

a. Description

The two sites, 30.2 acre and 22.4 more or less acres of the proposed Woodward Companies Amendment are generally situated southerly of Limonite Avneue, westerly of Thunder Bay Trail, easterly of Clay Street, and northerly of the Union Pacific Railroad. The proposed Jurupa Western Amendment encompasses 16.4 acres situated at the southwest corner of Limonite Avenue and Clay Street. The latter site lying within the east half of Section 24 and 25, the Woodward site lying within the east half of Section 25, Township 2 South, Range 6 West, San Bernardino Base and Meridian, as shown by sectionized survey of Jurupa Rancho, on file in Book 9, Pages 26 and 33 of Maps, Records of San Bernardino County, California.

Tentative Tract 21428 is comprised of 22.4 acres containing 119 single family lots and a 2.0 acre portion of an 8.0 Community Park. The minimum residential lot size will be approximately 4500 square feet. The overall density for Tract 21428 will be 5.3 units per acre. As an R-4 planned residential development the 1.97 acre park lot will be used in combination with the approximately 14.5 acre net residential lot area to achieve a 6029 square foot minimum overall lot area. For the 119 lots of the 179 units approved for Specific Plan Parcel 33-B, 88 have been developed within Tract 16859-1, shown as Parcel 33-B1 on Plate 5. The remaining 91 units were to be developed as Tract 16859. This Amendment is proposing the transfer of 28 units from the 456 units approved for Parcels 33-D, E and F. These 28 will be added to the original 91 to achieve the 119 lots proposed as Tract 21428.

A fully equipped and functional 8.0 gross acre park facility will be developed pursuant to a written agreement with the Jurupa Community Services District, dated July 25, 1983 and amended August 21, 1984. The park is being developed in conjunction with Tentative Tracts 17055 and 16859 to include a multi-purpose athletic field, basketball and volleyball courts, a tot lot and a picnic area, see Exhibit B. The first half of the park, recorded with Tracts 17055-1 and 17055, is constructed and operational. The first part of the second half of the park has been recorded and will be improved as part of Tract 16859-1. As previously stated, Tentative Tract 21428 is a resubdivision of the final phase of Tract 16859 and it will be a requirement to complete the park lot improvements under existing agreements.

The second portion of The Woodward Companies' proposed amendment involves the combining of Specific Plan 123 Parcels 33-D, E and F into one planning area, Parcel 33-D, as shown on Plate 5. This parcel would have an allowable density range of 6.0 to 18.0 units per acre with a maximum number of 428 total units allowewd.

To assure consistency with County policies and programs, the following special criteria will apply to Parcel 33-D.

#### Special Parcel 33-D Criteria

1. Development Standards

Any proposed development will adhere to County zoning requirements.

The maximum density allowed in any portion of the parcel will be 18 DU/acre.

2. Total units permitted

The total units permitted shall not exceed 428.

3. Transition Area

Should both single family and multiple family uses be developed in this parcel, site design of the transition between those two uses shall be carefully designed. Consideration should be given to dividing the two areas with a minor street or landscaped area.

### 4. Railroad Right of Way

The recommendations of an acoustical consultant will be adhered to in buffering development areas from railway sound impacts through site design, walls, berms, special construction techniques, or a combination thereof.

#### b. Compatability

Manufacturing uses are existing along the western boundary of the Specific Plan, lying southerly of Limonite Avenue, westerly of the Amendment proposed by Jurupa Western. Manufacturing uses are under construction south of the Union Pacific Railroad tracks, below the proposed Woodward Amendment. These areas are linked by industrial/commercial uses approved along the east side of Clay St. as Paracel 33-G of the Specific Plan, and by U.S. Pipe along the west site of Clay Street, which is not included in the Specific Plan. Provisions for block wall treatment will be evaluated as part of the Plot Plan process for development within Parcel H.

There are three residential projects in proximity to project site, Parcel 33-B2 (Tract 21428) and Parcel 33-D, that are in varying stages of development. Tracts 18070, 18071, 18072 and 18073 form the East Meadows Development by Kaufman and Broad east of the site. This project features single family detached units on 3600 square foot lots with an adjoining school/park facility which will serve all residential developments located south of Limonite Avenue. The project is constructed with units backing up to the subject site along the east side of Parcel 33-D. Due to the close proximity of proposed and existing and the difference in proposed land uses, a six foot block wall exists, which serves as an adequate buffer.

Tract 17055 is under construction northerly of Parcel 33-D and westerly of Parcel 33-B2. It also contains 3600 square foot lots. The project, known as New Haven Portrait Homes, is being developed by New Haven Residential Development, the proponent of this plan Amendment. New Haven is being constructed as a combination of single family and twin home products. A product of similar floor plan sizes and architectural compatability will be constructed on Parcel 33-B2, Tract 21428, as single family detached units.

Tract 16859-1 has been approved and is being constructed northerly and adjacent to Parcel 33-B2 (Tract 12428) and easterly of Tract 17055 with 6000 square foot lots. The proposed development of Parcel 33-B2 will establish an intermediate lot size, 4500 square feet, between Tract 16859-1 and the New Haven and East Meadows Developments. One other development lies in proximity to the

-6-

Amendment project site. That project, the Inverness Development by First City Properties, is composed of Tracts 18389 featuring 3600 square foot lots, and Tract 19087 with 4000 square foot lots. Both are generally single family detached units. Parcel 33-D is physically separated from Tract 17055, 16859-1 and Tentative Tract 21428 by Linares Avenue.

Visually the difference between the 3600 square foot lots in Tract 17055 and the 6000 square foot lots in Tract 16859-1 is slight. The proposed 4500 square foot lots for new Tract 21428 will be compatible with the surrounding subdivisions. The common border between Tract 16859-1 and Tract 21428 is generally along rear lot lines and should blend the two areas of development without any visual concerns.

The primary impact to the project will be noise generated from the Union Pacific Railroad. An acoustical study was prepared in 1980 by Gordon Bricken Associates for Specific Plan 123, Amendment No. 1 which generally addressed condominium and apartment uses. The study was updated in July 1984 to reassess the railroad impact as it related to the possible development of single family units within the same Specific Plan parcels 33-D and 33-E.

The updated noise study takes into account Title 24 Stage Energy Standards that are now required in all new construction. As both studies have shown, the railroad noise impact can be mitigated by proper unit placement, upgraded building material and/or barrier protection such as earth berms or block walls. It should be noted that noise mitigation measures will be established based on development plans.

The frequency of railroad operations occurring at the project site was reviewed in the second Amendment to the Specific Plan. That review identified the following:

Time Period					No.	of	Operations	
7	a.m.	to	7	p.m.			3	
7	p.m.	to	10	p.m.			3	
10	p.m.	to	7	a.m.			8	

The review stated that 14 operations occurred during a representative sample of a typical 24-hour day. These operations consisted of freight trains. The updated study measured a noise exposure of 70 CNEL generated by railroad operations.

-7-

The Jurupa Western Amendment will serve two functions. The proposed commercial use will act as a transition between heavy industrial use to the south and single family residential development to the north. The residential rear lot orientation along Limonite Avenue, and the 100 foot width of Limonite Avenue will serve to buffer for residential development from future on-site commercial use. Secondly, the proposed Amendment will continue the commercial pattern being established along the south side of Limonite Avenue. The proposed Amendment continues to designate noise tolerant land uses along Limonite Avenue.

#### **111. GENERAL PLAN CONSISTENCY**

The Woodward proposed Amendment continues to reflect Category I and II development under the General Plan for Parcels B-2 and D respectively. The Jurupa Western Amendment proposes a change from Category I Industrial/Commercial to Category II Commercial within Parcel H. The Open Space and Conservation Map identifies the site as part of Specific Plan 123 and subject to the conditions thereof. Therefore, an Amendment to the Specific Plan will constitute an Amendment to the General Plan.

The Open Space Map identifies the site as part of Specific Plan 123 and is subject to the conditions thereof. An Amendment to the Specific Plan will constitute an Amendment to the General Plan.

The proposed amendments will have an impact on several public facilities and services in the area in the following manner:

SCHOOLS: The Woodward Amendment is located within the Jurupa Unified School District. The project is expected to generate 1.12 students per household, or 492 students as outlined in Amendment No. 1 which added the subject site to the Specific Plan. The proposed Woodward Companies Amendment will not significantly affect these figures because there will be no change in the number of approved units. The Jurupa Western portion of this Amendment will have no direct effect on the school facilities.

<u>CIRCULATION</u>: The proposed plan Amendment will not alter the level of improvements or change the design of public streets in the area. Because there are no proposed changes in the number of approved units the circulation conditions of plan Amendment No. 1 and No. 2 will not be affected.

WATER AND SEWER: The Jurupa Community Services District will provide water and sewer service to the project, regardless of the type of development, in the manner discussed in Amendment No. 2. The District has substantially upgraded their facilities over the past four years to meet anticipated development needs. The Indian Hills Water Reclamation Plant has been constructed on the north side of Limonite Avenue, within the Specific Plan, and currently has excess capacity. The project will utilize existing force mains to transport sewage to the plant.

The District had two wells drilled to increase their water supply. Water lines have been extended to the project site through adjacent developments.

<u>OTHER UTILITIES</u>: The following companies provide the respective services to the area.

