



LA SIERRA UNIVERSITY

Specific Plan

March 18, 1997

GRUEN ASSOCIATES

Edited to Include the Following Amendments:

R-20104

Sign Program

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R-21346

Subarea 3 Land Use

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Program (Subareas 11 & 12)

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EXECUTIVE SUMMARY

Purpose of the Specific Plan

Encompassing 531 acres in the western portion of the City of Riverside, the overall plan concept for the La Sierra University Specific Plan envisions a "mixed-use" community. This community would accommodate the expansion of the La Sierra campus and development of the University's surplus lands, located east and south of the existing campus, to help support the University's endowment. The plan includes employment opportunities at La Sierra University (projected to expand from 1,500 to 5,000 students), as well as potential jobs in a new industrial park and in commercial areas anticipated to take on a "town-gown" (uses appropriate for campus users and the community) character. A diverse mix of residential types and densities is also envisioned, providing housing for University faculty, staff, retirees from the Seventh-day Adventist community, and others seeking housing opportunities. In an effort to contribute to the mixed-use character of the area, an open space and circulation network has been planned as a means of encouraging pedestrian circulation and use of alternative modes of transportation. The open space and circulation network also provides the community with a semi-rural landscape character and preserves the project site's prominent ridge tops. Figure 1 graphically illustrates the overall plan concept.

The goals and policies for La Sierra University are presented below.

LA SIERRA UNIVERSITY GOALS AND POLICIES

- | | |
|-----------------------|---|
| Goal LSU-1 | To provide a high quality, attractive mixed-use development which includes educational, residential, commercial, industrial and recreational uses, all integrated with and enhancing the existing campus environment. |
| Policy LSU-1.1 | The land use pattern shall be designated by the Land Use and Circulation Plan (Figure 1), and Specific Plan/Amended General Plan Designations (Figure 2). |
| Policy LSU-1.2 | The land encompassed by the Specific Plan shall be divided into fifteen subareas as illustrated in Table 1 and in Figure 1. Each subarea will be governed by standards and criteria for land use and development as listed in the Riverside Zoning Code (Title 19 of the Riverside Municipal Code) by custom land use regulations and development standards listed within this Specific Plan. |

Figure 1 Land Use and Circulation Plan

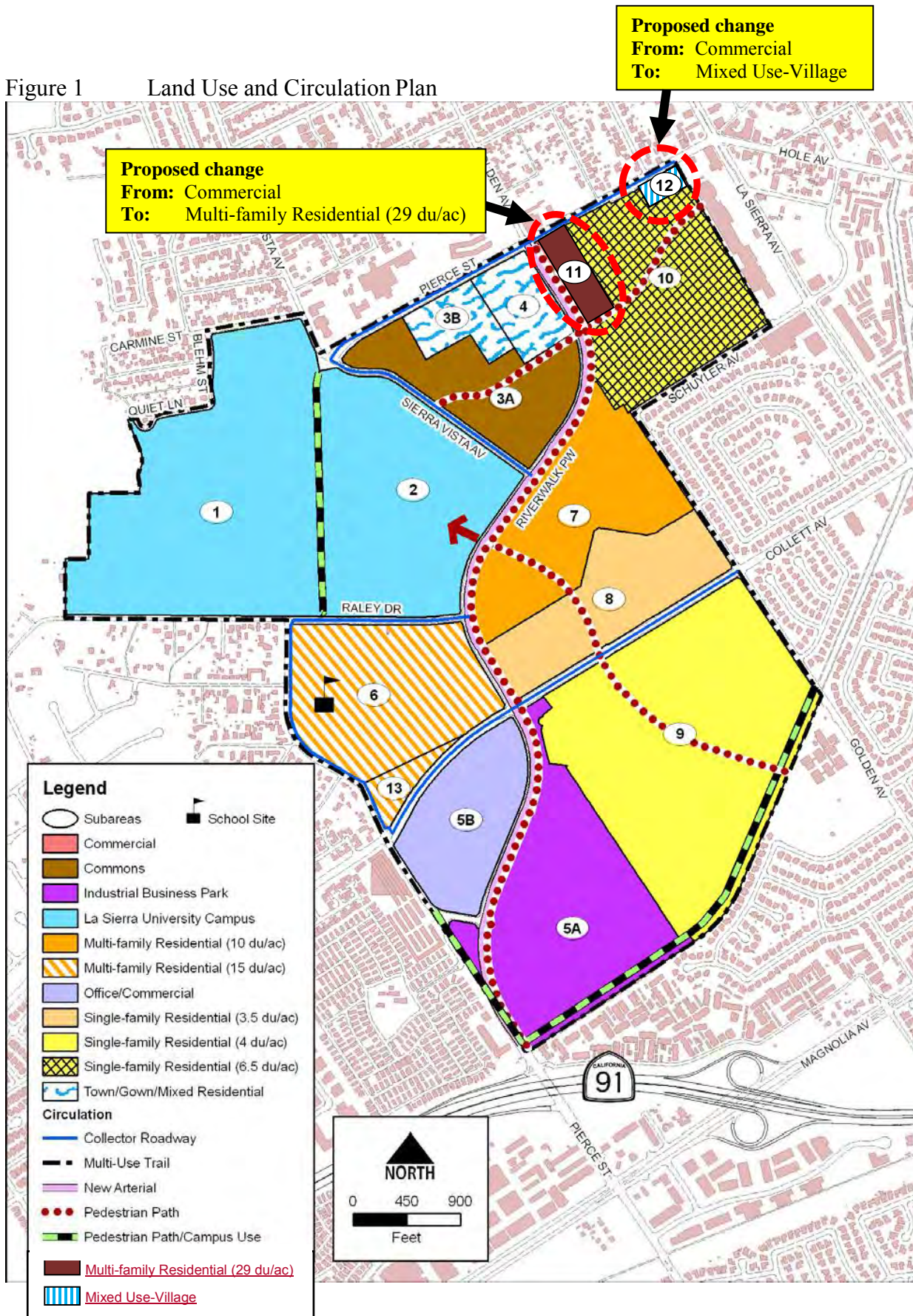
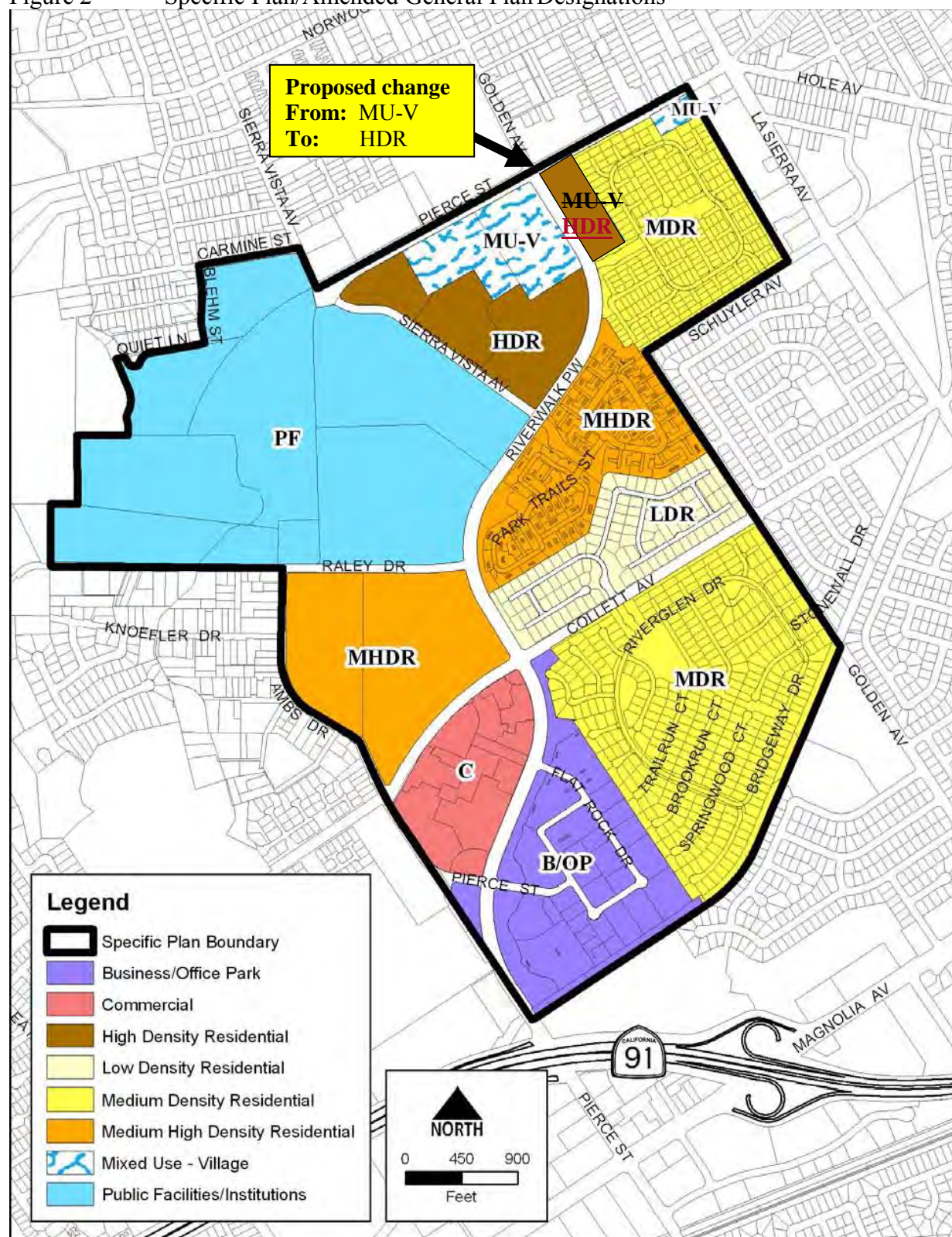


Table 1
LAND USE DESIGNATIONS AND MAXIMUM NUMBER OF UNITS

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6
Subarea	Specific Plan Land Use Designation	Amended General Plan Designation()	Base Zones	Approximate Acres	Maximum Units
1 & 2	Campus	Public Facilities and Institutional Uses (PF)	New Zone - See Specific Plan	147.1	See Chapter 3.0
3A	Commons (Multi-Family Residential, Senior and Congregate Care Housing)	Medium High/High Density Residential (MHDR, HDR)	New Zone – See Specific Plan	25.5	399
3B & 4	Town/Gown/Mixed Residential Area	Mixed-Use Village (MU-V)	New Zone -See Specific Plan	19.7	-
5A	Industrial Business Park	Business/Office Park (B/OP)	BMP	52.2	-
5B	Office/Commercial	Office (O), Commercial Retail, Commercial General (C)	O, CR, CG	25	-
6	Multi-family Residential (15 du/a)	Medium High Density Residential (MHDR)	R-3-3000, R-3-4000	39.6	594
7	Multi-family Residential (10 du/a)	Medium High Density Residential (MHDR)	R-3-3000*, R-3-4000	34.1	341
8	Single-family Residential (3.5 du/a)	Low Density Residential (LDR)	R-1-8500* or R-1-10500*	29.5	103
9	Single-family Residential (4 du/a)	Medium Density Residential (MDR)	R-1-7000*	86.0	344
10	Single-family Residential (6.5 du/a)	Medium Density (7) (MDR)	(PRD) R-1-7000	39.4	256
11	Commercial Multi-family Residential (29 du/a)	Commercial (C)) High Density Residential (HDR)	C R-3-1500	5.55	-145
12	Commercial Mixed-Use Village (MU-V)	Commercial (C) Mixed-Use Village (MU-V)	C RMU-V	1.6	-48
13	Multi-family Residential (15 du/a)	Medium High Density Residential (MHDR)	R-3-3000, R-3-4000	2.7	41
			Totals	507.49	2,168 2,271
* As modified by the Specific Plan Development Standards (see Table 4-1).					

Figure 2 Specific Plan/Amended General Plan Designations



- Policy LSU-1.3** The campus (La Sierra University) shall be the central focus of the mixed-use community providing educational, recreational and religious resources for the new mixed use community and the La Sierra area.
- Policy LSU-1.4** The uses permitted in Subareas 1 and 2 (the campus) shall include a full range of academic, administrative, special purpose and support facilities, (such as a physical plant, auditoriums, libraries, a student center, etc.) housing, athletic/recreational, and parking and other uses associated with a university campus.
- Policy LSU-1.5** The office and retail uses permitted in Subareas 3A, 3B, and 4 Town/Gown/Mixed Residential shall comply with the office and retail uses permitted in Chapter 19.110.010 of the Riverside Zoning Code for the O, CRC, and CR zones, except as modified by this Specific Plan. The following shall not be permitted: automobile uses, liquor stores or bars, motels, pawn shops, video/game arcade, contractor storage yard, creamery, gun shop, commercial laundry, mobile home sales, swap meet, tractor sales. The residential uses permitted in Subareas 3a, 3b and 4 shall comply with the uses permitted in Chapter 19.100.010 (F) of the Riverside Zoning Code for the Residential-3 (R-3-1500) Zone and include student housing and senior housing for independent living, intermediate care, and nursing care. Development shall also be consistent with the development standards established in the Specific Plan. Senior housing for independent living shall be counted against the maximum units permitted in Table 1. All other senior housing shall not count toward the maximum density. In addition to the maximum units in Table 1, transfers of residential units from other subareas not built to the maximum for that subarea is permitted in Subareas 3a and 3b. The cap for the maximum number of units permitted in Subareas 3a and 3b shall not exceed 15 units/acre over 50% of entire area of Subareas 3a, 3b and 4, a total of 339 units.
- Policy LSU-1.6** The uses anticipated in Subarea 5 (the Business/Office Park areas) shall comply with the uses permitted in Chapter 19.130.010 (A) of Riverside Zoning Code for the Business and Manufacturing Park (BMP) Zone and development standards set forth in the Specific Plan. Outdoor recreational uses such as a golf driving range are permitted subject to granting of a Conditional Use Permit.
- Policy LSU-1.7** A public elementary school site is to be provided in Subarea 6, at the corner of Raley Drive and Pierce Street, eventually to total ten acres. The school site is subject to the approval by the State of California.
- Policy LSU-1.8** The uses anticipated in Subarea 6 (Multi-family Residential 15 du/a) shall comply with the uses permitted in Chapter 19.100.010 (F) of the Riverside Zoning Code for the Residential-3 (R-3-1500) Zone and the development standards established in the Specific Plan.

- Policy LSU-1.9** The uses anticipated in Subarea 7 (Multi-family Residential 10 du/a) shall comply with the uses permitted in Chapter 19.100.010 (F) of the Riverside Zoning Code for the Residential-3 (R-3-3000 and R-3-4000) Zone and the development standards established in the Specific Plan.
- Policy LSU-1.10** The uses anticipated in Subarea 8 (Single-family Residential 3.5 du/a) shall comply with the uses permitted in Chapter 19.100.010 (E) of the Riverside Zoning Code for the Residential-1 Zones (R-1-8000 and R-1- 10500) and the development standards established in the Specific Plan.
- Policy LSU-1.11** The uses anticipated in Subarea 9 (Single-family Residential 4 du/a) shall comply with the uses permitted in Chapter 19.100.010 (E) of the Riverside Zoning Code for the Residential Zone (R-1-7000) and the development standards established in the Specific Plan.
- Policy LSU-1.12** The uses anticipated in Subarea 10 (Single Family Residential 6.5 du/a) shall comply with the uses permitted in Chapter 19.100.010 (E) of the Riverside Zoning Code for the Residential Zone (R-1-7000) and the development standards established in the Specific Plan. Typical uses include a one-family dwelling of a permanent character of not less than seven hundred fifty square feet ground floor area exclusive of open porches and garage; parks, playgrounds or community centers; uses customarily incidental to any of the above uses, including hobby activities of a non-commercial nature; accessory buildings and uses. If developed as a Planned Residential Development pursuant to Chapter 19.780 of the Riverside Zoning Code, uses shall be limited to one- or two-family dwellings, either attached or detached.
- Policy LSU-1.13** The uses permitted in Subarea 12 (~~Commercial~~Mixed Use-Village) shall comply with the uses permitted in Chapter ~~19.110~~ 19.120 of the Riverside Zoning Code for ~~O, CRC, and CR~~the Mixed-Use Village (MU-V) Zones; ~~except the following shall not be permitted: automobile uses, liquor stores or bars, motels, pawn shops, video game arcade, contractor storage yard, creamery, gun shop, commercial laundry, mobile home sales, indoor or outdoor swap meet, tractor sales.~~
- Policy LSU-1.14** The mixed use community shall be designed to foster pedestrian circulation among various land uses including a pedestrian path along the new arterial street, and pedestrian paths that link the planned residential areas with the campus, neighborhood schools, parks, and the community multi-use trail proposed along the flood control channel, and the Five Points shopping area.
- Policy LSU-1.15** The University campus area will provide joint use open space opportunities for the community within its quadrangles for passive recreational uses and may provide its athletic facilities for active recreational use.

- Goal LSU - 2** **To provide a land reserve for future anticipated expansion of the University, additional flexibility for University expansion, if needed.**
- Policy LSU-2.1** The land use plan in Figure 1 shall be flexible so as to allow lands for campus development east and west of existing Pierce Street to accommodate up to 5,000 students.
- Policy LSU-2.2** The lands in Subareas 3A, 3B and 6 should be leased, not sold, by the University for Retail, Business and Office Uses and for multiple family housing.
- Policy LSU-2.3** As the Specific Plan and its Environmental Impact Report addresses in a comprehensive fashion issues such as land use, traffic, noise, hydrology, earth, air quality, biological resources, public services, cultural resources, aesthetics, infrastructure and grading, a Conditional Use Permit shall not be required for development of uses on the La Sierra University campus which are described in this Specific Plan. Plot plan review by the Planning Commission will be required for significant alteration, expansion and new construction in Subareas 1 and 2.
- Goal LSU - 3** **To provide return on the vacant lands to support the University's endowment.**
- Policy LSU-3.1** The plan shall facilitate the subdivision and sale of lands designated in the plan for residential, retail, office and industrial use.
- Policy LSU-3.2** The design and development standards shall establish a level of quality for future development on lands no longer owned by the University, consistent with the long term image and character of the University.
- Goal LSU - 4** **To provide planned infrastructure (streets and utilities) that meet the needs of the development in an efficient and cost-effective manner.**
- Policy LSU-4.1** A new north/south arterial connecting with the 91 Freeway shall be developed through the Specific Plan Area to accommodate through traffic previously carried by Pierce Street and to serve the new mixed use community.
- Policy LSU-4.2** The new arterial and other major streets shall be phased with the construction of new development, however, early phases of residential may be considered for developed without construction of this new arterial.
- Policy LSU-4.3** In an effort to eliminate a barrier to the expansion of the University to both sides of Pierce Street and create a place for active pedestrian activity, Pierce Street shall be closed to public through traffic between Sierra Vista and Ravena Avenue when the new arterial is constructed to four lanes.

Goal LSU - 5 **To provide a new improved image for La Sierra University and the La Sierra Community area while retaining the area's natural features and aspects of its semi-rural character.**

Policy LSU-5.1 The new arterial shall provide a new entrance to the La Sierra Community and La Sierra University.

Policy LSU-5.2 The new arterial shall be extensively landscaped in an informal pattern and have a curvilinear layout which enhances the views to the nearby hillsides.

Policy LSU-5.3 A gateway to announce the La Sierra community shall be located where the new arterial intersects with Pierce Street near the 91 Freeway.

Policy LSU-5.4 The tops of natural hill forms shall be developed as landscaped open spaces.

Policy LSU-5.5 Preserve the identified cultural resources by restoration and reuse, if appropriate.

Goal LSU - 6 **To provide flexibility to respond to changing market conditions.**

Policy LSU-6.1 Table 3-4 indicates the maximum densities for each residential development subarea. Absent an amendment of the plan, the total residential development in the La Sierra Specific Plan area shall not exceed 1,769 total dwelling units except for on-campus housing in Subareas 1 and 2, and senior housing other than independent living in Subareas 3A & 3B.

With the exception of Subareas 3A & 3B explained in Policy LSU-1.5, the maximum yield within a subarea may be exceeded up to 5% provided the subdivision design warrants such an increase, and the maximum density as set forth in the General Plan Land Use category is not exceeded. In addition, the total cap on units within the La Sierra Specific Plan may not exceed 1,769, except for on-campus housing, and senior housing other than independent living in Subareas 3A & 3B.

1. INTRODUCTION

1.1 What is a Specific Plan?

Whereas a community's General Plan is the primary guide to the physical growth, development and improvement of the community, local communities may also prepare Specific Plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. In essence, by preparing and adopting a Specific Plan, a local community may pay particular attention to the unique characteristics of special areas of the community. As its name suggests, a Specific Plan allows the community to specifically tailor the planning process and subsequent implementation programs to help realize the community's future vision for its physical development. The preparation and adoption of Specific Plans derives its authority from California's planning, zoning and development laws, Sections 65450, et. seq. of the Government Code.

1.2 What are the Boundaries of the La Sierra University Specific Plan?

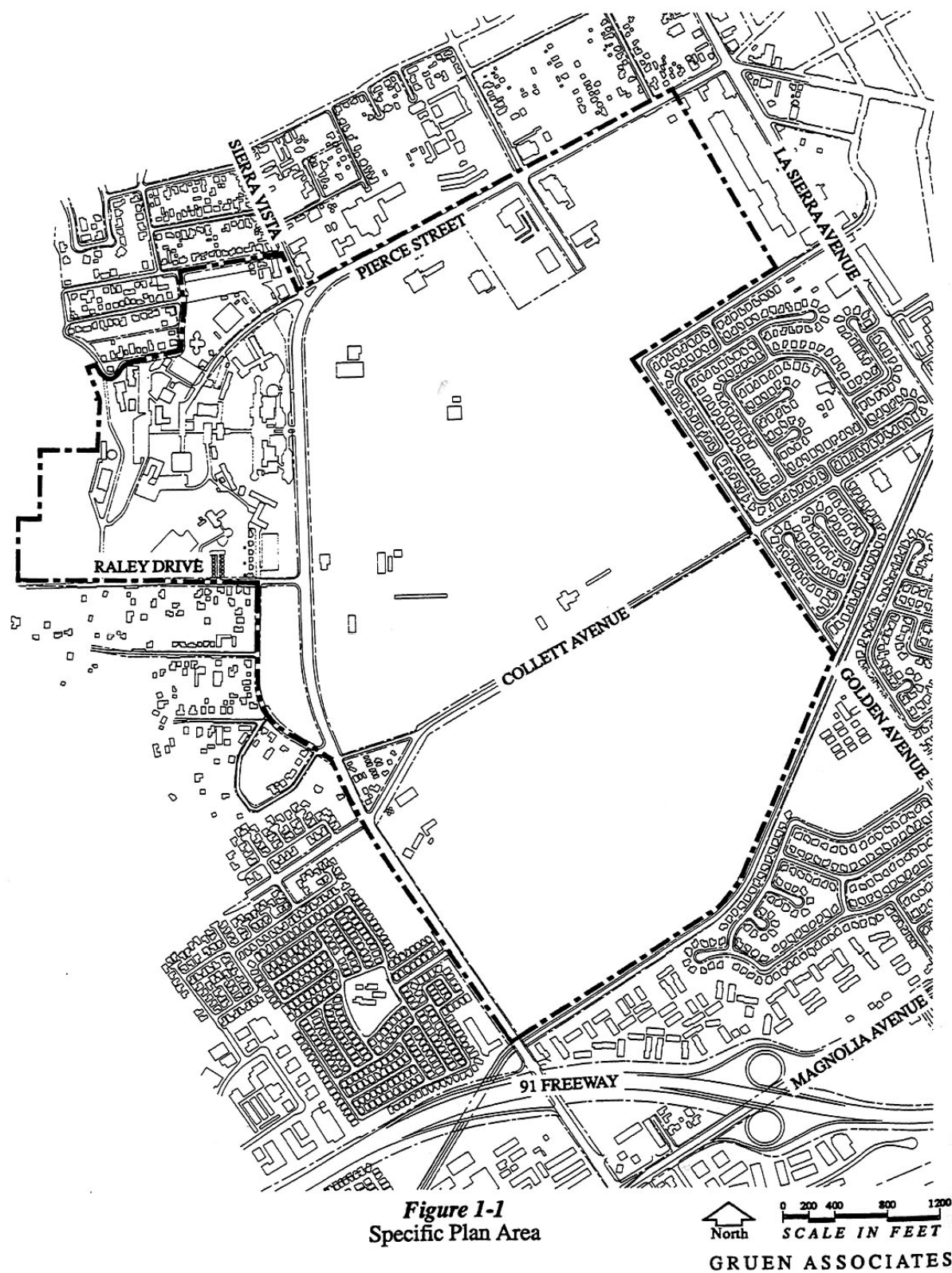
The La Sierra University Specific Plan area includes approximately 531 acres encompassing the property owned by the University, along with several adjacent privately held parcels (Figure 1- 1). The Specific Plan area is generally bounded by Pierce Street to the northwest and southwest, a flood control channel to the southeast, and Golden Avenue to the northeast.

1.3 What is the Purpose of the La Sierra University Specific Plan?

The Specific Plan for La Sierra University and the application of site plan and design review procedures are necessary to preserve and promote the health, safety and general welfare of the community by achieving the following purposes:

- Providing for the expansion of La Sierra University within the La Sierra community.
- Providing complementary and viable land uses for the University's surplus lands.
- Establishing the framework for a mixed-use community which focuses on the University and encouraging pedestrian circulation.
- Establishing a new improved image for the La Sierra community area and La Sierra University while maintaining aspects of the area's semi-rural character.
- Planning for infrastructure to support the proposed land uses.
- Encouraging high-quality development, landscape continuity, and architecture.

Figure 1-1 Specific Plan Area



1.4 What is the Relationship of the Specific Plan to the General Plan and Zoning?

1.4.1 Authority

State law authorizes local governments with certified General Plans to prepare and adopt Specific Plans. (Government Code 65450 et. seq.) At a minimum, a Specific Plan must include "all detailed regulations, conditions, programs, and proposed legislation which shall be necessary for the systematic implementation of each element of the General Plan" (Government Code Section 65451).

The Specific Plan, once it is approved, will augment the zoning for the area, including land uses permitted, the amount of development permitted, and standards for that development. Secondly, it defines the character and form of the development on the site through a series of design guidelines. The Specific Plan serves as a supplement to existing City regulations. Specific Plan regulations supersede other regulations where there is a conflict. In this case, where a topic is not addressed by the Specific Plan, other City regulations apply.

1.4.2 Validity

If any section, subsection, sentence, clause, phrase, or portion of the La Sierra University Specific Plan is for any reason held to be invalid by decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of the Plan.

1.4.3 Applicability of the Specific Plan

The La Sierra University Specific Plan shall be applied only to the area indicated in Figure 1-1. For those areas of the General Plan which are encompassed by the La Sierra University Specific Plan, the Specific Plan shall supersede conflicting portions of existing community plans that are part of the General Plan.

1.4.4 Conflicts with Underlying Zone Designation

In the event of a conflict between the requirements contained in this Specific Plan and the underlying zone designation for the property in question, the Specific Plan shall prevail. As part of the Specific Plan implementation, properties will be rezoned in a manner consistent with the base zones set forth in Table 1. In addition, the Specific Plan overlay zone shall be applied to the base zone.

1.4.5 References to the Zoning Code

All references to the Zoning Code in this Specific Plan mean Title 19 (Zoning) of the Riverside Municipal Code as they exist at the time an application is filed and that all such citations are incorporated into this Specific Plan by such reference.

1.5 Streamlined Environmental Review

An environmental impact report (EIR) has been prepared and certified for the Specific Plan. Once an EIR is certified pursuant to Section 21083.3 of the Public Resources Code, future

projects which are consistent with the Specific Plan are eligible for streamlined review under the California Environmental Quality Act (CEQA). Such projects, if not exempt from CEQA, may be reviewed through an initial study to determine whether they involve unique site-specific circumstances and/or environmental effects not addressed in the EIR for the Specific Plan. If the initial study identified such unique circumstances or effects, additional documentation need only evaluate those areas.

1.6 How is the Plan Organized?

The first section of the Specific Plan is an Executive Summary that summarizes the area's vision, goals, and key policies. The body of the Specific Plan consists of six chapters including this introduction. Chapter 2.0 provides background information and issues regarding the Specific Plan. Chapter 3.0 provides the overall plan describing the goals and a physical vision for the Specific Plan area, as well as policies and illustrations for major plan components: land use, circulation, open space and landscape concept, infrastructure, and grading. Chapters 4.0 and 5.0 provide standards and guidelines which apply to property within the Specific Plan area. Chapter 6.0 provides additional information related to implementation and phasing. Finally, Chapter 7.0 includes the mitigation monitoring program.

2. EXISTING CONDITIONS AND PLANNING CONTEXT

The following chapter presents an overview of the existing conditions and planning context of the La Sierra University lands. The topics of discussion include property location, historic context, and existing uses; major physical site conditions; planning context and planning efforts; community services; and market conditions.

2.1 Property Location, Historic Context, and Existing Uses

2.1.1 Property Location and Historic Context

Situated in the western portion of the City of Riverside in the La Sierra community, the La Sierra University properties are located just north of the Riverside Freeway (State Route 91). The University encompasses both developed and undeveloped properties northeast and southwest of Pierce Street, with the majority of its surplus lands located southeast of Pierce Street, northwest of Golden Avenue, and northwest of the La Sierra Storm Drain channel. With its existing campus nestled on the slopes of the Norco Hills, La Sierra University currently represents one of the largest landholders in this section of the City, having retained and accumulated its properties since the school's initial establishment in the early 1920s as a Seventh-day Adventist educational institution for higher learning.

Built on acreage that had been part of the 1846 Rancho La Sierra Mexican land grant, La Sierra University's long historical presence in the community dates back to 1922 when the University, then a high school, opened as La Sierra Academy. As the educational offerings continued to grow, the school became Southern California Junior College in 1927 and La Sierra College in 1939. Seven years later, the college received accreditation as a four-year liberal arts college. In 1967, La Sierra College merged with Loma Linda University, becoming the University's College of Arts and Sciences. Over the next two decades, Loma Linda University established the Schools of Education, Business and Management, and Religion at the La Sierra campus. In addition, the Center for Lifelong Learning was also founded in 1986.

In 1990, the La Sierra and Loma Linda campuses of the University were reorganized into separate institutions, with the College of Arts and Sciences, the Center for Lifelong Learning, and the Schools of Education, Business and Management, and Religion forming what is now known as La Sierra University. In operation for more than 70 years, the 1,500-student, coeducational, Seventh-day Adventist institution now provides both an undergraduate and graduate curriculum in applied and liberal arts and sciences, business and management, religion, and programs in professional education leading toward attainment of teaching credentials.

2.1.2 Existing Land Uses on the Site

As illustrated in Figure 1-1, the La Sierra University Specific Plan study area consists of 531 acres that include land owned by the University and several adjacent parcels owned by others. The developed portion of the University (northwest of Pierce Street) occupies nearly 90 acres, housing the vast majority of the University's academic-related facilities on the main campus. The few exceptions located east of Pierce Street include the Alumni Pavilion, Physical Education facilities, and a Child Development Center.

The remaining property owned by La Sierra University is essentially comprised of vacant surplus land. The few structures which can be found on this portion of the property include remnants of the headquarters of historic Hole Ranch, a small commercial development, two industrial structures, and a post office directly south of Pierce Street near Golden Avenue. In addition to these structures, the proposed 531-acre Specific Plan study area includes a trailer park on Pierce Street near Collett Avenue, and the Seventh Day Adventist Church headquarters on Pierce Street adjacent to Golden Avenue.

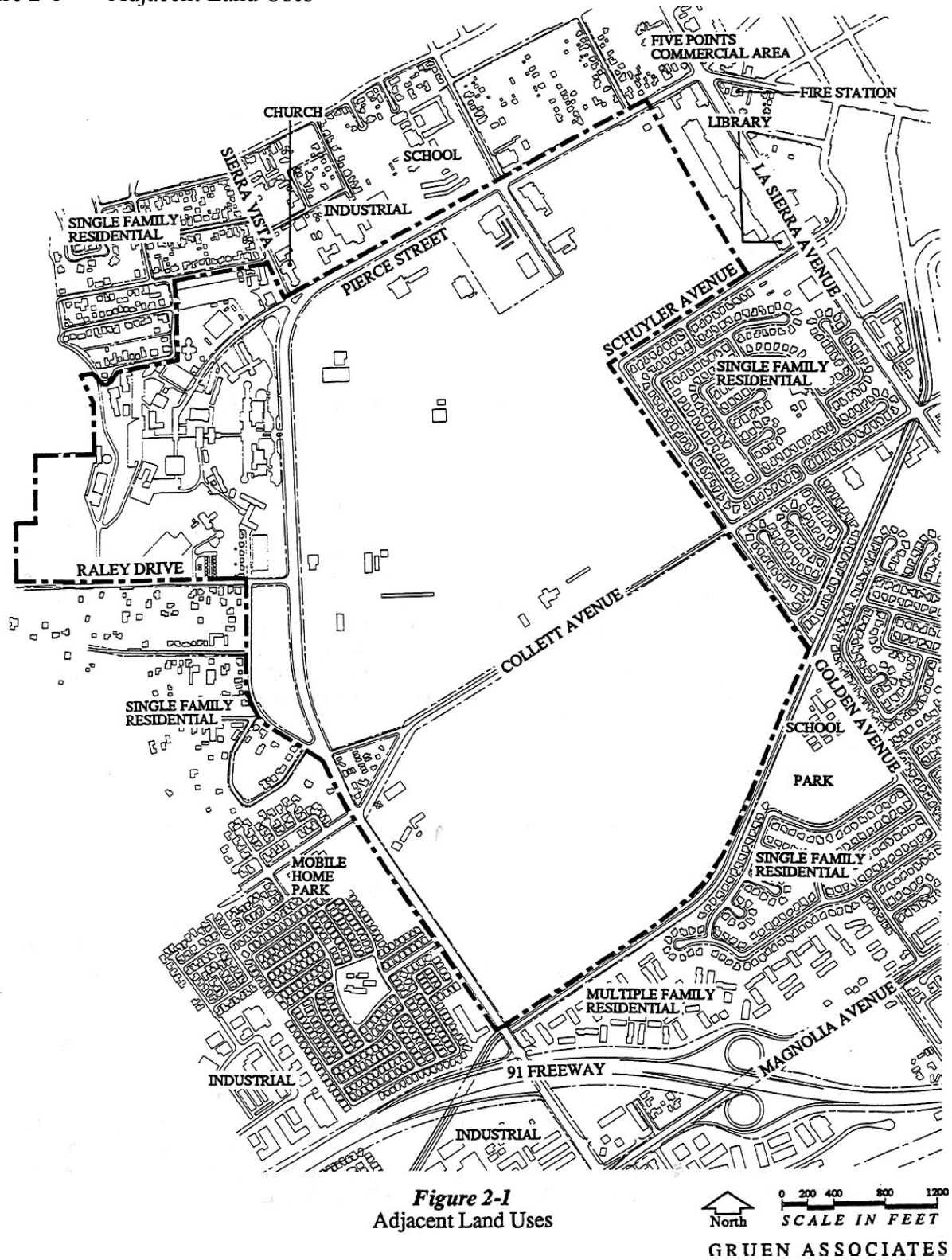
2.1.3 Adjacent Land Uses

Although much of the Specific Plan study area consists of vacant surplus lands, the surrounding built environment is made up of small-scale, developed properties comprised of a variety of land uses. To the south, east, and west, a mix of single- and multi-family residential uses are adjacent to the University (Figure 2-1). Located to the northeast of the property at the intersection of Pierce Street and La Sierra Avenue is the Five Points area, consisting of small-scale older commercial uses and a neighborhood shopping center anchored by Stater Bros. abutting the property. East of Golden Avenue and south of Schuyler Avenue is a recently built single family neighborhood. Opposite the flood control channel at the property's southeast boundary is the McAuliffe Elementary School and Rancho Loma Park, single family development near Golden Avenue, and apartments closer to the 91 Freeway. Southwest of Pierce Street near the 91 Freeway is a mobile home park, and north of Collett Avenue is an older single family neighborhood. To the northwest along Pierce Street is the Seventh Day Adventist Church, a large industrial building (formerly Loma Linda Foods), a private Adventist grade and high school, and a mix of small, older commercial and residential structures.

For the area directly south of the University, a number of transportation-oriented uses have significantly affected, and continue to affect, the development of the area surrounding La Sierra University. These uses include:

- The Riverside Freeway, which provides service as part of the regional transportation network; the "91", which serves the University with convenient access via Pierce Street, Magnolia Avenue, and La Sierra Avenue.
- The Atchison, Topeka & Santa Fe (ATSF) and the Southern Pacific (SP) Railroad lines, which opened and served Southern California after the Civil War. Today, the ATSF continues to play a vital role in the area, serving as the route alignment for the Southern California Regional Rail Authority's Metrolink Commuter Railsystem.
- Magnolia Avenue, which opened access to Downtown Riverside, and continues to serve today as one of the principal bus routes and arterials connecting the La Sierra community to downtown and points beyond.

Figure 2-1 Adjacent Land Uses



2.2 Major Physical Site Conditions

2.2.1 Topography

As illustrated in Figure 2-2, the topography of the property east of Pierce Street is relatively level with an elevation of 700 feet. The principal topographic features in this part of the study area focus on two hills north of Collett Avenue with elevations of 740 feet.

With respect to the University campus, the property slopes down from east to west to an elevation of approximately 740 feet at Pierce Street. Seventy-five percent of the main campus measures between 740 to 840 feet in elevation, while the remaining part of the property rises to 1,000 feet. The University campus slopes from the northeast at an average of 15 percent. The eastern two-thirds of that area, on which the campus is located, slopes at approximately 10 percent. In the undeveloped portion of the main campus area, the property slopes at more than 25 percent. With the exception of the westernmost portion of the main campus and the significant topographic features west of Pierce Street and north of Collett Avenue, the relatively minor variations in slope are not expected to constrain potential expansion and development of the La Sierra University properties.

2.2.2 Vehicular Circulation and Access

Figure 2-1 indicates the location of existing streets within the Specific Plan area.

Arterials and Collectors

Pierce Street. Pierce Street, a designated 110-foot wide major arterial on the City of Riverside General Plan, serves as the primary accessway to the La Sierra University properties within the project area. Pierce Street provides two through lanes in each direction with turn lanes at major intersections.

La Sierra Avenue. La Sierra Avenue, designated as a 110-foot wide arterial in the General Plan, is a north-south arterial built out to its General Plan width near the project. South of Gramercy Place to the Riverside Freeway, La Sierra Avenue provides two through lanes, turn lanes at major intersections, with a landscaped median, with parking prohibited. Signalized intersections along La Sierra Avenue include the Riverside Freeway eastbound and westbound ramps, Montlake Drive, Diane Avenue, Magnolia Avenue, Channing Drive, Cochran Avenue, Collett Avenue, Schuyler Avenue, Hole Avenue/Bushnell Avenue, and Pierce Street.

Magnolia Avenue. Magnolia Avenue is classified as an arterial with a 110-foot right-of-way designation and is built to General Plan design near the Specific Plan area. Magnolia extends from 6th Street in Corona west to its easterly terminus at Market Street/14th Street within the City of Riverside. The roadway is configured as a divided roadway throughout most of its length with turn lanes at major intersections.

Figure 2-2 Site Topography



Golden Avenue. Secondary north-south access to the site is provided by Golden Avenue. Designated on the General Plan as a 66-foot wide collector, the roadway has been partially improved north to the La Sierra Storm Drain Channel. Recently, a bridge has been constructed across the channel on Golden Avenue. A short portion of Golden Avenue extending south from Pierce Street is built to arterial standards.

Collett Avenue. Collett Avenue, which travels from east to west, currently provides secondary access to the site. Collett Avenue is classified as an 88-foot wide arterial; however, because it traverses through single-family residential neighborhoods to the east, it will most likely serve as a primary accessway for residential development that could be constructed in La Sierra University's vacant surplus lands. Currently, it is constructed as two lanes with no curbs (approximately 25 feet of pavement). The General Plan indicates Collett Avenue being extended westerly to connect into the Corona area. Collett Avenue was recently connected with California Avenue to provide convenient, direct access to Central Riverside.