Electricity	Southern California	Edison
Gas	Southern California	Gas Company
Telephone	Pacific Bell	

The following environmental impacts have been identified within the project site:

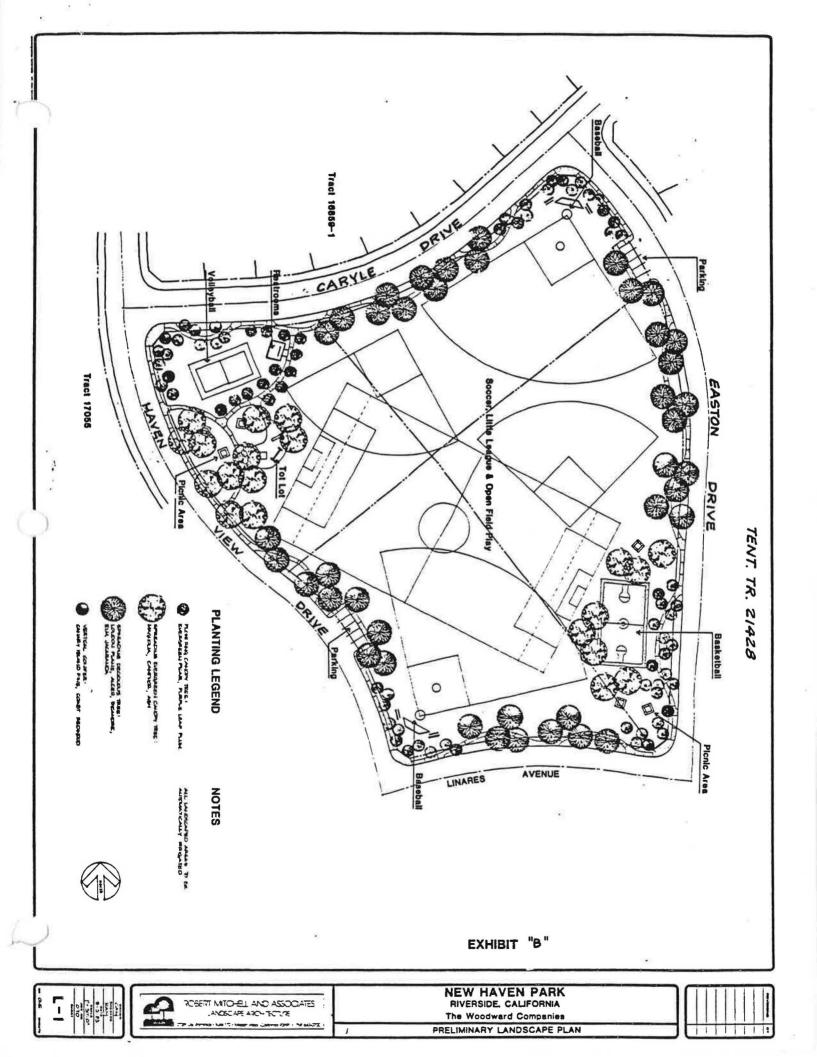
NOISE: The Woodward site is exposed to high noise levels generated by railroad operations along the adjacent Union Pacific Railroad tracks. The impacts and mitigation measures are discussed within Section II under Compatibility. The Jurupa Western site proposes noise tolerant land uses which will provide proper mitigation as required in the Plot Plan process.

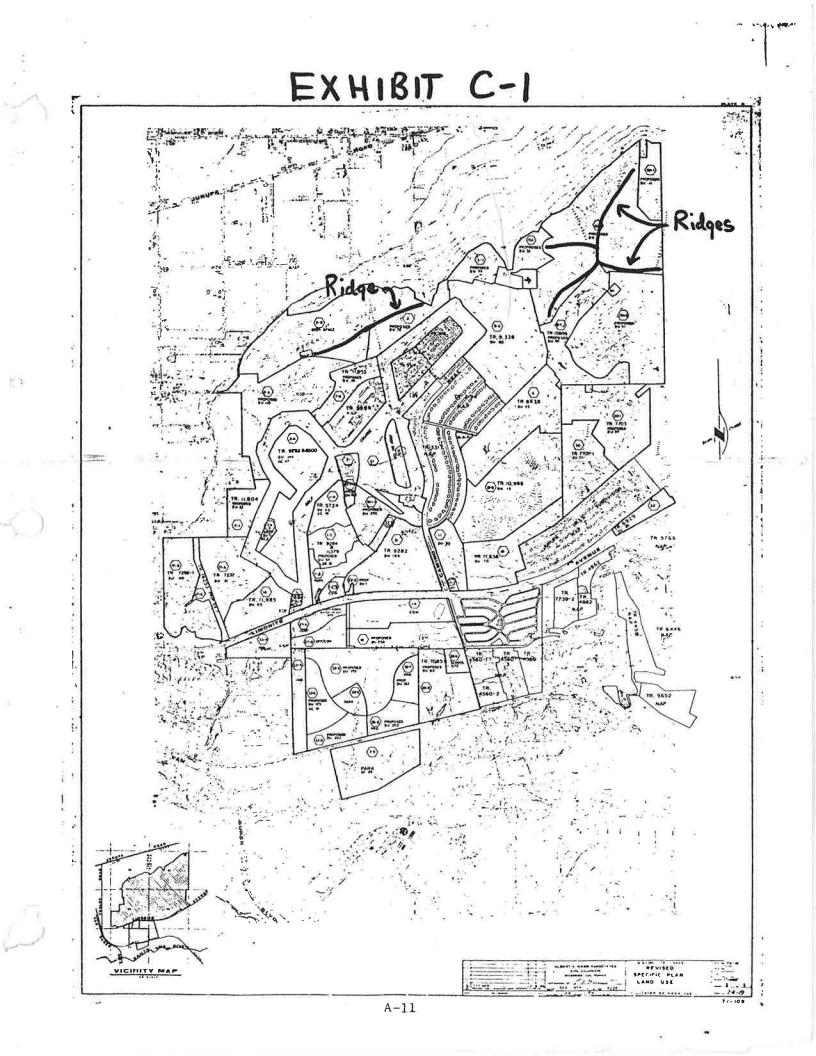
<u>AIR QUALITY</u>: The proposed project will add to the cumulative impact on air quality in the South Coast Air Basin. Emissions will be generated within the development from the activities of vehicular and natural gas use, and indirect off-site activities, such as the use of oil to generate electricity and emissions generated at local landfills.

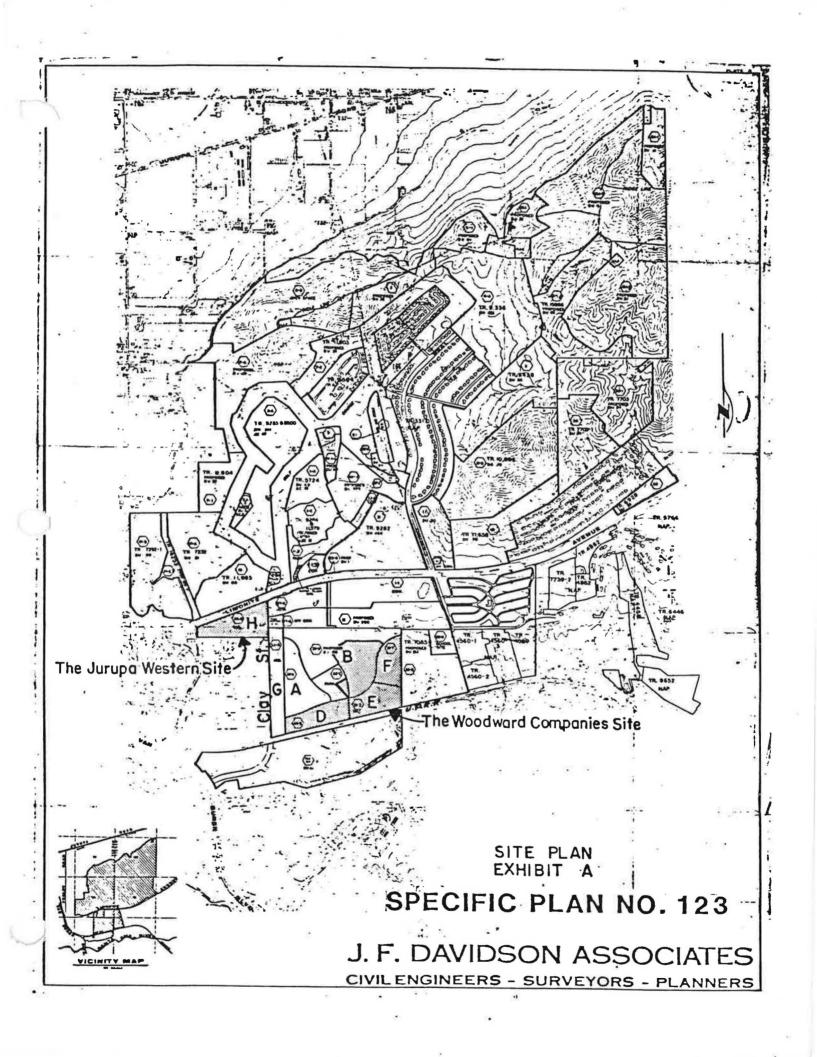
EXPANSIVE SOILS: According to the Soil Survey for Western Riverside County, the project sites contain three series of sandy loam. These consist of the Maders (MmB), Monserate (MbC2), and Romona (RaB3) series. None of the identified soil types possess moderate or high shrinkage or expansion potential.

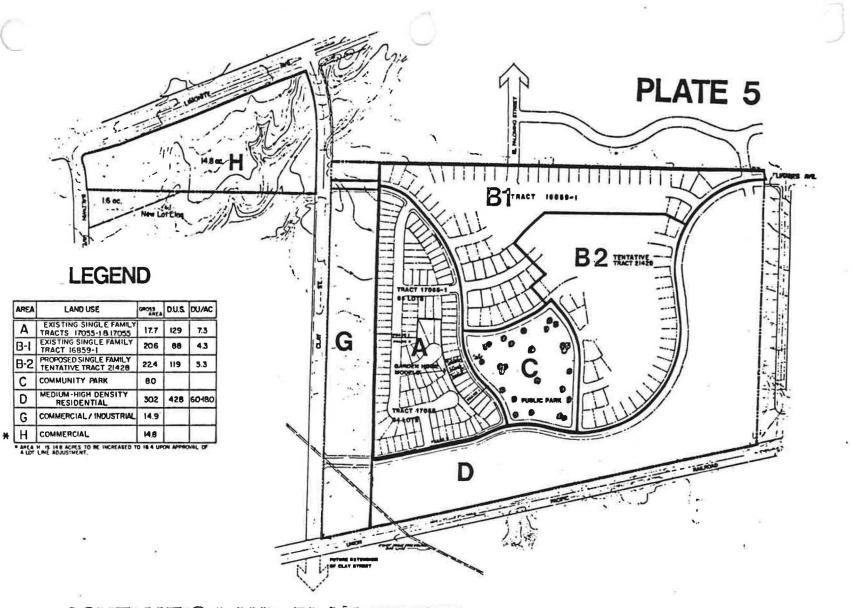
<u>DRAINAGE</u>: The streets within the proposed Woodward Companies project will collect drainage from on-site and off-site sheet flows and convey them into an existing water course at the center of Parcel 33-D. The drainage will flow beneath the railroad tracks and ultimately into the Santa Ana River.