Sierra Vista Street. Sierra Vista Street is classified and built as a collector roadway with a 40-foot roadway within a 66-foot right-of-way, and extends from its intersection of Pierce Street/Campus Drive to a cul-de-sac just north of Bertella Way north of the existing campus.

Freeway Access

Access to and from the Riverside Freeway is relatively good. Currently, a partial diamond interchange on the freeway at Pierce Street provides a direct eastbound off-ramp and westbound on-ramp. A full interchange is provided one quarter mile east of Pierce Street at Magnolia Avenue. While this provides adequate access to and from the west, access from the east requires a right turn from Magnolia Avenue to Pierce Street and access to the east requires a left turn from Pierce Street to Magnolia Avenue. In addition to these facilities, the La Sierra Avenue interchange is located approximately one half mile from the Magnolia Avenue interchange. Providing secondary access to the La Sierra University Specific Plan area, the interchange links motorists from the freeway to the University properties at Pierce Street via La Sierra Avenue.

2.2.3 Drainage

The approximate 531 acres of the La Sierra University Specific Plan is within the La Sierra area of the City of Riverside. The Riverside County Flood Control and Water Conservation District has prepared a Master Drainage Plan for the City of Riverside (La Sierra Area) Zone 1 dated July 1965, which encompasses the Specific Plan area.

The master drainage plan proposes four drainage facilities to serve the drainage needs of the project area, three of which are existing (Pierce Place Storm Drain, Pierce Street No. Lateral and La Sierra Channel). The remaining master plan drain, Kaselack Avenue Storm Drain is proposed in Sierra Vista Avenue north of Pierce Street and is proposed to flow southerly in Pierce Street, then easterly in the defined low and along Kaselack Avenue to Collett Avenue in closed conduit varying in size from 48" to 63" in diameter. The drain is proposed to continue southerly of Collett in a lined open channel to the La Sierra Channel.

The capacity of the La Sierra Channel is inadequate to accept the runoff from the contributing area during a 10-year frequency storm. The District recognizes the lack of capacity, and has undersized the connecting drains to avoid exceeding the capacity of the La Sierra Channel. Excess flow must be accommodated by other methods. Utilizing street capacity is the current City procedure for accommodating the excess flows.

2.2.4 Water

The study area lies within the service area of the City of Riverside and currently receives its water from the City for domestic service to the existing La Sierra University. A "Water Master Plan" prepared by James M. Montgomery Consulting Engineers, Inc., in July 1988 indicates the existing and proposed facilities for the area.

The study area is served by both the 1010 and the 925 pressure zones. Approximately 75 acres falls within the zone boundary of the 1010 pressure zone, while the remaining 394.6 acres lie entirely within the 925 pressure zone. Through discussions with City staff, an elevation of 775 feet above sea level has been established as the zone boundary for this project.

Storage in the 1010 zone is currently limited to the existing 1.5 MG Tilden reservoir, located near the westerly terminus of Gramercy Place, with a ground elevation of 1,010 feet and a hydraulic gradeline control of 1,037 feet (approximately mid water level). Storage capacity in this zone is scheduled to be increased to 10.0 MG by the City with the construction of one 10.0 MG reservoir at the site of the existing 1.5 MG reservoir, which is to be relocated to an alternate site in another zone. The City has engaged J. F. Davidson Associates, Inc. to prepare plans and specifications for a proposed 24" diameter transmission line to supply the 1010 zone from this new 10.0 MG reservoir. This project is scheduled for construction in the 1997-1998 fiscal year.

There currently exists no storage capacity in the 925 zone. This zone is fed by the City's "gravity zone" (997 zone), and pressures are regulated through the Polk Street and Magnolia Avenue pressure regulating stations. These stations are set to vary the hydraulic gradeline from 915 feet to 935 feet. Storage capacity in the 925 zone is proposed to be provided by the City with the construction of an 11.0 MG reservoir to be located near the westerly terminus of Raley Drive. There is no timeframe for the construction of the reservoir.

The City has proposed the construction of a 30" diameter transmission main to supply water to the proposed 11.0 MG 925 zone reservoir. The main will extend from the tank at the westerly terminus of Raley Drive east in Raley Drive, then south in Pierce Street to a connection with an existing 27" diameter transmission main in Magnolia Avenue. The main will be constructed concurrently with construction of the reservoir.

Existing water distribution lines within the study area are limited to 6" and 4" diameters and centered in the existing campus area.

The La Sierra University owns and operates four small water wells within the subject area that serve as supply for the irrigation demand, and fire protection. Two (2) wells, each 50 horsepower with an approximate capacity of from 350 - 450 gpm, are used for agriculture irrigation, and the remaining two (2) wells, each 50 horsepower with similar capacities, are used for fire protection and landscape irrigation of the campus grounds. The campus also maintains a

0.50 MG reservoir fed by the latter two wells for fire storage. This system is tied together through a network of 6" diameter and smaller galvanized steel waterlines in various stages of serviceability.

2.2.5 Sewer

The La Sierra University, four farms, a small mobile home community and an isolated section of office and industrial development currently receive sewer service from the City of Riverside Public Works Department.

The study area is located in a section of the City where the sewage is pumped to a treatment facility. Gravity pipelines convey local waste to the Pierce Street Lift Station located south of the La Sierra Storm Channel, west of Pierce Street and north of the Riverside Freeway (91). Sewage is then pumped from this Pierce Street Lift Station approximately 6 miles to the Riverside Regional Water Quality Control Plant located south of the Santa Ana River, east of the Van Buren Boulevard and north of Jurupa Avenue, in the City of Riverside.

There are currently no public sewers within the study area. Existing facilities are served with private laterals connecting to existing City trunk and interceptor sewers. A number of pipelines are located in the vicinity of and pertinent to the study area.

Inflow to the Pierce Street Lift Station is provided through an existing 30" diameter pipeline which collects flows from the north through 12" and 15" diameter pipes in Pierce Street and from the east through a 27" diameter pipeline located south of and adjacent to the La Sierra Storm Channel. Additional trunk sewers in the area include a 21" diameter line in La Sierra Avenue and a 15" diameter line in Golden Avenue.

Outflow from the Pierce Street Lift Station currently utilizes two large diameter force mains. The first is a 20" diameter techite pipeline constructed in 1971, which parallels the La Sierra Storm Channel, continues east in Collett Avenue at the intersection with La Sierra Avenue and continues on to the Regional Plant. It should be noted that this pipeline is currently out of service due to leaks and breaks. The second pipeline is a 24" diameter cement mortar lined and coated steel cylinder pipe constructed in 1981. This pipeline conveys flows northward in Magnolia Avenue, and connects with the 20" line and then continues to the Regional Plant.

Due to the condition of the 20" forcemain, the City has implemented a program to replace this line with a new 24" diameter pipeline. This new pipeline is proposed to be constructed from the Pierce Street Lift Station north in Pierce Street, east in Collett Avenue, through the study area, and then along the alignment of the existing 20" pipeline to the Regional Plant.

The Pierce Street Lift Station currently operates two 100 horsepower pumps, however, is undergoing an upgrade to meet future demands.

The total station capacity, for the purpose of this study, assumes two new 200 horsepower pumps, two 100 horsepower pumps, pumping a total of 10,500 gpm through two 24" diameter forcemains.

2.2.6 View Opportunities

When considering the visual aesthetic of the La Sierra University lands, it is important to examine the built environment from a variety of settings. Views from the northern portions of the property, particularly the main campus and land generally north of Schuyler Avenue, as well as the hills located just north of Collett Avenue, provide attractive views of the hills to the south and the west. The view from ground level and the general open space character of the project study area, as established by the long-standing presence of the University and its previous agricultural use of the currently vacant property south of Pierce Street, also provide an appealing visual setting.

The attractive visual character of Pierce Street near the University, as viewed by either motorist or pedestrian, is another significant aesthetic characteristic of the property. Previous planning studies have indicated that preservation of the semi-rural character of the area will be important to the community and should be regarded as an element which requires preservation and enhancement.

2.3 Planning Context and Plans

Currently there are several City of Riverside planning documents which address the property, including:

- The City of Riverside General Plan
- The Arlanza/La Sierra Community Development Study

2.3.1 Adopted City of Riverside General Plan

While the Specific Plan was in preparation, the City of Riverside updated its General Plan. The City of Riverside General Plan indicates the La Sierra University properties as a Specific Plan area with the following land use designations:

- The campus portion of the properties west of Pierce Street and that portion of the site east of Pierce Street, north of Collett extension and approximately 1,000 feet west of Golden as Public Facilities and Institutions.
- The remainder of the property is designated Industrial/Business Park, with the exception of the area bounded by Collett Avenue, Ravena Avenue and Pierce Street, designated as Medium High Density Residential and the existing retail area designated as Retail Business and Office.

The City of Riverside General Plan and the proposed Riverside Trails Master Plan designates a multi-purpose trail along the flood control channel at the southeastern border of the property along Pierce Street from the flood control channel to Collett Avenue and along Collett Avenue west of Pierce Street.

The City of Riverside General Plan indicates bike paths in the following locations:

- Recreational Class 1 on Pierce Street from Sierra Vista to Magnolia Avenue.
- Recreational Class 2 on Pierce Street from Sierra Vista to La Sierra Avenue.
- Commuter Class 2 along Collett Avenue and La Sierra Avenue.

The General Plan states the following:

"The Land Use Diagram identifies three geographic areas for which Specific Plans are currently being prepared. The General Plan will be amended as necessary to adopt these specific plans. The areas currently under study include the Rancho La Sierra property and the La Sierra University campus (both in the La Sierra Community), as well as the industrial and Public Utilities Department lands of the Northside Community. Until these new specific plans are adopted, the land use categories shown on the Land Use Diagram, reflecting present City policy, apply to these areas."

2.3.2 Arlanza/La Sierra Community Development Study

The Arlanza/La Sierra Community Development Study was prepared in an effort "to identify, interpret and document the significant characteristics of an 8,000-acre area". The study provided: 1) a broad brush evaluation of the La Sierra community planning area, 2) focused on three areas needing revitalization (Five Points, Tyler Street, and Cypress Avenue), and 3) provided planning concepts and recommendations that could, in future planning efforts, be utilized to facilitate a targeted update of the adopted La Sierra Community Plan.

Meetings were held with various community interest groups during the plan preparation. The study, prepared in 1992 and 1993, has not been adopted.

Uses mentioned for the La Sierra University vacant property by interest groups included:

- Business Park and Research and Development, light industrial
- Some single family
- Office and medical office
- Convalescent hospital
- One-story multi-family duplexes, but no high density apartments
- Student housing
- Open space

2.4 Community Services

2.4.1 Schools

Located within the Alvord Unified School District, the property is currently served by the Valley View Elementary School, Arizona Intermediate School and La Sierra High School. Valley View Elementary School on Gramercy is located approximately one half mile to the north of the property, and another elementary school, McAuliffe Elementary School, is directly adjacent to the properties' southeastern boundary. In addition, a Seventh-day Adventist private school is

located northwest of Pierce Street at its intersection of Golden Avenue, and is expected to serve some of the residents of the planned mixed use community.

2.4.2 Parks

A neighborhood park, Rancho Loma Park, is located adjacent to the McAuliffe Elementary School just southeast of the property's boundaries.

2.4.3 Other Public Facilities

A public library is located directly east of the site on Schuyler Avenue and La Sierra Avenue. The property is within the 1.5-mile primary response radius of a fire station on Hole Avenue in the Five Points area.

2.5 Market Conditions

A market analysis prepared prior to the preparation of the Specific Plan completed by Alfred Gobar Associates, Inc. detailed the development potential of retail, industrial, and housing uses for the 518-acre La Sierra University lands. The focus of the report examined the market opportunities and constraints of the property independent of zoning or physical development limitations. The following discussion highlights the existing market conditions and usage potential for retail, industrial, and housing opportunities, as defined in the market analysis:

- *Retail.* Like many other areas in the Southern California region, the retail market in the vicinity of La Sierra University is highly saturated. Although well-anchored shopping complexes have been achieving high occupancy, vacancy rates for retail spaces in the surrounding area are high. The market study, however, identified few voids in the representation of strong anchor tenants in this area. In addition, retail development potential has been preempted by the completion of nearby retail centers such as the Galleria at Tyler and by plans for retail shopping districts like the one proposed at Five Points. As a consequence, development of retail facilities is not expected to be an attractive venture with respect to development within La Sierra University lands.
- *Industrial.* Although subject to some short-term overbuilding, the industrial market can be expected to be relatively strong over the long term. This land use option would appear to be a viable opportunity, and exhibits the ability to absorb approximately ten developed acres per year.
- *Housing.* The Inland Empire exhibits a significant imbalance between economic and land use development patterns, favoring residential uses to accommodate spillover demand from Los Angeles and Orange Counties where high housing prices make it difficult to afford detached single-family units. Even in a balanced economy in which employment is proportionate to population, more than 80 percent of the absorption of private sector development (excluding public and quasi-public land uses) goes toward residential purposes. Given the large parcel character of the University property, market conditions suggest that much of the site should be devoted to residential use; particularly a mix of single-family home projects ranging in price, size, and density.

3. THE OVERALL PLAN AND POLICIES

The existing planning policies and responses to site and market conditions described in Chapters 1.0 and 2.0 have been synthesized with a series of overall goals and policies for the Specific Plan Area. This chapter elaborates on the overall vision, goals, and policies introduced in the Executive Summary, and describes how the City's policies and the University's needs are integrated into a realistic and innovative development plan. The major organizing components of the La Sierra University Specific Plan include:

- Land Use
- Circulation
- Open Space Network and Landscape Concept
- Infrastructure
- Grading

The interrelationship of these components has resulted in a planned community where the layout cannot be dedicated to any one overriding component. Instead, the multiplicity of the proposed built environment has contributed to a flexible melding of scale, treatment, and visual experience.

3.1 Goals

In addition to satisfying the City's goals and objectives articulated in its General Plan, the goals of La Sierra University in preparing the Specific Plan are as follows:

- Goal LSU-1** To provide a high quality, attractive mixed-use development which includes educational, residential, commercial, industrial, and recreational uses, all integrated with and enhancing the existing campus development.
- Goal LSU-2** To provide a land reserve for future anticipated expansion of the University and additional flexibility for University expansion, if needed.
- Goal LSU-3** To provide a return on the vacant lands to support the University's endowment.
- Goal LSU-4** To provide planned infrastructure (streets and utilities) that meets the needs of the development in an efficient and cost-effective manner, and reduces dependency on the automobile.
- Goal LSU-5** To provide a new, improved image for the Arlanza/La Sierra Community area and La Sierra University, while retaining the area's natural features and aspects of its semi-rural character.
- Goal LSU-6** To provide flexibility within the Plan to respond to changing market conditions.

3.2 Vision

These goals have been translated into an overall vision and plan concept for the La Sierra University Specific Plan area as a mixed-use, pedestrian-oriented community consisting of the following:

- An expanded La Sierra University as the central focal point or "heart" of the mixed-use community.
- Development of the University's surplus lands with compatible and complementary uses to support the University's endowment.
- Employment provided within the community as the campus expands from 1,500 students to potentially as many as 5,000 students, as well as in an industrial park and a retail and office area with a "town-gown character", to complement the University.
- A diverse mix of housing types and densities providing housing for faculty, staff, students, retirees from the Seventh-day Adventist Community and others located close to the University.
- Housing densities located to be compatible with and complement the surrounding areas. For example, single-family development should be planned adjacent to existing single-family development should be along Golden Avenue and the flood control channel. Higher density single-family development should be located adjacent to the commercial development at Five Points to provide new patrons for these businesses.
- Landscape and architectural features which maintain elements of the area's semi-rural character.
- An open space network including trail connections to the La Sierra Community, landscaped paseos linking the housing with La Sierra University and nearby schools and parks, and preservation of the site's prominent hillforms.
- As a major component of the circulation system, implementation of a new, extensively arterial landscaped roadway. This roadway would curve through the community to link together the uses, to provide new access to the campus, to serve new development, and to create a new, dramatic entrance to the La Sierra area.
- A network of bicycle paths, pedestrian paths throughout the community, and transit stops located near major generators of pedestrian activity.

The land use and circulation plan for the La Sierra University Specific Plan area is presented in Figure 1 in the Executive Summary.

3.3 Land Use and Design Framework

The various land uses in the mixed-use, pedestrian-oriented community have been arranged to foster easy access, to create a coherent, unified community, and individual neighborhoods, and to

complement the existing La Sierra University campus. The land use pattern for the Specific Plan area is shown in Figure 3-1, the Land Use Plan. For planning purposes, the land within the Specific Plan area has been divided into 13 subareas.

3.3.1 Subareas: Specific Plan and General Plan Designations

The Specific Plan land use for each subarea, and their corresponding City of Riverside General Plan Land Use Designations are as follows:

Specific Plan Land Use	General Plan Designation
• Campus (Subareas 1 and 2)	Public Facilities and Institutional (PF)
• Commons (Multifamily Residential, Senior and Congregate Care Housing) (Subarea 3a)	Medium High/High Density Residential (MHDR, HDR)
• Town/Gown/Mixed Residential Area (Subareas 3b and 4)	Mixed-Use Village (MU-V)
• Industrial Business Park (Subarea 5a)	Business/Office Park (B/OP)
• Office/Commercial	Office (O), Commercial Retail (CR), Commercial General (CG)
• Multi-family Residential 15 du/a (Subareas 6 and 13)	Medium High Density Residential (MHDR)
• Multi-family Residential 10 du/a (Subarea 7)	Medium High Density Residential (MHDR)
• Single-family Residential 3.5 du/a (Subarea 8)	Low Density Residential (LDR)
• Single-family Residential 4 du/a (Subarea 9)	Medium Density Residential (MDR)
• Single-family Residential 6.5 du/a (Subarea 10)	Medium Density Residential (MDR)
• Commercial (Subareas 11 and 12) Multi-Family Residential 29 du/a (Subarea 11)	Commercial (C) High Density Residential (HDR)
• Mixed Use-Village (Subarea 12)	Mixed-Use Village (MU-V)

The following sections describe the land uses planned for each Specific Plan Designation.

3.3.2 La Sierra University Campus Land Use Policies, Development Strategy, and Design Framework (Subareas 1 and 2)

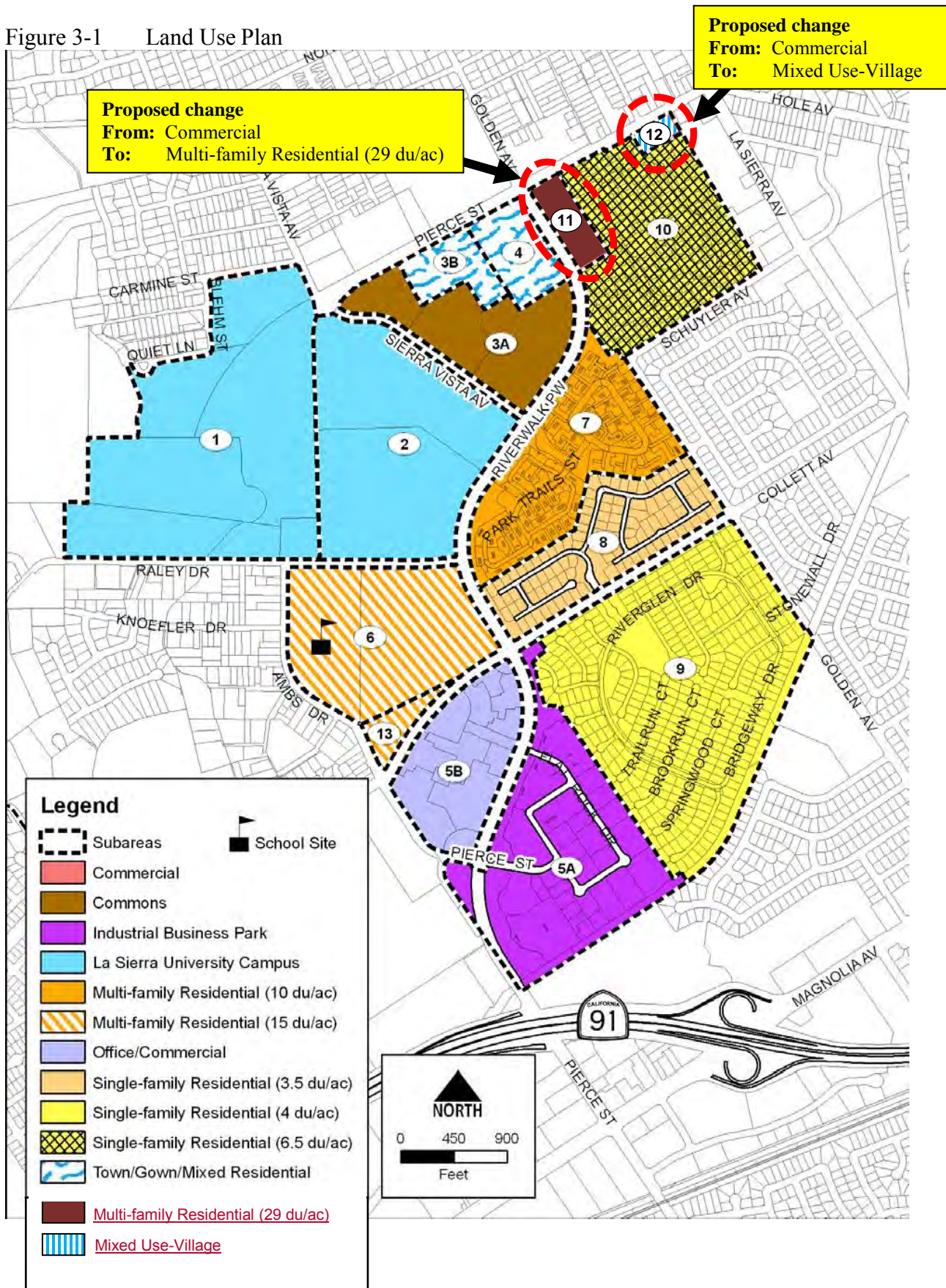
The La Sierra University Campus is envisioned as the focal point of the entire Specific Plan area providing educational, recreational, and religious opportunities for the new mixed use community and the La Sierra area of Riverside. The Specific Plan provides for the tripling of the student enrollment at La Sierra University. Since an educational institution changes its programmatic and academic focus and direction to respond to demographics, new technology, economic and social conditions, and the needs of its supporting communities, the Specific Plan allows for phased growth. A precise academic program and its resultant physical form for this growth cannot and should not be frozen in time. Instead, the Specific Plan proposes land use enrollment policies, growth policies, a physical development strategy, and a design framework within which the campus can grow and regenerate incrementally as funds are available.

Land Use Enrollment Policies

To provide land for future anticipated expansion of the University, the following land use policies shall be followed:

- The land area designated as "La Sierra University" (Subareas 1 and 2) shall accommodate long term growth of the existing campus for up to 5,000 students.

Figure 3-1 Land Use Plan



- To provide flexibility for growth of the University beyond 5,000 students, the lands in Subareas 3a, 3b and 6 should be leased, not sold, by the University for retail, business, and office uses, and for multiple-family housing, respectively

Growth and Area Projections and Policies

In 1991, Dober, Lidsky, Craig and Associates, Inc., prepared a Campus Plan for La Sierra University which projected growth of the University for Category 1 uses (Academic and Support Facilities) and Category 2 uses (Residential). Table 3-1 illustrates the relationship between the number of Full Time Equivalent (FTE) students and the required overall area in square feet for Academic and Support Facilities.

Table 3-1 CATEGORY 1 - ACADEMIC AND SUPPORT FACILITY PROJECTIONS		
Number of Full-Time Equivalent Students	Net Square Feet (NSF)	NSF/Student
1,200 FTE	249,500 Existing ¹	208
2,400 FTE	345,000 ¹	144
5,000 FTE	865,000 ²	171
¹ Estimated by Dober, Lidsky, Craig and Associates, Inc.		
² Calculated by utilizing a standard (footnote 3) developed from a nationwide statistical survey of comparable institutions conducted by a HEGIS Survey.		

Table 3-2 depicts the relationship between the number of Full Time Equivalent (FTE) students and the projected number of new student beds that can be accommodated if 80% of the students are housed on campus.

Table 3-2 CATEGORY 2 - RESIDENTIAL PROJECTIONS¹			
Number of Full-Time Equivalent Students	New Housing Beds	Existing Beds	Cumulative Beds
1,600 FTE	290	990	1,280
2,400 FTE	930	990	1,920
3,200 FTE	1,570	990	2,560
5,000 FTE	3,010	990	4,000
¹ Estimated by Dober, Lidsky, Craig and Associates, Inc. Assumes 80% of students housed on campus; standard 220 NSF/student.			

Currently only 40% of the students are housed on campus. If this trend continues, only 1,010 new student beds will be necessary at the 5,000 FTE student level, or a total of 2,000 beds.

In an effort to address the amount of net square footage to be supported within the Specific Plan area, the policies outlined below shall be followed:

- The Specific Plan areas designated as "La Sierra University" shall accommodate up to 865,800 net square footage of academic and support facilities.

- The Specific Plan areas designated as "La Sierra University" shall accommodate up to 4,000 student beds without amending the Specific Plan.

Land Use Development Strategy

The uses permitted in Subareas 1 and 2 shall include a full range of academic, administrative, special purpose and support facilities (such as a physical plant, religious, auditoriums, libraries, student center, etc.) Additional permitted uses shall include housing, athletic/recreational, parking, and other uses associated with a college campus.

Based on the 1991 Campus Plan prepared by Dober, Lidsky and Craig Associates, the following criteria shall be followed with respect to land uses planned for Subarea 1, the existing developed campus west of Pierce Street; and Subarea 2, the currently undeveloped area east of Pierce Street.

- Academic and related facilities shall be primarily located on the west side of Pierce Street with the exception of such instructions that might be offered in the Alumni Pavilion, the Physical Education Building, the Child Development Center or in future administrative or support facilities. Academic facilities beyond the 3,600 FTE level should be only in conjunction with other uses.
- Administrative and Support functions for enrollments to the 2,400 FTE student level shall be located on the west side of Pierce Street. Beyond that number, building and parking requirements for some administrative functions shall be developed on the east side of Pierce Street.
- 1,200 beds of student housing can be accommodated on the west side of Pierce Street through various combinations of renovated and new housing. Beyond that, new housing shall be developed on the east side of Pierce Street, within reasonable walking distance of the academic campus.
- Campus center activities and functions up to the 2,400 FTE student level shall be located west of Pierce Street. Alternatively, 1) space in the Administration Building could be incorporated into the Common/Student Center, and the administrative functions relocated to new space east of Pierce Street, or 2) a new student center could be built east of Pierce Street, with the existing Common/Student Center used for other functions.

Table 3-3 summarizes the location of facilities on the west and east side of Pierce Street.

Table 3-3 Location of Facilities on the Campus	
West of Pierce St. (Subarea 1)	East of Pierce St. (Subarea 2)
• Academic facilities	• Limited academic facilities in conjunction with other uses beyond 3,600 FTE
• Administrative & Support Facilities until 2,400 FTE	• Administrative & Support Facilities beyond 2,400 FTE
• Student housing up to 1,200 beds	• Student housing beyond 1,200 beds
• Campus Center activities and functions up to 2,400 FTE	• Campus Center activities beyond 2,400 FTE
	• Athletic facilities

Design Framework

The 1991 Campus Plan outlined a design framework for the West Campus (Subarea 1) addressing:

- 1) Proposed actions for existing buildings
- 2) Proposed sites for new construction
- 3) Landscape modification
- 4) Infrastructure modification

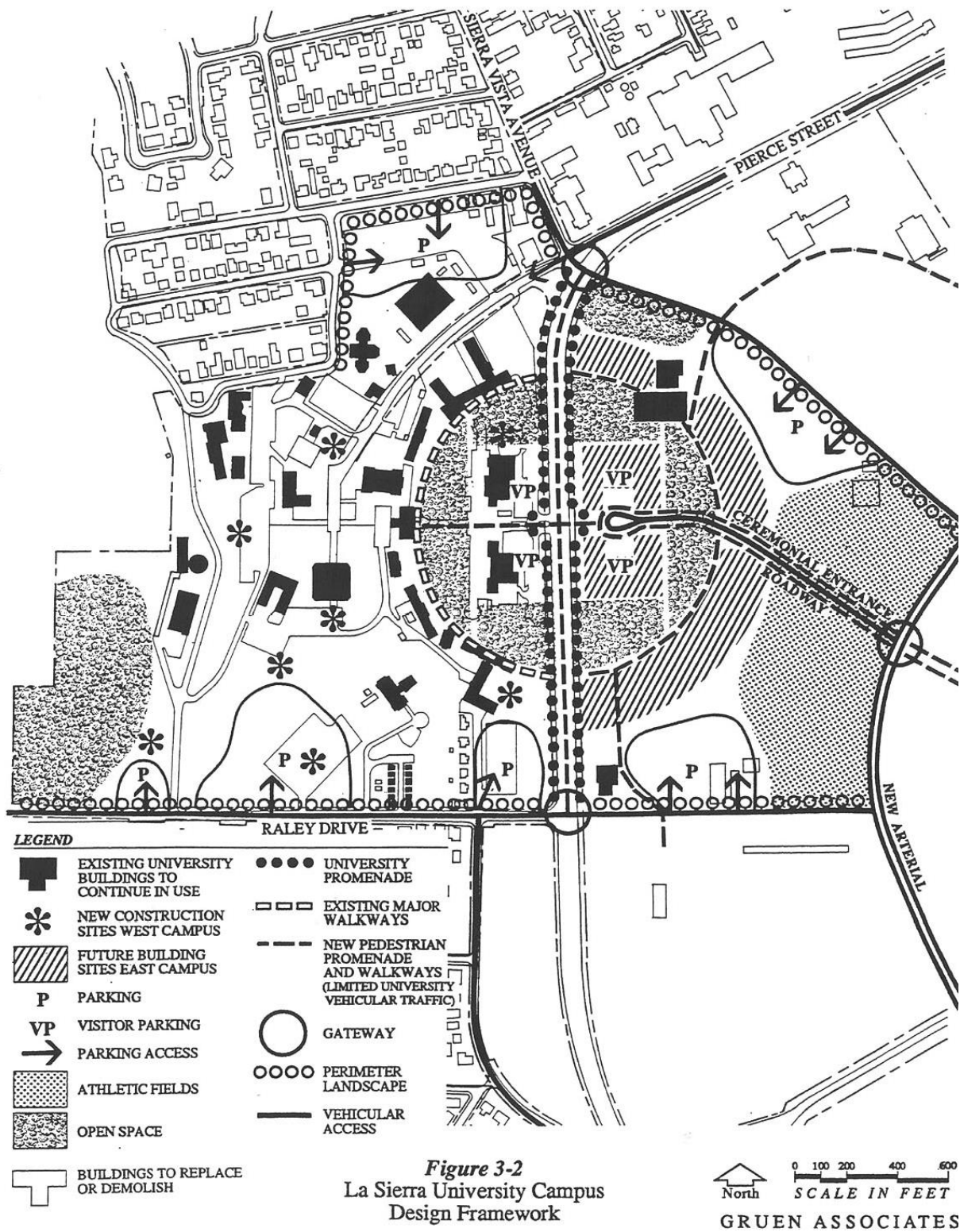
The Specific Plan process proposes inclusion of the east campus into a design framework as well. Figure 3-2 illustrates the Design Framework for the west and east campus.

A Historic Assessment Report to evaluate cultural resources on the existing campus was prepared and included in the Final Environmental Impact Report for the Specific Plan. This survey determined that eight campus buildings were individually eligible for designation under the City's Cultural Resource Ordinance. In addition to the individual significance of the buildings, they also contribute to the campus as a potential local historic district. Six additional buildings, while not individually eligible, contribute to the potential historic district. The report also sets forth procedures for building modifications and alterations, as well as guidelines for new construction. Design standards and guidelines related to cultural resources are found in Section 5.6.1.

Chapter 5.0 details and explains the proposed design framework, and also includes a discussion of its extension to the east campus. The following discussion highlights the major planning principles for the Specific Plan's design framework:

- Closure of Pierce Street between the west and east campus to through public traffic and the development of a pedestrian-oriented campus boulevard or promenade.
- Preservation of the University's historically significant buildings including those which form a curved edge around Founder's Green, a landscaped open space west of the Administration Center. No substantial exterior modification or relocation of any historically significant building shall be commenced except in accordance with the provisions of the historic assessment report.
- Continuation of this curved form and its pedestrian walkway to the east campus forming a circle and a pedestrian framework on which to organize new buildings.
- Identification of new sites on the west campus for science facilities, the campus center expansion, additions to the library, the School of Education, the School of Business Management, and for housing.
- In an effort to create a sense of place and establish a dramatic effect upon entering the campus from the new arterial, a new ceremonial entrance road with a landscaped arbor will be implemented.

Figure 3-2 La Sierra University Campus Design Framework



- Reorientation of the main access to student/faculty parking to Raley Drive, Carmine Street and the extension of Sierra Vista south of existing Pierce Street with only limited visitor and VIP parking along the campus boulevard (formerly Pierce Street) and new campus entrance road.
- Development of perimeter landscaping, refurbishment of the campus green spaces, preservation of the steeper hillside area at the western boundary, and preservation of existing landscape patterns such as mature trees, where appropriate.
- Relocation and expansion of the University's athletic fields to the eastern boundary of Subarea 2, maintaining an open space character in the center of the community.
- New construction shall be compatible with the historic integrity of the existing campus.

Implementation Policy

Under standard City procedures, a Conditional Use Permit is required for development of educational facilities within the Public Facilities and Institutional land use designation of the General Plan. The Specific Plan policies, standards, and guidelines listed in this chapter, and Chapters 4.0 and 5.0 provide sufficient guidelines for overall development on the campus. As such, a Conditional Use Permit shall not be required for any uses listed as permitted in the La Sierra University Specific Plan (Chapter 4.0). At the point that detailed site planning information is available, a plot/site plan review by the Planning Commission of the entire campus, or logical phases thereof, shall be undertaken. Development approval of specific campus projects pursuant to the plot/site plan can then be achieved administratively, through the Minor Conditional Use Permit process. Projects impacting the historic integrity of the campus shall be subject to review by the City Cultural Heritage Board, as specified in the mitigation measures from the project Final EIR

3.3.3 The Town/Gown/Mixed Residential Area (Subareas 3A, 3B and 4)

Almost half of Subareas 3A, 3B and 4 is currently developed in retail and office uses. Subarea 4 is a conference center and is not owned by the University. Consistent with this, these subareas are designated for retail, office, university uses, and residential with (a) a preference for uses that relate to the La Sierra University campus and the Adventist community, (b) prohibition of uses that are incompatible with the University, and (c) encouragement of senior housing for independent living, intermediate care, and nursing care, plus University housing integrated vertically with the retail, office, and University uses. This area is anticipated to be leased by the University, not sold, in order to preserve the flexibility of the area for future campus use.

3.3.4 Industrial Park (Subarea 5)

A total of approximately 55.2 acres (Subarea 5A) are allocated for industrial park on both sides of the new arterial closest to the 91 Freeway. This designation permits light industrial and business uses in completely enclosed buildings in a park-like setting with shared parking.

3.3.5 Multi-family Residential 15 du/a (Subareas 6 and 13)

Located adjacent to the University, and designated as "Multi-family Residential 15 du/a", Subareas 6 and 13 provide the opportunity for a mix of faculty, student, retirement and standard market-rate rental housing. These subareas should accommodate the preservation of the existing hill form in Subarea 6 as private open space and a variety of densities, with the higher densities located toward the center of the site and lower densities located near the existing single-family development. Phasing of these subareas shall consider the accommodation of Pierce Street in the development. A 10 acre elementary school site is required in Subarea 6.

3.3.6 Multi-family Residential 10 du/a (Subarea 7)

Located opposite the University expansion with access directly from the new arterial and bordered on the south by a prominent hill form, Subarea 7, designated as Multi-family Residential, is appropriate for rental or for-sale of Multi-family or Single-family Residential, patio housing, or other forms of cluster housing.

3.3.7 Single-family Residential 3.5 du/a (Subarea 8)

The "Single-family Residential" designation shall permit single-family development on lots 8,500 square feet or greater.

3.3.8 Single-family Residential 4 du/a (Subarea 9)

The "Single-family Residential" designation of Subarea 9 would have lot sizes similar to the existing single-family development to the east and south of the Specific Plan area.

3.3.9 Single-family Residential 6.5 du/a (Subarea 10)

In an effort to respond to the market conditions of affordable detached homes with private backyards, and provide a maximum number of nearby potential patrons for the Five Points area in a single-family, village-like environment, smaller single-family lots, patio homes, two-family homes, and other forms of cluster housing may be permitted with a PRD.

3.3.10 ~~Commercial (Subareas 11 and 12)~~ Multiple-Family Residential (Subarea 11) and Mixed-Use (Subarea 12)

Subareas 11 and 12 were rezoned in January, 2018 per the Rezoning Program of the 5th Cycle, 2014-2021 Housing Element of the General Plan. -Specific Plan land use designations were subsequently amended in 2020 to allow for multi-family residential units, consistent with the adopted Housing Element and Rezoning Program. -The "Retail/Business, and OfficeMultiple-Family Residential" designation for Subarea 11, allows for ~~existing industrial uses and ultimate conversion of more compatible retail and office uses~~multiple-family residential up to a maximum of 29 dwelling units per-acre subject to the Multiple-Family Residential (R-3-1500) Zone development standards of the Zoning Code. The "Retail/Business, and OfficeMixed-Use Village" designation for Subarea 12 ~~located is similar in uses to that specified for the~~ adjacent to the Five Points area, ~~allows for mixed-use development subject to the Mixed-Use Village (MU-V) Zone development standards of the Zoning Code. and accommodates the current development on the site (the post office and small retail shops).~~ Existing nonconforming ~~industrial~~ uses retain nonconforming rights pursuant to Chapter 19.080 of the City Zoning Code.

3.3.11 Land Use Statistical Summary

Table 3-4 on the following page summarizes in numerical form the intended land use and density allocations for the La Sierra University Specific Plan area. As indicated in the table, the Specific Plan area encompasses more than 530 acres, 98 percent of which is currently owned by La Sierra University. The plan proposes a mix of land uses comprised primarily of campus development, single-family residential, and industrial/commercial/mixed-use residential. At full buildout, a total of ~~1,769~~1,962~~2,271~~ housing units will be located within the Specific Plan area.

3.4 Circulation Framework

The circulation plan for the La Sierra University Specific Plan areas serves dual objectives. The roadways described in the circulation plan for the La Sierra University mixed-use community provide for linkages in the regional circulation system 1) by continuing Collett Avenue through the property, and 2) by establishing a "new arterial" replacing Pierce Street that connects the Five Points area to the 91 Freeway.

The circulation plan also organizes access to the interior of the community through the development of a landscaped, divided "new arterial" that serves all the land uses within the mixed-use community. Motorists, bicyclists, and pedestrians along this curvilinear arterial are exposed to the entire range of land uses, as well as changing views of the mountains. Existing collector streets, Sierra Vista and Raley Drive, are extended to intersect with this new arterial and provide access from the surrounding neighborhoods to the new arterial and the land uses in the La Sierra University Specific Plan area. The original Pierce Street is planned to be downgraded through most of the community from its original status as a major arterial and is planned to be closed to public through traffic through the University once the new arterial is constructed.

The overall circulation plan, which rates the hierarchy of roadway types, is provided in Figure 3-3. The paragraphs that follow focus on each individual element of the circulation plan and Chapters 4.0 and 5.0 provides design standards and guidelines for certain circulation elements.

3.4.1 Roadway Types

The roadway system consists of five classifications of streets: 110-foot major arterials, 88-foot arterials, 66-foot collectors, public local streets, and private local streets. Figure 3-3 classifies the roadways within the Project area by function and right-of-way:

- 110-foot major arterials
 - Pierce Street from La Sierra Avenue west to the new arterial
 - The new arterial
- 88-foot arterial
 - Collett Avenue
- 66-foot collectors
 - Sierra Vista Street from Pierce Street to the new arterial
 - Raley Drive from Ambs Drive to the new arterial
 - Pierce Street from Ravena Avenue to the new arterial
 - Golden Avenue from Schuyler Avenue to the flood control channel
 - Pierce Street from Sierra Vista to the new arterial (once the new arterial is

- constructed)
 - Other internal collectors to be determined at subdivision stage
- 60-66-foot public local streets
 - To be determined at subdivision stage
- 40-60-foot private local streets
 - o To be determined at subdivision stage

~~Table 3-4 Preliminary Land Use Tabulations~~
~~La Sierra University Specific Plan Area~~

Table 3-4
PRELIMINARY LAND USE TABULATIONS
LA SIERRA UNIVERSITY SPECIFIC PLAN AREA¹

	Units	Acres	Total Acres	Percent of Total
Campus (Subareas 1 and 2)			147.1	28.2
Existing - West of Pierce Street (Subarea 1)		88.6		
Expansion - East of Pierce Street (Subarea 2)		58.5		
Industrial/Commercial/Mixed Use			119.9 114.4	23 22.0
Industrial Park Near Freeway (Subarea 5)		77.2		
Commercial Mixed Use-Village (Subareas 11 and 12)	48	7.1 1.6		
Town/Gown/Mixed Residential Area (Subareas 3A & 3B)	90 399	35.6		
Multi-Family Residential			73.7 78.7	14.2 15.1
10 du/ac (Subarea 7)	341	34.1		
15 du/ac (Subarea 6)	594	39.6		
29 du/ac (Subarea 11)	145	5		
Single Family Residential			154.9	29. 8 9
3.5 du/ac (Subarea 8)	103	29.5		
4 du/ac (Subarea 9)	344	86.0		
6.5 du/ac (Subarea 10)	256	39.4		
Major Roadways/Collectors			25.5	4.9
New Arterial		17.2		
Raley and Sierra Vista - East of Pierce Street		6.8		
Local Public Roads ²		34.6		
Subtotal (Property Owned by La Sierra University)	1,7281,921		521.1520.6	100
Multi-Family Residential (Subarea 13)	41	2.7		
Existing Office/Town/Gown Area (Subarea 4)	0	9.6		
Subtotal (Property Not Owned by La Sierra University)	41		12.3	
TOTAL	1,7691,962		533.4532.9	

¹ Estimated by planimeter on 1" = 200' base map; excludes existing Pierce St., Collett Ave., flood control channel, and on campus roadways.

² Subareas 3 and 4 combined.

³ Included as part of single family residential and industrial/commercial near the freeway above.

⁴ Maximum project yield. Units/acre densities shown are also maximums.

3.4.2 Master Planned Routes

New Arterial. The new arterial is planned as the major roadway serving the campus and major land uses in the new community, as well as a major regional thoroughfare providing entrance to the La Sierra Community for the 91 Freeway. When the community is fully developed, the new arterial is planned to replace Pierce Street through the campus.

In conjunction with the construction of the new arterial, the City also requires the processing of a Traffic Pattern modification (TP) case for the possible construction of a traffic diverter at Golden Avenue north of Pierce Street. This diverter would restrict the traffic flow on Golden Avenue to right-turn in/right-turn out only. Under this proposal, traffic traveling north along new Pierce Street will be required to turn onto Pierce Street at the Golden Avenue intersection.

Pierce Street. The section of Pierce Street from La Sierra Avenue to the new arterial is planned as a 110-foot arterial. When the new arterial is developed, the remaining Pierce Street will no longer carry regional traffic and is planned to be downgraded to serve local land uses along its route. Pierce Street from the new arterial south to Magnolia Avenue is planned to continue as a 110-foot arterial.

Collett Avenue. As the major east-west arterial through the project area shown on the City's General Plan, Collett Avenue will serve the La Sierra community and the residential uses planned for the project area.

Sierra Vista. Sierra Vista currently provides access for the existing residential neighborhoods to the north of Pierce Street and is planned to extend south of Pierce Street to the new arterial, providing improved access to the residential areas and to the expanded campus and the town- gown area.

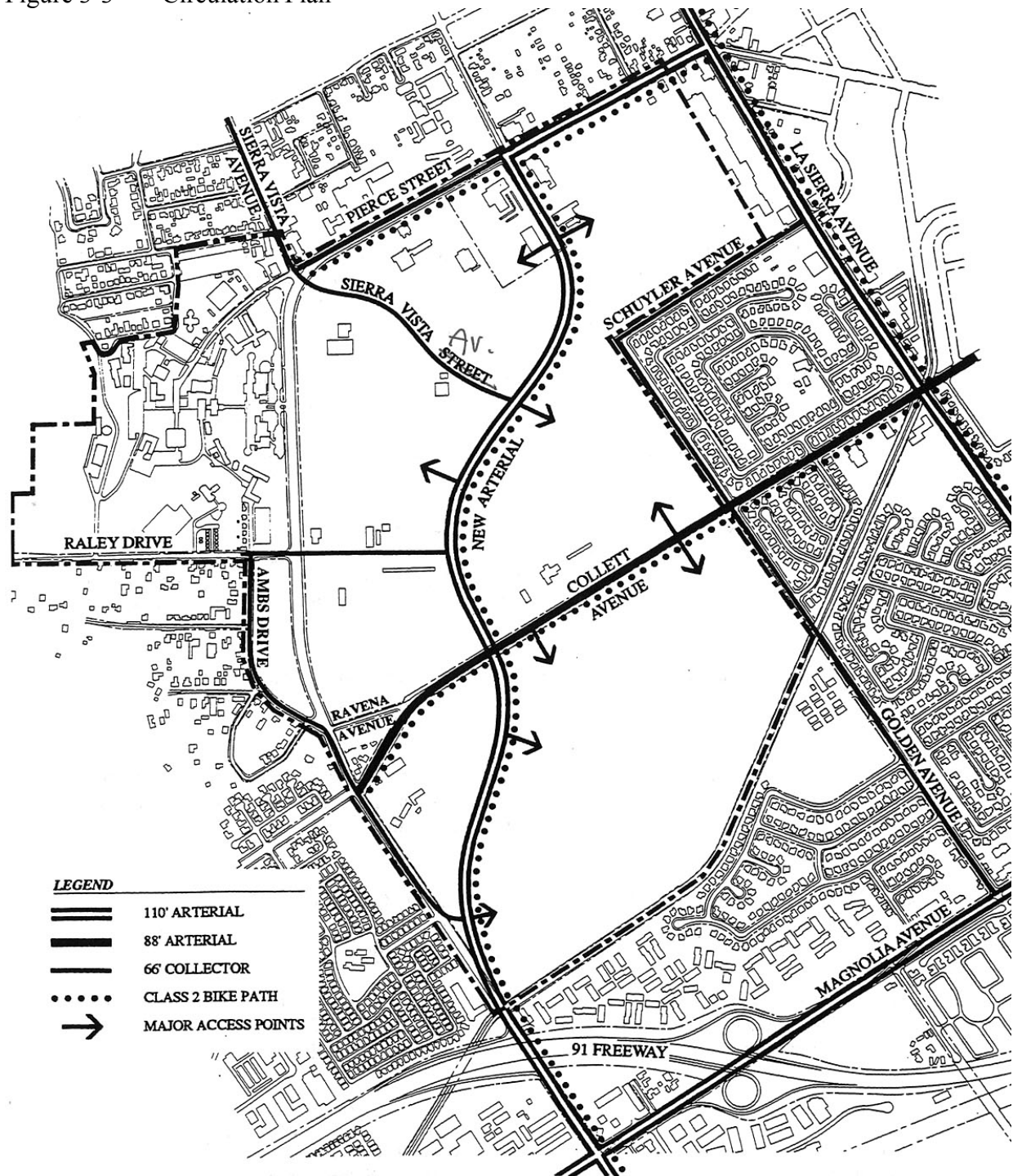
Raley Drive. Currently, Raley Drive is a local street on the City's General Plan, and is planned to be upgraded to a collector status from Ambs Drive to the new arterial in order to provide access to the campus expansion area and planned multi-family residential.

Golden Avenue. On the City's General Plan, Golden Avenue is planned to connect Pierce Street and Magnolia Avenue. Within the Project area, Golden Avenue is discontinuous to protect the existing residential neighborhoods to the east from additional through traffic.

3.4.3 Transit

A metrolink station has been constructed south of the 91 Freeway, and bus service is provided along Pierce Street. Bus routes could be rerouted from Pierce Street to the new arterial, serving both the new development and the campus.

Figure 3-3 Circulation Plan

Figure 3-3
Circulation Plan

North
0 200 400 800 1200
SCALE IN FEET
GRUEN ASSOCIATES

3.4.4 Bicycle Routes

The use of bicycles as an alternate mode of transportation is a key ingredient of the plan. The new arterial and Collett Avenue are planned Class 2 bicycle routes, and the campus is planned for a network of bicycle paths.

3.5 Open Space Network and Landscape Concept

3.5.1 Open Space

As shown in Figure 3-4, the Open Space concept for the Specific Plan area includes a variety of open spaces as follows:

- **Joint Use of Campus Facilities.** The plan provides for the opportunity for the residents of the community to share the University athletic fields which are planned for the center of the Specific Plan area fronting the new arterial. The terms of such an arrangement will be negotiated between the City and the University during plan implementation. For passive activities, residents may use the campus courtyards and gardens.
- **Private Open Space.** Several private parks, located to preserve the prominent hillforms of the site, serve individual residential developments.
- **Paseos.** A system of landscaped paseos containing both bicycle and pedestrian paths, tot lots, and passive seating areas connect the campus, nearby schools, parks and the commercial area to the residential area.

3.5.2 Landscape Concept

The overall landscape concept (Figure 3-5) for the public rights-of-way of the Specific Plan area is to establish an attractive image for the community based on the heritage of the area, and includes:

- **New Arterial Landscape.** Distinctive landscaping for the new arterial including tall columnar trees located within a landscaped bermed parkway and flowering and fruit-bearing canopy trees in the median.
- **Special Gateways.** Special theme gateways along the new arterial at key intersections to denote the La Sierra Community entrance, a ceremonial entrance to the La Sierra University community, the campus vehicular entries, and entries to residential development within the community.
- **Street Trees.** Individual landscape patterns and species for each collector and local residential streets.
- **Buffers.** "Windrow" tree planting similar to that found in agricultural areas to separate industrial park uses from the residential uses.

Figure 3-4 Landscape and Open Space Concept

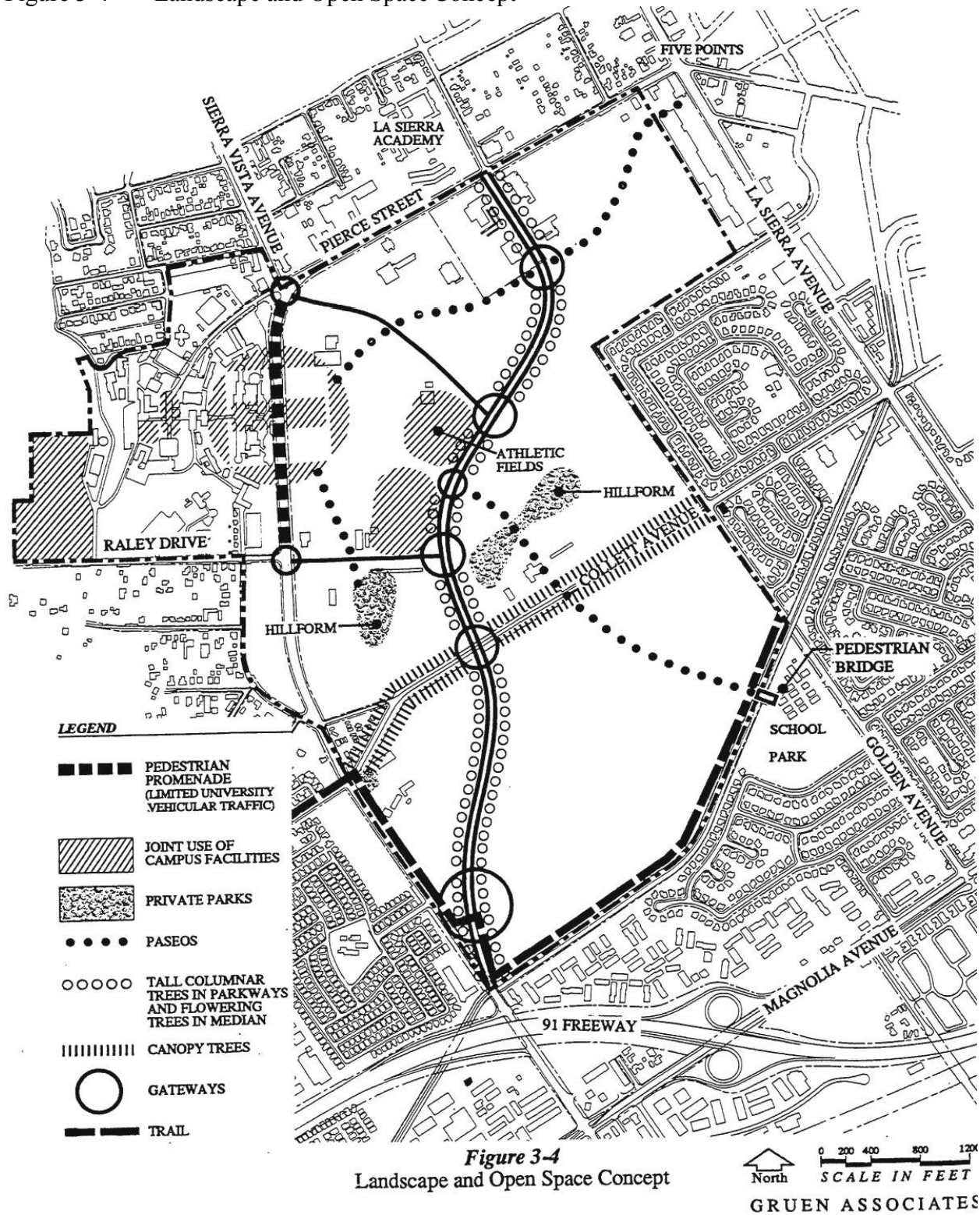
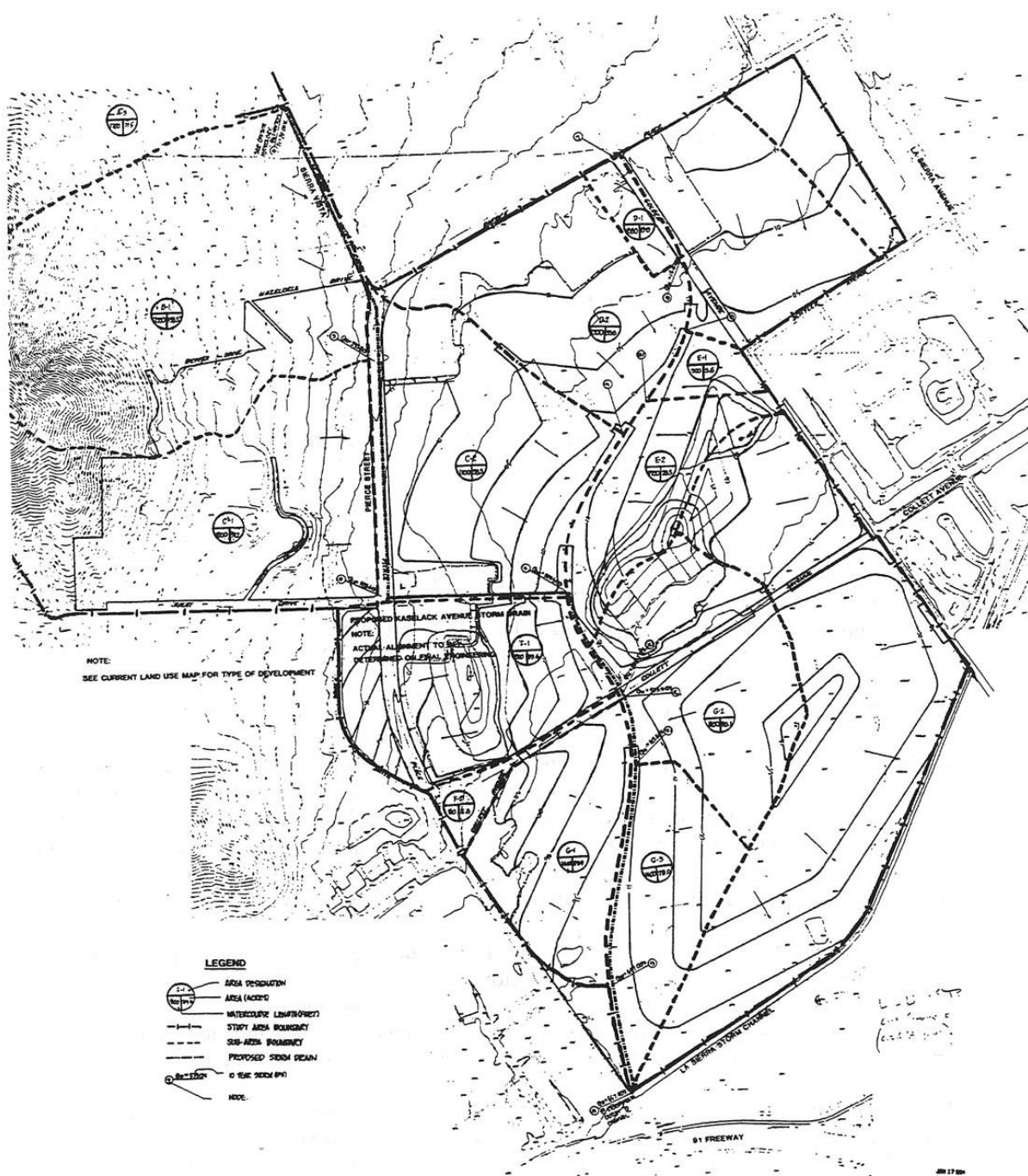


Figure 3-5 Hydrology



- **Trails.** As designated in the City of Riverside General Plan, a multi-purpose trail is planned to be included at the southerly project boundary adjacent to the flood control channel within the old Pierce Street right-of-way and continuing to the hills along Collett Avenue.

For a more detailed description of the landscape concept and for private areas adjacent to the new arterial, see Chapter 5.0.

3.6 Drainage

The approximate 531 acres of the La Sierra University Specific Plan are located within the La Sierra area of the City of Riverside. The Riverside County Flood Control and Water Conservation District has prepared a Master Drainage Plan for the City of Riverside, Zone 1 (La Sierra Area), dated July 1965, which encompasses the specific plan area.

The Master Drainage Plan proposes four drainage facilities to serve the drainage needs of the project area, three of which are existing (Pierce Place Storm Drain, Pierce Street No. Lateral and La Sierra Channel). The remaining master plan drain, Kaselack Avenue Storm Drain in Sierra Vista Avenue north of Pierce Street and flows southerly in Pierce Street, then easterly in the defined low and along Kaselack Avenue to Collett Avenue in closed conduit varying in size from 48" to 63" in diameter. The drain is proposed to continue southerly of Collett in an open channel to the La Sierra Channel. Figure 3-5 shows the proposed location of the Kaselack Avenue storm drain through the Project area (actual alignment to be determined on final engineering).

The capacity of the La Sierra Storm Channel is inadequate to accept the runoff from the contributing area during a 10-year frequency storm. The District recognizes the lack of capacity, and has undersized the connecting drains to avoid exceeding the capacity of the La Sierra Channel. Excess flow must be accommodated by other methods Utilizing street capacity is the accepted City procedure for accommodating the excess flows within the project area.

Per the Hydrology Study performed by the Riverside County Flood Control and Water Conservation District, dated 6/22/65, the Kaselack Avenue Storm Drain is proposed to intercept 157 cubic feet per second (cfs) at Vista Avenue, 60% of the 10-year frequency storm of 265 cfs. The flow from this drain at the La Sierra Channel is also programmed to convey 60% of the Q_{10} of 463 cfs.

3.7 Water

3.7.1 Domestic Water Demand

Water demands for each land use were based on the previously mentioned City of Riverside Water Master Plan prepared by James M. Montgomery Consulting Engineers, Inc. Values were interpolated from a table in that master plan to account for the land use changes proposed. Table 3-5 shows the water system demand that the La Sierra University development would impose on the City's water system. Table 3-5 is updated to reflect increased water demand with a net increase of 193 residential units that could be accommodated within the specific plan area with land use changes for Subareas 11 and 12 (204820 Specific Plan Amendment). -These subareas were rezoned in January of 2018 to accommodate multi-family residential units development as part of the 5th Cycle Housing Element Rezoning Program.

3.7.2 Fire Flow Demand

Current regulations in the City of Riverside require that all new structures incorporate automatic sprinkler systems. This requirement relaxes the need for large flows and high residual pressures in the pipeline.

Fire flow requirements for the single-family residences will be 500 gallons per minute (gpm) with a 20 pounds per square inch (psi) residual pressure in the pipe. Fire flows for the large structures including the campus, commercial, industrial, retail and apartments will be a minimum of 1500 gpm at 20 psi. Precise fire flows will be calculated from the type of construction and the building square footage, when these are known.

3.7.3 Proposed Water System

Proposed pipeline looping and pressure zone boundaries are illustrated in Figure 3-6. This study recommends that a minimum of a 12" diameter pipeline loop be installed to provide service to the high-density residential and the commercial and industrial areas as shown.

Existing onsite wells and 0.50 MG reservoir could be used to provide irrigation water to all proposed landscaped areas. This will require a parallel pipeline, which may prove cost-effective in the long term. A cost evaluation of this proposal is recommended during the implementation of the project.

3.7.4 Project Recommendation

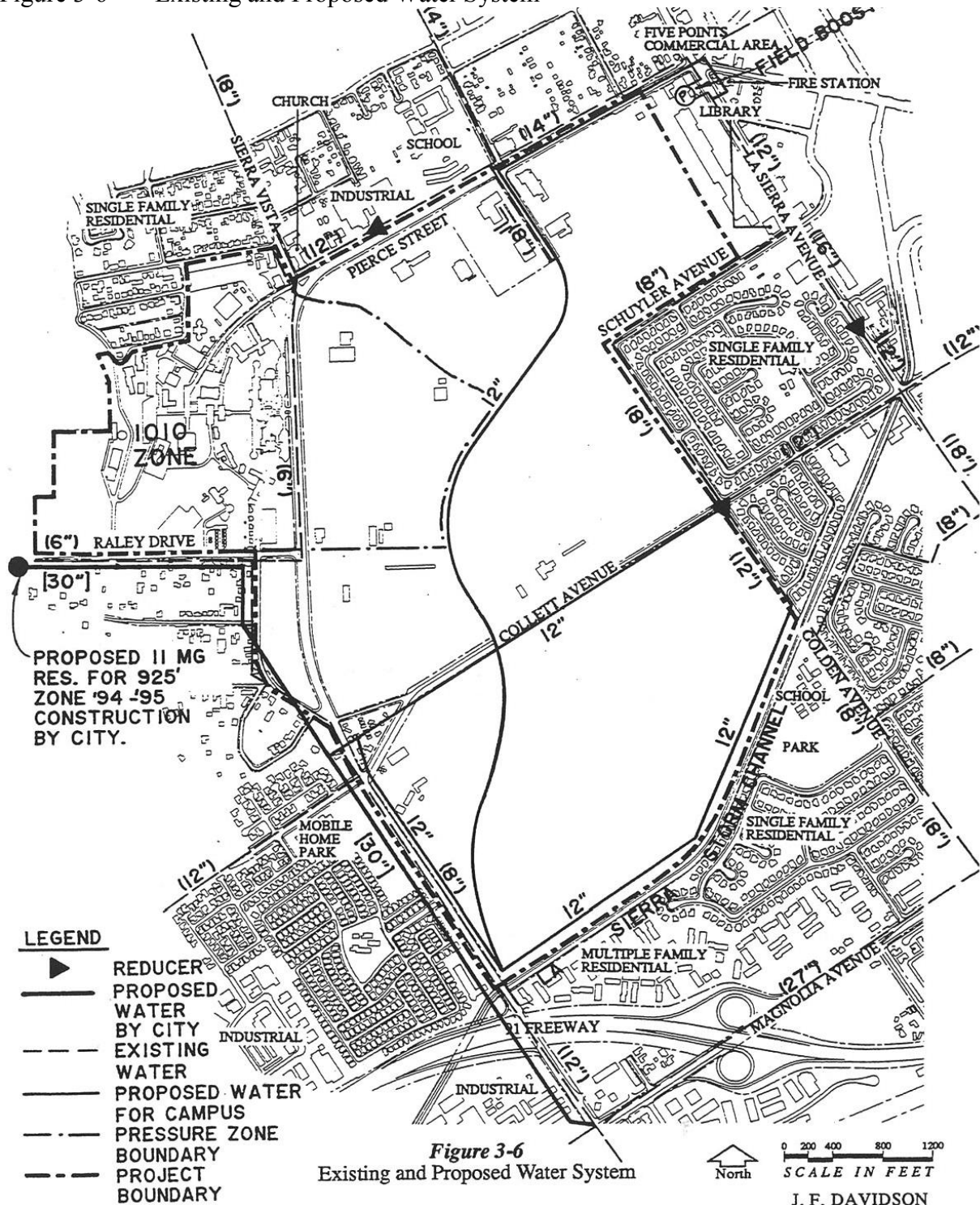
The following items are recommended for implementing the development:

- Replace approximately 1200 linear feet of existing 8" diameter pipe in Pierce Street, north of the La Sierra Storm Channel, with a new 12" diameter line.
- Extend an onsite 12" diameter pipe westerly in Collett Avenue through the study area and connect to the proposed 30" diameter pipe.
- Include all of the 147.1 acres of the campus proper in the 1,010' pressure zone. This will allow the use of a single master meter and individual reduced pressure principal back-flow devices to reduce service pressures in excess of 80 psi.
- Domestic water service will be from the 925 zone. A portion of the project, north of Raley Drive and west of the new arterial, will be served from the 1010 zone (see Figure 3.6).

Table 3-5 La Sierra University Water Demand

Table 3-5 LA SIERRA UNIVERSITY WATER DEMAND										
No.	Description	Capita	Acres	Units	Units/AC	Factor (GMPC) (2)	Factor (GPMA) (3)	Factor (GPMA) (5)	MDD (GPM)(6)	PHD (GPM) (7)
1	Campus – Ultimate Faculty	416				0.14		57.8	144.4	288.9
2	Campus – Ultimate Staff	500				0.34		69.4	173.6	347.2
	Campus – TOTAL		147.1							
3	Mixed Use/Commercial		25.6	399	15.9		1.51.9	38.448.6	96.0121.6	192.0243.0
	Mixed Use/Residential (8)		10.0	90	9.0		1.71.5	1715.0	42.537.5	8575.0
4	Existing Office (4)		9.6				1.2	11.9	29.8	59.5
5	Industrial		77.2				0.93	71.8	179.5	359.0
6	MFR Apartments (1)		39.6	594	15.0		2.4	94.5	236.4	472.7
7	Townhouses		34.1	341	10.0		1.8	62.2	155.6	311.2
8	Single Family Residential		29.5	103	3.5		1.6	46.0	115.1	230.1
9	Single Family Residential		86.0	344	4.0		1.6	134.2	335.4	670.8
10	Single Family Residential		39.4	256	6.5		1.6	61.5	153.7	307.3
11	Commercial Multi-Family Residential		5.55	145	29		1.22.4	6.612.0	16.530	33.060
12	Commercial/Retail Mixed Use (41)		1.6	48	30		1.22.4	2.03.84	5.09.6	9.919.2
13	Future Apartments		2.7	41			2.4	6.4	16.1	32.2
TOTAL		916	507.9 <u>507.4</u>	1,769 <u>1,962</u>				679.7 <u>686.969</u>	1,699.6 <u>1,717.717</u>	3,398.8 <u>3,435.76</u>
(1) MFR = Multi-Family Residential (2) GPMC = Gallons per minute per capita. 200 GPD = 0.14 gpm (3) GPMA = Gallons per minute per acre. Determined from interpolation of master plan values. (4) Assume commercial designation (5) ADD = Average Day Demand. GPM = Gallons per minute. (6) MDD = Maximum Day Demand. Peak factor = 2.5 per Master Plan. (7) PHD = Peak Hourly Demand. Peak factor = 5.0 per Master Plan. (8) Assumed average value for residential demand = 9.0 units/acre										

Figure 3-6 Existing and Proposed Water System



3.7.5 Project Feasibility

City Water Department staff members perceive this project as feasible. Further engineering analysis will be required to quantify specific additional facilities needed to support the individual development areas.

3.8 Sewers

3.8.1 Sewer Demand

Sewer demands for residential land uses in the specific plan area were developed assuming 3 persons per dwelling unit and a generation value of 100 gallons per person per day. The demands for commercial, industrial, office and retail were developed using a conservative figure of 2,000 gallons per day per acre. Table 3-6 shows the sewer system demand that the La Sierra University project would impose on the City's system.

3.8.2 Proposed Sewer System

Flow from the development of this project is calculated to be 2,949 gpm. Table 3-6 is updated to reflect a peak hourly flow of 3,145,470 gpm with a net increase of 193 residential units that could be accommodated within the specific plan area with land use changes for Subareas 11 and 12 (2020 Specific Plan Amendment). -These subareas were rezoned in January of 2018 to accommodate multi-family residential units as part of the 5th Cycle Housing Element Rezoning Program.

An addition of the 5,670 gpm, current peak wet weather flow measured by the City, and the 2,949,3,145,470 gpm from the La Sierra University Development's peak ~~daily-hourly~~ flow compared to the total capacity of the Pierce Street Lift Station (upon completion of station upgrades currently under implementation) indicates that sufficient capacity for the proposed development ~~is~~ available. The installation of the new 24" diameter and the existing 24" diameter forcemains provides sufficient capacity for conveyance of these flows.

Proposed pipeline locations to service the onsite needs of the proposed development are illustrated in Figure 3-7. This study recommends that sewer flows be split, as shown, to make use of both available existing sources of the outfall. Splitting the flows is necessary so as not to overburden the existing 12" and 15" diameter pipelines in Pierce Street.

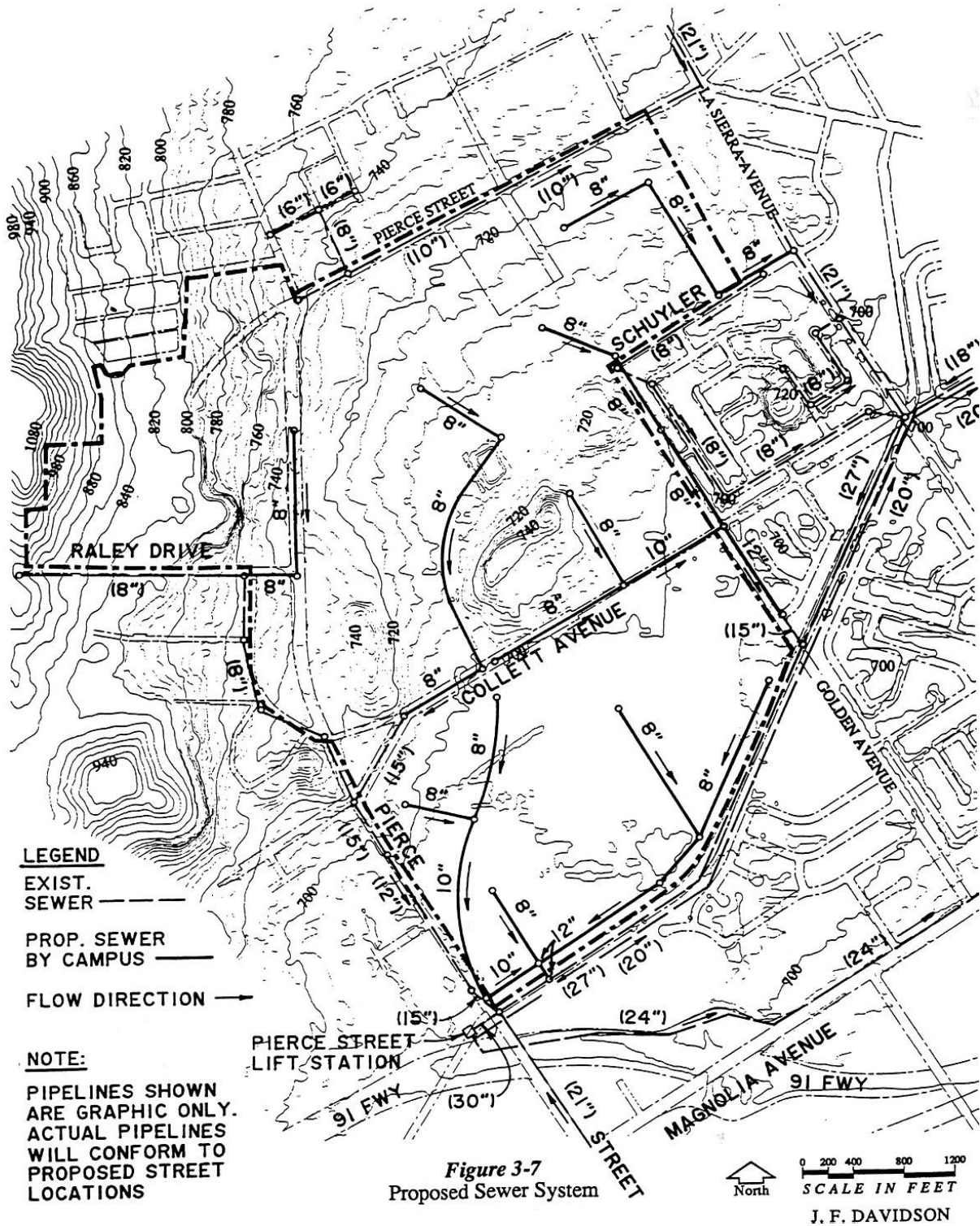
3.8.3 Project Recommendations

- Perform a detailed sewer analysis during the preparation of improvement plans, to verify available capacity in the Pierce Street outfall sewer and to size site distribution pipes.
- Extend approximately 1,000 linear feet of 12" diameter pipeline (at minimum grade) from the terminus of the existing 15" diameter pipeline north in Golden Avenue to Collett Avenue. This will allow a large portion of the study area to drain to this existing general crossing of the La Sierra storm drain channel.
- A connection to the existing 21" trunk sewer in La Sierra Avenue should be made near Schuyler Avenue to provide an outfall for the northeast portion of the proposed development.
- Make overcrossing under the La Sierra Storm Channel as near to Pierce Street as possible to convey the majority of the onsite flow.

Table 3-6 La Sierra University Wastewater Generated

Table 3-6 LA SIERRA UNIVERSITY WASTEWATER GENERATED											
No.	Description	Capita	Acres	Units	Units/ AC	People (1)	Factor (GMPC) (2)	Factor (GPMA) (3)	ADF (GPM) (5)	MDf (GPM)(6)	PHF (GPM) (7)
1	Campus – Ultimate Faculty	416				416	0.07		28.9	72.2	144.4
2	Campus – Ultimate Staff	500				500	0.07		34.7	86.8	173.6
	Campus – TOTAL		147.1								
3	Mixed Use/Commercial		25.6					1.4	35.6	88.9	177.8
	Mixed Use/Residential (8)		10.0	90 399	15.6	270 1,197	0.07		188 3.8	46.9 209.5	93.8 419
4	Existing Office (4)		9.6					1.4	13.3	33.3	66.7
5	Industrial		77.2					1.4	107.2	268.1	536.1
6	MFR Apartments (1)		39.6	594	15.0	1,782	0.07		123.8	309.4	618.8
7	Townhouses		34.1	341	10.0	1,023	0.07		71.0	177.6	355.2
8	Single Family Residential		29.5	103	3.5	309	0.07		21.5	53.6	107.3
9	Single Family Residential		86.0	344	4.0	1,032	0.07		71.7	179.2	358.3
10	Single Family Residential		39.4	256	6.5	768	0.07		53.3	133.3	266.7
11	Commercial Multi-Family Residential		5.5	145	29	435	0.07	1.4	7.6 30.5	19.1 83.3	38.2 166.5
12	Commercial/Retail (4) Mixed Use		1.6	48	30	144	0.07	1.4	2.2 10.1	5.6 25.3	11.1 50.5
13	Future Apartments		2.7	41	15	123	0.07		8.5	21.4	42.7
TOTAL		916	507.9 507.4	1,769 1,962 2,271					598 629 94 GPM 0.415 0.905 99	1,495 1,573 736 GPM 1,038 2,265 400	2,991 3,145 70 GPM 2,077 4,528 996
(1) Residential Occupancy based on 3 people per unit. (2) GMPC = Gallons per minute per capita. 100 GPD = 0.07 gpm (3) GPMA = Gallons per minute per acre. Assume non-residential sources generate 2,000 GPMA. (4) Assume commercial designation (5) ADF = Average Day Flow. GPM = Gallons per minute. (6) MDF = Maximum Day Flow. Peak factor = 2.5 x ADF. (7) PHF = Peak Hourly Flow. Peak factor = 2 x MDF (8) MFR = Multi-Family Residential. (9) Assumed average value of residential.											

Figure 3-7 Proposed Sewer System



3.8.4 Project Feasibility

The results of this study find that the project as proposed is feasible. It is understood that further engineering analysis will be required to quantify additional facilities needed to support the proposed development.

3.8.5 Grading

The area of the project westerly of Pierce Street and northerly of Raley Drive is presently developed and will experience grading only for individual buildings. The remainder of the site, with the exception of existing developed areas will experience mass grading, phased to respond to development requirements.

It is anticipated that 1,600,000 cubic yards of excavation and 1,200,000 cubic yards of embankment will occur over the life of the project. Additionally, it will be necessary to remove and recompact the top loose material on the site, totaling approximately 800,000 cubic yards. The site grading is designed to provide a balanced site with a 15% shrinkage.

The site is extremely flat. In order to achieve a balanced condition it was necessary to design the site at a minimum grade of 0.2% in the north south direction. The streets will be graded in a saw tooth pattern to achieve grades of 0.5% minimum. Low points will require catch basins and storm drains to remove storm water from the system. Care will be necessary to provide for adequate sewer grades without excessive depths.

4. LAND USE REGULATIONS AND DEVELOPMENT STANDARDS

The following standards are intended to implement the overall plan goals and policies identified in Chapter 3.0. They are regulatory in nature and will govern development within the Specific Plan Area. The development standards should be used in combination with the design and development guidelines set forth in Chapter 5.0.

The land use pattern shall be designated by the Land Use Plan, Figure 3-1, with the land encompassed by the Specific Plan divided into thirteen subareas. Each subarea will be governed by standards and criteria for land use and development listed in the Riverside Zoning Code or by custom land use regulations and standards listed in this chapter.

Table 4-1 lists land use regulations and development standards by subarea. See Chapter 5 for an explanation of design concepts for each subarea.