The Jurupa Western site will collect on-site sheet flow which will drain into an arroyo lying along the southern boundary. Flows within the arroyo will discharge into the Santa Ana River. Off-site flows will be collected and conveyed within adjacent streets.







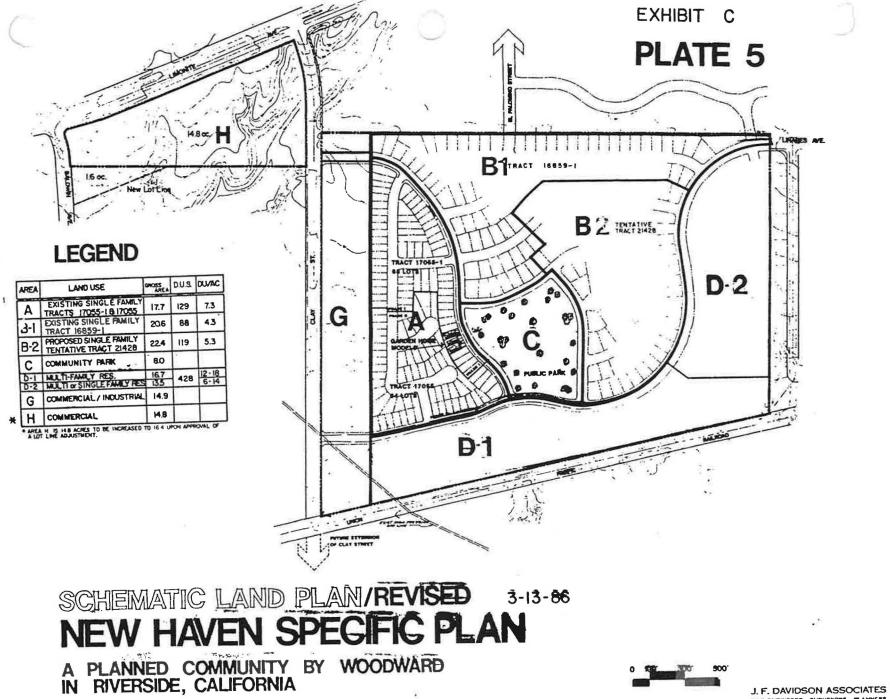


# SCHEMATIC LAND PLAN/REVISED 12-31-85 NEW HAVEN SPECIFIC PLAN

A PLANNED COMMUNITY BY WOODWARD IN RIVERSIDE, CALIFORNIA

J. F. DAVIDSON ASSOCIATES FID .....

DV- 8133 (N)



J. F. UAVIDSUN ASSOCIATES

84-0535 (M)

County of Riverside

Board of Supervisors

1

2

3

4

5

6

7

8

9

10

11

# RESOLUTION 86-246 ADOPTING AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 123 (MISSION DE ANZA)

WHEREAS, pursuant to the provisions of Government Code Section 65450 <u>et seq</u>., a public hearing was held before the Riverside County Board of Supervisors on May 27, 1986, on Amendment No. 3 to Specific Plan No. 123, which had previously been adopted by the Riverside County Board of Supervisors through Resolution 75-282, dated August 26, 1975, Resolution No. 81-30, dated February 17, 1981 and Resolution No. 83-150 dated May 10, 1983;

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met, and Environmental Assessment No. 19251 prepared in connection with the amendment to Specific Plan No. 123 is sufficiently detailed so that all the significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the Riverside County Rules to Implement CEQA; and

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public, and various county and local agencies;

NOW THEREFORE, BE IT RESOLVED, DETERMINED AND FOUND that the Board of Supervisors of the County of Riverside, in regular session assembled on June 24, 1986, makes the following findings and conclusions for the specific plan as amended:

1

26

25

19

20

21

22

23

24

28

27

FINDINGS:

1

- The proposed specific plan amendment would consolidate Planning Areas 33D,
   33E and 33F into Planning Areas 33D-1 and 33D-2 with an assigned density of
   456 dwelling units.
- 5
  2. The proposed specific plan amendment would transfer 28 dwelling units from
  6
  Planning Areas 33D-1 and 33D-2 to Planning Area 33B-2 which would contain
  7
  119 single family dwelling units.
- 8 3. The specific plan would assign a density range of 12-18 dwelling units per
  9 acre for Planning Area 33D-1, and a density range of 6-14 dwelling units
  10 per acre for Planning Area 33D-2.
- 4. The proposed specific plan amendment would increase the size of Planning
   Area 33-H to 16.4 acres and would change the current industrial designation
   to commercial land use designation. A family entertainment complex is
   proposed for Parcel 33H.
- 15 CONCLUSIONS:

28

- 16
   1. The Specific Plan, as amended, is consistent with and will implement the
   17
   Riverside County Comprehensive General Plan.
- 18
   2. The Specific Plan, as amended will provide a variety of housing types and opportunities ranging from single family homes on Planning Area 33B-1 to multiple family dwelling units on Planning Area 33D-1 and 33D-2.
- 3. The development of commercial uses which emphasize family entertainment on
   Parcel 33-H will provide the project area with needed commercial facilities
   and will not adversely impact the circulation system which exists within
   the area including Clay Street and Limonite Avenue.
- 4. All reasonable alternatives to the proposed amendment, which could feasibly
   achieve the basic objectives of the project, have been considered and
   rejected in favor of the proposed amendment.

IT FURTHER RESOLVED that the Board of Supervisors, pursuant to the BF 1 California Environmental Quality Act and the Riverside County Rules to 2 Implement the Act certifies that the Board has reviewed and considered 3 Environmental Assessment No. 19251 in their evaluation of the specific plan 4 amendment and finds that the Environmental Assessment is an accurate and 5 objective statement that complies with the California Environmental Quality Act 6 and the Negative Declaration for Environmental Assessment No. 19251 is hereby 7 adopted. 8

9 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that Amendment No. 3 to 10 Specific Plan No. 123 dated January 1986, on file with the Clerk of the Board 11 including the final conditions of approval and exhibits, is hereby adopted as a 12 Specific Plan Amendment for the real property shown in the plan and said real 13 property shall be developed substantially in accordance with the specific plan, 14 as amended, unless the plan is repealed or further amended by the Board of 15 Supervisors.

BE IT RESOLVED, DETERMINED, ORDERED AND FOUND that copies of Amendment 16 3 to Specific Plan 123, shall be placed on file in the office of the Clerk 17 No. of the Board, in the office of the Planning Director and in the office of the 18 Director of Building and Safety, and that no applications for conditional use 19 permits, or the like shall be accepted for the real property shown on the plan 20 unless such applications are substantially in accordance with to Specific Plan 21 22 of Land Use No. 123 as amended herein and dated January 1986, and Exhibits A, B and C. 23

> FORM APPROVED COUNTY COUNSEL

JUN 6 1986 Deputy

3

24

25

26

27

28

# APPROVED BY THE BOARD OF SUPERVISORS MAY 27, 1986

# EXHIBIT B

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Hission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District CONDITIONS OF APPROVAL Narch 26, 1986

## General Conditions

1. The specific plan approval shall consist of the following:

Exhibit A - Specific Plan Text on Amd. Nos. 1, 2, and 3 Exhibit B - Specific Plan Conditions of Approval Exhibit C - Development Plan as amended (Plate 5)

- If any of the following conditions of approval differ from the commitment made by the developer in the specific plan text or map exhibits, the conditions enumerated herein shall take precedence.
- 3. The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances and state laws and shall conform substantially with the approved Specific Plan 123-W, as amended, as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
- 5. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District's requirements.
- 6. Prior to the issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied in accordance with the specific plan for the phase of development in question.
- An environmental assessment shall be conducted for each tract, change of zone, plot plan or any other discretionary permit within the specific plan.
- 8. Prior to recordation of any final subdivision map for a phase of development requiring a homeowners or property owners association, the applicant shall submit to the Planning Department the following documents which shall demonstrate to the satisfaction of the County that the homeowners/property owners association will be established and will operate in accordance with the intent and purpose of the specific plan.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -2-

- a. The document to convey title;
- b. Convenants, Conditions and Restrictions to be recorded.

The approved Covenants, Conditions and Restrictions shall be recorded at the same time that the final subdivision maps are recorded.

The homeowner/property owners association, with the unqualified right to assess the owners of individual units for reasonable maintenance costs, shall be established and continuously maintained. The association shall have the right to lien the property of any owners who default in the payment of their assessments. Such lien shall not be subordinate to any encumbrance other than a first deed of trust, provided such deed of trust is made in good faith and for value and is of record prior to the lien of the homeowners/property owners association.

# Land Use Conditions

- The total Specific Plan 123-W (Amendment No. 3) shall be developed with a maximum of 3312 dwelling units on 1590 + acres.
- 10. Final development densities for each residential parcel shown in Exhibit C, as amended, shall be determined through the appropriate tract map application up to the maximum density identified based upon, but not limited to the following:
  - a) adequate availability of services
  - b) adequate access and circulation
  - c) sensitivity to land forms
  - d) innovation in housing types, design, conservation or opportunities
  - e) adequate provision of open space
- 11. Lots created pursuant to this specific plan shall be in conformance with the development standards of the zone(s) ultimately applied to the property except as modified by the specific plan.
- 12. Flag lots shall not be permitted in conventional subdivisions.
- 13. All Planned Residential Development (PRD's) shall incorporate a homeowners association for maintenance and management of common open space areas, private street systems, landscaped areas, signing and lighting or other defined responsibilities as necessary.
- 14. All Planned Residential Development (PRD's) developed pursuant to this specific plan shall include active recreational facilities and open space areas.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -3-

- 15. Prior to the issuance of building permits improvement plans for developed common space area shall be submitted for Planning Department approval for the phase of development in question.
- 16. All developed common open space area and developed landscaped areas, shall include automatic irrigation systems. Landscaping irrigation plans shall be submitted for Planning Department approval prior to construction.
- 17. All parcels shown on Exhibit C as amended, and identified for hillside residential development and development on Parcel 34 shall be developed so as to conform with the following hillside development criteria.
  - a) All manufactured slopes shall be contour-graded incorporating the following grading techniques.
    - 1) The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
    - 2) Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
    - 3) Graded slopes shall be oriented to minimize visual impacts from surrounding areas.
    - 4) The overall shape, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
    - 5) The toes and tops of all slopes in excess of 10 feet in vertical height shall be rounded with curve with radii designed in proportion to the total height of the slope where drainage and stability permits such rounding.
  - b) Where cut and fill slopes are created in excess of 10 feet in height, detailed landscape and irrigation plans shall be submitted to the County of Riverside prior to approval. The plans will be reviewed for type and density of groundcover, seed mix, plant sizes, and irrigation systems.
  - c) No grading of any phase of development in hillside residential and/or industrial areas shall be permitted prior to tract map recordation and issuance of grading permits, unless otherwise approved by the Planning Director.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Hission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -4-

- d) All proposals for innovative solutions to hillside residential development, such as earth housing concepts shall be evaluated on an individual basis at the tract map or conditional use permit stage.
- e) All manufactured building pads for residential dwelling units shall be limited to 10,000 square feet in area.
- f) All buildings shall be located a minimum of 10 feet from the toes and tops of all fill slopes.
- g) No two story dwelling shall be permitted, except that split level designs may be used to take advantage of split pads and natural topography.
- h) Natural features such as significant rock outcrops shall be protected to the greatest extent feasible in the siting of individual lots and building pads.
- i) No grading for residential development shall be permitted to take place on the ridgelines identified on Exhibit C except that required for access roads and fire breaks.
- 18. Specific Plan 123-W (Amendment No. 3) shall be developed in accordance with the conditions of approval, Exhibit C, as amended, and the following specific development criteria for each individual identified parcel:
  - a) Parcel 1-B shall be dedicated to the Jurupa Parks and Recreation District and shall be maintained in conjunction with the Golf course until such time as the area is accepted by the District.
  - b) Parcel 8-A shall be developed with single family and clustered residential units in accordance with the hillside residential development criteria.
  - c) Parcel 8-B shall remain as open space to be managed and maintained in conjunction with the golf course except that hillside residential development may take place within Parcel 8-B by transferring a portion of the density from Parcel 8-A to Parcel 8-B. If development is proposed for Parcel 8-B the maximum density permitted shall be 1 dwelling units per 20 acres and shall take place in accordance with the hillside residential development criteria.
  - d) Parcel 12: The tentative approval of Tract 12018 shall be considered null and void unless a revised tentative map is submitted and approved which brings the design of the map(s) into conformance with the approved amended specific plan.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Hission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -5-

- CONDITIONS OF APPROVAL
- Parcel 13-A shall be developed with a Planned Residential Development (PRD) in such a manner that no development or grading takes place above an elevation of 1100 feet.
- f) Parcel 21: The density of the Jurupa General Plan assignable to Parcel 21 (golf course) calculated at the plan's maximum density of 3 du/ac shall be considered fully transferred through the specific plan approval.
- g) Parcel 22-B: Shall be implemented with C-P zoning and the uses allowed shall be developed pursuant to the R-3 Zone, non-residential uses.
- h) Parcel 33-A: Shall be developed with zero lot-line semi detached (duplex) dwelling units in accordance with Exhibit C and the following criteria:
  - 1) Shall improve, plant, and irrigate the front yards.
  - Shall provide a variable mixing of heights elevations and setbacks for housing types, i.e. single story and two story so as to produce a non-uniform streetscape profile.
  - 3) The open space requirement for parcel 33-A shall be met through the provision of an improved park site on Parcel 33-C, developed according to the Phasing Conditions of approval and the improved front yards of the individual lots of the subdivision.
- 19. Development of Parcels (Planning Areas 33-A through 33-H) shall reflect the conceptual layout of Parcel 33 shown on Plate 5 as Revised in the Specific Plan Text. Building layouts and site plans for individual parcels shall be reviewed and established through each particular plot plan, conditional use permit or tract map application.
- 20. All commercial parcels shown on Exhibit C, as amended, shall be developed in accordance with the following development criteria:
  - a) Prior to any development within each parcel a comprehensive plot plan shall be submitted for Planning Department approval which incorporates all pertinent requirements enumerated herein for the development of each commercial area.
  - b) Parking lot landscaping shall include a minimum 15-foot landscaped setback from Limonite Avenue. An additional 6 percent of the parking area shall be landscaped exclusive of the setbacks.

CONDITIONS OF APPROVAL

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -6-

- c) Bike racks in sufficient quantity shall be provided in convenient locations to facilitate bike access to the commercial area.
- d) All mechanical roof-mounted equipment shall be shielded from view.
- e) All buildings elevations shall include full roof treatments which may include mansard roofs or as approved by the Planning Department.
- f) The backs of commercial buildings south of Limonite Avenue shall include mature landscaping and irrigation treatment so as to be visually shielded from the adjoining residential units and be visually sensitive to Limonite Avenue.
- g) All trash bin and storage areas shall be located away from adjoining future residential units so as not to present adverse health and noise conditions.
- h) Parcel 14. All commercial development within Parcel 14 shall meet all the requirements of Ordinance 348 and shall be compatible and architecturally harmonious with existing commercial development within Parcel 14.
- i) Parcel 27-A shall be developed with commercial uses in accordance with Ordinance 348 and in a manner compatible with and architecturally harmonious with existing commercial development in the area and shall provide a high level of visual sensitivity to Limonite Avenue.
- j) Parcel 27-B shall be developed with office commercial uses in a manner consistent and compatible with the residential character of the surrounding area. All construction shall be limited to one story in height except areas adjacent to industrial areas.
- 21. The industrial parcel 33-G of Exhibit C shall be developed with light industrial uses compatible with adjacent residential parcels on a maximum 14.9 <u>+</u> acres as follows:
  - a) Prior to any development a comprehensive plot plans shall be submitted for Planning Department approval which will incorporate all pertinent requirements enumerated herein for the development of the industrial center(s).
  - b) The industrial center(s) shall be developed pursuant to the I,-P Zoning standards.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -7-

- c) Parking lot landscaping shall include a minimum fifteen foot landscaped setback from Limonite Avenue and Clay Street and six percent of the parking areas shall be landscaped and irrigated exclusive of the setback.
- d) All mechanical roof mounted equipment shall be shielded from view.
- e) All building elevations shall include full roof treatments which may include mansard roofs.
- f) One center identification monument sign for the industrial complex shall be allowed in conformance with Ordinance 348 at the southwest corner of the intersection of Clay Street and Limonite Avenue. Each individual building complex will be allowed a wall sign identifying each tenant and no billboards will be permitted for the industrial complex.
- g) The backs of all industrial buildings adjoining residential uses shall include the following criteria:
  - 1) Shall have a 6 foot block wall.
  - Shall have 20' landscape setback from the block wall that is landscaped and irrigated.
  - 3) The landscaping shall include mature plantings so as to visually shield the industrial use from the residential uses.
- h) All trash bins and storage shall be located away from adjoining future residential units so as not to present adverse health and noise conditions.
- i) The industrial center(s) shall be developed in a manner architecturally harmonious that is compatible with the adjacent commercial center and residential area.
- j) The industrial center east of Clay Street shall be limited to one story in height so as to be compatible with adjacent residential units.

# Circulation Conditions

22. Road improvements shall be provided in accordance with the requirement of implementing subdivision for this project and/or as recommended by the Road Commissioner and shall include the following:

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -8-

- a) Prior to the issuance of building permits for any development plans within Specific Plan parcels #14, 27A, and 27B, the applicant shall enter into a written agreement with the county to provide for an interconnect system, securities and the scheduling for construction of traffic signals at the intersection of El Palomino Drive and Limonite Avenue as approved by the Road Commissioner; all at no cost to any governmental agency.
- b) Plot Plans and Tract Maps filed on the area covered by this Addendum to the Specific Plan shall provide for an uninterrupted westerly extension of Linares Avenue to intersect with Clay Street approximately 425 feet north of the Union Pacific Railroad right-of-way. Road improvements on Linares Avenue shall conform to Standard 103, Ordinance 461.
- c) Prior to the issuance of any building permit for future commercial uses within Parcels 27(a) and 27 (b) of the Specific Plan, the project proponent shall construct a connection parallel and south of Limonite Avenue between Clay Street and the existing commercial center to the east. Such improvements shall either conform to Standard 104, County Ordinance 461, or shall consist of an off-street circulation pattern between Camino Real and Clay Street acceptable to the County Road Department.
  - d) Prior to the development of parcels south of Limonite Avenue of Exhibit C, as amended, the applicant shall submit to the Planning Department the following composite circulation plan consisting of, but not limited to, active (vehicular) and passive (pedestrian, bikeways) circulation modes.
    - 1) Where possible, pedestrian walkways will be separated from vehicular and bicycle paths.
    - The integration of the composite circulation system to facilitate the use of the spine road and its alignment to the future school site on Linares Avenue by the project's residents.
  - e) The major west-east Linares Avenue spine road of Exhibit C shall be developed as a collector roadway.
- f) The major west-east Linares Avenue spine road shall minimize the use of reverse frontage walls by such treatments as increased setbacks, landscaping and berming or other techniques which will allow individual residential developments to have frontage on Linares Avenue without the use of masonry, walls or fences.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -9-

- g) The major west-east Linares Avenue spine road shall incorporate sidewalks that will extend from Clay Street to the easterly edge of the property to be functionally designed to facilitate traffic to the school site on Linares Avenue and Camino Real Avenue. Parking shall be restricted.
- h. Pedestrian walkways will be developed between the commercial areas, Parcel 14, and residential areas, Parcel 12.
- i) Prior to the recordation of any land division or to the approval of any development plan within Specific plan parcel No. 33-H, the applicant shall petition the Board of Supervisors for consideration of the closure of the Limonite Avenue median opening at Baldwin Avenue.