4.1 Table 4.1 Development Standards by Subarea

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subareas 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	Subarea 12
Specific Plan Land Use Designation	Campus	Commons (Multi-Family Residential, Senior and Congregate Care Housing)	Town/Gown/Mixed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial Multi-Family Residential (29 du/a)	Mixed Use-Village
4.1 Primary Land Uses Permitted	Academic, administrative, special purpose support facilities (such as physical plant, auditoriums, libraries, student center), housing, athletic/recreational facilities, parking and other uses associated with a college campus.	Uses permitted in Chapter 19.15046 of the Riverside Zoning Code for the Multiple-Family Residential (R-3-1500) Zone and may include student or faculty housing and senior housing for independent living. Includes multiple family such as apartments, townhouses, courtyard housing, and other forms of cluster housing.	Offices and retail uses permitted in Chapter 19.15034 of the Riverside Zoning Code, for the CRC2, RO, & CRC C-1-A Zonesuses, except automobile uses, liquor stores, bars, motels, pawn shops, video/game arcade, contractor storage yard, creamery, gun shop, commercial laundry, mobile home sales, swap meet sales, tractor sales shall not be permitted.	Uses permitted in Chapter 19.15046 of the Riverside Zoning Code for the Business & Manufacturing Park (BMP) Zone. Outdoor recreational uses permitted with a Conditional Use Permit.	Offices and retail uses permitted in Chapter 19.15034 of the Riverside Zoning Code, for the CRC2, RO, and CRC C-1-A Zonesuses, except automobile uses, liquor stores, bars, pawn shops, video/game arcade, contractor storage yard, creamery, gun shop, commercial laundry, mobile home sales, swap meet sales, tractor sales shall not be permitted.	Uses permitted in Chapter 19.15046 of the Riverside Zoning Code for the Multiple-Family Residential-3 (R-3-1500) Zone. Includes multiple family such as apartments, townhomes, courtyard housing, and other forms of cluster housing. An elementary school is to be provided in Subarea 6.	Uses permitted in Chapter 19.15046 of the Riverside Zoning Code for the Multiple-Family Residential-3 (R-3-3000; R-3-4000) Zones. Includes multiple Family development such as townhouses, patio homes, and other forms of cluster housing, community facilities and cluster uses.	Uses permitted in Chapter 19.150 of the Riverside Zoning Code for the Single-Family Residential 4 Zones (R-1-850080 and R-1-10500400). Includes single family residential and agriculture, and accessory uses.	Uses permitted in Chapter 19.150 of the Riverside Zoning Code for the Single-Family Residential 4 (R-1-700065) Zones. Includes single family residential, agriculture, and accessory uses.	Uses permitted in Chapter 19.15042 of the Riverside Zoning Code for the Single-Family Residential-4 (R-1-700065) Zone. Includes single family homes, patio homes, cluster homes, community facilities, and accessory uses.	Offices and retail- Uses permitted in Chapter 19.15034 of the Riverside Zoning Code, for the Multiple-Family Residential (R-3-1500) Zone. - C2 uses, except automobile uses, liquor stores, bars, motels, pawn shops, video/game arcade, contractor storage yard, creamery, gun shop, commercial laundry, mobile home sales, swap meet tractor sales shall not be permitted.-	Uses permitted in Chapter 19.150 of the Riverside Zoning Code, for the Mixed Use-Village (MU-V) Zone.

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subareas 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	Subarea 12
Specific Plan Land Use Designation	Campus	Commons (Multi-Family Residential, Senior and Congregate Care Housing)	Town/Gown/Mixed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial <u>Multi-Family Residential (29 du/a)</u>	<u>Mixed Use-Village</u>
4.2 Density/ Intensity (For maximum units per subarea, see Table 1, page ES-3)	Not to exceed 5,000 FTE students), 865,000 net square feet of academic and support facilities (excluding residential) and 4,000 student beds.	Maximum of 399 units of market rate residential including senior housing for independent living permitted in Subarea 3 unless units are transferred from other subareas not built to their maximum density. All other senior housing shall not count towards the maximum density of 399 units.	.35 FAR*	.40 FAR*	1.0 FAR	15 DU/ACRE	10 DU/ACRE	3.5 dwelling units/acre	4 dwelling units/acre	6.5 dwelling units/acre maximum The ultimate density for Subarea 10 should be determined by adherence to the criteria and standards set forth within the Specific Plan. All projects proposed within this subarea with a lot size smaller than 7,000 SF should be established under a planned residential development permit (PRD) application. Lots 7,000 SF and larger may be processed on a conventional subdivision.	.35 FAR* 29 dwelling units/acre <u>maximum per R-3-1500 development standards, Zoning Code Section 19.100.040.</u>	<u>30 dwelling units/acre maximum per MU-V development standards, Zoning Code Section 19.120.060.</u>
4.3 Min. Lot Size (Area in square feet)	NA	1 acre	40,000 for an individual lot not planned with other lots as an integrated center.	40,000*	21,780	8,000*	6,500*	8,500 for R-1- 850080 * 10,000 for R-1- 10500100 <u>Zones</u> *	7,000*	For a conventional single family detached development, 7,000 SF. For a two family dwelling or cluster 6,500 SF. Smaller lots may be permitted through the PRD process	<u>Per R-3-1500 development standards, Zoning Code Section 19.100.040.</u>	<u>Per MU-V development standards, Zoning Code Section 19.120.060.</u>

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subareas 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	Subarea 12
Specific Plan Land Use Designation	Campus	Commons (Multi- Family Residential, Senior and Congregate Care	Town/Gown/Mi xed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial Multi- family Residential (29 du/a)	Mixed Use-Village
4.4 Min. Lot Width	NA	80'	140'	140*	As determined by the City Planning Commission as part of site development approval.	65'*	65'*	80'* for R-1- 850080 90'* for R-1- 10500400	60'*	60' unless otherwise approved through the PRD process	60'* Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per MU-V development standards, Zoning Code Section 19.120.060.
4.5 Min. Lot Depth	NA	100'	100'	100*	As determined by the City Planning Commission as part of site development approval.	100'*	100'*	100'* for the R- 1- 850080 Zone 110'* for the R- 1- 10500400 Zone	100'*	100' unless otherwise approved through the PRD process	100'* Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per MU-V development standards, Zoning Code Section 19.120.060.
4.6 Setbacks												
• From New Arterial or Pierce Street	50' for building 30' for parking	35' (for buildings); 30' (for parking along Riverwalk Parkway); 25' (for parking along Pierce Street)	30' for buildings and for parking	50' for parking and buildings	30' (Riverwalk Parkway) for buildings and parking 20' (Pierce Street) for buildings and parking	35' to building	35' to building	20' to building	20' to building	20' to building or garage.	N/A Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per MU-V development standards, Zoning Code Section 19.120.060.
• Front	NA	30' (for buildings and parking along Sierra Vista Avenue)	None for commercial, 15' for office.	50*	30' (Riverwalk Parkway) for buildings and Parking 30' (Collett Avenue) for buildings and parking 20' (Pierce Street) for buildings and Parking	15'*	25'*	25*	20*	20'* unless otherwise approved through the PRD process	Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per MU-V development standards, Zoning Code Section 19.120.060.

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subareas 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	Subarea 12
Specific Plan Land Use Designation	Campus	Commons (Multi-Family Residential, Senior and Congregate Care Housing)	Town/Gown/ Mixed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial Multi-family Residential (29 du/a)	Mixed Use-Village
• Rear	--	15'	None for commercial, 15' for office.	20'*, 50' if abutting residential *	None	15 ¹	20 ¹	25*	25*	25'* unless otherwise approved through the PRD process	Building 20' from Residential Zone Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per MU-V development standards, Zoning Code Section 19.120.060.
• Sides	--	10'	None for commercial, 7.5', 10' from public street for office.	20'*, 50' if abutting a residential *	None	7.5 ¹ ; 10' from street	10 ¹ *	7.5'/12.5'* - R-1- 850080 10'/15' - R-1- 10500400 *	7.5'/10'* - R-1- 700065 *	7.5'/10'* unless otherwise approved through the PRD process	-- Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per MU-V development standards, Zoning Code Section 19.120.060.
• From Collector Streets	25' for buildings 15' for parking	30'	-	-	30' (Collett Avenue) for buildings and Parking	-	-	-	-	-	-	=
• Accessory buildings	Per Section 19. 44073 of the Zoning Code	0' (if architecturally integrated into the design of a decorative perimeter wall) 5' elsewhere	Per Section 19. 44073 of the Zoning Code	Per Section 19. 44073 of the Zoning Code	Per Section 19. 44073 of the Zoning Code	Per Section 19. 44073 of the Zoning Code	Per Section 19. 44073 of the Zoning Code	Per Section 19. 44073 of the Zoning Code	Per Section 19. 44073 of the Zoning Code	Per Section 19. 44073 of the Zoning Code	Per Section 19. 44073 of the Zoning Code	Per Section 19. 440 of the Zoning Code
4.7 Building Site Coverage (Maximum)	NA	50%	NA	50%	50%	50%*	30%*	35%*	40%*	40% unless otherwise approved through the PRD process	--	Per MU-V development standards, Zoning Code Section 19.120.060.
4.8 Building Height ² (Maximum)	Maximum of 55' within 50'	60'	60'	45'*	75'*	30'. 35' east of Pierce including	30'* - Residential structure shall	35'*	35'*	30'	35' Per R-3-1500 development standards.	Per MU-V development standards.

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subareas 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	Subarea 12
Specific Plan Land Use Designation	Campus	Commons (Multi- Family Residential, Senior and Congregate Care	Town/Gown/Mi xed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial Multi-family Residential (29 du/a)	Mixed Use- Village
	otherwise a maximum of 75' for new buildings					sloped roof.	be limited to 25' within 100' of Golden Avenue				Zoning Code Section 19.100.040.	Zoning Code Section 19.120.060.
4.9 Private Open Space	NA	50 sq. ft. of private usable open space as defined in Chapter 19.91004 of the Zoning Code/Dwelling Unit. (For Market Rate and Independent Living Senior Apartments)	-	--	--	Preserve top of hillform in Subarea 6 as open space.	Preserve top of hillform as open space.	Preserve top of hillform as open space	--	The amount of open space shall be determined through the PRD process.	-- Per R-3-1500 development standards, Zoning Code Section 19.100.070.	Stand-Alone residential - Per R-3-1500 stds. Zoning Code Section 19.100.070. Mixed-Use Development - Per MU-V stds. Zoning Code Section 19.120.060.
4.10 Common Usable Open Space	-	500 sq ft of common usable open space as defined in Chapter 19.91004 of the Zoning Code/Dwelling Unit (For Market Rate Apartment housing) 450 sq ft of common usable open space as defined in Chapter 19.91004 of the Zoning Code/Dwelling Unit (For Senior	-	-	--	-	-	-	-	-	- Per R-3-1500 development standards, Zoning Code Section 19.100.070.	Stand-Alone residential - Per R-3-1500 stds. Zoning Code Section 19.100.070. Mixed-Use Development - Per MU-V stds. Zoning Code Section 19.120.060.

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subareas 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	<u>Subarea 12</u>
Specific Plan Land Use Designation	Campus	Commons (Multi-Family Residential, Senior and Congregate Care Apartment housing)	Town/Gown/Mixed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial Multi-family Residential (29 du/ac)	<u>Mixed Use-Village</u>
		200 sq. ft. of common usable open space as defined in Chapter 19.91004 of the Zoning Code/Dwelling Unit (For Congregate Care and Assisted Living housing)										
4.10(A) Common Usable Open Space Amenities	-	Per Chapter-Section 19.100.07046 of the Zoning Code	-	-	--	-	-	-	-	-	<u>Per Zoning Code Section 19.100.070.</u>	<u>Per Zoning Code Section 19.100.070.</u>

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subareas 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	Subarea 12
Specific Plan Land Use Designation	Campus	Commons (Multi-Family Residential, Senior and Congregate Care Housing)	Town/Gown/Mixed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial Multi-family Residential (29 du/a)	<u>Mixed Use-Village</u>
4.11 Public Usable Open Space	-	-	For commercial areas, an area equivalent to a minimum of 5% of the total lot area shall be in the form of a plaza or public gathering place for general public use. The area shall have direct pedestrian access from a public street, be open to the sky, and a dimension of 30'. Minimum improvements include decorative paving, planting beds, and trees. An east-west pedestrian link (paseo) shall be provided connecting the residential adjacent to Five Points and the University through Subarea 3 which will count as part of this 5%.	-	For commercial and office areas, an area equivalent to a minimum of 5% of the total lot area shall be in the form of a plaza or public gathering place for general public use. The area shall have direct pedestrian access from a public street, be open to the sky, and a dimension of 30'. Minimum improvements include decorative paving, planting beds, and trees. An east-west pedestrian link (paseo) shall be provided connecting the residential adjacent to Five Points and the University through Subarea 3 which will count as part of this 5%.	-	-	-	-	-	-	-

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subareas 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	Subarea 12
Specific Plan Land Use Designation	Campus	Commons (Multi-Family Residential, Senior and Congregate Care Housing)	Town/Gown/Mixed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial Multi-family Residential (29 du/a)	Mixed Use-Village
4.12 Parking	The University shall provide sufficient on-campus parking for faculty, staff, students and visitors so that there will be no need for such persons to park on neighborhood streets surrounding the campus. Representatives of the City and the University shall meet at least annually to evaluate whether or not such parking needs are being met by the University. If the City Traffic Department determines that off-campus parking by University faculty, staff, students and visitors has become a significant problem, the University shall provide additional on-campus parking or take other steps to correct the problem as directed by the City Traffic Department. If the University and the City's Traffic Department cannot agree regarding these matters, the City Council shall make the final decision.	As provided for in Chapter 19.16 and 19.74-580 of the Municipal Code (For Market Rate Apartment housing) 1.1 parking spaces/unit, 50% of which shall be covered by a carport or located within a garage (For independent Senior Apartment Housing) 0.5 parking spaces/unit (For Assisted Living or Congregate Care housing)	As provided for in Chapter 19.74-580 of the Municipal Code. The Planning Commission may grant a variance up to 30% of the required office and commercial parking where it can be demonstrated that peak parking demands for permanent evening and weekend-oriented activities would be offset by uses with weekday, daytime parking demand. Parking for residences shall be separated from parking areas provided for commercial and office uses.	Chapter 19.74.010-580 of the Riverside Zoning Code.	As provided for in Chapter 19.74-580 of the Municipal Code. The Planning Commission may grant up to a 7% shared parking credit where it can be demonstrated that peak parking demands for permanent evening and weekend-oriented activities would be offset by uses with weekday, daytime parking demand.	Chapter 19.74.010-580 of the Riverside Zoning Code.	Chapter 19.74.010-580 of the Riverside Zoning Code.	2 parking spaces in an enclosed garage.	2 parking spaces in an enclosed garage.	2 parking spaces in an enclosed garage or otherwise determined through the PRD process.	Per Zoning Code Chapter 19.74.010-580 of the Riverside Zoning Code. Off-street parking may be constructed in the form of a landscaped parking area which are shared by various users.	Per Zoning Code Chapter 19.580.

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subarea 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	Subarea 12
Specific Plan Land Use Designation	Campus	Commons (Multi-Family Residential, Senior and Congregate Care Housing)	Town/Gown/Mixed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial Multi-family Residential (29 du/a)	Mixed Use-Village
4.13 Buffers	A landscaped buffer with perimeter planting shall be planted adjacent to Raley Drive, Blehm Street and Carmine Street.	Perimeter planters and decorative walls adjacent to non-residential development, with the exact location of walls and amount of landscaping determined through the Design Review process.	-	-	--	-	-	-	-	A landscaped buffer, a windrow consisting of closely spaced columnar trees, shall be provided adjacent to the existing industrial area and on the western property edge screening the rear of the existing shopping at Five Points.	-	=
4.14 Distance Between Buildings-	-	15'	The minimum distance between buildings containing dwelling units shall not be less than 75% of their combined height when buildings are oriented front-to-front	-	30'	-	-	-	-	-	-	=
4.14 (B) Street facing walls/fences	-	6' maximum height, provided a varying setback is required, with a minimum setback of 20' from street facing property lines. Walls/fences to consist of a decorative material or finish.	-	-	--	-	-	-	-	-	-	=

Table 4-1 DEVELOPMENT STANDARDS BY SUBAREA												
	Subareas 1 and 2	Subarea 3A	Subareas 3B and 4	Subarea 5A	Subarea 5B	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12	Subarea 12
Specific Plan Land Use Designation	Campus	Commons (Multi-Family Residential, Senior and Congregate Care Housing)	Town/Gown/Mixed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Single-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single family Residential (6.5 du/a)	Commercial Multi-family Residential (29 du/a)	Mixed Use-Village
4.15 Blank Walls	No building wall facing a public street or adjacent residential uses shall extend more than 25 feet vertically or horizontally without a visual break created by a minimum 2-ft. recess articulation in the exterior wall or architectural detailing.											
4.16 Compatibility with Surrounding Development	The rear and side walls of buildings which are visible from adjacent lots or streets shall be treated the same as the front wall. The walls of any parking structure or that portion of any structure used for parking shall be designed to substantially screen vehicles in the structure from a view of a person on a public street. The walls of the parking structure shall be similar in color, material and architectural detail with the building it serves.											
4.17 Trash	A trash enclosure, six feet in height, constructed of similar material to the building, shall be provided on each non-residential site. The trash enclosure shall be enclosed on all sides, and shall be six feet in height with a solid gate providing access to the trash area. Trash enclosed within the enclosure shall not exceed the height of the enclosure. No trash shall be stored in any section of the site except within an enclosed structure.											
4.18 Roof Appurtenances	All heating, ventilation, air conditioning equipment and ducts and other equipment or appurtenances located on roofs shall be screened from the view of people at ground level. Screens must be at least as high as the equipment.											
4.19 Loading Areas	All loading areas shall be screened from view from adjacent lots and public streets by a solid fence or wall not less than 6 feet in height. Loading areas shall be designed to provide for backing and maneuvering onsite and not from a public street.											
4.20 Pedestrian Linkages	A clearly defined pedestrian walkway shall be provided to connect building entrances to parking spaces and to adjacent sidewalks.											
4.21 Light and Glare	All exterior lighting shall be of an indirect nature, shielded to minimize illumination of adjacent properties and to reduce glare. Freestanding light poles shall not exceed a maximum height of fourteen feet.											
4.22 Utilities	All utility connections from the main line in the public right-of-way to buildings shall be located underground.											
4.23 Signs	Refer to pages 4-13 through 4-22											
-- None * Same as existing zoning ordinance. IN THE EVENT ZONING STANDARDS CHANGE, THE ZONE STANDARDS IN EFFECT AT THE TIME AN APPLICATION IS FILED SHALL APPLY FAR (Floor Area Ratio) NA Not Applicable ¹ Front, side, and rear yards shall be increased by two and one-half feet per story in excess of two stories. ² Roof structures specified in Section 19.68.030 of the Zoning Code shall be permitted in addition to heights specified for each subarea. Development standards may be modified pursuant to the variance procedures established in Section 19.64.050 of the Municipal Code. Amendments to the Permitted uses and Density standards required amendment of the specific plan												

4.23 Signs

The purpose of this signage criteria is to minimize sign clutter and to provide aesthetically pleasing and consistent signage throughout the Riverwalk residential subdivision and specific plan area. All properties should comply with Chapter 19.76 of the Municipal Code, the Design Review Guidelines of the City of Riverside and the following guidelines:

Off-Site Signage

One off-site street directional sign (Figure 4.1) is permitted at the Riverside (91) Freeway eastbound off ramp at Pierce Street. The sign shall provide directional information to Riverwalk Parkway and Magnolia Avenue. The design, size and location of sign shall be subject to the specifications of the Public Works and Planning Departments and Caltrans, as applicable.

Master Plan and Subdivision Signs

Announcement Monument Signs (Figure 4.2)

A total of three announcement monument signs- one at both the southerly and northerly entrances to the community possibly within the parkway, and the third at Sierra Vista Avenue where it intersects with Pierce Street - are permitted. The signs along Riverwalk Parkway will identify the Riverwalk community, while the proposed sign at Sierra Vista will potentially identify La Sierra University. The ultimate location, height, and design of such signs shall be subject to review and approval of the Planning Department, Public Works Department and other agencies, as applicable prior to installation.

Arrival Monument Signs (Figure 4.3)

Signs are permitted in the landscape area on each side of Riverwalk Parkway at its southerly intersection with Pierce Street and at the entry to the La Sierra University campus west of Riverwalk Parkway. The purpose of these signs is to create a gateway signage into Riverwalk and La Sierra University. The design, size and location of signs shall be subject to the specifications of the Planning Department.



Figure 4.1
Off-Site Signage

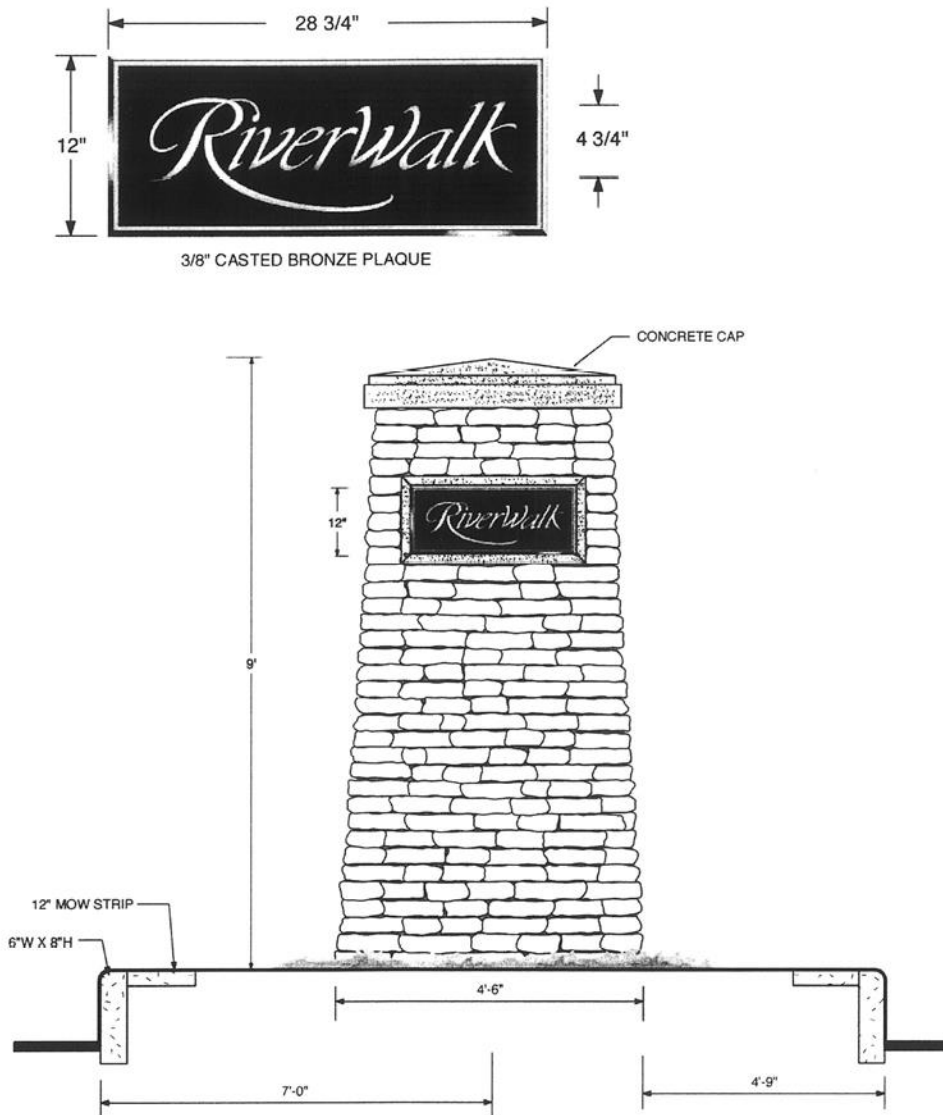


Figure 4.2
Announcement Monument Sign



Figure 4.3
Arrival Monument Signage

Community Monument (Figure 4.4)

One community monument sign is permitted at the entrance of the Specific Plan planning areas, the university campus, the commercial and the industrial business park within the Specific Plan area. The purpose of the community monument signs is to generally identify each planning area within specific plan area. The ultimate location and design of these signs shall be subject to the review and approval of the Planning Department prior to installation. These signs shall be sited to minimize clutter and conflict with other permitted signs.

Community Kiosks (Figure 4.5)

Up to fifteen (15) temporary community kiosks are permitted at various points along Riverwalk Parkway, Sierra Vista and Collett Avenues within the landscape area outside the public right-of-way. Content will be limited to new residential developments. These signs shall be in lieu of the citywide subdivision sign program. They shall be removed upon the sale of the final unit within each development.

Reinforcement Kiosks (Figure 4.6)

Up to six (6) temporary reinforcement kiosks are permitted for each individual neighborhood. The reinforcement kiosks function as off-site directional subdivision signs within specific neighborhoods. They shall be removed upon the sale of the final unit within each development. Final location and design of reinforcement kiosks shall be subject to review and approval of the Planning Department.

Secondary Entry Identification (Figure 4.7)

A total of four (4) secondary entry identification plaques mounted to perimeter walls are permitted along Golden and Schuler Avenues. The design of the secondary entry identification signage shall be subject to the Planning Department.

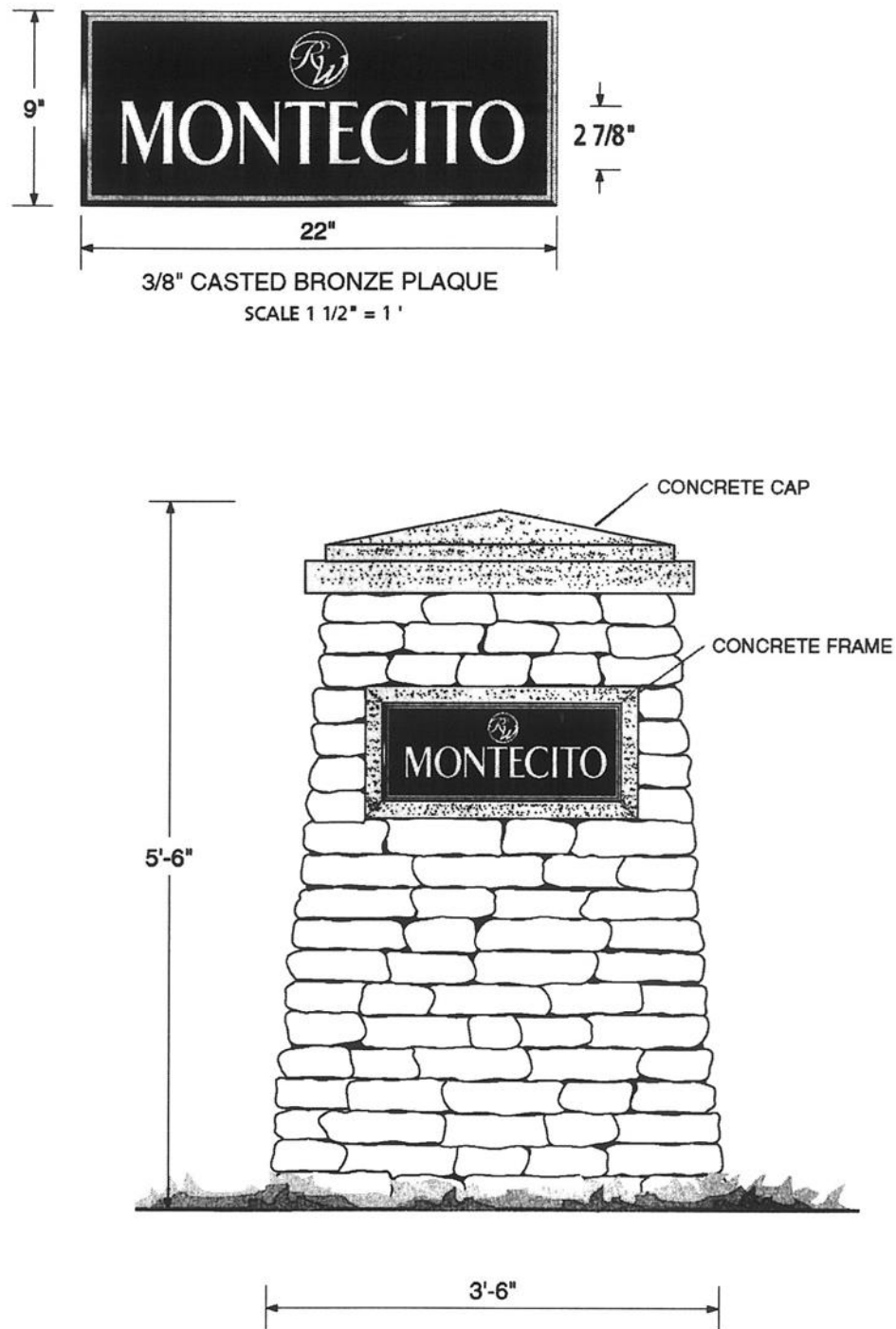
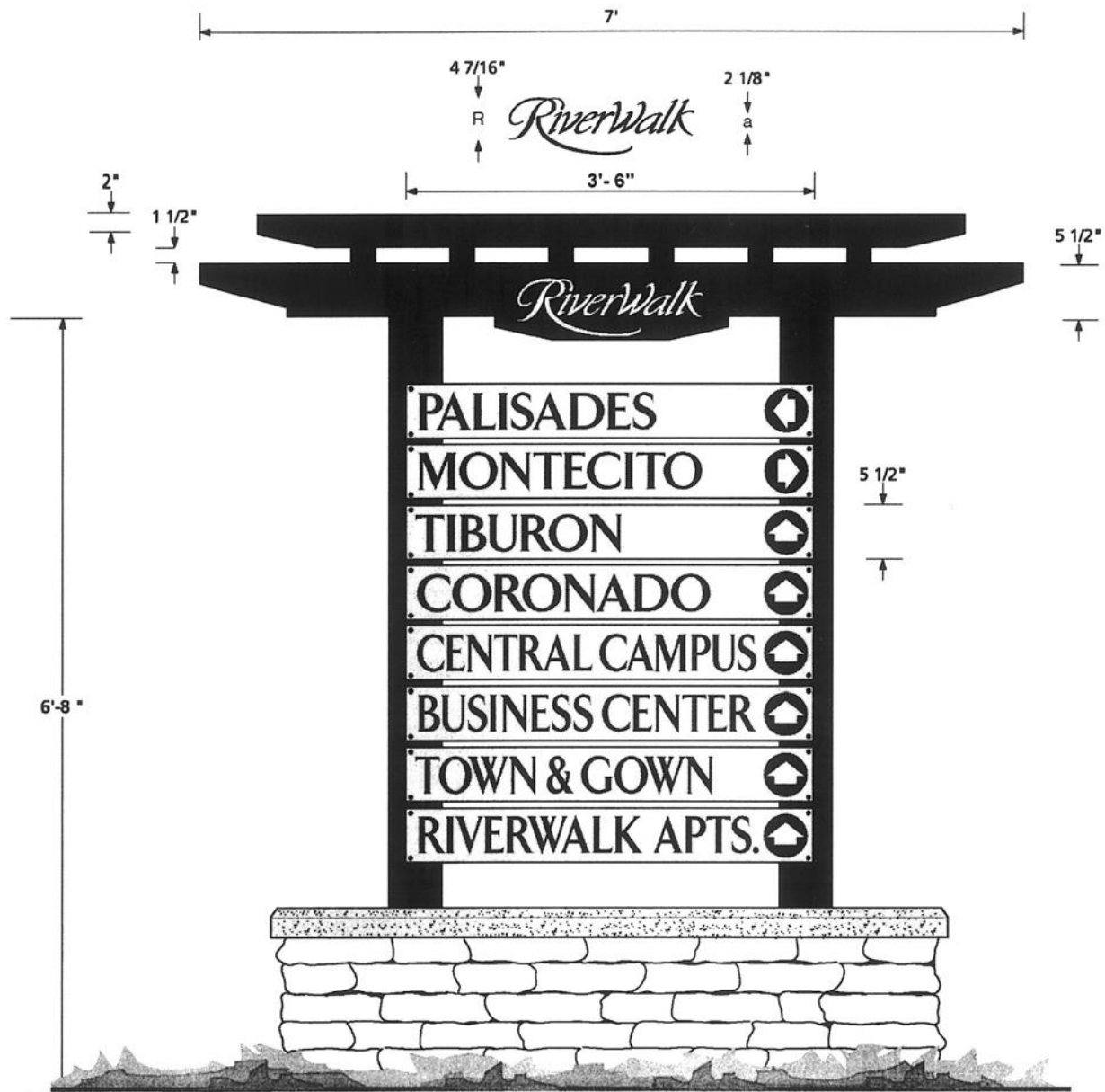
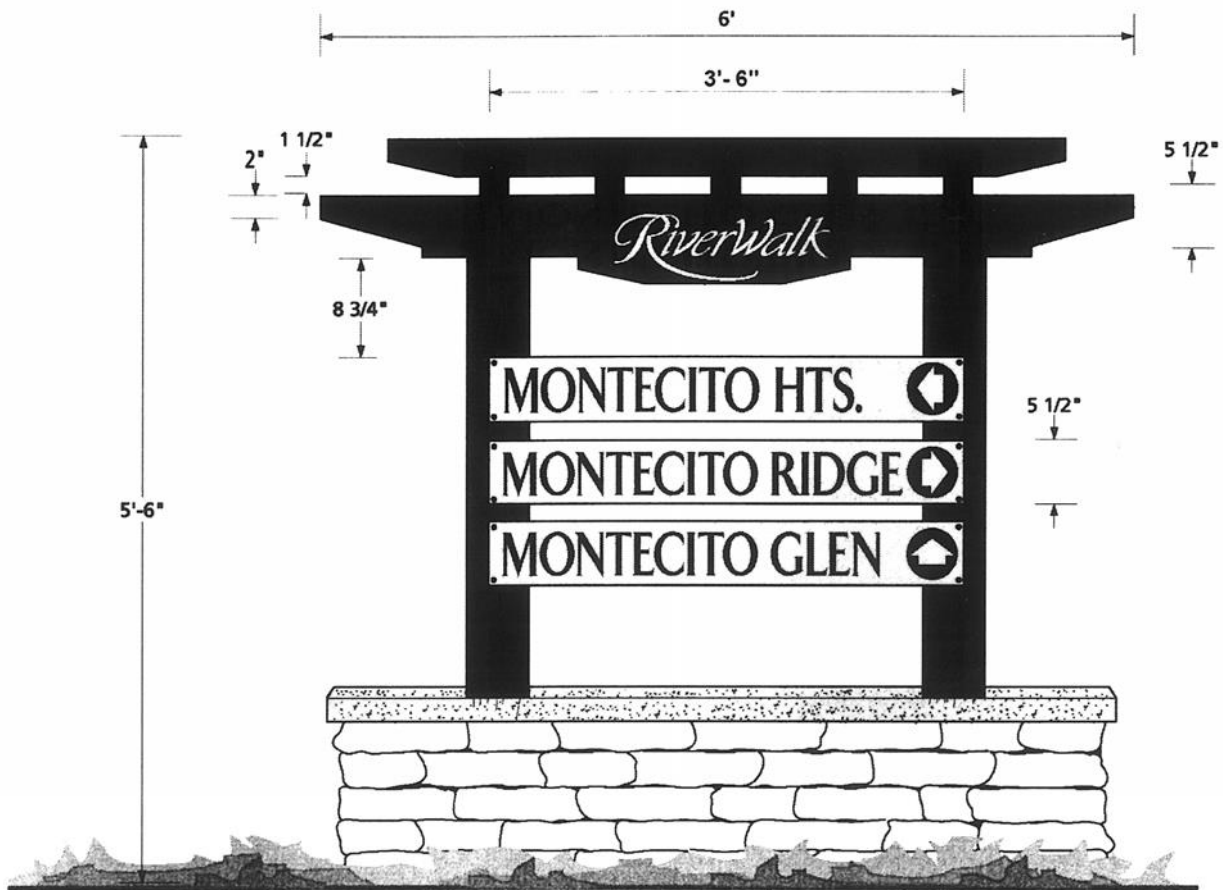


Figure 4.4
Community Monument Sign



S/F KIOSK STRUCTURE W/ RE-SAWN HEADER, POSTS AND TRELLIS,
ROUTED LOGO TYPE AND ATTACHED ALUMINUM 1/8" PAINTED AND VINYL COPY RIDERS

Figure 4.5
Community Kiosk



S/F KIOSK STRUCTURE W/ RE-SAWN HEADER, POSTS AND TRELLIS,
ROUTED LOGO TYPE AND ATTACHED ALUMINUM 1/8" PAINTED AND VINYL COPY RIDERS

Figure 4.6
Reinforcement Kiosk



3/8" CASTED BRONZE PLAQUE MOUNTED IN CASTED CEMENT FRAME
WALL PLACEMENT TO BE DETERMINED

Figure 4.7
Secondary Entry Identification

Temporary Signs

Subdivision Signs

For consistency with other subdivisions within the City limits, temporary subdivision signs should be subject to the provisions per Chapter 19.76.020.8 of the Zoning Code.

Model Center Signage

On-site model center parking directional signs placed within each neighborhood in close proximity to the models of each phase, model center identification signs provided on the canopy in front of the sales office, and model home identification signs placed in front of each model home are permitted. Model center signage shall be removed upon the sale of the final unit within each development.

Subdivision Flags

Up to ten (10) subdivision flags placed adjacent to the neighborhood entry and/or model home complex are permitted during the sales period of the subdivision. The size, location and total number of flags shall be subject to the review and approval of the Planning Department.

Address Plaques

Internally illuminated one square foot plaque for each residence, commercial, or industrial address within the Specific Plan area is permitted displaying the address.

Miscellaneous Signs and/or other applicable sign standards

Signs not specifically addressed in the sign criteria are governed by Chapter 19.76 of the Municipal Code.

5. DESIGN STANDARDS AND GUIDELINES

5.1 Intent of the Design Standards and Guidelines

Design standards and guidelines have been established for the La Sierra University Specific Plan area in order to assure that a wide range of individual developments are aesthetically pleasing, harmonious with its neighbors, and are attentive to detail and human scale. Variety and innovation are encouraged within a framework of an established community image. The intent of the guidelines are to protect and enhance special qualities of the La Sierra Community, which seem mutually advantageous to the community in general and to La Sierra University. The guidelines seek to maintain a high standard of design quality, but allow the flexibility to demonstrate individual expression.

The Design Standards and guidelines are intended to be used by City Staff and the Design Review Board in evaluating development proposals within the La Sierra University Specific Plan area. In addition to these guidelines, other sections of this document should be consulted, including Chapter 3.0, The Overall Plan, Chapter 4.0, Development Standards, as well as other city codes and regulations.

5.2 Organization of the Design Standards and Guidelines

The text below indicates the design standards and guidelines which are applicable to the entire Specific Plan area. These standards are intended to unify the area and they include:

- Landscaping and Open Space Framework
- Circulation System
- Architectural Character
- Interpretative Program

This discussion is followed by standards and guidelines unique to subareas.

- The La Sierra University Campus (Subareas 1 and 2)
- The Town/Gown/Mixed Residential Area (Subareas 3a, 3b and 4)
- The Industrial Business Park and Commercial Office area (Subareas 5a and 5b)
- The Multi-family Residential area associated with the Campus (Subareas 6 and 13)
- The Multi-family Residential area (Subarea 7)
- The Single-family Residential area north of Collett Avenue (Subarea 8)
- The Single-family Residential area south of Collett Avenue (Subarea 9)

- The Single-family Residential area adjacent to Five Points (Subarea 10)
- The Commercial area proposed for the site of existing industrial park (Subarea 11)
- The Commercial area adjacent to Five Points (Subarea 12)

5.3 Landscaping and Open Space Framework

Goal Number 5 for the La Sierra Community Specific Plan area is "to provide a new improved image for the La Sierra University and the La Sierra Community area while retaining the area's natural features and aspects of its semi-rural character."

In general, the landscape treatment will establish the overall character and dominant image of the La Sierra University Community and provide visual continuity. In addition, the landscape and entry treatments will reinforce and enhance the area's natural features and aspects of the semi-rural character and environment for the entire La Sierra Area.

The primary objectives of the landscape and open space framework are to:

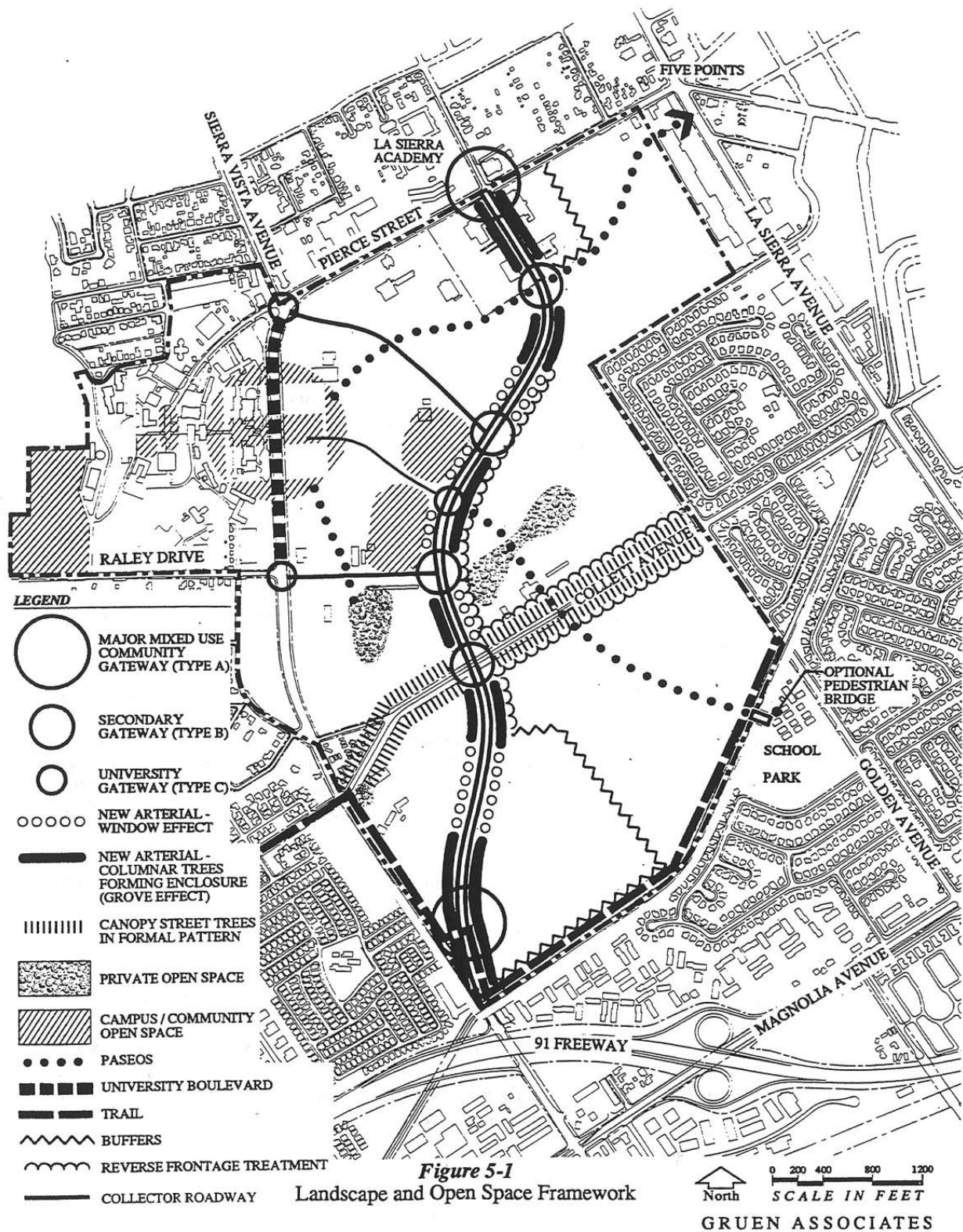
- Establish the community's and La Sierra University's identity
- Enhance the visual quality of the area
- Provide a pleasant environment for living areas, recreational facilities, driving, walking, bicycling, and other activities in the community
- Screen service yards and parking
- Provide buffering between land uses.

The Landscape Framework (Figure 5-1) presents an overview of the varied landscape treatment proposed for the La Sierra University Specific Plan area. This conceptual plan can be used in conjunction with the more detailed cross-sections and plans presented on the following pages.

Landscape guidelines and standards for the following locations and conditions are discussed in this section.

- Streets
 - The new arterial
 - Collett Avenue
 - Collectors
 - Local streets
- Entrance gateways
 - La Sierra Community
 - La Sierra University Community
 - La Sierra University

Figure 5-1 Landscape and Open Space Framework



- Landmark
- Wall Treatment

- Buffer and Edge Conditions
- Open Space Network
 - The paseo system
 - The hilltop parks
 - Campus/community athletic facilities and quadrangles
 - Adjacent trails

5.3.1 Streets

The new arterial provides a new entrance to the La Sierra area and the mixed-use community. Keeping with its role as an entrance, a bold, dramatic landscape treatment is envisioned for this arterial which includes a coordinated pattern for both the public right-of-way and adjoining land uses.

Within the 110-foot public right-of-way, the landscape treatment shall include:

- A row of tall, columnar trees planted in the landscaped bermed parkway.
- A variety of flowering trees, reminiscent of the area's agrarian and semi-rural heritage, planted in the median.
- A sidewalk area protected from the traffic lanes by a landscaped berm and a low fence.
- The spacing of the tall, columnar trees and the flowering trees vary along the new arterial to create a "window effect" which emphasizes views to the mountains and adjacent land uses and a "grove effect" through the industrial areas and residential. Tall, columnar trees should be spaced 25 feet apart in an area designated as a "window effect" and 40 feet apart in areas designated as "grove effect" on Figure 5-1.
- The City of Riverside's 60/40 criteria should be followed for landscaping of the median.

Within the setback areas of adjacent private properties, the following guidelines shall be followed:

- Where the new arterial is adjacent to an industrial park area (Figure 5-2) and
 - in areas designated for a "grove effect", a double row of tall, columnar trees shall be planted in the 50-foot setback area in a pattern and species similar to the tall, columnar trees in the public right-of-way and the fruit and flowering trees shall be planted in a straight line in the median.
 - in areas designated for a "window effect", sparse, informal evergreen trees should be planted in the 50' setback area to soften the building shape, yet allow views to the hills, and median trees should be in a more informal pattern.

Figure 5-2 Landscape Concept for New Arterial Adjacent to Industrial Park

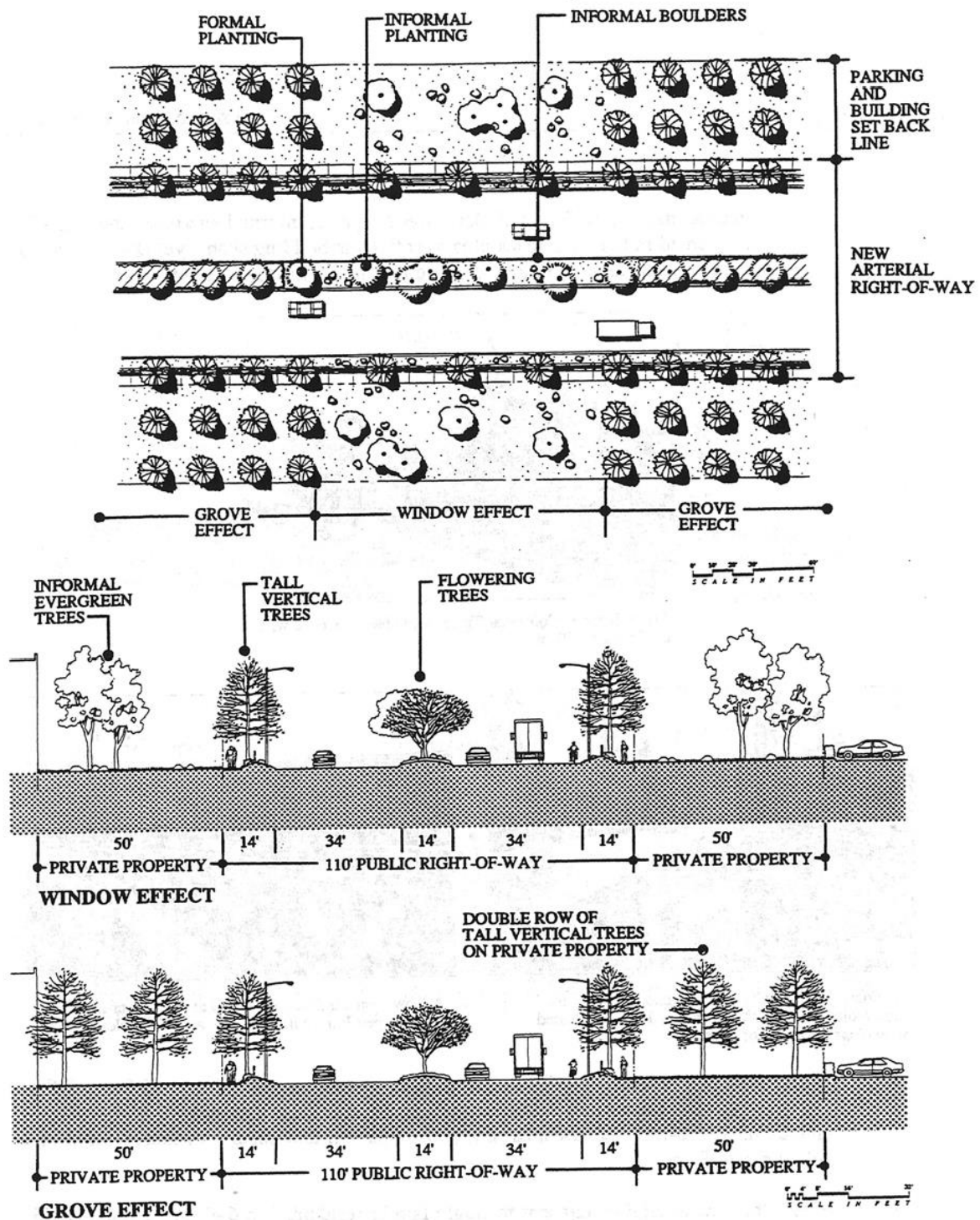
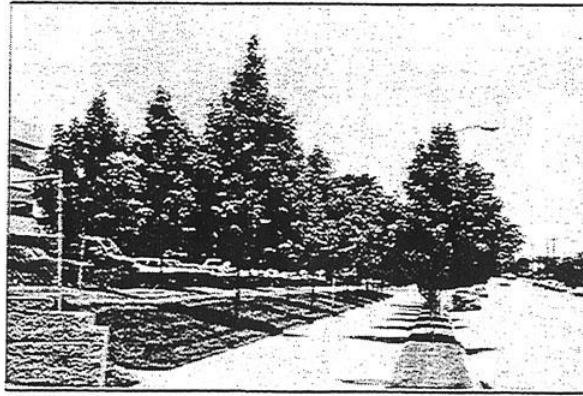


Figure 5-2
Landscape Concept for New Arterial
Adjacent to Industrial Park

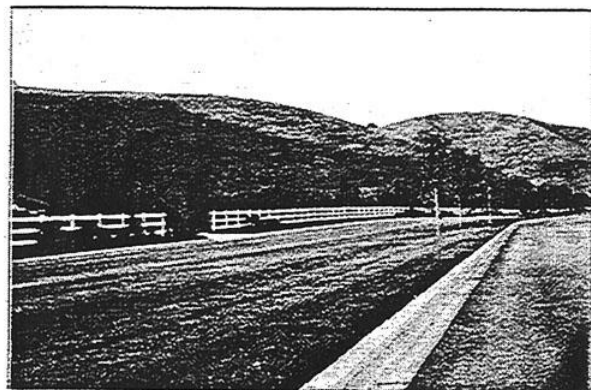
GRUEN ASSOCIATES



Triple Row of Columnar Trees in the New Arterial will be Similar to These.



Boulders Similar to These are Recommended for the Median of the New Arterial if They are Placed with Consideration for Safety.



A Low Fence is Recommended at the Top of the Landscaped Berms in the Parkways of the New Arterial.

- Where the new arterial is adjacent to the La Sierra campus (Figure 5-3) and the Town/Gown/Mixed Residential area, an additional row of the columnar trees shall be planted in the 30-foot setback area in a similar pattern and species to those within the public right-of-way.
- Where the new arterial is adjacent to single family residential, a 6'-0" solid wall should be provided (as shown in Figure 5-3), covered in vines to deter graffiti.
- Where the new arterial is adjacent to multi-family residential, a similar 6'-0" solid wall alternating with a metal fence may be provided, or if structures are set back from the roadway, no wall is required.

Figure 5-4 illustrates a parkway detail for the new arterial indicating a 5'-0" sidewalk and the 8'-6" landscaped berm containing the tall, columnar trees.

Collett Avenue

Figure 5-5 illustrates the landscape concept for Collett Avenue, consisting of a sidewalk at the right-of-way property line and evergreen canopy street trees, planted in a parkway in a formal pattern spaced approximately 30 feet apart. Reverse treatment landscaping and a compatible wall treatment, shown in Figure 5-11, should be provided adjacent to Collett Avenue when this portion of the area is developed.

Other Collectors and Local Streets

Landscaping along collectors and local streets will help to establish neighborhood character. Generally, one distinct street tree should be used for each collector, and local streets planted a maximum of 40 feet on center. Spacing less than 40 feet is encouraged. Sidewalks should be a minimum of 4 feet wide, and be located behind a landscaped parkway containing the street trees.

Side on landscaping treatment and a compatible wall treatment or fencing to that, as shown in Figure 5-11, should be provided adjacent to Golden Avenue when this portion of the site is developed. A double row of canopy trees is proposed for Raley Drive on either side of a 4-foot sidewalk, and a single row of canopy trees shall be planted along Sierra Vista.

5.3.2 Entrance Gateways and Landmark

As indicated in Figure 5-1, there are three types of gateways within the La Sierra University Specific Plan area and a local landmark. Each of these gateway types would receive treatment appropriate to its function and importance. The following discussion highlights the proposed treatments for gateways and landmarks.

Mixed-Use Community and La Sierra Entrance Gateway (Type A)

The southern intersection of old Pierce Street and the new arterial should dramatically identify the entrance to the mixed-use community from the 91 Freeway. As illustrated in Figure 5-6, double rows of palms planted to form a circle will announce the arrival place from a distance. As one approaches the intersection, the landscape treatment should consist of textured pavement at the corner and raised planters as a background for a sign identifying the name of the mixed-use community and the La Sierra area. In addition to the planting, in this and other gateways, special vertical lighting is recommended to establish a unique character for the new arterial.

At the intersection of Pierce Street and Golden Avenue, a variation of the community gateway shown in Figure 5-6 should be provided, which includes palms and a monument sign on the south side of Pierce Street. Community directional and entry signs should also be permitted in the median of Pierce Street.

Figure 5-3 Landscape Concept for New Arterial Adjacent to La Sierra University, Commercial, and Residential

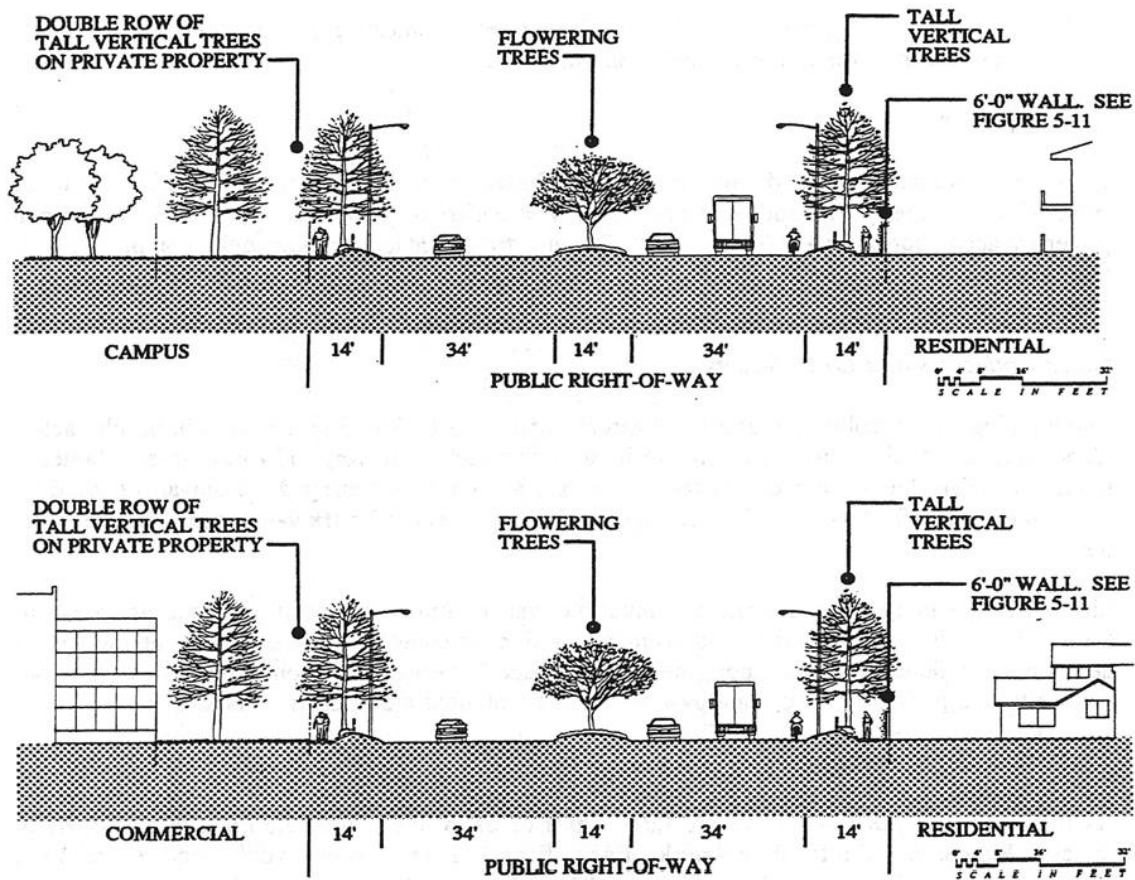


Figure 5-3
Landscape Concept for New Arterial Adjacent to
La Sierra University, Commercial, and Residential **GRUEN ASSOCIATES**

Figure 5-4 New Arterial - Parkway Detail

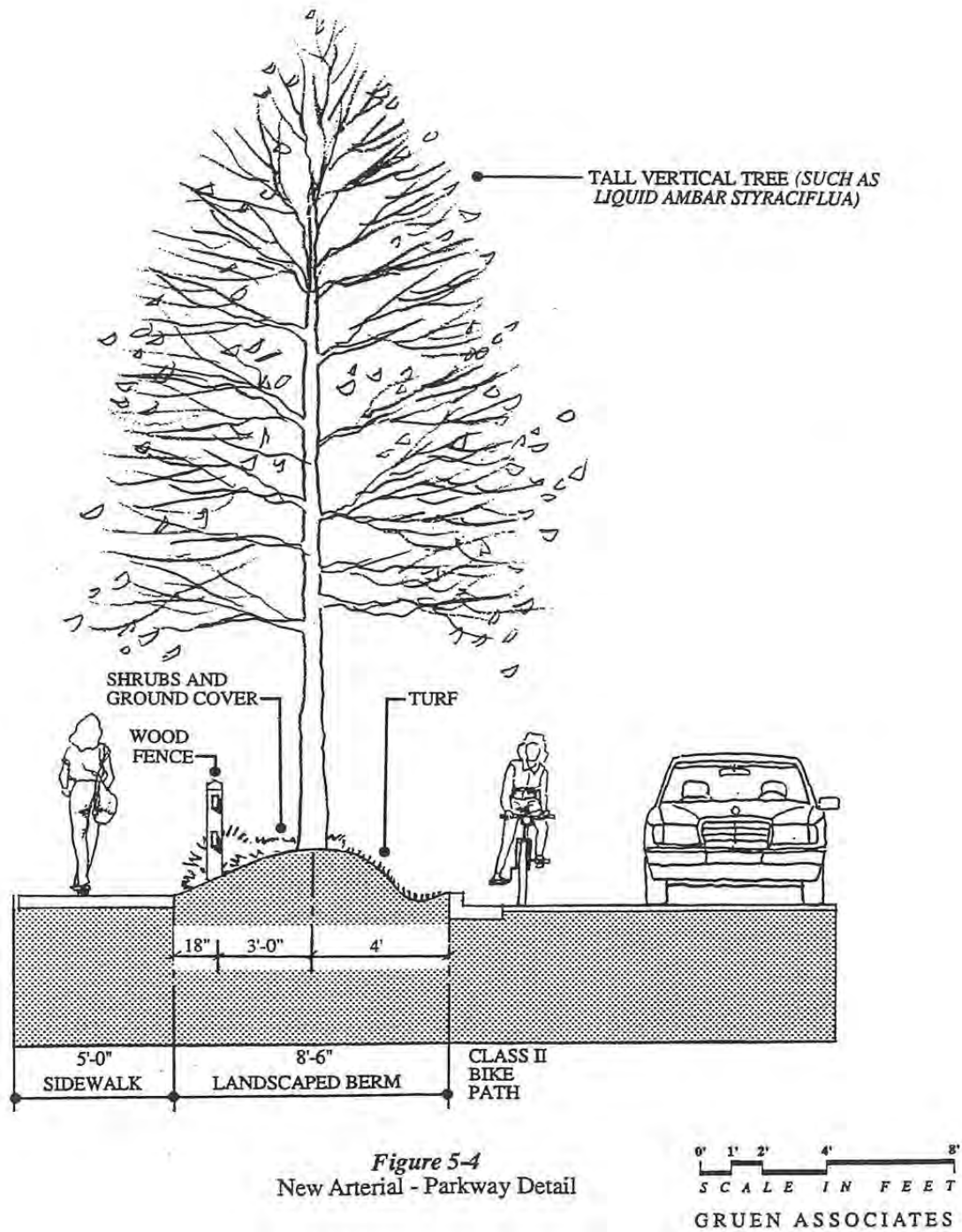


Figure 5-5 Collett Avenue Landscape Concepts

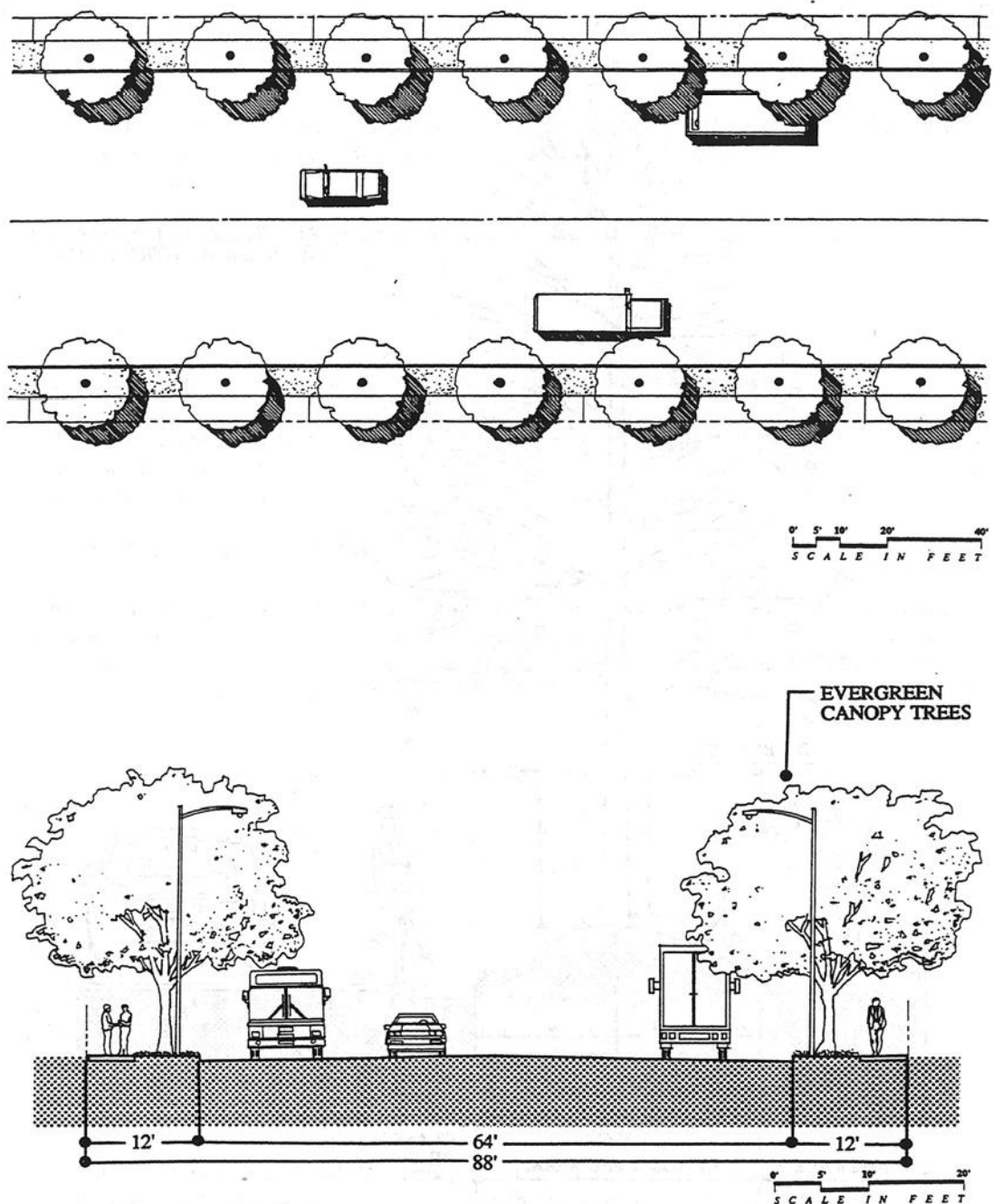


Figure 5-5
Collett Avenue Landscape Concept

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La Sierra University Gateways (Type C)

Three gateways should be provided to La Sierra University:

- The northern and southern entrances to the new university boulevard (formerly Pierce Street).
- The entrance to the new ceremonial roadway from the new arterial.

Figure 5-8 illustrates the landscape concept for the latter, consisting of vertical pillars with recessed signs identifying La Sierra University, a symbolic open metal gate and a double row of canopy trees, forming an arbor over the pedestrian sidewalk.

The northern and southern entrances are described under Section 3.3.2.

Silos

Directly off Collett Avenue, near its intersection with the old Pierce Street area, there exists a cluster of four concrete silos. The four silos were once part of the former Hole Ranch. These silos will be demolished and the site will be developed subject to conformance with the LSUSP land use plan and Subarea 5B Development Standards. Prior to the issuance of any demolition or building permit, the silos will be completely documented according to Level 1 HABS/HAER Standards, subject to review and approval of the Planning Director. The documenting images should capture the height, scale, and materials of the silos juxtaposed to the open landscape. An interpretation of these spaces could include photographic and other representational images depicting how the silos were used by the ranchers, the experience of those who worked at the silos, as well as how the silos were part of the educational life at La Sierra University. Once approved, three copies of the final HABS/HAER report and accompanying photographs and drawings will be submitted to the Planning Division.

5.3.3 Buffer and Edge Conditions

At several locations shown in Figure 5-1, a buffer should be provided when industrial areas abut residential areas. Buffers shown in Figure 5-9 should include vertical evergreen trees (poplar, eucalyptus, or Italian cypress) planted close enough together to form a windrow on the industrial lands. Residential development should provide a 6'-0" solid wall at the property line.

Figure 5-6 Landscape Concept for Major Mixed-Use Community Gateway (Type A)

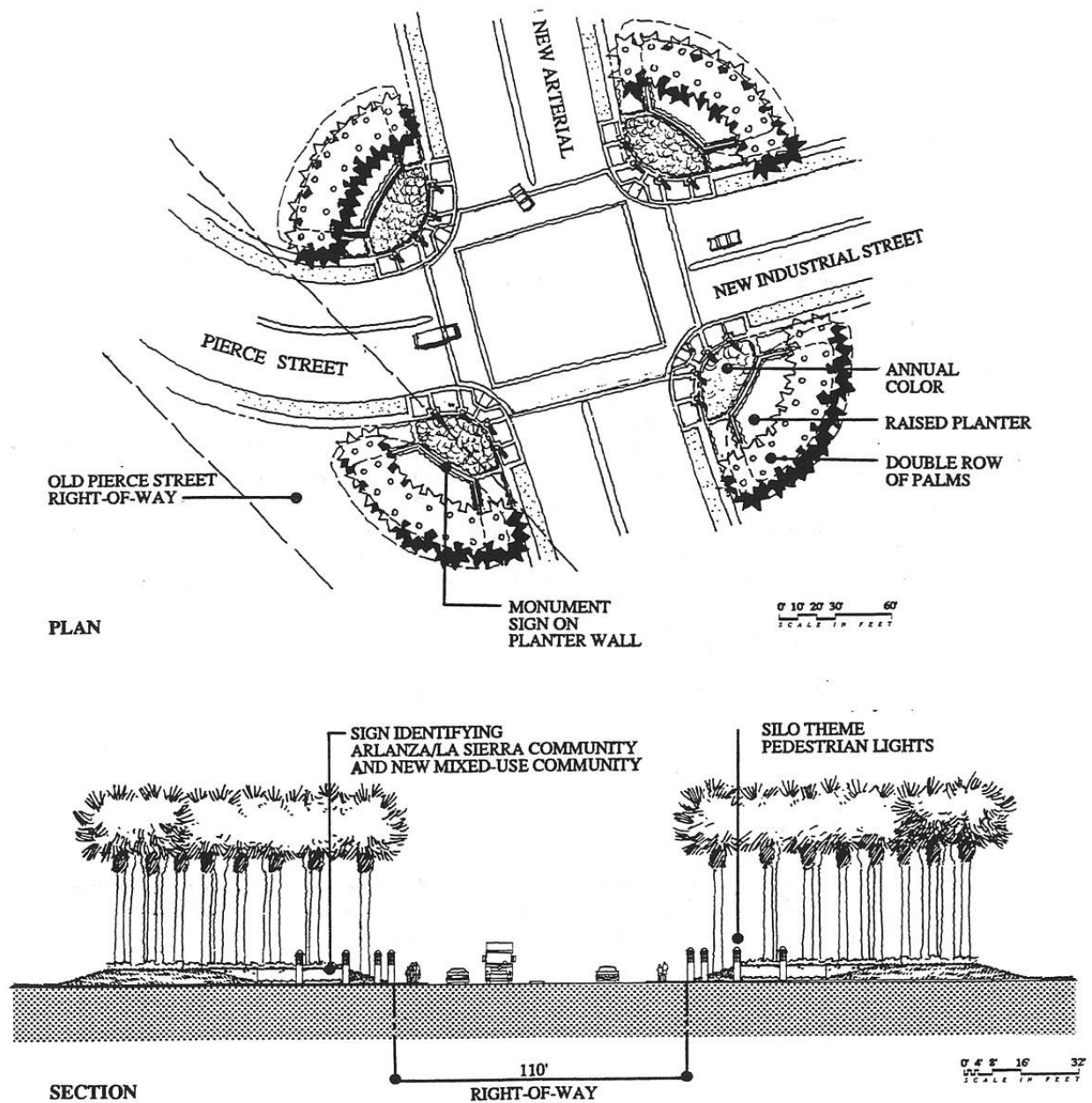


Figure 5-6
Landscape Concept for Major Mixed-Use
Community Gateway (Type A)

GRUEN ASSOCIATES

Figure 5-7 Landscape Concept for a Secondary Gateway (Type B)

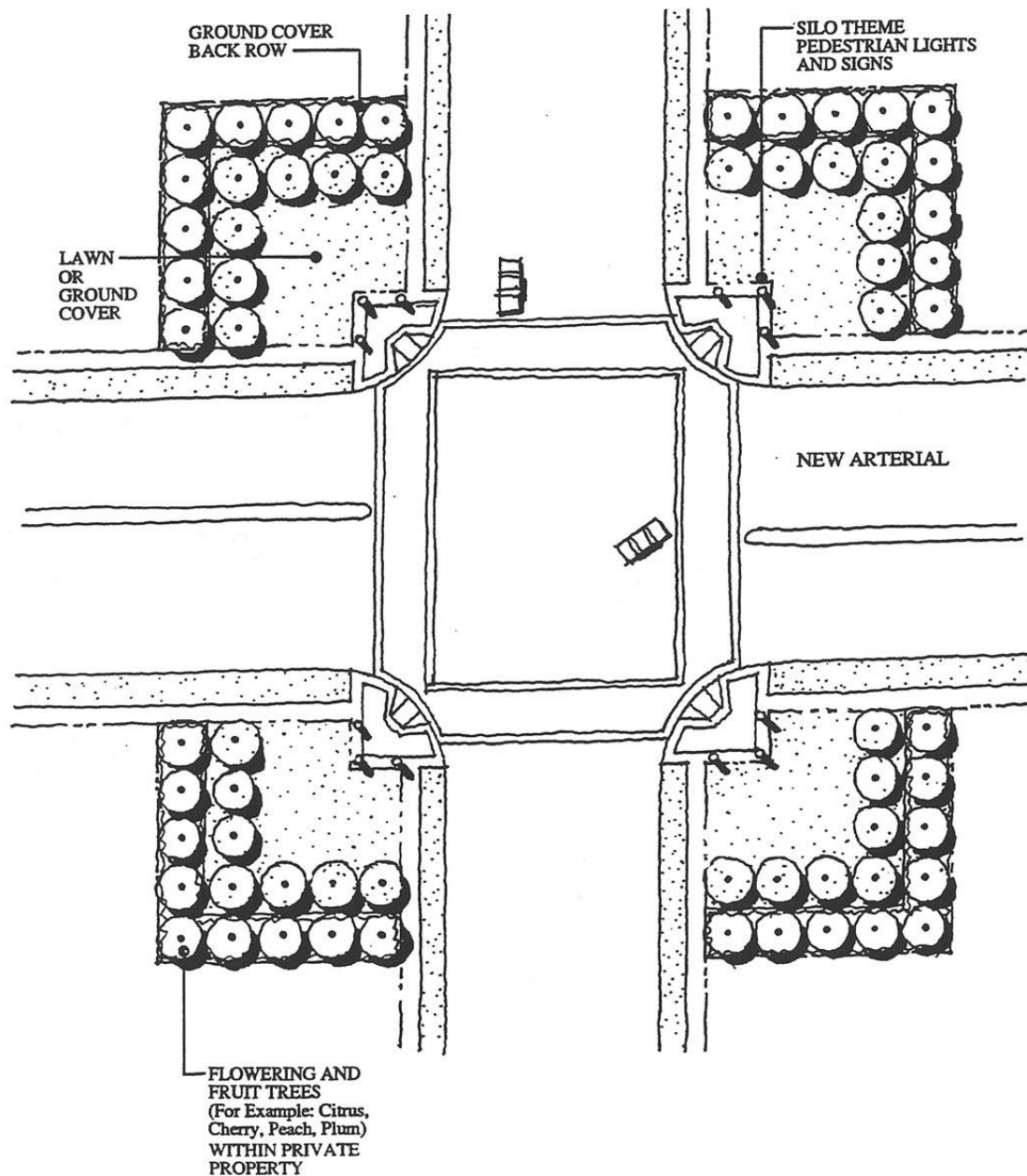


Figure 5-7
Landscape Concept for a
Secondary Gateway (Type B)

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5.3.4 Wall Treatment for Reverse Frontage Landscaping

Figure 5-10 illustrates a unifying wall treatment for the residential area along the new arterial and for areas illustrated in Figure 5-1 for reverse frontage landscaping. The 6'-0" wall consists of stucco with a stone trim which casts a shadow line and denotes a semi-rural theme. A small planter area in front of the wall allows vines to cover the stucco wall to deter graffiti. In cases where there are long walls, walls should be staggered periodically at least two feet, and additional landscaping introduced. In multiple family areas and where appropriate in single family areas, open metal fences may also be used to minimize impacts of long walls.

5.3.5 Open Space Network

As discussed in Chapter 3.0, the open space system includes:

- The campus/community athletic facilities and quadrangles
- The hilltop parks
- The Paseo System
- Adjacent trails

The Campus/Community Athletic Facilities and Quadrangles

The campus athletic facilities and quadrangles are envisioned as open spaces resources for the surrounding community. Sections 5.6.1 and 5.6.2 describe landscaping and open space concepts for these areas.

The Hilltop Parks

To preserve the two prominent hillforms of the site, passive parks shall be developed in conjunction with development of the residential areas. Landscaping concept for this area should include large solitary trees for a silhouette effect as well as native and fire retardant ground cover and wild flowers.

The Paseo System

Location and layout. The paseo is a linear pedestrian and bicycle corridor containing landscaping, a walkway, and other pedestrian amenities linking residential areas with the campus. The paseo concept has been used widely in new community development and in traditional residential communities.

Figure 5-1 indicates the general location of the major paseos:

- One paseo should connect Five Points, the single family and medium high density residential, and the town-gown area with the University.

Figure 5-8 Landscape Concept for University Gateway (Type C)

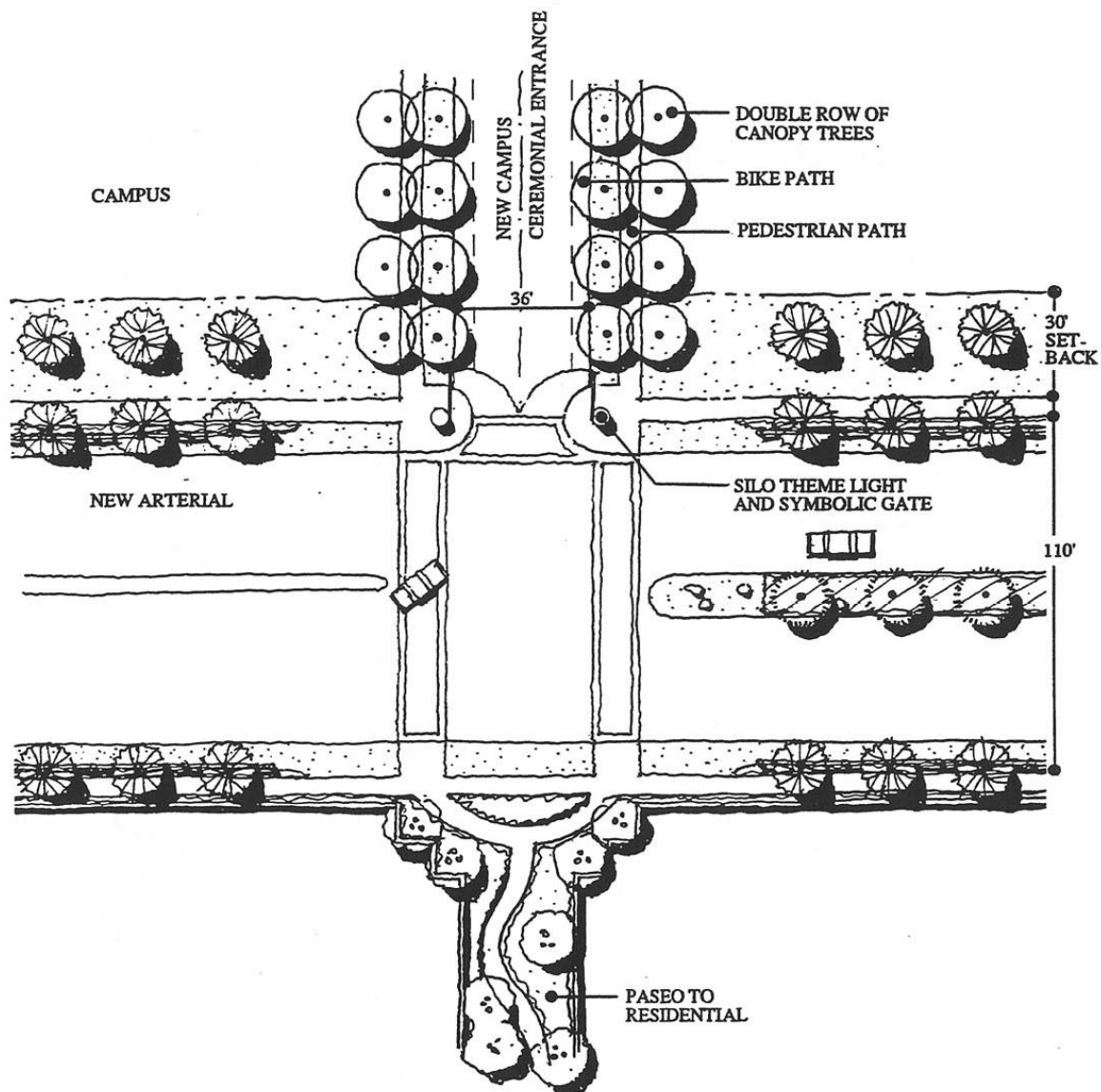
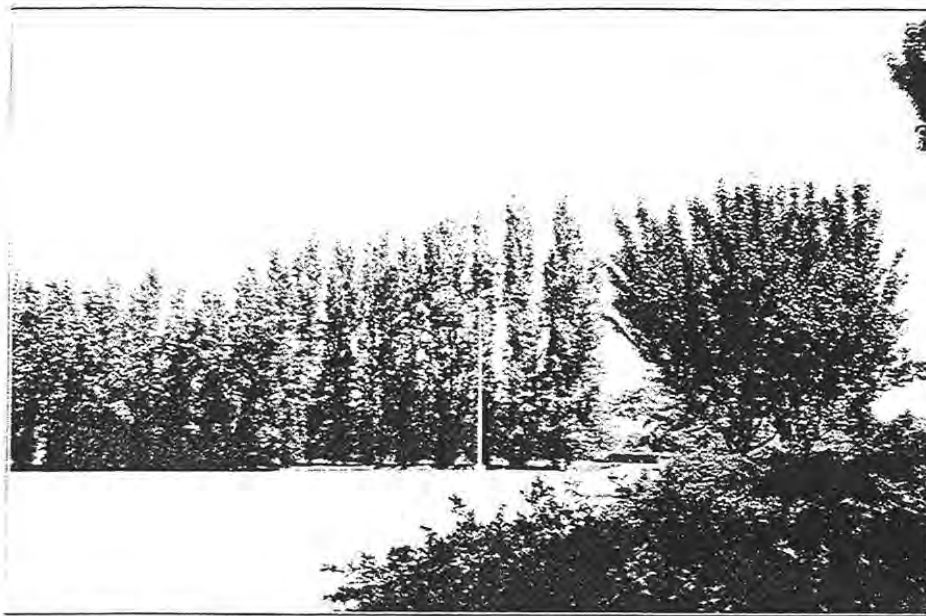


Figure 5-8
Landscape Concept for
University Gateway (Type C)

0' 10' 20' 30' 60'
SCALE IN FEET

GRUEN ASSOCIATES

Figure 5-9 Buffer Treatment



"Windrow" Type Planting Buffer Between Residential and Industrial in Another Community.