#### Impact Mitigation Conditions

- 23. Fire protection shall be provided in accordance with Schedule A of Ordinance 460.
- 24. The portion of Parcel 27-B facing Clay Street and matching with Parcel 33-G shall be reserved as a fire station site until such time as Camino Real is extended to Jurupa Road, or until such time as the County makes a determination regarding the potential use of the site as a fire facility, in which case it shall be made available to the County at no cost.
- 25. All residential development identified in Exhibit D shall conform to the acoustical mitigation report's conditions identified in Exhibit D.
- 26. Site development shall remove all on-site debris so as not to impact the adjacent Santa Ana River Park lands with the debris.
- 27. The developer shall satisfactorily mitigate any public facilities and/or school district impacts which may be identified at the tentative approval stage. The developer shall furnish the Planning Department with written evidence of any impact mitigation agreement reached between the developer and the Jurupa Unified School District, such as the payment of developer's fees and/or the construction of improvements at the proposed elementary school on Parcel 28-A or such agreement the school district and the developer agree to.
- 28. All roofing material used in hillside residential areas shall be fire retardent.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -10-

# Phasing Conditions

- 29. Construction of the development permitted herein may be done progressively in phases, provided adequate vehicular access is constructed for all dwelling units in each phase and further provided that such development conforms substantially with the intent and purpose of the specific plan.
- 30. The park site shown on Parcel 1-B shall be offered for dedication to the Jurupa Park & Recreation District prior to the issuance of building permits for any more than 200 total residential dwelling units for Parcels 6-B, 22-A and 22-A-1 in Specific Plan 123-W, Amendment No. 1.
- 31. Parcel 33-C shall be developed in accordance with the following requirements:
  - . a) Shall be developed as fully equipped and functional 8 gross acre park.
    - b) Half of the park site will be dedicated to the Jurupa Community Service District before the recordation of any tentative tract maps on Parcel 33-B or as approved by the Planning Department.
    - c) Half of the park site will be dedicated to the Jurupa community Service District before the recordation of any tentative tract maps on Parcel 33-A or as approved by the Planning Department.
    - d) Park site improvement plans for Parcel 33-C shall be submitted for Jurupa community Service District and Planning Department approval prior to issuance of building permits for any construction on Parcels 33-A and 33-B.
    - e) Prior to the completion of the last phase of development on Parcel A the first phase in the park site shall be completed subject to review and approval of the Jurupa Community Services District.
    - f) The park site shown as Parcel 33 (c) shall be completed prior to the issuance of occupancy permits for the last single family home in Tract 21428.
    - g) In the event that the Jurupa Area Recreation and Parks District chooses not to accept the conveyance of the park site a Master Homeowners Association shall be formed to insure the maintenance of the Park Site. The Master Homeowners Association shall include the following parcels: 33-A, 33-B, 33-D-1, 33-D-2.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -11-

- 32. Parcel 34 shall be developed for industrial uses on a maximum of 80 <u>+</u> acres, pursuant to Exhibit C as amended, subject to the following requirements.
  - a) Prior to approval of any plot plan, conditional use permit, or other appropriate permit, the applicant shall submit for Planning Department approval a proposed maintenance and management plan will identify the method by which ongoing responsibility for maintenance and management of private roads, parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities will be provided in concert with and as defined through the formation of a master property owners association combined with subordinate associations, or other appropriate entities.
  - b) Development of all individual uses shall require approval of 18:30 plot plan or conditional use permit applications as determined by the Planning Director.
  - c) Final use and square footage for each phase of development shall be determined through the appropriate plot plan, conditional use permit, or other appropriate applications based upon, but not limited to the following:
    - 1) Adequate availability of public facilities and services.
    - 2) Adequate access and area circulation.
    - Adequate parking facilities.
    - Compatibility with adjacent land uses.
    - 5) Natural land forms.
  - d) The applicant and/or developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas and irrigation systems, parking facilities, private roadways and roadside furniture until such time as these operations are the responsibilities of other parties.
  - e) Prior to the approval of any plot plan, conditional use permit, land divisions or other appropriate development application within any individual parcels of Parcel Map 18131 or Parcel Map 18483, the applicant/developer shall submit for Planning Department approval 4 copies of a conceptual landscaping plan which includes but is not limited to the following:
    - 1) A minimum of fifteen feet of the building and parking lot setback along Clay Street and Van Buren Boulevard shall be landscaped and irrigated.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -12-

- A minimum of 6% of the parking lot area shall be landscaped and irrigated exclusive of any setback.
- 3) All landscaped planter beds in interior parking areas shall be not less than five feet in width and bordered by a concrete curb not less than six inches in width or more than eight inches in height adjacent to the parking area. Landscaped areas shall be distributed throughout the entire parking area as evenly as is appropriate in the design. A minimum of 12 inch concrete walkway shall be provided between the planter and the adjacent parking space.
- 4) The location, type, size and quantity of plantings.
- 5) The use of canopy trees along streets and within the parking areas. All required trees will be a minimum of 15 gallon size.
- 6) Entry treatments.
- 7) The use of bermed landscaping wherever possible within the landscaped setbacks, and landscape areas surrounding parking and loading areas. The design of berms shall be undulating to provide visual access to buildings.
- Typical interior driveways, parking stall sizes, points of ingress and egress, accommodation for public transportation, pedestrian walkways, and bicycle pathways.
- f) Detailed landscaping and irrigation plans for the parcel in question shall be submitted for approval prior to the issuance of building permits. The detailed plan shall conform substantially to the overall conceptual landscaping plan required in Condition No. 31e. All required landscaping and irrigation shall be installed prior to occupancy.
- g) Automatic irrigation systems shall be installed in all landscaped areas.
- h) Prior to the approval of any plot plan, conditional use permit application or other appropriate development application for any parcel contained within this planning area, the applicant/developer shall submit for Planning Department approval 4 sets of a 'conceptual architectural perspective or elevation renderings that will-'include but not be limited to the following:

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission Pe Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -13-

- 1) Elevations showing structural design; landscaping and signing.
- 2) Proposed buildings materials and colors.
- 3) Typical size, designs and shape of wall and directional signs.
- Roof treatment and type of screening used to shield mechanical roof mounted equipment from view.
- The backs of all industrial buildings visible from adjoining residential uses north of the Union Pacific right-of-way shall include the following criteria:
  - 1) Landscaping shall be provided which includes mature plantings so as to visually shield the industrial use from residential area.
  - Elevations shall be developed in a manner which is architecturally compatible with the adjacent residential area.
- j) Development within the area that contains the river bluffs and major ravines shall be avoided. The maintenance of this area shall be the responsibility of the Master Property Owners Association.
- k) Prior to the issuance of any Building Permits clearance from the South Coast Air Quality Management District must be obtained to insure compliance of any A.Q.M.D. regulations.
- 1) Prior to the issuance of Building Permits an acoustical study of existing and projected generated noise impacts upon the residential north of the railroad tracks shall be performed. area Sound reflectiveness of any proposed structures to be located adjacent to the railroad tracts shall also be addressed. The acoustical study shall consider the potential impact upon the residential area at project buildout and shall identify any mitigation measures which may be necessary to ensure that ambient exterior noise levels of the area do not exceed existing levels. residential The required acoustical study shall be subject to the Planning Department approval. Any mitigation measures recommended in the report shall be the responsibility of the developer to provide.
- m) Landscaping and fencing shall be provided adjacent to recreational facilities of the Santa Ana River Park area.
- n) Prior to the issuance of any building permits for any portion of the project site four copies of a conceptual landscaping and fencing plan shall be submitted to the Planning Department for approval. This conceptual plan shall also be subject to approval by the County Parks Department.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Hission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -14-

- CONDITIONS OF APPROVAL
- During grading operations, if archaeological remains are encountered, periodic grading inspections by a qualified archaeologist shall be provided to evaluate the archaeological resources.
- p) Prior to the issuance of building permits adjacent to the Union Pacific Railroad's right-of-way an acoustical engineer shall establish appropriate mitigation measures which should be applied to individual units within the land division to reduce ambient interior noise levels to 45 db(A). The required acoustical study shall be subject to the Planning Department approval and any mitigation measures recommended in the report shall be incorporated into the design of the office units to be constructed within the parcel.
- q) All future utilities shall be placed underground.
- r) Any outdoor storage of materials, supplies, or equipment shall be screened from view of adjoining residential or recreational facilities.
- s) Loading, trash and service areas shall be screened so as to minimize their visibility from street and shall be located so as to minimize noise and odor nuisance.
- t) All road improvements shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as required by the implementing subdivisions for this project and subject to approval by the Road Commissioner.
- u) Deleted
- v) Development within this portion of Specific Plan No. 123 shall participate in the Traffic Signal Hitigation Program as approved by the Board of Supervisors. Any unbuildable portions of the site as determined by the Road Commissioner shall be exempt from this program. Such fees shall not be applied to any costs incurred by the project proponent with regard to railroad crossing gates.
- w) Street Improvement Plans for the project site shall include an access road from Clay Street to the proposed Regional Park Rest Stop location. The alignment and construction of this access road shall be subject to approval by the County Road Department and the County Parks Department.

SPECIFIC PLAN OF LAND USE 123-V - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -15-

- x) Street improvement plans shall include provisions for a Class II bike lane both directions, along Clay Street. This bike lane shall extend from Linares Avenue to Van Buren Blvd.
- y) Prior to the recordation of the easement, the final alignment of the Class I bike path shall be submitted for approval to the County Parks Department and the County Planning Department.
- z) Prior to the recordation of Parcel Hap 18483 or the approval of any plot plan conditional use permit, or other appropriate development permit within any individual parcel of Parcel Hap 18131, the applicant/developer shall dedicate an easement for the entire length of the Class I bike path to the County Parks Department. This dedication shall occur within six months of the County Parks Department's approval of the alignment.
- aa) Prior to the approval of any implementing applications, the developer shall record an exclusive easement to the County Parks Department for access and use of that area between the proposed Class I bike path and the southerly property line.
- bb) Industrial wastes of effluents of any type generated from any businesses of the development must be disposed of into a sewer system and not dumped as wastes into the Santa Ana River.
- cc) Prior to the approval of any implementing applications the developer shall record an alternative access easement to property located northeasterly of the industrial addition, between the Union Pacific Railroad and Van Buren Blvd, subject to approval by the Planning and Road Departments.
- dd) The Property Owners Association shall be responsible for maintenance and upkeep of that area between the proposed Class I bike path and the southerly property line.
- ee) Prior to the recordation of Parcel Hap 18131, the project proponent shall improve, or bond for the improvement of Clay Street, providing, as a minimum, a 26 foot paved section between Limonite Avenue and Van Buren Boulevard and including an at-grade crossing with automatic crossing gates at the railroad as well as signalization and left turn pockets at the Limonite Avenue/Clay Street intersection.

SPECIFIC PLAN OF LAND USE 123-W - Amd. No. 3 Mission De Anza - Jurupa Western Inc. Pedley, Glen Avon, Rubidoux District Page -16-

.,

- 33. Planning Area 33D-1 shall be developed within a density range of 12-18 units per acre. Planning Area 33D-2 shall be developed within a density range of 6-14, units per acre. The actual number of residential units will be determined at the development stage based upon adequate circulation and noise mitigation pursuant to Ordinance 348.
- 34. An acoustical analysis, prepared by a licensed acoustical engineer, shall be submitted concurrently with any development applications for parcel 33D-1. Appropriate mitigation measures which reduce ambient interior noise levels to 45 Ldn and exterior ambient noise levels to 65 Ldn at ground level shall be instituted, as approved by the Planning Director and the Director of Building & Safety in accordance with the acoustical analysis.
- 35. Planning Area 33H shall be developed with commercial uses which emphasize and support family entertainment uses including movie theatres, bowling alleys, miniature golf, and skating rinks. The design of commercial uses on Parcel 33H shall be sensitive to the existing and projected traffic and circulation on Clay Street.

#### 2. PROJECT HISTORY

✓ SPECIFIC PLAN 123 WAS ORIGINALLY APPROVED IN MAY 1975 FOR 2252 UNITS OVER 1058 ACRES. THE PLAN AREA WAS BOUNDED BY THE JURUPA CANAL ALONG THE NORTH, THE RIVERSIDE CANAL AND CLAY STREET ALONG THE WEST, LIMONITE AVENUE ALONG THE SOUTH, AND THE EASTERN LINE OF SECTION 18 AND 19 OF TOWNSHIP 2 SOUTH, RANGE 5 WEST. THE PLAN FEATURED URBAN LAND USES CONSISTING OF MIXED RESIDENTIAL WITH DENSITIES RANGING FROM 1 TO 8 UNITS PER ACRE, A 10 ACRE SCHOOL SITE, 13 ACRES OF COMMERCIAL, AND 9 ACRES OF INDUSTRIAL AREA. THE OVERALL RESIDENTIAL DENSITY WAS 2.13 UNITS PER ACRE.

BY 1980, A TOTAL OF 915 LOTS HAD BEEN RECORDED THROUGH 21 SUBDIVISIONS. BECAUSE OF THE LACK OF SEWER CAPACITY DURING THE LATE 1970'S, MANY OF THE SUBDIVISIONS HAD BEEN RECORDED WITH FEWER LOTS THAN WERE ALLOWED UNDER THE LAND USE PLAN. MOST OF THE COMMERCIAL AND PARK AREAS WERE UNDER DEVELOPMENT.

V SPECIFIC PLAN AMENDMENT NO.1 WAS FILED IN 1980 BY JURUPA WESTERN AND APPROVED IN FEBRUARY 1981. IN 1979 A WATER RECLAMATION FACILITY WAS CONSTRUCTED BY JURUPA WESTERN AND DEEDED TO THE JURUPA COMMUNITY SERVICES DISTRICT. THIS RECLAMATION FACILITY PROVIDED SEWAGE CAPACITY FOR THE DEVELOPMENT AND BECAME THE WATER SOURCE FOR THE INDIAN HILLS COUNTRY CLUB. THE GOLF COURSE WATER NEEDS IS EQUAL TO THE POTENTIAL RECLAMATION WHICH WILL BE GENERATED BY THE FULLY DEVELOPED SPECIFIC PLAN. THERE IS A BALANCE BETWEEN THE TOTAL UNITS PLANNED IN THE SPECIFIC PLAN AND THE LONG TERM NEEDS OF THE GOLF COURSE. THE PURPOSE OF THE AMENDMENT WAS TO TRANSFER UNUSED DENSITY TO AREAS WHERE DEVELOPMENT HAD NOT YET OCCURRED, AND TO ADD 451 ACRES TO THE PLAN. LAND AREA WAS EXPANDED FROM 1058 TO 1509 ACRES AS THE NUMBER OF UNITS INCREASED FROM 2252 TO 3158. THIS ACTIVITY CAUSED AN OVERALL DENSITY INCREASE FROM 2.13 TO 2.15 UNITS PER ACRE.

THE AREA ADDED TO THE SPECIFIC PLAN WAS LOCATED SOUTHERLY OF LIMONITE AVENUE, EASTERLY OF THE CLAY STREET ALIGNMENT, AND REFERRED TO AS THE EDISON PROPERTY. IT EXTENDED THE PLAN AREA SOUTHERLY TO THE UNION PACIFIC RAILROAD TRACKS.

IN ADDITION TO THE ADDED RESIDENTIAL DENSITY, THE AMENDMENT ADJUSTED THE LAND USE PLAN TO PROVIDE 45 ACRES, OF COMMERCIAL, 9.3 ACRES OF PROFESSIONAL OFFICE AREA, 29 ACRES OF INDUSTRIAL, 78.6 ACRES OF HILLSIDE OPEN SPACE, AND 145 ACRES FOR A GOLF COURSE.

THE SPECIFIC PLAN AMENDMENT ALSO ESTABLISHED TWENTY ONE ACRES OF IMPROVED PARK LAND. 8.0 ACRES OF THIS AREA ARE CONTAINED WITHIN PARCEL 33. A 13 ACRE SITE RESERVED FOR PARK USE IS LOCATED NORTH OF LIMONITE AVENUE.

FOLLOWING THE ADOPTION OF PLAN AMENDMENT NO. 1 AN AGREEMENT WAS FINALIZED BETWEEN KAUFMAN AND BROAD, THE DEVELOPER OF PARCEL 28 B, AND THE JURUPA UNIFIED SCHOOL DISTRICT FOR A JOINT SCHOOL AND PUBLIC PARK FACILITY. THIS AGREEMENT WILL PROVIDE FOR AN ADDITIONAL EIGHT ACRES OF PARK AREA FOR A TOTAL OF 29 ACRES WITHIN THE OVERALL SPECIFIC PLAN AREA.

A CUMULATIVE TOTAL OF 328 UNITS HAD NOT BEEN USED IN DEVELOPMENTS RECORDED UNDER THE INITIAL SPECIFIC PLAN OF LAND USE. THE AMENDMENT COMPENSATED FOR THIS BY DESIGNATING AN ADDITIONAL 327 CONDOMINIUM AND APARTMENT UNITS ON LAND ADJACENT TO THE INDIAN HILLS COUNTRY CLUB, (PARCELS 22 A AND 22 A1). TO DATE, THESE PARCELS REMAIN UNDEVELOPED.

BY INTEGRATING THE GOLF COURSE AND HILLSIDES INTO THE SPECIFIC PLAN AMENDMENT, THE DESIGNATED GENERAL PLAN DENSITIES FOR THESE AREAS, TOTALING 450 UNITS, QUALIFIED FOR TRANSFER INTO MORE DEVELOPABLE AREAS. THIS WAS ACCOMPLISHED WITH PARCEL 33, LYING WITHIN THE SOUTHERN PORTION OF THE SPECIFIC PLAN AREA. PARCEL 33, WHICH INCLUDED THE SUBJECT SITE, WAS ALLOWED UP TO 314 UNITS UNDER THE GENERAL PLAN. WITH THE ADDED 450 UNITS, A TOTAL OF 764 UNITS WERE PERMITTED IN THIS AREA.

SPECIFIC PLAN 123 AMENDMENT NO. 2) WAS ADOPTED IN MAY 1983 AT THE REQUEST OF JURUPA WESTERN TO ADD 80 ACRES OF INDUSTRIAL DEVELOPMENT LOCATED SOUTH OF THE UNION PACIFIC RAILROAD TRACKS ADJACENT TO VAN BUREN BOULEVARD. THE ACREAGE WAS INCREASED FROM 1509 TO 1589. THE AMOUNT OF INDUSTRIAL ACREAGE WAS ALSO INCREASED FROM 29 TO 109 ACRES.