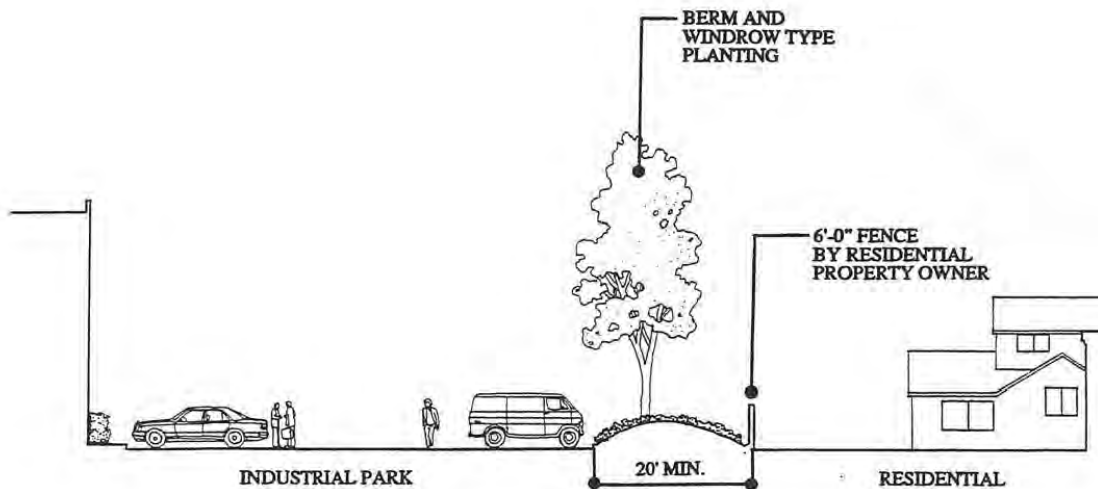
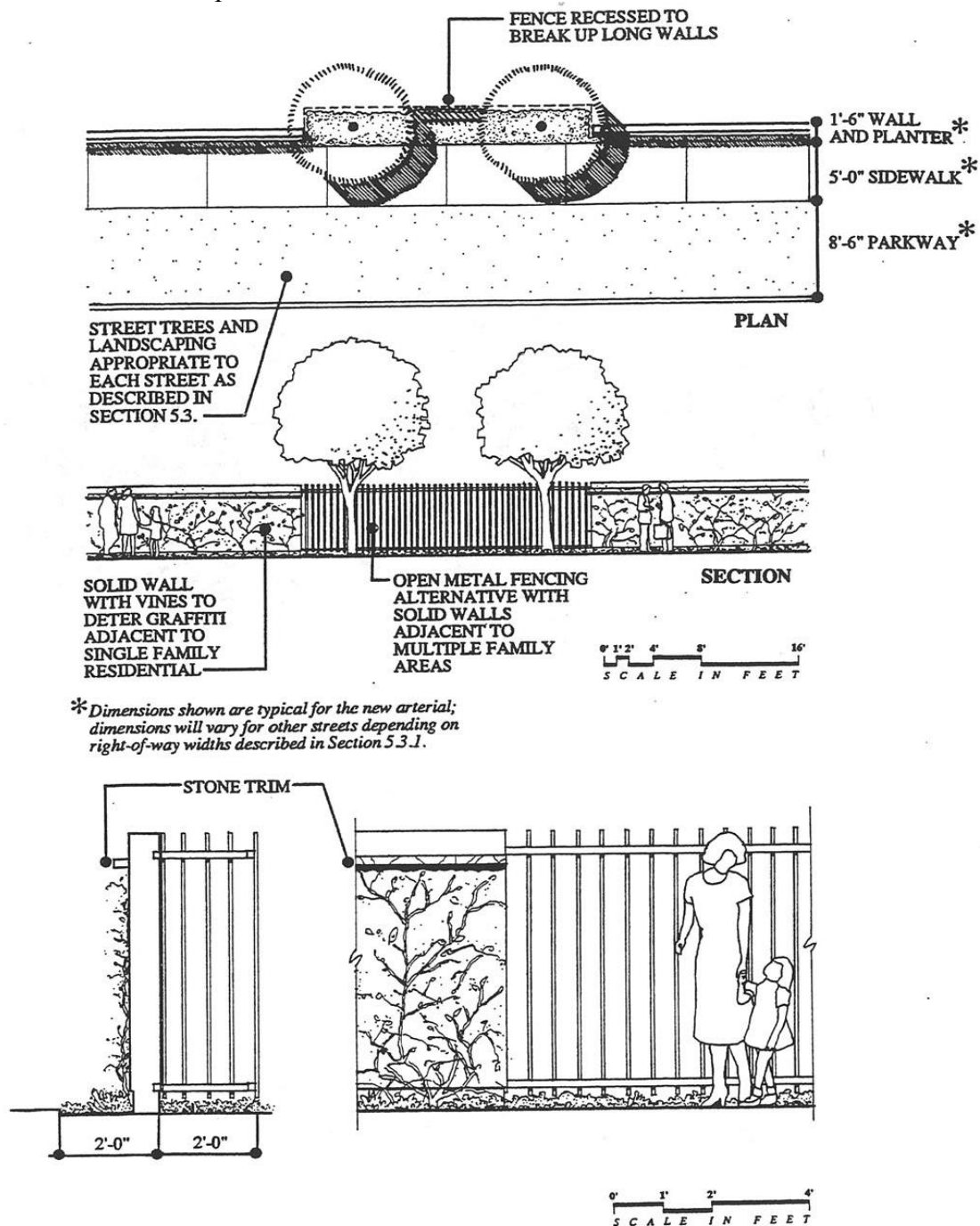


Figure 5-10
Buffer Treatment

GRUEN ASSOCIATES

Figure 5-10 Wall Concept

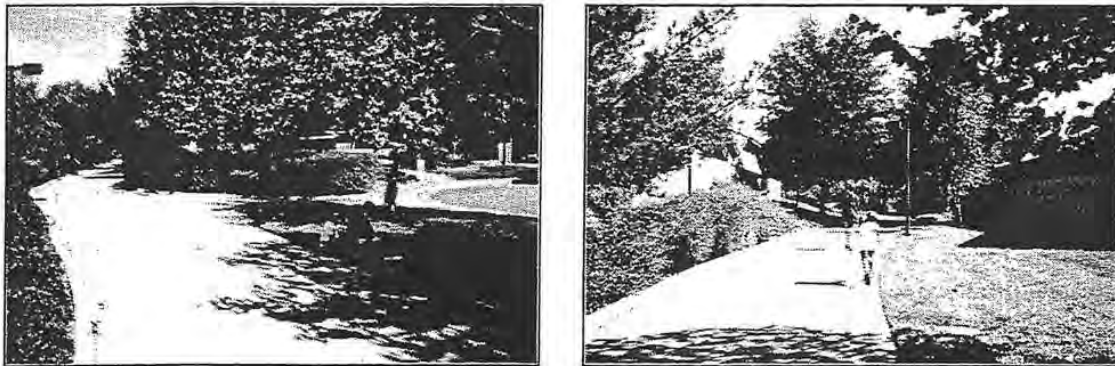
Figure 5-11
Wall Concept

GRUEN ASSOCIATES

- Another paseo should connect the medium and medium high density residential areas with the University, the McAuliffe School and Park, and the multi-use trail.

- A paseo should connect the multi-family residential with the University.
- In addition, all of the above paseos should link to the pedestrian pathway along both sides of the new arterial which provides pedestrian access to most land uses in the mixed-use community and access to transit stops. Crossing of the new arterials by paseos should be at major signalized intersections only.

The proposed La Sierra University paseo design is unique in that it provides for pedestrian movement separated from the vehicle, but also facilitates direct local street access for pedestrians to satisfy security concerns. Two possible layouts for the paseos are illustrated in Figure 5-11 and either layout may be used in the Specific Plan area. One alternative is to develop the paseo as a linear corridor adjacent to the local street, consistent with more traditional planning, and the other is to locate a paseo so that staggered cul-de-sacs touch the paseo providing access by all residents who live on the block to the pedestrian system and also provide security.



Pathways. The Paseo framework is a linear corridor averaging 30 feet in width within which an 8-foot wide path meanders. In general, the landscaping is set towards the outside edges of the corridor in order to allow for maximum safety/security, emergency access, and low maintenance requirements through the middle of the system. Long view corridors are to be established that allow users to see into the distance and orient themselves in the landscape.

Intersections. Along the Paseo corridor system, there will be frequent intersections with other pathways, bikeways, roadways, and cul-de-sacs from residential streets. Within 50 feet of any intersection, a consistent vocabulary that includes an unpainted split rail fence should frame each side of the pathway. The fence should be set at approximately 6 feet from the edge of the path in the landscape area. These intersection areas, as well as areas where there is anticipated activity, whether active or passive, should be well lit to ensure the safety of users. Special accent lights near the passive nodes to uplight the maneuverability of the vertical evergreen trees is also intended.

Figure 5-11 Paseo Concepts

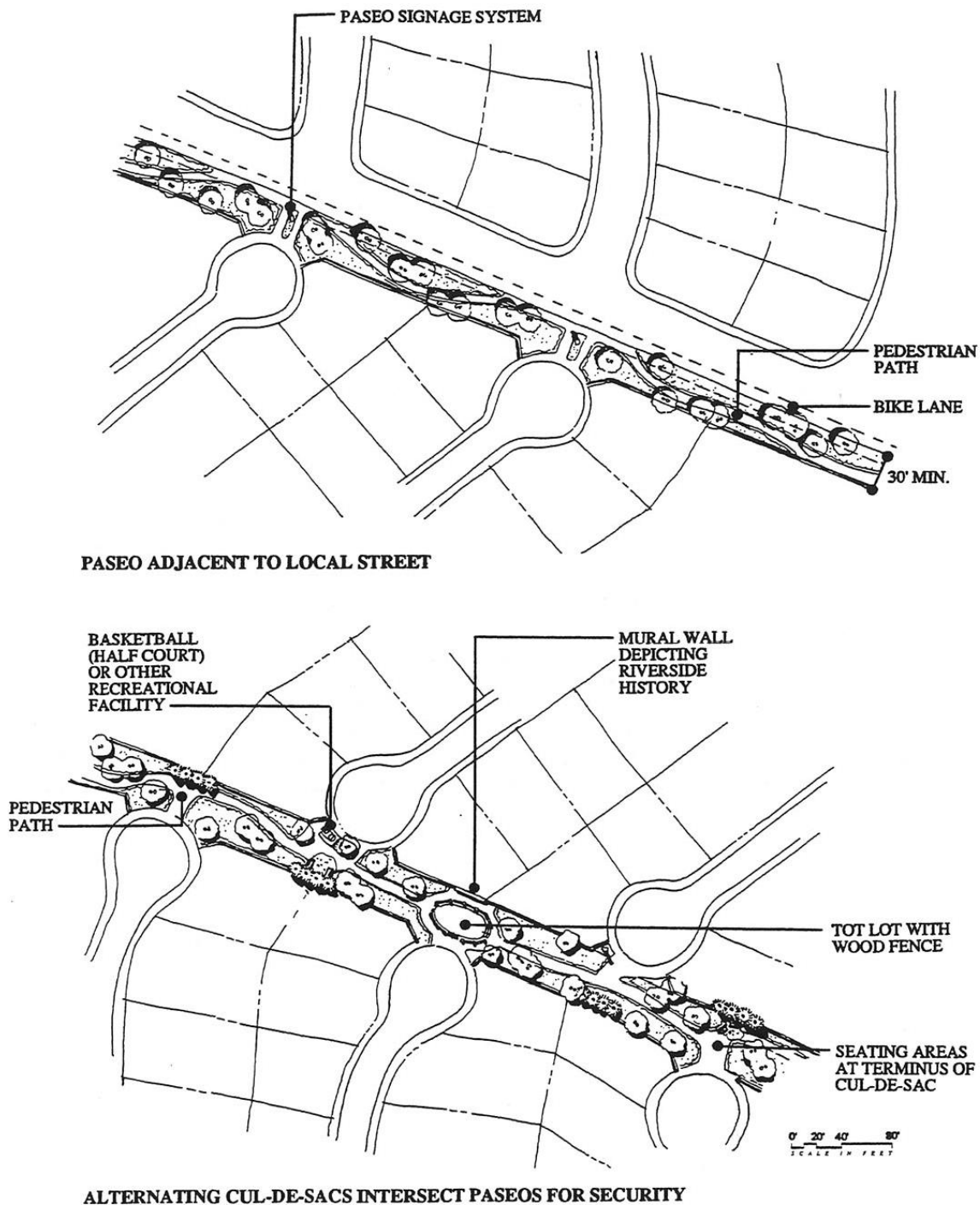


Figure 5-12
Paseo Concepts

GRUEN ASSOCIATES

Neighborhood Nodes. In order to establish focal points for users, a unique system of neighborhood nodes should be developed. The nodes are to be scattered at a ratio of at least one

for every 20 homes or approximately one per acre in the Paseo system. Nodes should be for both active and passive use and located near adjoining cul-de-sacs as opposed to adjacent residential lots in order to minimize noise.

The predominant character of the neighborhood nodes should include at least three vertical specimens of evergreen trees accented by smaller flowering trees with seasonal color. For passive nodes, seating and plaques by famous poets speak of the natural beauty of the rural landscape. The pavement at these locations is to be stenciled with colored concrete footprints depicting the natural inhabitants of the region.

For active nodes, recreational uses for users of all ages should be accommodated. Tot lots should be developed in a sand area and have a minimum of three different activities for children ages 1 through 5. For older children and young adults, a half court basketball court or other recreational facility should be developed at a ratio of one court for every 45 homes.

Contours. Since the general nature of the site is flat, the Paseo corridor system is intended to reflect the horizontal aspect of the landscape through the establishment of long, linear viewsheds. However, as users traverse the pathway system, berming and grading to protect residential neighborhoods should be created. The general characteristic of the contours will be to have the highest point near the residential property line, and let the land slope evenly at a minimum of 8 to 1. The effect of this treatment will allow trees planted on the high part of the slope to provide increased privacy to the adjacent residences.

Trees. The Paseo corridor system is to be planted with predominately large, spreading canopy trees that naturally branch high. Suggested trees include: camphor, elm, London plane, and oak. These types of trees create a pastoral effect in the landscape when used in an informal manner, and will contrast specifically with the proposed landscape treatment at the node areas.

As mentioned previously, the nodes will consist of vertical evergreen trees with colorful accents of small, flowering trees such as cherry, crape myrtle, and even fruit trees such as peach and citrus.

Shrubs. The underlying landscape is to have seasonal color, be low maintenance, and be used as a buffer to restrict access from the areas where users are not to go. All shrubs are to be a minimum of 5 gallons.

Groundcover. In the narrow sections of the Paseo corridor system, the groundcover layer of the system should consist of low-growing plants that need virtually no maintenance. Ivy, gazania, St. John's wort and junipers are all acceptable. Drought tolerant lawn will be used judiciously to accommodate both active and passive activities. To reinforce special nodes that have interpretative components or are in areas where unusually long viewsheds can be achieved, a drought-tolerant hydroseed mix of wildflowers (except species that attract bees) should be included as an option in order to extend the meadow and pastoral landscape metaphor.

5.4 Circulation

Circulation is one of the major features that have influenced the design of the La Sierra University Specific Plan area. Today there are two basic philosophies for planning new

communities and their corresponding circulation system. One is to project a traditional small town urban image of the past, which includes a rectangular grid of narrow streets, sidewalks next to the curb; on-street parking; a mix of uses in each neighborhood; buildings close to the sidewalk to create an active pedestrian area along the street; buildings, trees and streets forming civic squares; monuments within traffic circles; and a town center made up of blocks of mixed uses resembling a historic Main Street.

The other is a more suburban new community approach with a hierarchical grid of streets, wider major arterials with landscaped parkways; curvilinear streets; local neighborhood streets ending in cul-de-sacs or loops to minimize through traffic; separate pedestrian pathways which are visible from the street but not in conflict with automobiles; and single use neighborhoods with a town center resembling a shopping center consisting of offices, retail and civic uses. The circulation and land use concept for La Sierra University Specific Plan melds these two philosophies, as follows:

- A hierarchical system of roadways is planned for major arterials and collectors.
- Public transit and major bicycle routes follow the major arterials and collectors.
- Local neighborhoods, local roadways, and pedestrian pathways may take on the characteristics of either a more traditional small town image with narrow, straight streets or a more suburban image of curvilinear streets ending in cul-de-sacs or loops. Local streets should be narrower than collectors.
- A wide spectrum of uses are to be provided in the community, however, each small residential neighborhood is to be primarily a single use (for example, single-family or multi-family) with its own identity.
- The mixed use town/gown center is planned for a mix of uses serving the community and the campus, however, the new community is planned to utilize the commercial services of the La Sierra community as a whole.

5.4.1 Street Classification and Cross Sections

A hierarchical system of roadways has been developed for the La Sierra University Specific Plan area compatible with the City of Riverside General Plan. Figure 3-3 illustrates the circulation plan and Figure 5-12 illustrates the standard cross sections for major arterials and collectors.

Figure 5-12 Cross Sections for Public Streets

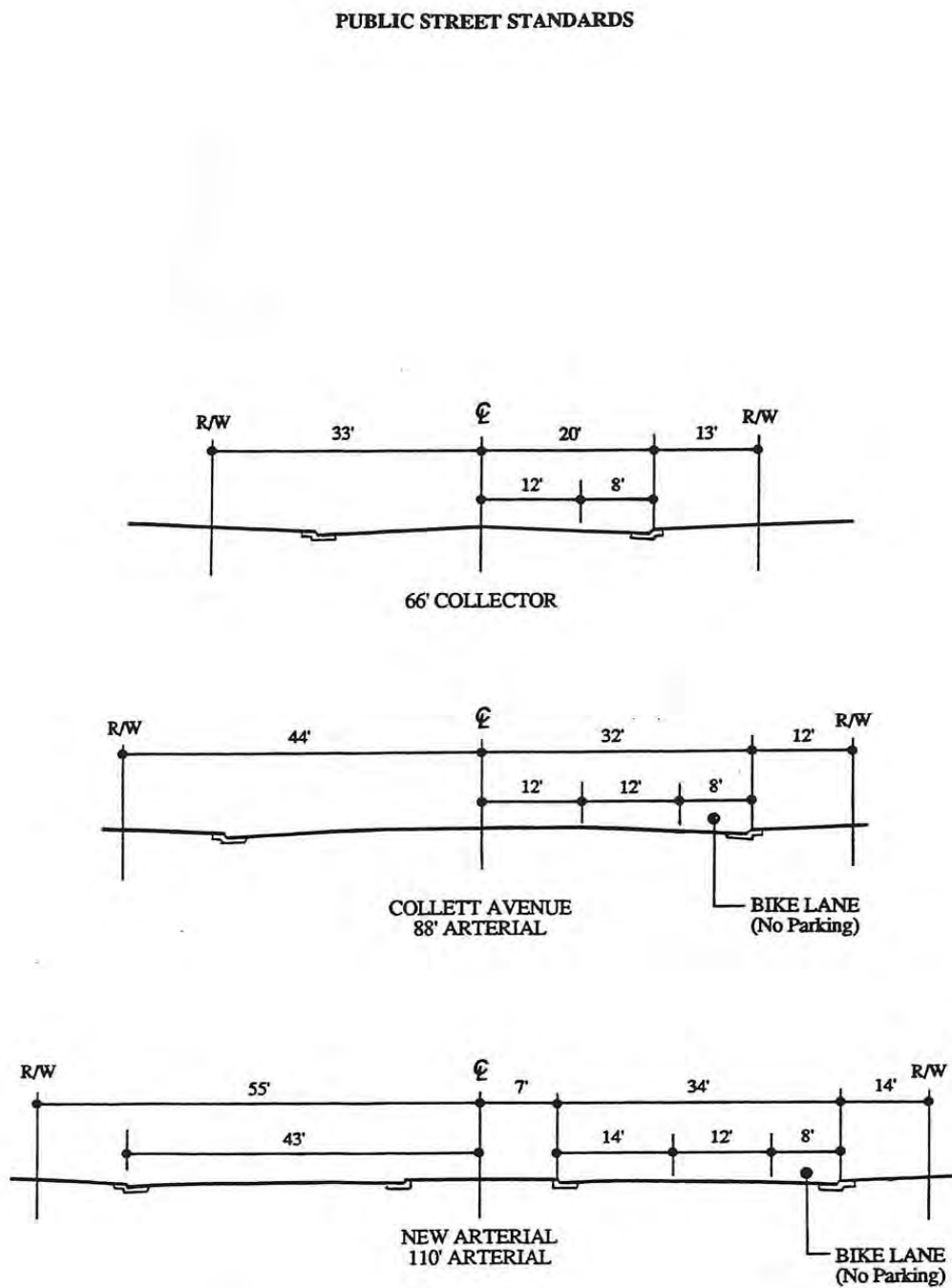


Figure 5-13
Cross Sections for Public Streets

Each cross section is designed to consider urban design and landscaping concepts as well as movement of regional and local traffic. Figures 5-2, 5-3, and 5-5 illustrate landscape concepts for major arterial cross sections. Cross sections shown in Figure 5-12 may vary to accommodate technical requirements such as grade changes, drainage requirements and localized widening at intersections. (See La Sierra University Traffic Study for intersection lanes).

5.4.2 Local Public and Private Streets

- Local streets in residential neighborhoods shall be tailored to the particular residential community and have a variety of landscape treatments. Local roadways in individual neighborhoods may be curvilinear streets ending in cul-de-sacs or loops or be a traditional grid.
- Depending on specific locations and conditions, sidewalks may be one or both sides, parking may be on one or both sides and the two-way pavement width may vary from 30 feet to 40 feet.
- Narrow local streets are preferred if adequate guest parking is provided either on-street or in designated parking areas.
- Local public streets which are less than 600 feet between intersections may have a right-of-way of 60 feet or less, whether the street ends in a cul-de-sac or not.

5.4.3 Pierce Street Modification

Once the new arterial is constructed, Pierce Street shall be discontinued through the campus. Figure 5-13 illustrates a concept for a new intersection configuration for Campus Drive, Sierra Vista, and Pierce Street once Pierce Street is discontinued.

5.5 Architectural Character

As with the landscape concept, an overall theme for the architecture of La Sierra University Specific Plan area shall be based on the heritage of Riverside and the La Sierra area. A blend of traditional and contemporary architecture which relates to California's past is envisioned for the area.

Based on the existing character and building development history of the area, two architectural themes would be appropriate for the La Sierra community. Although the two themes listed below have historical reference, other themes that can be derived from the area's agrarian past may also be considered:

- A Spanish/Adobe theme - characteristics include red tile sloping roofs, stucco walls, large overhangs, courtyards, trellises, punched windows, brightly colored ceramic tile as accents, and arcades.

Figure 5-13 Campus Drive Alignment Alternatives

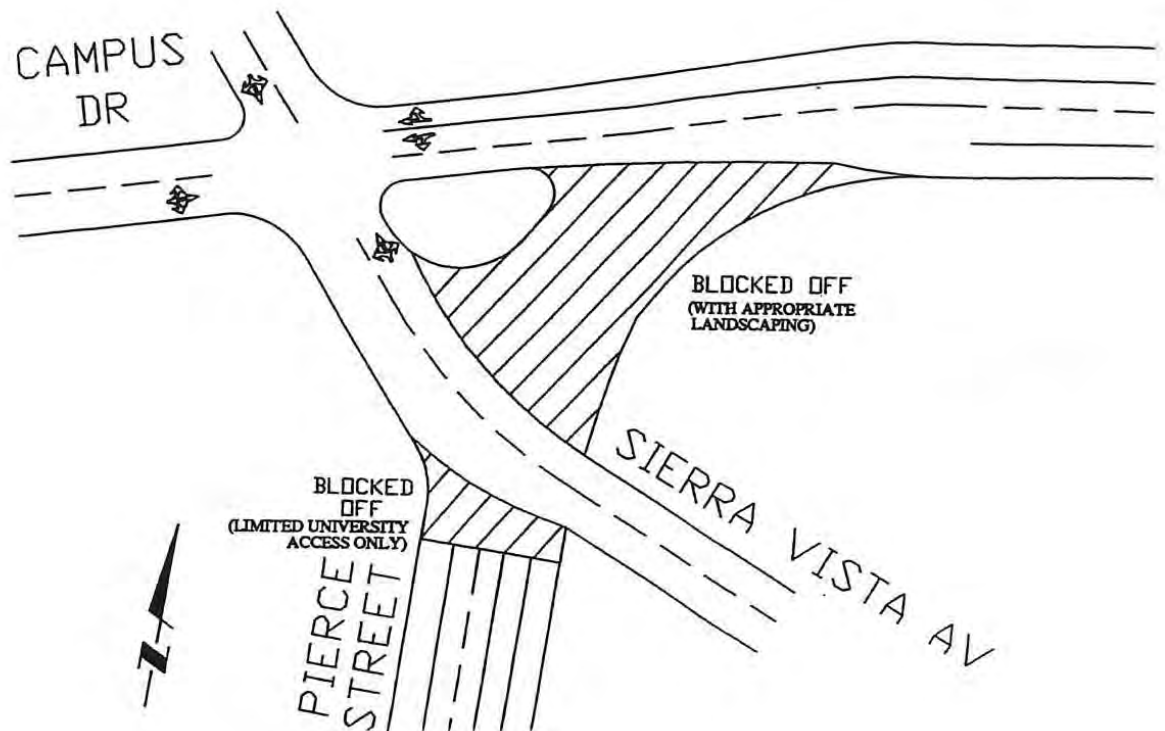


Figure 5-14
Campus Drive Alignment Alternatives

- A Ranch/Agricultural theme - elements which evoke this theme include large sloping roofs, wood siding, river rock details, one-story rambling structures, wood pole fencing, and overhead pole gateway entrances. Silos, farm implements and barn-like structures

which emphasize the agricultural beginnings of the area are also appropriate and would contribute to the area's rural atmosphere.

Retail uses are more appropriate for contemporary versions of the Spanish Adobe theme while the residential areas are appropriate for either theme. The industrial, office and campus uses should be contemporary architecture in a park-like landscaped setting.

Building Design. Buildings within the La Sierra Specific Plan area should adhere to a higher standard of design than currently exists. Building facades should relate to the heritage of Riverside and La Sierra but should not be copies of historic buildings. New or rehabilitated structures should draw from positive features of historic buildings in Riverside and include:

- Consistent material, color palette, and signage program
- Articulated building planes and building height to create a pleasing variety and a pedestrian scale
- Arcades, awnings, trellises or canopies for shade
- Fountains, courtyards, landscaped features, and other elements of Riverside citrus and agricultural heritage
- Decorative tiles, rock work, or other durable material at the ground level
- Tile roofs with overhangs
- Roofed balconies, window boxes

These design standards and guidelines do not intend to create structures which literally copy these styles, but rather encourage contemporary interpretations that draw upon these positive features and suggest the architectural themes.

Materials. Authentic, quality materials are desirable when they remain consistent with the appropriate themes. The use of attractive, durable, weather resistant materials should be required on all visible surfaces of a building exterior. Materials to be encouraged for commercial, industrial, office, retail uses should include but may not be limited to concrete, brick, copper, stone, ceramic tile, and anodized aluminum. The following materials are not recommended because of design inappropriateness, difficulty in maintenance, and/or undesirable appearance:

- Imitation special "rock work," imitation brick facades, or imitation wood siding
- Stucco treated with swirling exaggerated texture
- Tinted opaque glass at the ground level
- Wrought iron "New Orleans Style" grill and rail work
- Artificial turf (plastic)

Harmonious Colors. Light or medium neutral colors on buildings are preferred over dark colors that tend to absorb heat and make an area appear more bulky. Garish, "day-glow" colors should be avoided. Strong accent colors may be used for supplemental design features on awnings, door trim, window mullions, window trim, signage or pedestrian amenities, provided that such colors remain clearly secondary to a more neutral base color.

Articulation of the Form of a Building. Retail, industrial, office, campus and residential structures should be articulated in form rather than in massive blocks. Building bulk may be reduced by techniques such as stepped terraces, changes in plane, articulated roof lines, recessing doors and windows, and providing awnings or other devices that project from the building. Building volumes at corners should be shaped and articulated to respond to pedestrian crossings.

Roofs. Full shed gable, and hipped roofs are preferred. Flat roofs are discouraged except for the industrial areas; however, if they are to be constructed, the surface and projection of vents and equipment should be screened from both above grade and ground-level views. Mansard roofs and steeply sloping roofs such as on Tudor architecture are not recommended as they are inconsistent with the area's heritage.

Windows and Doors. Windows and doors should be considered as special design elements and should be treated accordingly by such techniques as recessing or special trim. Too many different window sizes and shapes are discouraged. For building security, it is recommended that systems be used that are not visible from outside of the building. The use of vandal-proof glazing is preferred over metal grills. If metal grills or shutters are necessary, the grills and shutters should totally recess into overhead cylinders or pockets that completely conceal the grill or shutter during business hours.

Fences and Walls. The use of fencing and walls should be consistent with the architectural character of the buildings. Barbed wire should not be permitted. If chain link fencing is used, landscaping should be planted in front or behind it to soften the effect. Long walls should have periodic visual breaks such as indentations, rhythmic projecting columns, raised planters or staggering the wall.

Screening. Roof equipment shall be enclosed as to not be visible from a public street. No outdoor storage shall be permitted unless adequately screened by an opaque material.

5.6 Interpretative Program

Prior to the implementation of the La Sierra University Specific Plan, i.e., prior to approval of any tract maps, conditional use permits, or any other discretionary permits, Section 5.0 of the Specific Plan shall be amended to include a coordinated interpretative program for the entire Specific Plan site subject to the approval of the Planning Director, in cooperation with the Riverside Arts Foundation, and the Riverside Municipal Museum.

The program shall depict in words, images, graphics, and plant materials the heritage of the Gabrielino and Serrano Native American Indians, the Rancho La Sierra Sepulveda, the Hole Ranch, and the expansion of La Sierra University. The interpretative program will be designed to work with the land use, circulation, and design standards as detailed in the proposed Specific Plan, paying particular attention to the proposed paseo system. The interpretative program will

not be limited to the previously listed media, and will be based on existing historical and archeological research, the above-reference oral histories, and supplementary archival research.

As part of the on-site public art and interpretive program, the interpretation of the historic silos will be integrated into the “walk through time” program as determined by the Planning Director, in cooperation with the Riverside Arts Foundation and the Riverside Metropolitan Museum. The interpretation shall include at a minimum, the depiction of the historic silos in words, images, graphics, materials, and/or likenesses of the silo structures within the Riverwalk at La Sierra. The silo interpretive display material will be placed alongside the Rancho La Sierra/Hole Ranch node of the Riverwalk.

With specific reference to La Sierra University, the interpretative program shall be developed with the assistance of a qualified historic preservation professional to assist the public and interested parties in understanding the historic associations of the district, including its role in the history of educational institutions in the Inland Empire and its association with the Seventh-Day Adventist Church. This program could include signage, plaques, historic photographs and other display exhibits; and published information in the form of brochures or pamphlets.

5.7 The La Sierra University Campus (Subareas 1 and 2)

5.7.1 West Campus Design Framework (Subarea 1)

As discussed previously, a substantial increase in enrollment can be accommodated on the existing developed portion of the La Sierra University Campus. The central design framework established in the 1991 Campus Plan proposes a development and design strategy and guidelines for the west campus addressing:

- Proposed actions regarding existing on-campus building
- Standards for cultural resources
- New construction sites and proposed initial buildings
- Landscape concept
- Internal network modifications

Proposed Actions Regarding Existing On-Campus Buildings

Dober, Lidsky, Craig and Associates, Inc., in their 1991 Campus Plan evaluated all existing campus buildings and recommended building actions which will affect their current and future uses. Some recommendations in the Campus Plan were modified based on input from a 1996 Historic Assessment Report. Figure 5-14 and Table 5-1 list these building categories within the Specific Plan area and provide guidance regarding buildings to continue in use or to be replaced. According to the Historic Assessment Report, a portion of La Sierra University campus (Figure 5-14) has been evaluated as eligible for designation as a local Historic District under the Riverside Cultural Resources Ordinance.

These building actions are guidelines only and, as conditions change, variations to the following are permitted within the Specific Plan, within the parameters established in the project EIR.

Building actions are categorized as:

- Historically Significant Buildings - Continue in Use/Reuse
- Core Campus Contributing Buildings - Continue in Use/Reuse
- Continue in Use/Reuse
- Replacement/Demolish

Eligible as Historically Significant Buildings-Continue in Use/Reuse. La Sierra University's first buildings are labeled Legacy Buildings by the University, including South Hall, San Fernando Hall, La Sierra Hall, Hole Memorial Auditorium, and Gladwyn Hall. The buildings form a curving edge to Founder's Green, a major landscaped open space in the center of the campus. In addition to these buildings, three additional buildings have been identified as individually eligible for local historic designation in the Historic Assessment Report. . These are Palmer Hall, Health Services, and the Student Cottages. See the following AStandards for Cultural Resources® for standards regarding rehabilitation and additions to these buildings. The Historic Assessment Report indicated that the Health Services building and the Student Cottages could be relocated, and the standards for relocation are discussed in the AStandards for Cultural Resources® section. To the extent functionally and economically possible, these buildings should be viewed as cultural resources worth keeping for academic and special uses. If any of these buildings are removed, new structures should form this curving edge and be compatible in scale and materials with the existing buildings. Removal of any of these buildings will require further CEQA review.

Core Campus Contributing Buildings. Six buildings have been identified in the Historic Assessment Report which serves as the basis for all CEQA decisions as eligible as local ADistrict Contributors® and in this Plan called core campus contributing buildings. The Cultural Heritage Board recommended that Ambs Hall not be considered for a potential local historic district. The Administration Building, Angwin Hall, Calkins Hall and the Matheson Chapel are buildings that reinforce the semi-circular space of Founder's Green. See the following AStandards for Cultural Resources®.

Continue in Use/Reuse. In addition to the above buildings, 16 buildings listed in Table 5-1 should remain as formal elements of the campus. These buildings should continue in their current use or may be remodeled or reused for other campus functions. These buildings may be replaced or demolished if the La Sierra University Board of Trustees determines that these buildings are no longer viable for University use.

Figure 5-14 Building Action Classification
La Sierra University Campus Plan 1991/1992

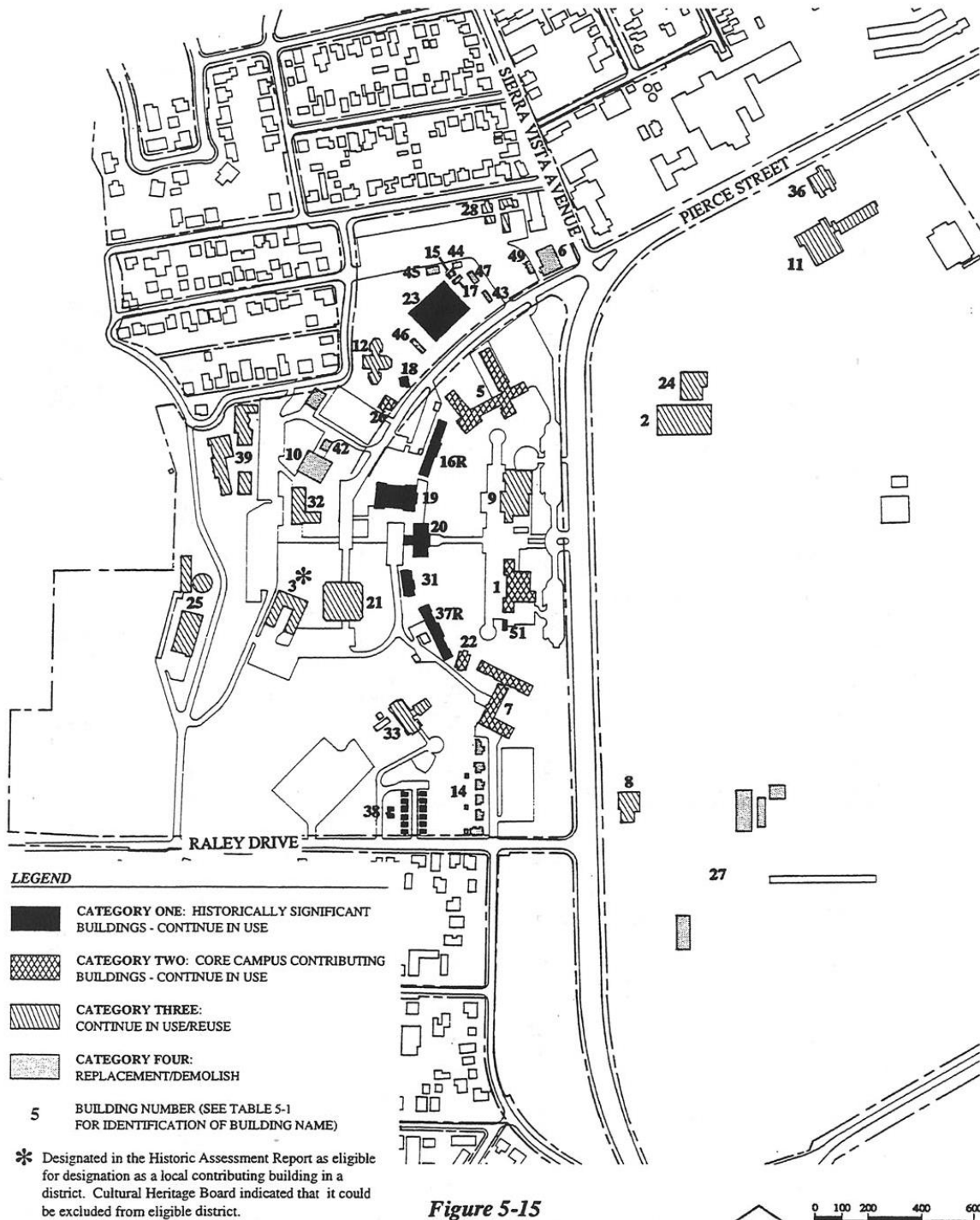


Table 5-1

Actions for Building

Bldg. Action No. Building	Date of Construction	Gross Square Ft.	Predominant Uses	Overall Condition	Remarks
CATEGORY ONE-HISTORICALLY SIGNIFICANT BUILDINGS-CONTINUE IN USE/REUSE					
16. Gladwyn Hall	1922	18,009	• Residential (82 Students)	Fair	Legacy Building
18. Health Services	1930	1,282	Health Service	Fair	Possible Relocation
19. Hole Memorial Auditorium	1937	25,516	Academic/Special	Fair	Legacy Building
20. La Sierra Hall	1923	25,430	Academic	Fair	Legacy Building
23. Palmer Hall	1953	38,500	Academic	Good	Preserved Building
31. San Fernando Hall	1932	11,219	Academic	Fair	Legacy Building
37. South Hall	1922	19,122	• Residential (Vacant)	Fair	Legacy Building
38. Student Cottages	--	est. 7,200	• Residential (14 Student Families)	Fair	Possible Relocation
SUBTOTAL Category One		146,278			

CATEGORY TWO - CORE CAMPUS CONTRIBUTING BUILDINGS - CONTINUE IN USE/REUSE					
1. Administrative Building	1946	31,044	Administrative	Fair	
5. Angwin Hall	1948	72,878	• Residential (282 Students)	Fair	
7. Calkins Hall	1939, 1950, 1960	51,573	• Residential (Vacant)	Fair	
22. Matheson Chapel	1949	2,831	Religious	Good	
26. Post Office/Custodial	1936	3,990	Campus Life/Support	Fair	
SUBTOTAL Category Two		162,316			

CATEGORY THREE - CONTINUE IN USE/REUSE					
2. Alumni Pavilion	--	23,000	Phys. Ed/Athletics/Recreation	Good	
3. Ambs Hall*	1950	15,458	Academic	Good	Non-Contributing in Core
8. Child Development Center	1970	5,330	Academic/Support	Good	
9. Commons/Student Center	1964	36,145	Campus Life	Fair	Non-Contributing in Core
11. Convenience Center/Market	1984	39,522	Rental-Retail	Good/Fair	
12. Cossentine Hall	1980	11,615	Academic/Special	Good	
13. Equestrian Center	--	--	Phys. Ed/Athletics/Recreation	Poor	
15. Freeze Dry Building	--	est. 1,150	Support	Fair	
21. Library	1974	61,163	Library	Fair	Non-Contributing in Core
24. Physical Education Building	1961	7,695	P.E./Athletic Support	Fair	
25. Physical Plan	--	13,480	Support	Fair	
28. Properties on Carmine Street		est. 5,500	• Residential (Faculty/Staff)	Fair	
32. School of Business & Management	1967	20,765	Academic	Good	
33. Sierra Towers	1968	74,554	• Residential (264 Students)	Fair	
36. Soup Stone Restaurant	1984	6,269	Rental-Restaurant	Good	
39. Visual Arts Center	1984	19,200	Academic/Special	Fair	
SUBTOTAL Category Three		340,846			

Bldg. Action No.	Building	Date of Construction	Gross Square Ft.	Predominant Uses	Overall Condition	Remarks
CATEGORY FOUR - REPLACEMENT/DEMOLISH						
6.	Behavioral Sciences	1949	5,422	Academic	Good	
10.	Communication Arts	1960	10,320	Academic	Fair	
14.	Faculty Houses	--	est. 8,300	• Residential (Faculty/Staff)	Fair	Non-Contributing in Core
17.	Greenhouse	--	345	Academic	Fair	
27.	Poultry Barn Complex	--	27,945	Rental-Agricultural	Fair	
41.	Warehouse	--	3,850	Support	Good	
42.	Temporary - Art Storage	--	1,200	Support	Good	
43.	Temporary - Biology Annex One	--	708	Academic	Fair	
44.	Temporary - Biology Annex Two	--	1,352	Academic (Vacant)	Fair	
45.	Temporary - Biology Annex Three	--	1,395	Academic	Fair	
46.	Temporary - English Annex	--	480	Academic	Fair	
47.	Temporary - Geology Annex	--	1,860	Academic	Fair	
48.	Temp. - Phys. Ed. Annex	--	1,830	Academic/Administrative	Fair	
49.	Temporary - Psychology Annex	--	1,360	Academic	Fair	
50.	Temporary - Residence	--	est. 770	• Residential (Vacant)	Fair	
51.	Temporary - Security	--	1,350	Administrative	Good	
SUBTOTAL Category Four			68,487			
TOTAL FOCUS AREA			717,927			

Dober, Lidsky, Craig and Associates, Inc., Revised by Gruen Associates

* Designated in the Historic Assessment Report as eligible for designation as a local contributing building in a district. Cultural Heritage Board indicated that it could be excluded from eligible district.

Standards for Cultural Resources

The standards in this section apply to buildings in buildings action Category One: Individually Eligible Buildings and Category Two: Core Campus Contributing Buildings.

Continue in Use/Reuse/Replacement. None of the individually eligible buildings or core campus contributing buildings shall be demolished or relocated (except for the Health Services Building and the student cottages which may be relocated) without further environmental assessment as may be required by law. Retention, rehabilitation and reuse of the other contributing buildings shall be a priority. Replacement of any of the contributors shall only occur where it is not feasible to upgrade and/or expand an existing contributor for continued use.

In assessing the feasibility of continued use or reuse, the following factors shall be considered:

1. Architectural and technical issues which may impact feasibility such as structural integrity, remediation of hazardous materials, code compliance, disabled access, and fire-life safety requirements. In these determinations, the provisions of the State Historical Building and Safety Code shall be considered.
2. Programmatic and facilities requirements for the operational needs of the University to allow viable continued use of the core campus as an educational institution.
3. The cost of rehabilitation relative to the cost of new construction. In determining overall economic feasibility, the value of any local, state and federal preservation incentives and funding sources shall be considered.

If the Cultural Heritage Board determines that preservation is not feasible, demolition of any of the other Contributors may be allowed if the project would not cause a substantial adverse change in the significance of the eligible District.

Rehabilitation. Plans for the rehabilitation, repair, and maintenance of Contributors shall be based on the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Structures or design guidelines for the core campus approved by the Cultural Heritage Board. Rehabilitation plans shall be submitted to the Cultural Heritage Board or its staff for review and approval. Removal of non-contributing additions and inappropriate alterations is encouraged.

Additions. New additions, if any, shall be compatible with the historic character of the Contributor and shall be based on the following:

- New additions should be designed and constructed so that the exterior character-defining features of the historic buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. To the extent feasible, new additions shall be reversible.
- New design should always be compatible yet clearly differentiated so that the addition does not appear to be historic.

- Design for the new work may be contemporary or may reference design motifs from the historic building.
- The new design should be compatible in terms of mass materials, relationship of solids to voids, and colors.

Relocation. If necessary, the Health Services Building and student cottages may be relocated in accordance with a plan for relocation reviewed and approved by the Cultural Heritage Board or its staff.

If retention of any other Contributor at its present site is not feasible, it may be relocated if the Cultural Heritage Board or its staff finds that: relocation is necessary for preservation; the significance and integrity of the District is not substantially impaired by the relocation of the Contributor; and the relocation conforms with the relocation guidelines, below, or is otherwise proposed for relocation in an appropriate manner.

Guidelines for relocation are as follows:

- Relocate the Contributor in an appropriate setting in order to retain its integrity of scale, design, materials, feeling and association.
- The new location must be of sufficient size and appropriate character to recall the basic qualities of the historic environment.
- A relocated Contributor must still have an orientation, setting and general environment that is comparable, to the extent feasible, to those of the historic location and are compatible with the property's significance.

Recordation. In the event that removal of a contributing building is authorized, a Historic Structures Report shall be prepared for Contributing Buildings proposed for demolition as part of the project. It shall document this significance and physical condition of the Contributing Buildings, both historic and current, photographs, written data, and text.

The documentation shall include:

1. A brief written historic and descriptive report shall be completed in narrative format, including an architectural data form for each Contributing Building.
2. A site plan on 8-1/2" x 11" paper showing the location of the building should be included. This site plan shall include a photo-key.
3. A sketch floor plan on 8-1/2" x 11" paper shall accompany each architectural data form.
4. Large format (4" x 5" or larger negative size) photographs in accordance with HABS guidelines. Views shall include several contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces (if any).

5. Field photographs (m) based on HABS guidelines. Views as detailed in large format photographs.
6. The report shall include copies or prints of original plans and historic photographs.
7. Archival stable reproductions of any available significant historic construction drawings and photographs.
8. Archival copies of the documentation shall be submitted to the City of Riverside and on-site archives at La Sierra University.

New Facilities Anticipated and Guidelines for New Construction

Figure 5-15 identifies the best sites for new construction on the west campus. The following facilities should be considered as likely candidates for new construction on the west campus:

- **Science Facilities.** As the sciences are a major part of the University curriculum and existing facilities for teaching are inadequate, construction of a science building of approximately 87,000 gross square feet should receive high priority. A site near the School of Business and Management on level land now occupied by a parking lot is indicated as a potential location.
- **Library Expansion.** As the campus grows, the library should be expanded on both the north and south sides for a structure of approximately 46,000 gross square feet.
- **Campus Center.** To provide additional space, to offer more services and create a more attractive setting, the campus center should be expanded by approximately 33,000 gross square feet.
- **School of Business and Management and the School of Education.** A professional school precinct with accompanying parking should be reserved at the southern entrance to the campus.
- **New Housing.** Three sites for housing should be reserved north of Raley Drive in walking distance of the academic buildings.
- **Sites for Future Academic Buildings.** As enrollment continues to increase, underutilized and outdated existing buildings not identified as individually eligible or contributing buildings, if demolished, should free new sites for additional facilities.

Compatibility of New Construction. To ensure that new construction within the District is compatible with the historic character of the District, plans for new construction shall be based on the following principles:

- The selection of sites for new construction shall minimize any adverse impact on the Contributors.

- Within the crescent portion of the District which comprises the original campus plan, new permanent built forms shall be cited to retain the existing pattern of development (i.e., circulation patterns, landscaping and building lines and heights).
- New permanent built forms within the District shall be compatible with the existing architecture of District Contributors with respect to scale, height, and massing.

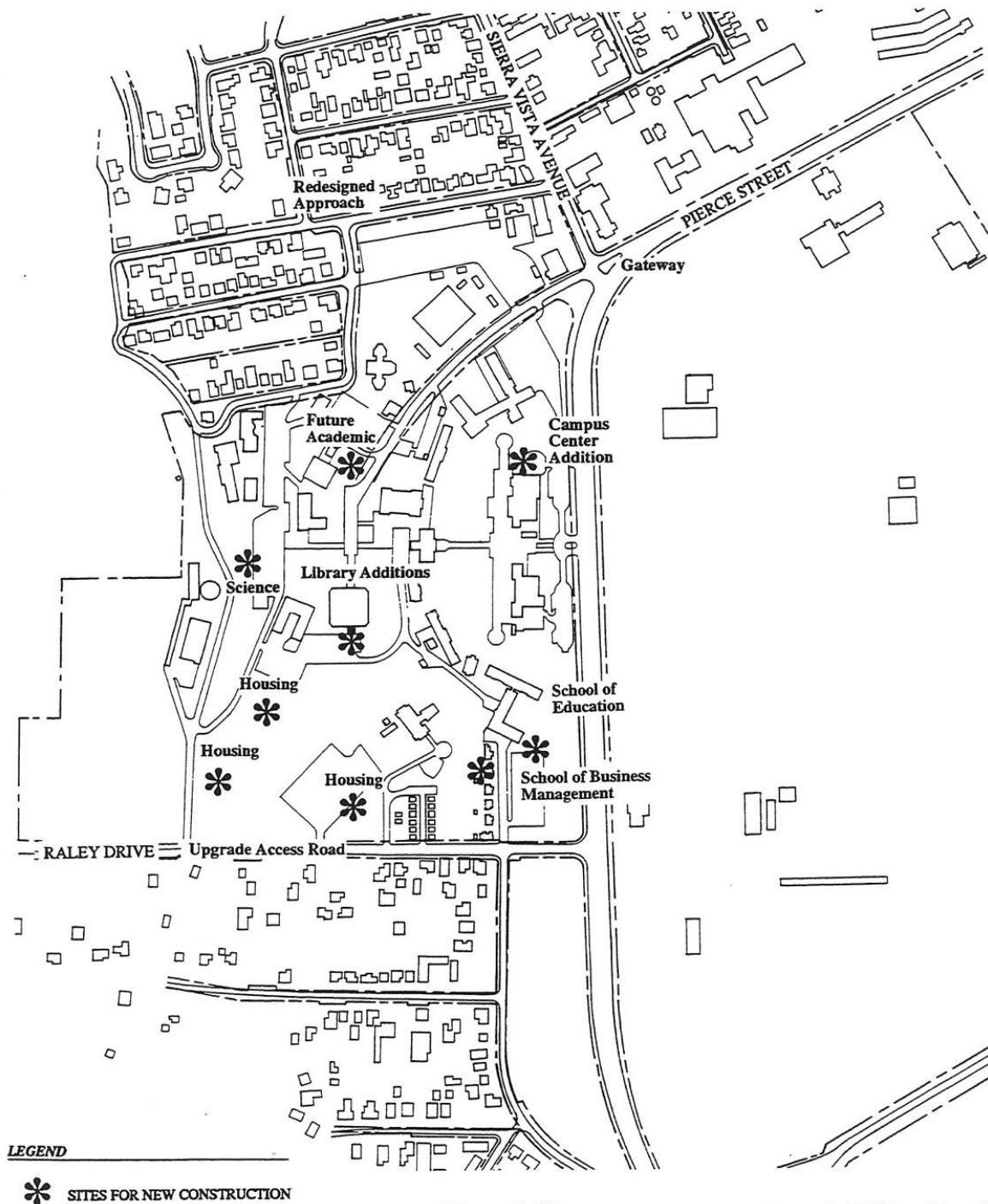
Landscape Concept and Guidelines

The campus landscaping does and should continue to establish the character of the campus and unify buildings, large open spaces, parking, pathways, and courtyards. Eventually, the entire campus should be enhanced with distinctive perimeter plantings, entrance gateways, tree-lined walkways and roadways, as well as large landscaped open spaces and small gardens. Historic landscape features, such as mature trees should be preserved, when appropriate.

Landscape guidelines for the campus, some excerpted from the 1991 Plan, include the following:

- **Pierce Street.** The segment of the existing Pierce Street through the campus from Raley Drive to Sierra Vista Avenue should be renamed. The vehicular width of this segment of Pierce Street should be reduced to create an active pedestrian environment in the center of campus with formal street trees, outdoor furniture and artwork, with entrance monuments at each terminus, marking and beautifying the main approaches to the campus.
- **North and South University Gateways.** The intersections of Pierce Street and Sierra Vista and Pierce Street and Raley Drive are logical places to establish well-defined gateways, for those entering and leaving the University precinct. The design should be similar to the gateway shown for the ceremonial entrance roadway in Figure 5-8.
- **Secondary Gateways.** Serving as directional entry points, these gateways should be well-signed and located as entrances and exits to parking off Raley Drive and Carmine Street.
- **Perimeter Street Plantings.** Raley Drive, Carmine Street, Blehm Street, and Quiet Lane should be planted with street trees, shrubs and flowering plants.
- **University Courtyard.** This is the high-traffic area between the Administration Building and the Student Center, where landscape elements should be enhanced.

Figure 5-15 Best Sites for New Construction – West Campus



- **Founder's Green.** This is the well-defined and pleasantly landscaped open space west of the Administration Building and the Student Center, and east of the Legacy Buildings. The original landscape and arboretum features should be maintained.
- **Library Walk.** This path connects the Library to a major, future building group to the north. In the interim, the Walk might be terminated with a piece of heroic-scaled sculpture and plantings, outside the probable footprint of a major new building.
- **West Slope.** The area is defined by the proposed science building, Ambs Hall, the Library, and the current School of Business and Management. The landscape should be simple and horizontal, so as to frame and preserve the dramatic views eastward, outward from the campus, and inward from the east.
- **Hillside.** This land is visually prominent from the east, and as one approaches the campus from the south and north. Current use includes the Physical Plant operations, old observatory, and water tank. An ecological study should be carried out to determine whether or not this land can be developed into a special arboretum, perhaps a La Sierra University version of the recent development at the University of California, Riverside, or the Claremont Colleges' ecological preserve.
- **Southeast Quad.** The site potentially designated for new buildings for the School of Business and Management and the School of Education, and for associated parking, should be designed and landscaped as a distinctive precinct within the overall campus.
- **Project Landscape.** All new construction and building additions shall be accompanied by appropriate, nearby landscaping, particularly emphasizing building entrances with outdoor seating, signs and lighting.
- **Parking Landscape.** All visually intrusive parking areas shall be screened with landscaping, taking into consideration safety, security and ease of maintenance.

Figure 5-16 illustrates the landscape concept.

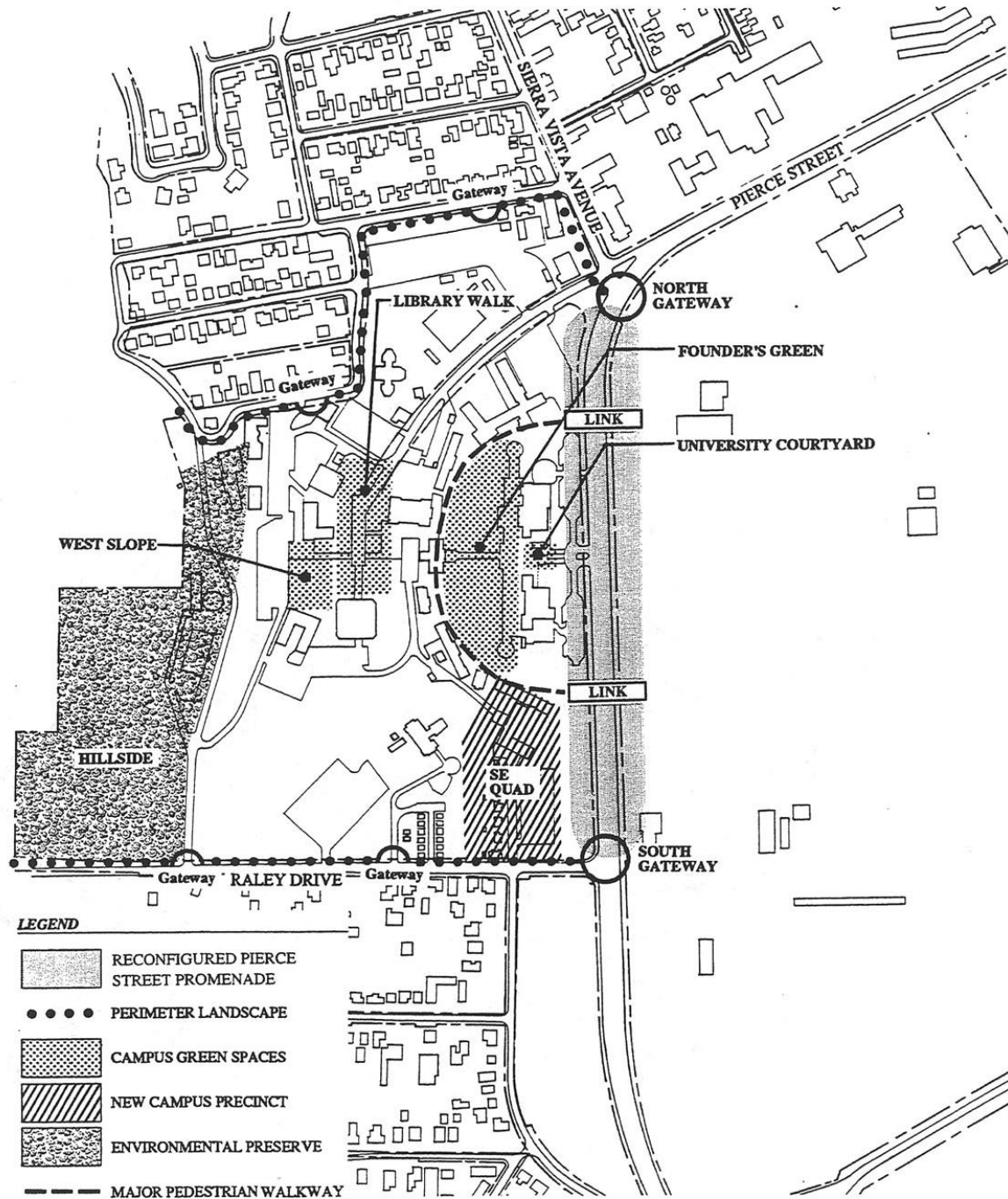
Lighting. Where feasible, ground mounted lighting should be employed to reduce the number and extent of pole mounted security lights. Pole mounted lights should be designed to minimize potential off-site light spillage. Light sources should be shielded so as not to be visible from off-site locations. Lighted walkways should be available to students who attend evening classes or walk on campus after dark.

Internal Network Modifications

- As discussed previously, once the new arterial street is constructed, existing Pierce Street through the campus should be closed to through traffic, renamed as University Boulevard and landscaped to create a pedestrian environment linking both sides of the campus.
- Campus Drive should be reduced to a limited-traffic service road primarily for emergency access.

- Access to the major parking lots of the University should be primarily from Carmine Street and Raley Drive.

Figure 5-16 Landscape Framework – West Campus



5.7.2 East Campus Design Framework (Subarea 2)

Major development on the east campus is envisioned to take place once capacities are reached on the west campus. The east campus conceptual design framework proposes a series of elements for organizing development:

- The ceremonial entry roadway
- Pedestrian, buildings and open space framework
- Athletic fields
- Parking
- Landscaping
- Infrastructure

Figure 3-2 in Chapter 3.0 illustrates the East Campus Design Framework, and Figure 5-17 is an illustrative plan of how the campus may look if guidelines herein are followed.

The Ceremonial Entry Roadway

A new private campus entry roadway should link the new arterial to the center of campus and should be designed as follows:

- Be limited to 36 feet in pavement width for two lanes of traffic and bicycle paths.
- Provide access for VIP, visitor parking and for emergency vehicles only.
- Be lined on each side with double rows of canopy trees to produce an arbor effect over the pedestrian pathways and the roadway.
- Be paved with decorative paving, if economically feasible.
- See Figure 5-8 for details of the intersection of the entry roadway and the new arterial.

Building and Open Space Framework

The circular pedestrian walkway at the northern edge of Founder's Green on the west campus shall complete its circular form on the east side of the existing Pierce Street (University Boulevard) and new administrative, indoor athletic facilities, special facilities and housing shall link directly to this walkway (Figures 3-2 and 5-17). Guidelines include:

- The circular pathway should embrace the existing Alumni Pavilion.

Figure 5-17 Illustrative Plan of East Campus

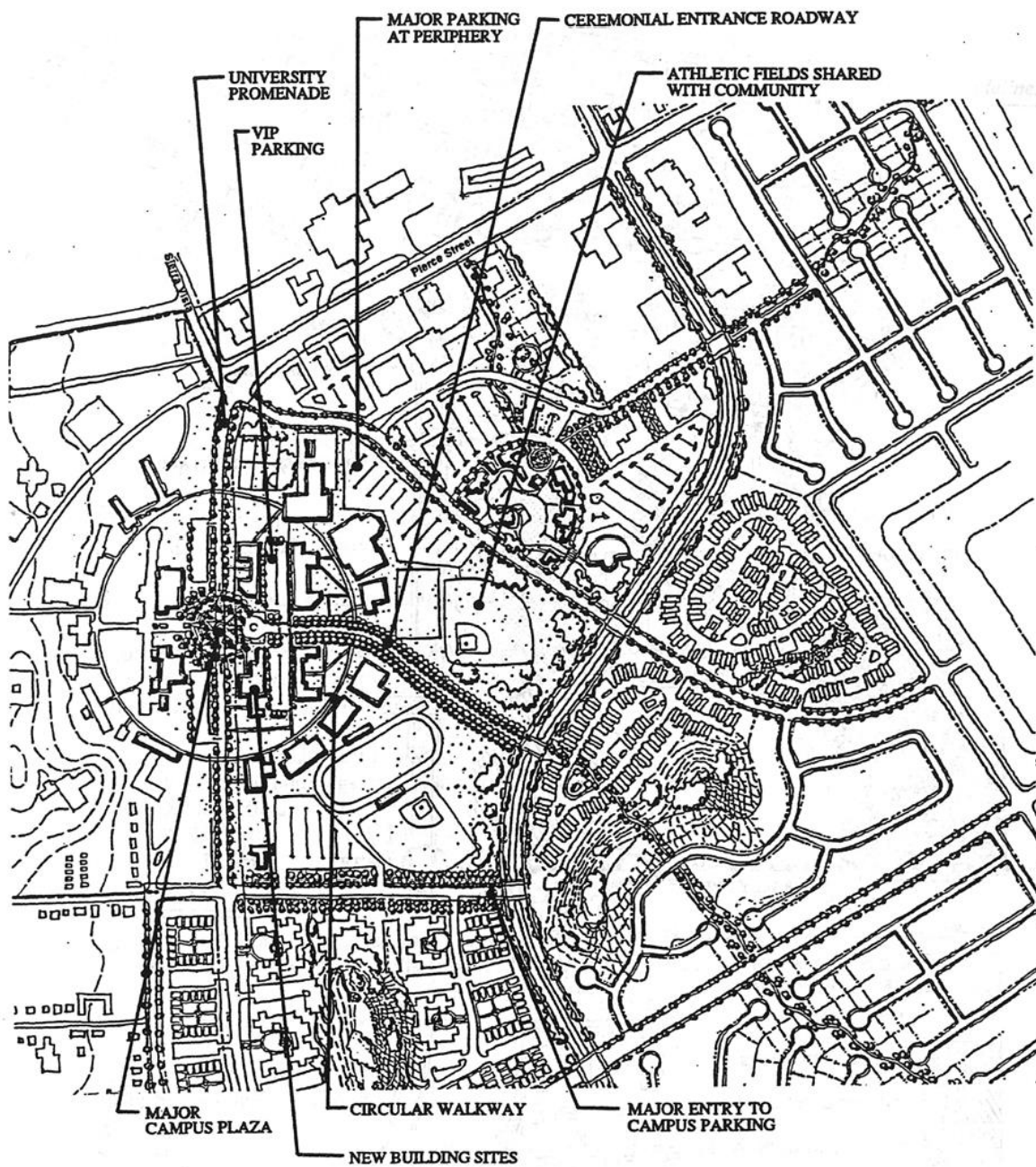


Figure 5-18
Illustrative Plan of East Campus



- Four new building sites should be reserved between this circular pedestrian pathway and the newly landscaped University Boulevard. Two of the building complexes should form an edge along University Boulevard and should be reserved for Administrative or campus center uses. The other two building complexes should form one edge of a major open space, similar to Founder's Green with the buildings to be located along the corridor walkway forming another edge.
- Public functions of buildings along University Boulevard should be placed on the ground floor. The ground floors facing University Boulevard should have windows, where possible, or glass block or other light-transmitting material may be used for privacy.
- Landscaped pedestrian walkways should be provided from the town/gown area to the north and from the multiple family area to the south to the center of campus to connect with the circular pathway.

Athletic Fields

- New athletic fields should be located on both sides of the campus entry roadway, adjacent to the arterial, providing an open space character from the new arterial.

Parking

- To free up the center of the site for pedestrians, faculty/staff and student parking should be located at the periphery of the site with access from Raley Drive extension and Sierra Vista extension.
- To serve the 5,000 FTE level, large surface parking lots will be required. These parking lots should be landscaped with canopy trees in a grove effect.
- Parking garages should not be considered until the later phases of the project. Parking garages should be in scale with the surrounding buildings.
- New parking should be phased with building construction.

Landscaping

- Landscape for the area within the circular walking system shall be compatible with the west campus and reinforce the building and open space framework.
- Landscaping for the athletic fields area shall be sensitive to the wetland vegetation in the area.

5.7.3 Architectural Character/Building Design

- On the west campus, the form of the land should be respected; buildings should terrace with the slopes when possible and avoid mass grading.

- Buildings should be sited and designed to respect view corridors of the hills and to frame these views.
- Preservation of existing mature trees should be encouraged.
- To continue the existing architectural scale of the campus, small buildings should be grouped in clusters around courtyards and larger buildings should be articulated in form vertically and horizontally.
- New projects should reinforce the existing vistas and existing campus open spaces (Founder's Green, University Courtyard, library walk, and the west slope).
- Building faces should be used as walls to define the larger open spaces. Landscaping should aid in defining the space, as well.
- The buildings and open spaces should provide opportunities for social and academic encounters among faculty and students through the provision of courtyards, eating areas, and intersecting pathways linking housing and academic areas.
- The height of new buildings on the east campus should be a maximum of five stories in height, although two to four stories are preferable. Upper stories should be set back in some cases to retain a glimpse of the hills from the community and to provide a human scale.
- A combination of flat and sloped roofs are preferred. Where roofs are sloped, clay tiles are preferred building materials.
- Rounded silo-like forms for staircases or other architectural devices, and large, sloped roofs reminiscent of the historic forms on the site should be encouraged as special features.

5.7.4 Graffiti Removal and Deterrence

- The first nine feet of new exterior walls and doors, measured from grade, and walls adjoining a property, should be built and maintained with a graffiti-resistant finish, consisting of either a hard, smooth, impermeable surface such as ceramic tile, baked enamel, and/or a renewable coating of anti-graffiti material on the buildings or walls, may be covered with a clinging vine, a hedge, or similar vegetation capable of covering or screening entire walls up to the height of at least nine feet, excluding windows and signs.
- All new roof components including air conditioning, vents, and mechanical equipment shall be fully enclosed (sides and top) by a visually protective screen.

5.7.5 Buffers

- A 15' landscaped buffer with perimeter planting shall be provided adjacent to Carmine Street, Blehm Street, and Raley Drive.

5.7.6 Parking Lots

- At grade parking shall be visually screened from frontage streets by landscaping and/or architectural features, a minimum of 3'6" in height.

5.7.7 Bicycles

The use of bicycles for commuting and on-campus transportation should be encouraged:

- Class 2 bike lanes shall be located on the new arterial, the new ceremonial entrance road on University Boulevard and on Collett Avenue.
- In addition, bicycle paths shall be located on the west campus on Campus Drive and other internal streets.
- Bicycle parking should be located away from building entries and service entries.
- Bicycle access should be provided to every building on campus by use of service roads.
- Where bicycle lanes cross major campus walks, bollards, signage and/or special paving should be used to alert pedestrians.
- Bike racks shall be constructed throughout the campus for employees and students.

5.8 Town/Gown/Mixed Residential Area (Subareas 3 and 4)

The Town/Gown/Mixed Residential Area, bounded by Pierce Street, the Sierra Vista Extension and Golden Avenue, is centrally located to serve the existing residents north of Pierce Street, the University, and the new residents of the mixed-use community. The concept for Subareas 3a, 3b and 4 capitalize on the ability of a mixed-use center to provide an integrated environment to respond to evolving market conditions and human needs, to have a variety of building types and sizes and uses, and to have a strong pedestrian orientation at the crossroads between the University and the existing and new residential uses.

Integrated environment. The Town/Gown/Mixed Residential Area will supplement the commercial uses in the Five Points area and other nearby centers. The center is envisioned to have small-scale retail facilities, recreational and eating facilities, health care, University, governmental, and professional and other offices, as well as student and faculty housing and senior housing for independent living, intermediate care, and nursing care. It will incorporate these new uses with existing office, retail, and restaurant facilities in a master planned pedestrian environment.

Respond to Evolving Market Conditions and Variety in Building Types. As this subarea is envisioned as not one of the first areas to be totally "build out", the mixed use designation allows for specific development to vary in response to the market trends. Rather than a complete horizontal separation of uses regulated traditionally, the mixed-use designation allows for horizontal separation of uses and vertically stacking of residential units above ground floor retail

and other innovative retail, office and housing types. Shared use of facilities and parking is encouraged in the Plan.

Pedestrian Orientation. Located adjacent to the University, the Seventh Day Adventist church and within walking distance of most of the higher density residential the entire parcel is envisioned to have a pedestrian orientation. There should be a pedestrian walkway from Five Points through Subarea 3 to the University, a pedestrian walkway along Pierce Street, and a pedestrian connection from the existing development along Pierce Street and the University expanded area.

Mixed Uses. The intent is to have a mix of uses on a portion of the property not currently developed:

- Land that is already developed as commercial uses (all of Subarea 4 and portion of Subarea 3a) is excluded from a residential requirement, although residential is permitted and encouraged through the FAR bonus of 1.0 for mixed use.
- Of the remaining area, no more than 50% of this area may be devoted to commercial uses without a residential component. Again, residential is encouraged through the FAR bonus of 1.0. The remaining 50% must be entirely residential or have a residential component as a part of each development project. The FAR of the residential portion of each project must exceed the FAR of the non-residential portion of the project.
- Transfers of residential units from subareas not built to the maximum for that subarea is permitted to Subarea 3. In this case, the maximum yield of 5% of the maximum within a subarea does not apply. The cap for the maximum residential units permitted shall not exceed a total generated by 15 units/acre over 50% of the entire Subareas 3 and 4, a total of 339 units.

Figure 5-18 is a diagram of possible layouts for this area which follows guidelines listed herein. Many other layouts are possible also.

5.8.1 Implementation

This designation is inherently very flexible, and it is not feasible at this point in time to determine the actual form of subsequent development might take. It is the intent of the Specific Plan to establish processes by which subsequent projects can be evaluated; it is not the intent of the specific plan to mandate the final design or form of development.

Before any additional development is to occur on site, a plot plan shall be prepared and reviewed by the Planning Commission for the entire subarea to ensure that the subarea is developed as an integrated center.

Any subsequent mixed-use development involving attached residential and commercial uses or commercial and residential uses combined such that they both are integral elements of the project shall be subject to the granting of a conditional use permit.

Stand-alone residential development shall be subject to review pursuant to the planned residential development or subdivision process, depending on the form of development. Stand- along commercial development will be subject to review through the minor conditional use permit process to ensure consistency with the requirements of the specific plan.

5.8.2 Building, Parking and Landscaping

- The area adjacent to the new arterial is preferred for more intensive town/gown retail uses to be a true link between the University and new residential. Residential is encouraged above the ground floor.
- The area adjacent to Sierra Vista and Pierce Street is preferred for senior housing complexes and student housing.
- New commercial development along Pierce Street should incorporate existing development, when appropriate, to create a more pedestrian friendly environment.
- Buildings shall be low profile, human-scaled and not monolithic. Architecture should be compatible in design with the campus buildings.
- The center shall offer an attractively landscaped environment that will encourage strolling, walking, window shopping, and community interaction. Low profile buildings should make up the retail environment and at times be joined together with covered walkways sheltering pedestrians and include arbors, trellises and vines.
- A paseo connection should be provided through the center to connect the residential development west of the new arterial to the University.
- Near the corner of the new arterial and the Sierra Vista extension, a landscaped open space feature should be incorporated into the design of the center.
- Parking lots should be broken up into several smaller lots rather than one or two large lots and be attractively landscaped with earth berms for screening and canopy trees.
- Senior housing should be located to provide a pleasant, safe walking environment to food stores, retail stores, public transit, the University and religious facilities. Consideration should be given to providing several levels of care with shared facilities, allowing reduced parking requirements, creating a "sense of place", and providing clearly defined pedestrian pathways to facilitate "way finding".

5.8.3 Access

- Access to the Center may be from Sierra Vista extension, the new arterial and Pierce Street.
- A clearly defined internal circulation system should link parking areas and avoid recirculation on the adjacent streets.

5.9 Industrial Park Areas (Subarea 5)

The Industrial Park areas located at the entrance to the mixed-use community are planned for clean industrial uses, warehousing and associated offices in a park-like setting. Landscaping will be the dominant visual image of the area, as buildings will have larger setbacks from the new arterial and the edge along the new arterial will be landscaped as described previously in Section

5.3 with alternating treatments of triple rows of tall columnar trees and then single rows of trees to allow views through to the hillsides. Buildings, although large in footprint, will be low profile and articulated toward the public rights-of-way. ~~Figure 5-20 is an illustrative concept of a possible layout for this area, which follows the guidelines listed herein. Many other layouts are possible as well.~~

5.9.1 Building, Parking and Landscaping

- The view from the public rights-of-way should be predominantly landscaped setbacks and berms, and articulated building facades rather than parking. Parking lots should be screened from direct view by the landscape berms and large parking lots should include canopy trees.
- The buildings should be contemporary architecture which is articulated in form to avoid the appearance of large boxes. Articulation may be achieved by changes in plane, variety in the building height and fenestration, and by use of devices such as canopies, trellises, shade structures, balconies, skylights and other treatments to reduce the scale.

Figure 5-18 Subarea 3 Illustrative Site Concept

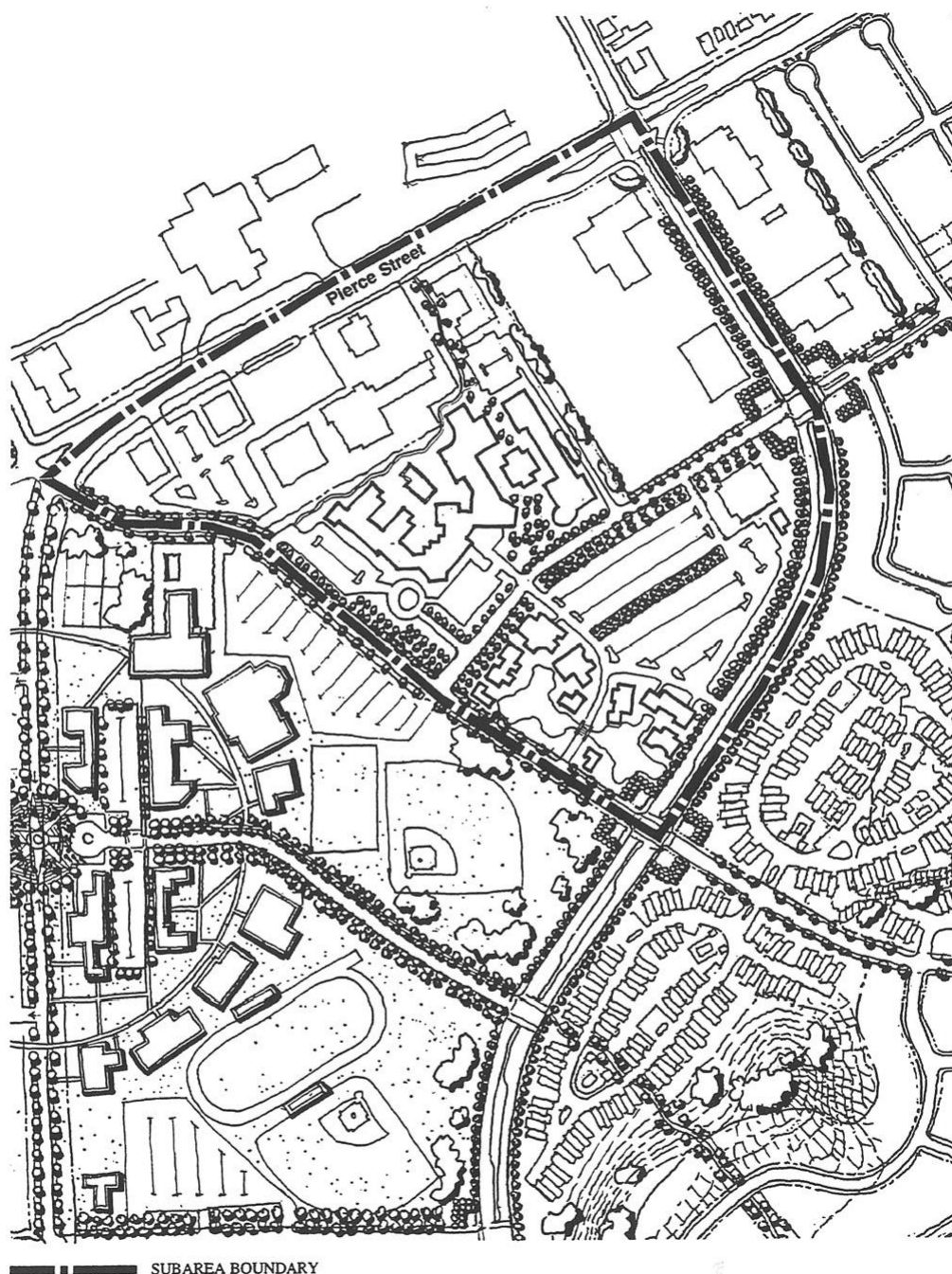


Figure 5-19
Subarea 3
Illustrative Site Concept

5.9.2 Edge Treatment Along Pierce Street and Collett Avenue

- Low earth berms should mask parking areas adjacent to Pierce Street and Collett Avenue while allowing buildings softened by landscaping to be seen from the street.