AMENDMENT NO. 2 ALSO FACILITATED THE CONNECTION OF CLAY STREET TO VAN BUREN BOULEVARD. THE LEVEL OF STREET IMPROVEMENTS AND TRAFFIC CONTROL SYSTEMS HAS INCREMENTALLY INCREASED AS THE SPECIFIC PLAN HAS BEEN AMENDED. WHEN AMENDMENT NO. 1 WAS PROPOSED WITH THE INCREASE IN THE NUMBER OF UNITS, NUMEROUS TRAFFICE IMPACTS WERE IDENTIFIED WITH THE PROJECT. THE PROJECT PROPONENT OF THE ORIGINAL SPECIFIC PLAN, JURUPA WESTERN, WAS REQUIRED TO PROVIDE SIGNALIZATION THE LIMONITE AVENUE/CLAY STREET INTERSECTION AND IMPROVEMENTS TO CLAY STREET. LATER, RECOGNIZING THAT THESE IMPROVEMENTS PLUS ADDITIONAL IMPROVEMENTS WOULD SOLVE REGIONAL CIRCULATION PROBLEMS, THE BOARD OF SUPERVISORS ADOPTED AN ASSESSMENT DISTRICT ACQUISITION AGREEMENT ON JULY 3, 1984 TO ESTABLISH ASSESSMENT DISTRICT NO. 151. THE CLAY STREET CONNECTION UNDER AMENDMENT NO. 2 FURTHER SERVES TO MITIGATE TRAFFIC IMPACT AT VAN BUEN BOULEVARD AND LIMONITE AVENUE BY PROVIDING AN ALTERNATE ROUTE BETWEEN THE CITY OF RIVERSIDE AND THE PEDLEY AREA.

AMENDMENT 3 DEALT PRIMARILY WITH PARCEL 33. THE RESIDENTIAL PORTIONS WERE ADJUSTED TO BALANCE THE DENSITIES TO CURRENT MARKET CONDITIONS AND PARCEL 33H WAS DESIGNATED AS COMMERCIAL FROM ITS PRIOR INDUSTRIAL DESIGNATION. THE OVERALL DENSITY FOR THE SPECIFIC PLANS WAS AFFIRMED TO BE 3312 UNITS ON 1590 ACRES. THE ALLOCATIONS OF THOSE UNITS IS AS SHOWN ON TABLE 1, WHICH IS ITEM NUMBER FOUR OF THIS SUMMARY.

ADDITIONAL TRAFFIC MITIGATIONS HAVE BEEN ACCOMPLISHED BENEFITING THE PROJECT AREA. THE EXTENTION OF CAMINO REAL TO JURUPA ROAD WHICH WILL GIVE THE PROJECT AREA BETTER ACCESS TO THE 60 FREEWAY AND FURTHER REDUCE THE IMPACT THE PROJECT HAS ON THE VAN BUREN AND LIMONITE INTERSECTION. THESE IMPROVEMENTS WERE NOT CONDITIONS OF THE SPECIFIC PLAN BUT JURUPA WESTERN, THE PRIME DEVELOPER WITHIN THE PLAN, PROCESSED THE TRACT MAP WHICH PROVIDED THE CAMINO REAL EXTENSION.

OF THE 3312 RESIDENTIAL UNITS CONTAINED IN SPECIFIC PLAN #123 APPROVAL, 1894 HAVE BEEN RECORDED. AS OF THIS DATE (JUNE 1988), THERE ARE 112 UNITS WHICH HAVE BEEN GIVEN TENTATIVE MAP APPROVAL BUT HAVE NOT RECORDED. THE SPECIFIC PLAN AREA HAS BECOME ESSENTIALLY AN INFILL AREA AND SHOULD BE FULLY DEVELOPED IN THE REASONABLE NEAR FUTURE.

#### TABLE # 1

#### DE ANZA SPECIFIC PLAN # 123 JUNE 5, 1988

PLANNING	: TOTAL	MAXIMUM	MAXIMUM AVERAGE	EXISTING
AREA	: ACRES	D.U.	DENSITY	ZONE
AREA 1 A 1 B 1 C C 2 A A 2 2 A A 3 5 5 A B 1 5 6 A B 6 6 C C A 8 B A 1 1 2 A B 1 1 2 A A 2 A A 2 2 2 B 1 5 5 B 1 1 2 A A 2 A A 2 1 2 3 A 1 1 5 5 B 1 1 2 A A 2 A A 2 1 2 3 A 1 1 5 5 B 1 1 2 A A 2 A A 2 1 2 3 A 1 1 5 5 B 1 1 2 A A 3 5 5 B 1 1 2 A A 3 5 5 B 1 1 2 A B 1 1 2 A B 1 1 2 A B 1 1 1 2 A 8 B 1 1 1 2 A 1 2 A 1 1 1 3 A 1 2 A 1 3 A 1 3 1 3 A 1	ACRES           13.200           13.10           8.18           15.40           29.40           15.00           15.00           15.00           15.00           15.00           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           1.20           13.90           50.90           20.00           18.80           19.00           3.28           14.30           1.00           15.30           1.20           15.30           1.20           15.40           14.70           11.40	$\begin{array}{c} 49\\ 0\\ 33\\ 21\\ 40\\ 103\\ 10\\ 10\\ 8\\ 72\\ 31\\ 85\\ 32\\ 30\\ 123\\ 101\\ 21\\ 28\\ 43\\ 14\\ 49\\ 49\\ 48\\ 0\\ 96,\\72\\ 33\\ 14\\ \end{array}$	3.7 2.5449430827.667.005033111180441.09 8.8.3.2.7.667.005033111180.441.09	ZONE 4 5 1 1 1 1 3 3 3 2 2 1 1 1 1 3 3 1 1 1 1 1
13 A 2B 13 A 3 13 B 14 A 15 A 17 A 17 A 17 C 18 21 E 22 F 1 222 A 2 222 B 2 222 C	: 67.40 : 115.70 : 75.00 : 8.26 : 7.94 : 36.00 : 32.10 : 36.70 : 36.70 : 32.10 : 4.50 : 1.90 : 4.50 : 15.00 : 9.00 : 4.30 : 0.87 : 1.39	42 4 19 70 21 40 6 85 0 0 294 150 0 101 0 0 0 0 294 0 150 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.6 0.03 0.0 0.0 1.9 0.7 1.1 0.7 3.8 18.0 18.0 18.0 N/A	R R R P P R R R R R R R P P P C P R R R R
227 A A 2 1 2 277 B A 28 B 300 301 A B 1 2 288 B 333 B B 1 2 288 B 1 333 B B 1 2 333 B B 1 2 333 B B 1 2 333 C D D C H A B 333 C D D C H A B 333 C D D C H A B C 1 2 333 C D D C H A B 333 C D C H A B C 1 2 333 C D C H A B C 1 2 333 C D C H A B C 1 2 333 C D C H A B C 1 2 333 C D C H A B C 1 2 333 C D C H A B C 1 2 333	10.40 8.80 6.00 11.50 11.00 31.40 34.20 50.40 43.80 8.60 17.70 14.51 6.09 22.40 8.00 16.70 13.50 14.10 14.70 14.20 46.60	1 0 0 1 1 0 0 1 1 0 0 1 1 0 0 0 0 0 0 0	2.5 5.9 1.0 1.2 3.9 7.3 4.3 5.3 18.0 14.0	R 1 CPPCP 541111444 CPPCP R R R R R R R R R R R R R R R R R

V Annol 2 X Mund 2 Mund 8 (Pressor 25)

### **Board of Supervisors**

# RESOLUTION NO. 2001-179 ADOPTING AMENDMENT NO. 5 TO SPECIFIC PLAN NO. 123 (MISSION DE ANZA)

WHEREAS, pursuant to the provisions of Government Code Section 65450 <u>et seq.</u>, a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on November 30, 1999 to consider Amendment No. 5 to Specific Plan No. 123, which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 75-282 (dated August 26, 1975) and thereafter amended pursuant to Resolution No. 81-30 (dated February 17, 1981), Resolution No. 83-150 (dated May 10, 1983), Resolution No. 86-246 (dated June 24, 1986) and Resolution No. 92-062 (dated February 18, 1982); and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met, and Environmental Assessment No. 37287, prepared in connection with Amendment No. 5 to Specific Plan No. 123 and related cases (referred to alternatively herein as "the proposed amendment" or "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors **Souther County of Riverside, in regular session assembled on June 5, 2001, that:** 

The proposed amendment would change the boundaries between Planning Areas 27-A and 27-B.

2. The proposed amendment is associated with Parcel Map No. 28689, Plot Plan No. 15313 The foregoing is certified to be a functopy of a resolution duty adopted by cald board of Supervisors on the date therein extern. 1 6/5/2001 3.81

TOTIM APPROVED

1.

and Variance No. 1655. Parcel Map No. 28689 proposes to divide 17.7 acres into 8 commercial lots. Plot Plan No. 15313 proposes the construction of a 60,000+ square foot theater with connecting retail shops and restaurants along with three sit individual drive-thru restaurants and three sit-down restaurants and retail outlets. Variance No. 1655 is a request to lower the parking requirements, landscaping requirements, and car stacking requirements for the drive-thru restaurant associated with this project.

3. The following potentially significant environmental impacts associated with the proposed amendment and related cases were identified in Environmental Assessment No. 37287: land use, circulation, bike trails, floodplains, noise effects on or by the project, and water quality. These impacts would be avoided or substantially lessened (reduced to a level of insignificance) by the mitigation measures listed in the environmental assessment, and project conditions of approval.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 1. The proposed amendment would be consistent with the intent, design and mitigation approved for Specific Plan No. 123.
- 2. The proposed amendment would be consistent with the applicable policies of the Comprehensive General Plan.
- 3. The proposed amendment would not have a significant effect on the environment.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered Environmental Assessment No. 37287 in evaluating the proposed amendment, and that Environmental Assessment No. 37287 is incorporated herein by reference in its entirety and that the Mitigated Negative Declaration therefor is hereby adopted.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 5 to Specific Plan No. 123, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown

in the plan, and said real property shall be developed substantially in accordance with the plan as amended, unless the plan is repealed or further amended by the Board.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 5 to Specific Plan No. 123 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director and in the Office of the Building and Safety Director, and that no applications for subdivision maps, conditional use permits or other development approvals shall be accepted for the real property described and shown in the plan, as amended, unless such applications are substantially in accordance therewith.

BE IT FURTHER RESOLVED by the Board of Supervisors that the custodians of the documents upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California. Roll Call:

Ayes: Buster, Tavaglione, Venable, Wilson and Mullen Noes: None Absent: None

g:\prop\ltb\kal\sp res\sp123a5.bos 051501

#### ORDINANCE NO. 348.4002

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

<u>Section 1</u>. Section 4.38 of Ordinance No. 348, and Prado Mira Loma Zoning Plan Map No.38 as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Prado Mira Loma District, Map No. 38.059 Change of Zone Case No. 6465," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Boar Supervis James A. Venable

4/5/200, ATTEST: GERALD A. MALONEY Clerk of the Board

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

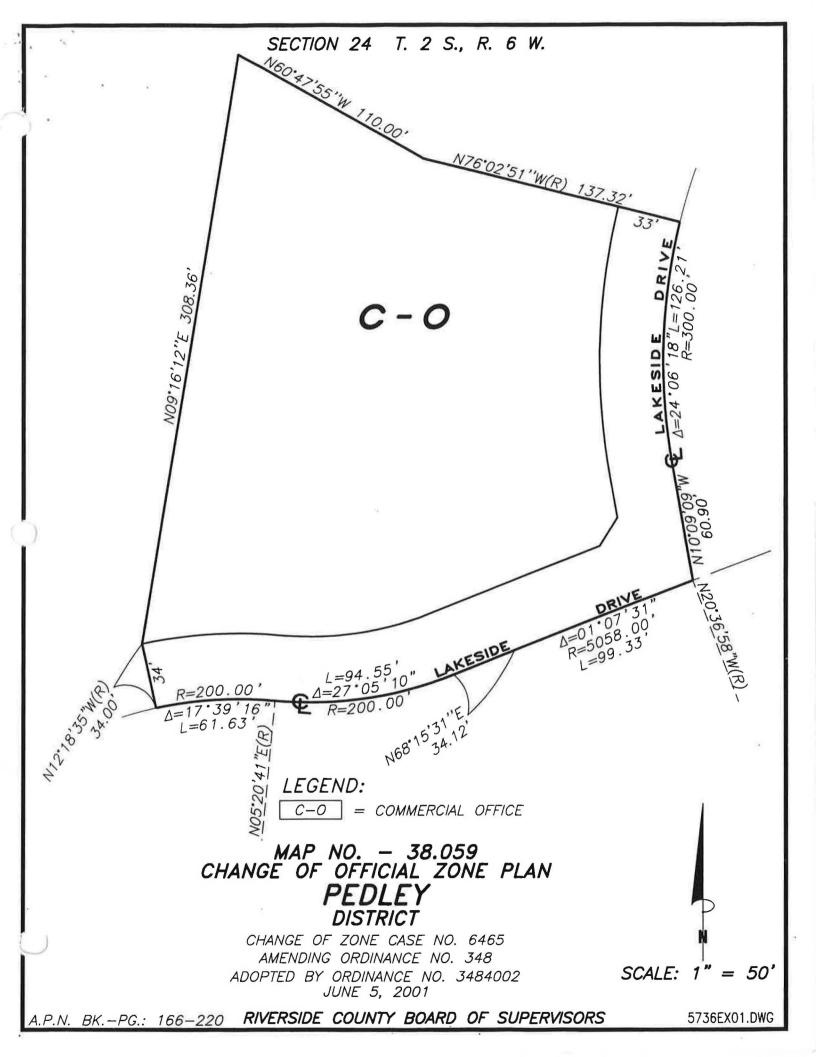
25

26

27

28

(SEAL) g:\prop\ltb\cz zoning \format.348\4002



· .	5							
<u> </u>	. 1							
	2							
	3							
	4							
	5							
	6		4 x 6					
	7							
	8							
	9							
	10	×						
	11							
	12							
	13							
$\bigcirc$	14	) SS.						
	15	COUNTY OF RIVE	(SIDE )					
	16							
1	17	I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said						
	18	county held on June 5, 2001, the foregoing ordinance consisting of 2 sections was adopted by the						
	19	following vote:						
	20	AYES:	Buster, Tavaglione, Venable, Wilson and Mullen					
	21	NOES:	None					
	22	ABSENT:	None					
	23	DATE:	June 5, 2001 GERALD A. MALONEY Clerk of the Board					
	24 25		BY: Deputy,					
	26							
L	27		Item 3.81					
	28							

• • •

### **Board of Supervisors**

# RESOLUTION NO. 2001-180 ADOPTING AMENDMENT NO. 6 TO SPECIFIC PLAN NO. 123 (MISSION DE ANZA)

WHEREAS, pursuant to the provisions of Government Code Section 65450 <u>et seq.</u>, a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on November 30, 1999 to consider Amendment No. 6 to Specific Plan No. 123, which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 75-282 (dated August 26, 1975) and thereafter amended pursuant to Resolution No. 81-30 (dated February 17, 1981), Resolution No. 83-150 (dated May 10, 1983), Resolution No. 86-246 (dated June 24, 1986), Resolution No. 92-062 (dated February 18, 1982) and Resolution No. 2001-179 (dated June 5, 2001); and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met, and Environmental Assessment No. 37697, prepared in connection with Amendment No. 6 to Specific Plan No. 123 and related cases (referred to alternatively herein as "the proposed amendment" or "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, in regular session assembled on June 5, 2001, that:

- The proposed amendment would change the designation in Planning Area 28 from a P.R.D. (Planned Residential Development) to C (Commercial).
- 2. The proposed amendment is associated with Change of Zone Case No. 6465, and Plot Plan No. 15739 which were considered concurrently at the public hearing before the Planning Commission. Change of Zone Case No. 6465 proposes to change the zoning on the proposed amendment site from R-1 (One Family Dwellings) and R-2 (Multiple Family Card ef Cuper-

1

date therein set orth. A. MALONEW Clerk of set Board

FOEM APPHOVED

6/5/2001 3.81

Dwellings) to C-O (Office Commercial). Plot Plan 15739 proposes the construction of a 11,000 square foot office building with fifty parking spaces, and three handicapped accessible spaces.

3. The following potentially significant environmental impacts associated with the proposed amendment and related cases were identified in Environmental Assessment No. 37697: circulation, fire services, sheriff services, schools, solid waste, groundshaking, and highway noise. These impacts would be avoided or substantially lessened (reduced to a level of insignificance) by the mitigation measures listed in the environmental assessment, and project conditions of approval.

BE IT FURTHER RESOLVED by the Board of Supervisors that:

- 1. The proposed amendment would be consistent with the intent, design and mitigation approved for Specific Plan No. 123.
- 2. The proposed amendment would be consistent with the applicable policies of the Comprehensive General Plan.
- 3. The proposed amendment would not have a significant effect on the environment.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered Environmental Assessment No. 37697 in evaluating the proposed amendment, and that Environmental Assessment No. 37697 is incorporated herein by reference in its entirety and that the Mitigated Negative Declaration therefor is hereby adopted.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 6 to Specific Plan No. 123, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in the plan, and said real property shall be developed substantially in accordance with the plan as amended, unless the plan is repealed or further amended by the Board.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 6 to Specific Plan No. 123 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director and in the Office of the Building and Safety Director, and that no applications for subdivision maps, conditional use permits or other development approvals shall be accepted for the real

--

property described and shown in the plan, as amended, unless such applications are substantially in accordance therewith.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.

Roll Call: Ayes: Buster, Tavaglione, Venable, Wilson and Mullen Noes: None Absent: None

g:\prop\ltb\kal\sp res\2001-180.sp123a6

# SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FROM: TLMA/Planning Department SUBMITTAL DATE: May 29, 2001



SUBJECT: RESOLUTION NO. 2001-179, Adopting Amendment No. 5 to Specific Plan No. 123 (Mission De Anza), RESOLUTION NO. 2001-180, Adopting Amendment No. 6 to Specific Plan No. 123 (Mission De Anza), and ORDINANCE NO. 348.4002 Adopting C-O zoning for that area within Amendment No. 6 to Specific Plan No. 123 - Second Supervisorial District -Prado-Mira Loma Zoning District - 18.39 Acres

CONTROVERSIAL ISSUES: None

**RECOMMENDED MOTION:** 

**ADOPTION** of a Mitigated Negative Declarations for Environmental Assessment Nos. 37287 and 37518; and,

**ADOPTION** of Resolution No. 2001-179 Adopting Amendment No. 5 to Specific Plan No. 123; and,

**ADOPTION** of Resolution No. 2001-180 Adopting Amendment No. 6 to Specific Plan No. 123; and,

**ADOPTION** of Ordinance No. 348.4002 Adopting C-O zoning for properties within Amendment No. 6 to Specific Plan No. 123.

Aleta J. Laurence, AICP, Planning Director (Continued on attached pages)

AJL:jjgjg

Policy

Consent

commendation:

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

MINUTES OF THE BOARD OF SUPER VISORS

On motion of Supervisor Mullen, seconded by Supervisor Wilson and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:	Buster, Tavaglione, Venable, Wils	son and Mullen	1.	
Noes:	None	Gerald A.	Maloney /	
Absent:	None	Clerk of th	ne Board	
Date:	June 5, 2001	Alland	M TRIM	
xc:	Planning, Co.Co., Applicant, BPC	, COB, Slug + Salt	Deputy	
Prev. Agn. ref	TLMA	Dist. 1st	AGENDA NO.	
			7 0	1

Departr

Resolution No. 2001-179/Resolution No. 2001-180/Ordinance No. 348.4002 Form 11A Page 2 of 2

### BACKGROUND:

Public hearings concerning Specific Plan No. 123 (Mission De Anza) and Change of Zone No. 6465 were held by the Board of Supervisors on May 26, 1998 and November 30, 1999. On those dates, the Board of Supervisors tentatively adopted Mitigated Negative Declarations for Environmental Assessment Nos. 37287 and 37518, respectively, and tentatively approved Amendment No. 5 to Specific Plan No. 123, Amendment No. 6 to Specific Plan 123, and Change of Zone No. 6465. The ordinance and resolutions required for final approval have been prepared and are ready to be adopted.