- The existing right-of-way of Old Pierce Street should accommodate the proposed multi-use trail on the west side of old Pierce Street. Reverse frontage treatment shall be provided on the east side utilizing the wall concept shown in Figure 5-11 and described in Section 5.3.4. Excess right-of-way could be vacated to the adjoining property owners.
- On the east side of Pierce Street, a row of canopy trees planted in pairs in a formal pattern should be provided within the earth berm area.

5.9.3 Edge Treatment Along the Flood Control Channel

- Pairs of columnar trees should be planted to establish the perimeter of the mixed-use community and buffer the residential south of the flood control channel from the industrial area (Figure 5-20).

5.9.4 Access and Interior Roadways

- A variety of parcel sizes may be developed within the Industrial Park areas, however future parcelization should consider potential locations for left turn access from the new arterial in subdivision.
- Interior access roadways to new arterials should be planted with one variety of street trees in a formal pattern.

5.10 Multi-family Residential Area Associated with the Campus (Subareas 6 and 13)

The Multi-family Residential Area located directly south of Raley Avenue will provide opportunities for faculty, staff, Seventh-day Adventist retirees and others seeking housing near the University. The area is envisioned to focus on the existing hillform in the center of the area, which is planned to be developed as a private open space. Lower profile units are to be located closer to the existing single family homes with higher density units near the center of the site. Figure 5-19 is an illustrative concept of a possible layout for the area which follows the guidelines described herein. Many other layouts are possible as well. A 10 acre school site is required within Subarea 6.

5.10.1 Buildings, Parking and Landscaping

- Between old Pierce Street and the existing single family dwellings, buildings shall be limited to two stories in height with predominantly sloped roofs, and units should be in smaller scale structures. Cluster homes, duplexes, and courtyard housing are appropriate housing types in this area. Density and scale should be compatible with adjacent residential development.
- East of old Pierce Street, larger structures varying from 2 to 3 stories are appropriate with surface parking or parking under the building. Sloped roofs on two and three story structures are preferred. Lower densities and heights shall be located at the periphery of the development and higher densities and taller heights toward the existing hill form.

Figure 5-19 Subareas 6 and 13 Illustrative Site Concept

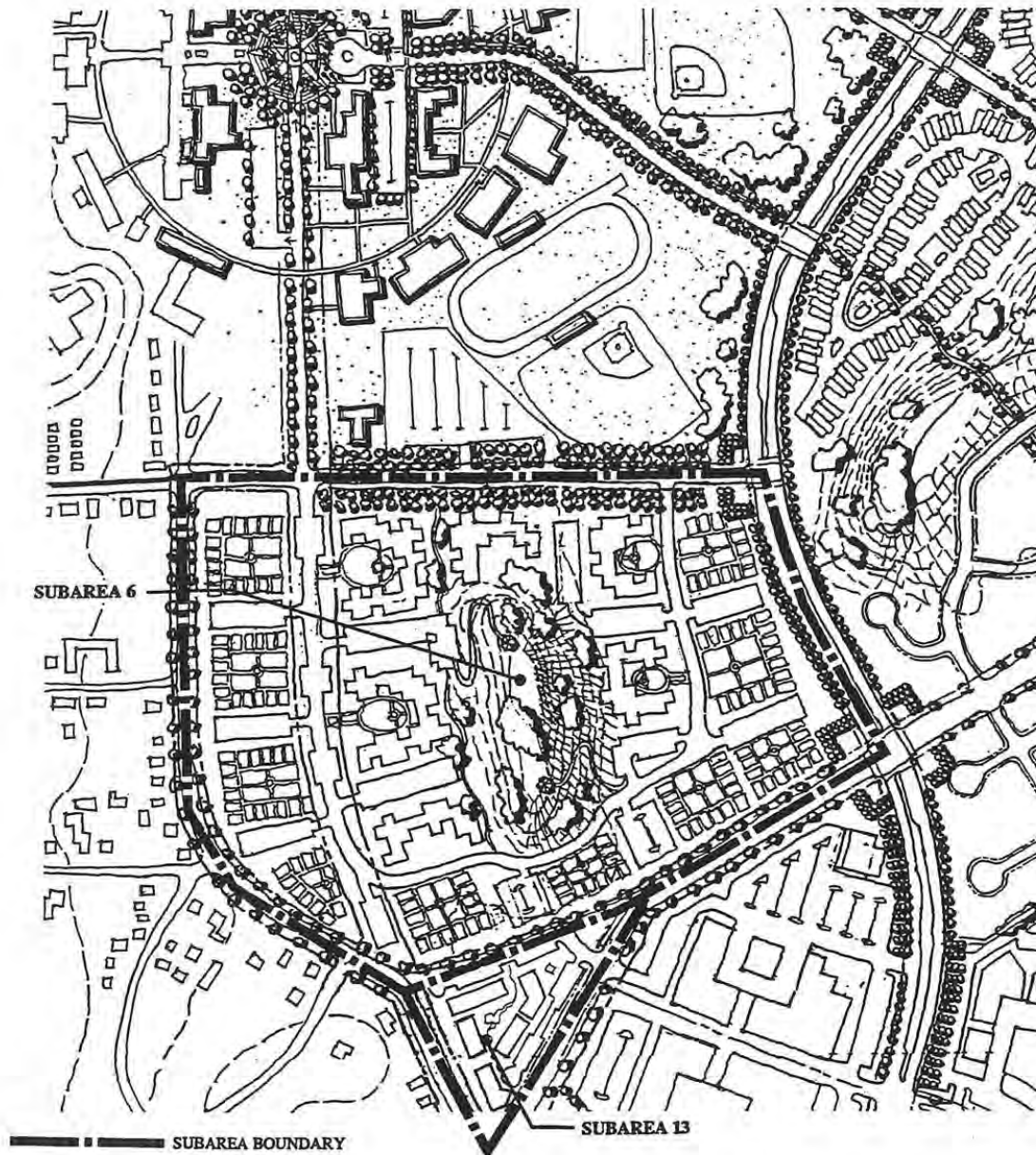


Figure 5-21
Subareas 6 and 13
Illustrative Site Concept

- Variety in roof heights and forms, building setbacks, garage and parking placement, and building design features (balconies, trellises, planter boxes, fenestration, etc.) are encouraged to avoid a sterile, monotonous appearance. Buildings that form private courtyards for its residents are encouraged.
- The existing hillform on the site should be designated for private open space for residents of the subarea and contain active and passive recreational uses. The view from the surrounding area of this hillform shall be the clusters of trees on the ridge of this hill.

5.10.2 Access

- Pierce Street should be vacated as a public street through this area. However, existing utilities may be continued through the site. The current Pierce Street location may be used for a private access drive looping through the site.
- Primary access to the site should be from Raley Drive Extension and/or from Collett Avenue.
- A clearly defined pedestrian network and connection across Raley Drive should be provided from the residential buildings to the campus.
- Future access to the triangular parcel not owned by the University shall be from Collett Avenue or old Pierce Street. Ravena Avenue may be abandoned and the right-of-way returned to the adjoining property owners, if this triangular property is redeveloped as one development.

5.11 Multi-family Residential Area (Subarea 7)

The area directly west of the new arterial, opposite the proposed west campus area and east of the prominent hillform is planned for multiple family units. Townhouses and other formations of cluster housing is planned. Small lot single development may be permitted with a PRD. Figure 5-20 is an illustrative concept of a possible layout for this area which follows the guidelines listed herein. Many other layouts are possible as well.

5.11.1 Buildings, Parking and Landscaping

- Variety in roof heights and form, building setbacks, garage and parking placement and building design features (balconies, trellises, planter boxes, fenestration, etc.) are encouraged.
- Large parking areas should be avoided at main entries. The surface parking area shall be broken up in small lots or be located in parking garages.

Figure 5-20 Subarea 7 Illustrative Site Concept



Figure 5-22
Subarea 7
Illustrative Site Concept

- No structures should be developed on the ridge of the prominent hillform other than recreational shade structures. Views from the surrounding neighborhood should be of tree clusters at the highest point.
- A paseo should be developed from the ceremonial entrance roadway's intersection with the new arterial to connect with a paseo being developed in Subarea 8.
- Reverse landscape treatment should be provided adjacent to Golden Avenue utilizing the wall concept shown in Figure 5-10 and described in Section 5.3.4.
- A special landscape treatment should be provided at the main entrance to the area from the Sierra Vista extension.
- Internal paths should connect private open space and residential units to the major paseo.
- The plan should encourage product types within this subarea that promote ownership or rental opportunities.
- Buildings shall front or side-on rather than back up to Golden Avenue and shall be compatible in scale and bulk to the adjacent existing residences and planned residences in Subareas 8 and 10.
- The existing hillform of the topography shall be retained as open space to the maximum extent possible.
- The paseo system shall integrate elements of the cultural resources interpretative program required for the project.

5.11.2 Access

- Primary entrances should be from Sierra Vista extension.
- Sierra Vista extension should either connect with Golden Avenue at the entrance to the single family development east of the subject property or connect with Collett Avenue.
- Private local streets shall serve the residential units.
- No direct access to residential units shall be taken from Golden Avenue.

5.12 The Single-family Residential Areas (Subareas 8 and 9)

Subareas 8 and 9 will be typical single family lot development (similar to developments to the east of the property), enhanced by a paseo network. Portions of Subarea 8 will typically contain larger lots than Subarea 9. Figure 5-21 is an illustrative concept of a possible layout for Subareas 8 and 9 which follows the guidelines listed herein. Many other layouts are possible as well.

Figure 5-21 Subareas 8 and 9 Illustrative Site Concept

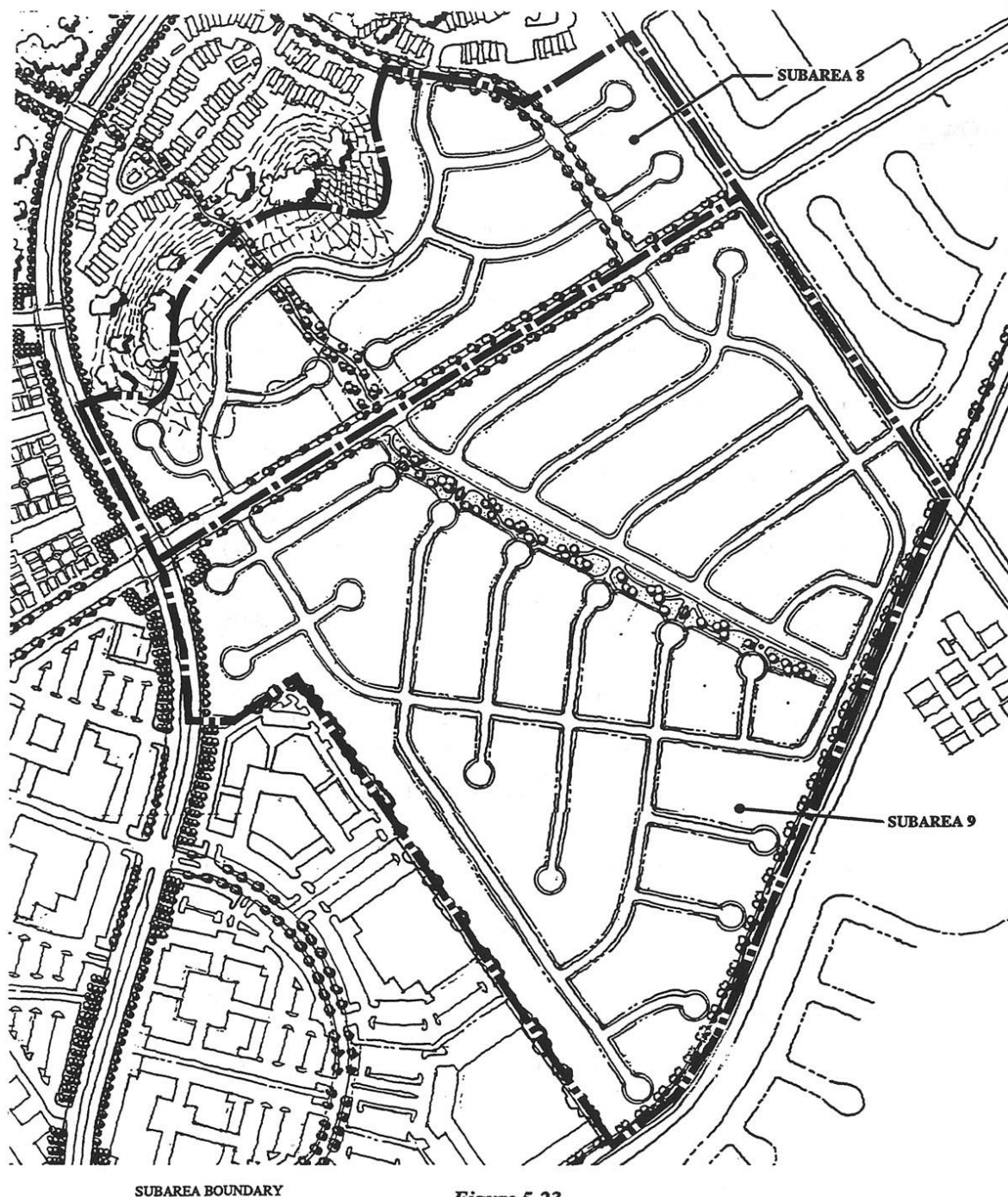


Figure 5-23
Subareas 8 and 9
Illustrative Site Concept

5.12.1 Buildings and Landscape

- Side-on landscape treatment shall be provided along Golden Avenue and back-up landscaping treatment on Collett Avenue.

- Reverse frontage landscape treatment shall be provided along the new arterial and Collett Avenue, utilizing the wall concept shown in Figure 5-10 and described in Section 5.3.4.
- No structures shall be provided on the ridge of the prominent hillform other than recreational shade structures. Views from the surrounding area should be tree clusters in the ridge.
- To achieve an interesting and diversified streetscape, techniques such as varied front setbacks, curvilinear roadways, varied garage placement, varied lot widths, and lot orientation should be utilized in order to develop an interesting built environment.
- Street trees by developer or property owner should be a minimum of 15 gallons and be planted a minimum of 2 per lot.
- Cul-de-sacs terminating in the paseo should have sidewalk connections to the paseo for increased security and to promote pedestrian access.

5.12.2 Access

- In Subareas 8 and 9, primary access shall be from Collett Avenue with secondary access from Golden Avenue.
- A pedestrian paseo shall connect with the paseo in Subarea 7 and the McAuliffe School.

5.13 Single Family Residential Area Adjacent to Five Points (Subarea 10)

The plan recognizes that different forms of housing promote the creation of a diverse community with a range of lifestyle choices. In the La Sierra Specific Plan area a variety of housing products may be possible through the City PRD permit for the area adjacent to the Five Points area (Subarea 10):

The goals are:

- 1) To provide a mid-range densities, yet a single-family, village-like environment with pedestrian connections to shopping and education;
- 2) To provide opportunities for home ownership for retired and first time buyers near La Sierra University, including those in the Adventist Community who would like to be near the University and Church; and
- 3) To provide additional nearby patrons for the Five Points business area.

Alternate housing products, through the use of a variety of site planning techniques and performance type developments and design standards, can create more variety and interesting neighborhoods than today's standard suburban single-family neighborhoods. A neighborhood atmosphere reminiscent of traditional small town development is envisioned in Subarea 10. This includes one- and two-story homes close together on narrow tree lined streets and courts with elements such as front porches, sidewalks and pathways leading to the commercial centers and

schools, with opportunities for social interaction among residents. Private backyards and sideyards may be smaller from those typically found in a single-family home in Riverside, but through the careful integration of the architectural features of the dwelling units with its garage, its enclosing walls and landscaping, all of the outdoor area can be usable for the residents.

If this area is not developed as a PRD, it is envisioned as standard single-family development with as many of features described above incorporated into the Plan, as feasible.

Figure 5-22 is an illustrative concept of a possible layout for this area which follows the guidelines listed herein. Many other layouts are possible as well.

5.13.1 Buildings, Parking and Landscaping

- Reverse frontage landscape treatment shall be provided along old Pierce Street, utilizing the wall concept shown in Figure 5-11 and described in Section 5.3.4.
- A landscaped buffer, a "windrow" consisting of closely spaced columnar trees shall be provided adjacent to the existing Industrial area (Subarea 11) and on the western property edge screening the rear of the Stater Bros. shopping center at Five Points.
- Private recreational open space containing pools and sports facilities should be connected to the paseo system.
- Traditional rectangular, z lots, zero lot line lots and other innovative lot shapes and the use of auto courts and private streets are encouraged.
- Orient buildings to take advantage of the open spaces, views, and passive solar, when possible.
- Windows shall be arranged to avoid looking directly into a neighboring yard or window.
- To achieve an interesting and diversified streetscape, techniques such as varied front setbacks, curvilinear roadways, varied garage placement, varied lot widths and varied lot orientation should be utilized in order to develop an interesting built environment.
- Street trees by developer or property owner should be a minimum of 15 gallon size and be planted a minimum of 1 per lot.
- Cul-de-sacs terminating in the paseo should have sidewalk connections to the paseo for increased security and to promote pedestrian access.

Figure 5-22 Subarea 10 Illustrative Site Concept

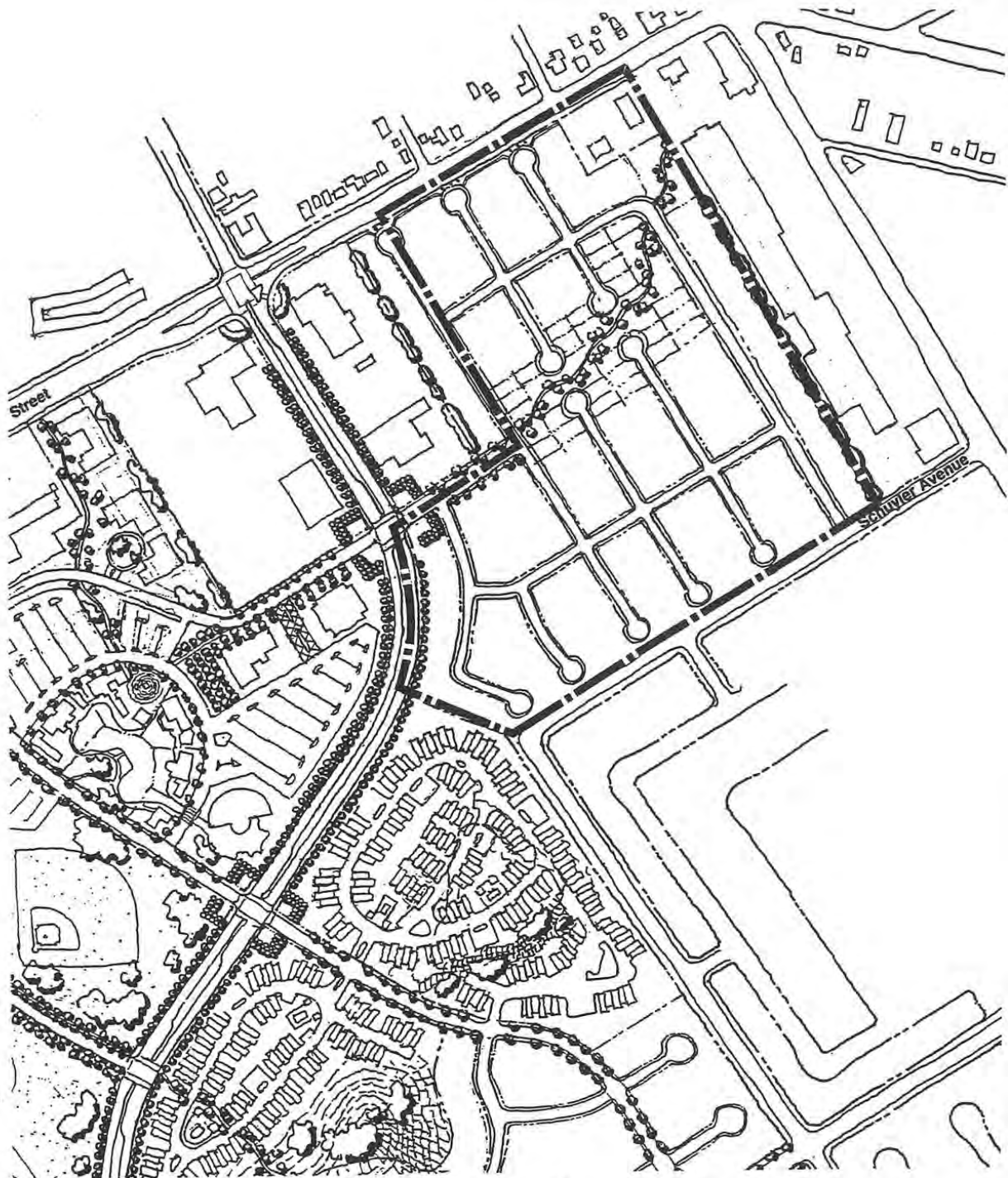


Figure 5-24
Subarea 10
Illustrative Site Concept

- The paseo system shall integrate low-maintenance elements of the cultural resources interpretative program required for the project into framework described in Section 5.3.5.
- Driveway widths and prominence of garage doors should be minimized.
- Street widths should be minimized to the extent feasible.
- Lots shall front along Schuyler Avenue and be consistent in size and frontage with existing lots on the opposite side of the street.
- The plan should encourage product types within this subarea that promote opportunities for home ownership.

5.13.2 Access

- Primary vehicular access should be from Golden Avenue south of Pierce Street initially and ultimately from the new arterial.
- Secondary access is permitted from Schuyler Avenue or Pierce Street.
- A pedestrian paseo shall connect Five Points with the residential uses and terminate at a signalized intersection of the new arterial.

5.14 The Existing Industrial Park Development (Subarea 11)

This subarea ~~currently contains two industrial structures and~~ is envisioned as ~~either continuing with this use or converting the site to more office-oriented uses in the future~~ multiple-family uses residential as allowed in the R-3-1500, Multi-Family Residential Zone, and subject to the requirements and development standards of the Zoning Code.

The “Citywide Design & Sign Guidelines” for multi-family residential development are applicable to for development in this subarea. ~~include:~~

- ~~○ The view from Pierce Street and the new arterial should be predominantly landscaped setbacks, berms and articulated building facades, not parking. Parking lots should be screened from view by the landscaped berms and large parking lots should include canopy trees distributed throughout the parking lot.~~
- ~~○ To be compatible with the residential and proposed Five Points revitalization, new development should provide variation in building roof planes, heights and setbacks and site should provide interesting outdoor spaces with trellises, awnings, potted plants, and arbors.~~
- ~~○ Landscaping shall be provided along the perimeter of any surface parking lot which abuts public rights of way except at pedestrian entrances and at alleys.~~

5.15 ~~The Retail and Office~~ Area Adjacent to Five Points (Subarea 12)

This area is envisioned as mixed-use development with multi-family residential and commercial uses as allowed in the Mixed Use-Village Zone, and subject to the requirements and development standards of the Zoning Code. ~~currently contains a post office and a retail business. Future~~

~~development of this subarea should be integrated with a potential revitalization of the Five Points area as a pedestrian-oriented village containing local neighborhood services (professional offices, restaurants, retail such as apparel stores, copy shop, video rental, convenience store, florist, bookstore, bakery, ice cream shop, peripheral services), specialty services that cater to the unique characteristics of the La Sierra area and civic uses. The “Citywide Design & Sign Guidelines” for mixed-use development are applicable to development in this subarea. Guidelines and standards for this area follow:~~

- ~~○ New buildings should be oriented towards Pierce Street with parking in the rear of the site. Opportunities to enter the buildings should be primarily from the street.~~
- ~~○ Architectural character should be reminiscent of early Riverside courtyard structures and buildings should be predominantly stucco with red clay or terra cotta tile roofs. Colors of buildings should be white or soft pastels with doors and windows highlighted with brightly colored ceramic tile.~~
- ~~○ Parking shall be screened for view of the street with a 3'-6" wall or landscaping.~~

6. IMPLEMENTATION

6.1 Phasing

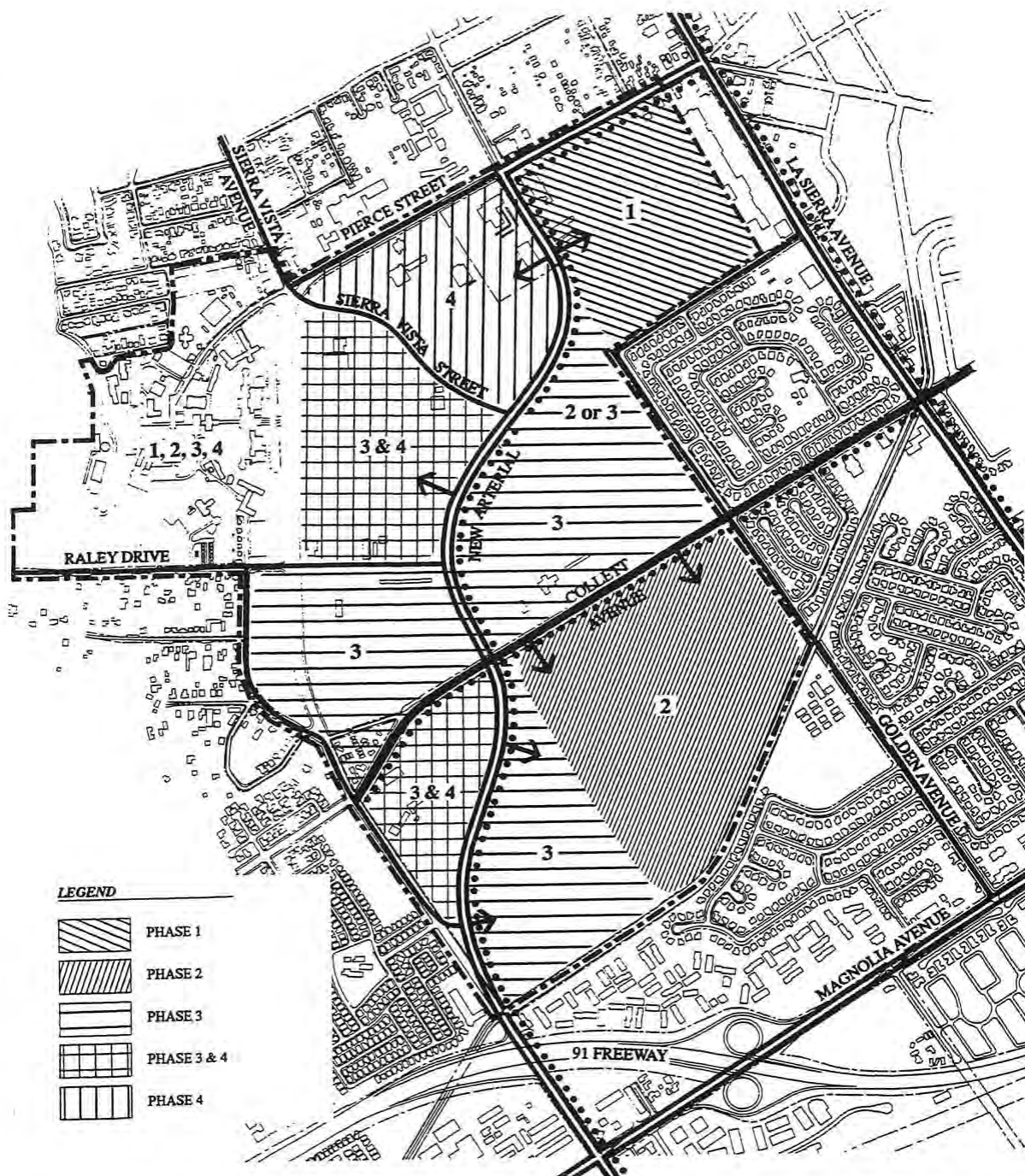
- The mixed-use community including the La Sierra University campus will be implemented in phases over an estimated ten-year time frame. Figure 6-1, the phasing plan for the mixed-use community, illustrates four phases of development. Construction in those subareas in Phases 1 and 2 would likely be started initially, and those subareas in Phases 3 and 4 would likely be built out later. Initial residential development is contemplated near existing developed areas and on the campus in Subarea 1. However, in order to provide for a variety of housing types in the mixed use community, the phasing plan does not limit some development in other phases before a previous phase is complete.
- Initial residential development (Phases 1 and 2) may be built before the new 110-foot arterial is constructed. Major access for Phase 1 should be via Pierce Street and the portion of Golden Avenue constructed south of Pierce Street with secondary access from Schuyler Avenue. Access to Phase 2 shall be from an improved Collett Avenue.
- It is important that the new arterial be constructed in a timely manner, and for the costs of improvement be fairly distributed throughout the Specific Plan. In conjunction with Phase I development, a phasing plan for the new arterial shall be required, setting forth phasing of construction and assigning improvement costs.
- Commensurate with land development, the necessary infrastructure (water, sewage, electric, natural gas, telephone, and cable) will be installed. The infrastructure improvements may be completed out of phasing sequence due to the necessary provision of services off-site and for public safety.
- A consultant study has identified a small wetland area in the center of the site (a portion of Subareas 2, 6, and 7) which appears to be artificially formed by large amounts of irrigation runoff from farming on the site. These areas are slated to be developed in the later phases of the project. If certain portions of the wetlands within the La Sierra University campus do not revert to upland within the time frame slated for development, and impacts to wetland resources are unavoidable, then mitigation will be made prior to development of this area.

6.2 Description of the General Plan Amendment Process, Zoning Changes and Development Review

6.2.1 General Plan Amendment

- The La Sierra Specific Plan is intended to implement the goals and policies of the Riverside General Plan. The current land use designations in the General Plan are predominantly Industrial Business Park and Public Facilities and Institutions with a small area of Retail, Business and Office and Medium High Density Residential.

Figure 6-1 Phasing Plan



- Adoption of the Specific Plan will constitute an amendment of the General Plan changing a portion of the area currently designated in the General Plan as primarily Industrial Business Park to the following:

- Public Facilities and Institutional (PF) - Subareas 1 and 2.
- Mixed Use Village (MU-V) - Subareas 3 and 3a.
- Mixed Use Village (MU-V) - Subarea 12.
- Medium High Density Residential (MHDR) - Subareas 5, 6 and 7.
- Medium Density Residential (MDR) - Subareas 9 and 10.
- Low Density Residential (LDR) - Subarea 8.
- Subarea 4 remains Business/Office Park (B/OP).
- Subarea 11 remains Commercial (C). Changed to High Density Residential (HDR) in December, 2017, with 5th Cycle Housing Element Implementation, General Plan Amendment (Resolution No. 23252).
- Subarea 13 remains Medium High Density Residential (MHDR).

In addition, the circulation element is revised to reflect the new arterial which will ultimately replace Pierce Street as the major arterial serving the site. Although consistent with the intent of the City's circulation element of the City's draft General Plan, the bicycle routes and classifications will need to be amended to respond to the planned new arterial. The cross section for the new arterial should be modified as per the Specific Plan recommendations.

6.2.2 Zoning Amendment

No zone changes were granted in conjunction with adoption of the Specific Plan. As the Specific Plan is implemented, properties should be rezoned to reflect the appropriate base zones. In addition, the SP overlay zone should be applied to properties within the Specific Plan.

- o The land use zones and their regulations shall be followed except for additional limitations and requirements imposed in this Specific Plan in Chapters 3.0, 4.0, and 5.0.

In addition, the Specific Plan creates a new zone for the University campus and the Town/Gown/Mixed Residential Area. Regulations and standards for this new zone are found in Chapters 3.0 and 4.0 and Design Guidelines in Chapter 5.0 of the La Sierra University Specific Plan.

Table 1 in the Executive Summary provides precise subarea locations and proposed acreage in each proposed zone.

6.2.3 Design Review and Subdivision Approval

- o The plan shall be consistent with the design review policies and procedures of the City of Riverside in effect at the time of implementation.

Design Review is required for all new institutional, commercial, industrial, and multi-family structures in the Specific Plan area. Unless otherwise noted, The Design Guidelines in Chapter 5.0 shall be utilized in the Design Review Process and in Subdivision Approval.

6.3 Campus Development Process

- o To obviate the necessity of obtaining a Conditional Use Permit for each subsequent construction phase on the La Sierra University campus site, the La Sierra University Specific Plan establishes a long range master plan for campus development as detailed in Sections 3.0, 4.0, and 5.0 of this Specific Plan for expansion up to 5,000 students in

Subareas 1 and 2. Campus expansion and alterations will be subject to Planning Commission review via Plot Plan review for design parking, circulation, and emergency access. At the point that detailed site planning information is available, a plot plan review by the Planning Commission of the entire campus, or logical phases thereof, shall be undertaken. Development approval of specific campus projects pursuant to the plot plan can then be achieved administratively through the minor conditional use process. Projects impacting the historic integrity of the campus shall be subject to review by the City Cultural Heritage Board, as specified in the mitigation measures from the project's Final Environmental Impact Report.

6.4 Responsibilities of Major Parties for Capital Improvements, Services, and Maintenance

6.4.1 Maintenance

- Maintenance of landscape in the public right-of-way, beyond the City's current standards and maintenance of the paseos, shall be by private means for funding or another funding mechanism acceptable to the City, which would not obligate the City to providing funding for maintenance of landscaping above City standards. If a funding mechanism is not provided, the paseos and/or public landscape areas proposed in the Specific Plan will be revised to be consistent with City standards.

6.4.2 Parkland

- Park requirements may be met through a combination of payment of fees, dedication of land, improvement of park facilities, joint use of university facilities with the community, and provision of credited private open space. The Parks and Recreation Department of the City of Riverside is willing to accept payment of fees rather than dedication of land within the Specific Plan area. Any actual dedication of land or payment of fees would occur at the subdivision and development stages.
- Park Dedication Policies
 - 1) Joint use of University athletic fields and the paseo system shall be eligible for credit against park requirements.
 - 2) Usable private open space shall be eligible for credit against park requirements.
 - 3) Park improvements or equipment shall be eligible for potential credit as part of park requirements.
 - 4) The amount of credit for the above uses will be negotiated with the City and the negotiated agreement will require the approval of the City Council.
- Joint Use of University Athletic Fields

Upon the mutual consent of the University and City of Riverside, instead of the payment of parkland fees and/or park dedication of a typical neighborhood park, the City of Riverside and

La Sierra University may enter into a joint agreement to share new University athletic facilities with the residents of the community. This agreement will address a minimum the following:

- Ownership of the land
 - Acreage to be jointly used
 - Responsibility for construction of facilities appropriate for University and City use, such as baseball and soccer fields
 - Maintenance responsibilities
 - Criteria for priority of use
 - Performance standards for use
 - Timing of development related to parkland
- Paseo

In addition, a major ingredient of the plan is the linear paseo system, which links together all parts of the community to the University for the pedestrian. Credit toward park requirements shall be received for the paseo system.

● Credit for Private Open Space

Private open space and recreational facilities are intended to receive credit against park requirements because such areas offset the need for publicly developed and maintained parks and open spaces. These areas include private parks to be developed to preserve the prominent hillforms on the site (Figure 3-4) and other private recreational facilities that may be developed as a part of residential developments.

6.4.3 Schools

The plan requires payment not to exceed 4.5 million dollars to Alvord Unified School District, including dedication of a 10-acre elementary school site within Subarea 6. The applicant has made a written settlement agreement with the Alvord School District which sets forth all the terms of the agreement. Refer to this agreement for precise details for implementation.

6.4.4 Infrastructure

- Needed infrastructure should be provided as each phase of the project is developed. Distribution facilities and in-tract circulation will be constructed with each phase of the development. Much of the offsite master plan infrastructure exists adjacent to the site. There are, however, certain master plan facilities both on and offsite that will need to be constructed as the project develops. Following is suggested master plan facilities:
 - The "New Arterial" can be built adjacent to each phase of development as construction occurs. A minimum of two lanes of traffic in each direction for the entire alignment of the "New Arterial" needs to be in place prior to closure of Pierce Street across the campus.
 - Sierra Vista from Pierce Street to the "New Arterial" may be constructed concurrently with adjacent development. Two lanes, one in each direction, need to be in

place prior to closure of Pierce Street across the campus. Collett Street can be widened as development occurs adjacent to the street.

- Adequate water transmission facilities adjacent to the site exist or will be required prior to the development of the project. Master plan internal facilities shall be built concurrently with adjacent development.
- Adequate sewer transmission facilities exist adjacent to the project. Master plan internal facilities shall be built concurrent with adjacent development.

6.5 Amendments to the Specific Plan

- No amendments are required to this Specific Plan in order to add new, to clarify, or to supply modified information (textual or graphic) that does not contradict the intent of the material already included in this plan. Such changes may be made administratively by the Planning Director with the concurrence of the project applicant.
- Major changes which would affect the concept of the plan will require a plan amendment such as significant restructuring of the circulation system or a substantial change in the land use pattern (such as deletion of the school site), permitted uses or densities.
- Table 3-4 indicates the maximum guaranteed densities for each residential development subarea. Absent an amendment of the plan, the total residential development in the La Sierra Specific Plan area shall not exceed ~~1,769~~2,047 total dwelling units except for on-campus housing in Subareas 1 and 2, senior housing other than independent living in Subarea 3, and for state- mandated affordable housing bonuses.

To allow for flexibility for each subarea, the maximum density may be increased up to 5% if an adjacent subarea is reduced by the same amount.

6.6 Variances to the Development Standards

Development standards, outlined in Table 4-1 and throughout this document, may be modified by the granting of a variance through standard City procedures.

7. ENVIRONMENTAL IMPACT REPORT MITIGATION MONITORING PROGRAM

LA SIERRA UNIVERSITY MITIGATION MONITORING PROGRAM

Adopted by the City Council 12/17/96

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
<i>HYDROLOGY/GROUNDWATER/ WATER QUALITY</i>		
Prior to site grading, a sampling and testing program for organic pesticides from onsite farm and dairy lands shall be conducted to the satisfaction of the Director of Public Works in order to determine potential concentrations requiring remediation.	Monitoring: Public Works Department	Report on file with the Public Works Department (grading permit file)
Prior to approval of all street improvement plans, the project applicant shall demonstrate to the satisfaction of the Director of Public Works that all on-site public streets include curbs and gutters designed to contain excess flows beyond the capacity of the La Sierra Channel.	Monitoring: Public Works Department	Approved Street Improvement Plans
<i>LAND USE</i>		
The applicant shall submit additional design concepts illustrating that screening landscaping is provided along the western perimeter of subareas 4, 6 and 13 to protect the adjacent existing residential land uses. The concepts contained in the Specific plan for reverse landscaping shall apply.	Monitoring: Planning Division	Adopted Specific Plan
<i>TRAFFIC AND CIRCULATION</i>		
As a condition of approval for the Tentative Tract Maps, the applicant or developer of the specific Plan shall construct the intersection and lane improvements identified in Figure 10 as revised in the Response to Comments to the La Sierra University Specific Plan EIR and shall be required to finance the cost of new traffic signals and modifications to existing traffic signals as necessary. Physical improvements shall occur prior to the demand created by the Specific Plan land uses.	Monitoring: Public Works Department	Subdivision map conditions of approval
An improvement and financial phasing study shall be prepared by a qualified traffic consultant identifying the improvements that are needed according to phased implementation of the Specific Plan. The City Director of Public Works shall approve the improvement and financial phasing plan and require that improvements be installed or	Monitoring: Public Works Department	Conditions of approval-discretionary permits.

Mitigation Measure	Monitoring Responsibilities	Documentation
<p>bonded prior to implementing subsequent phases. Specific improvements are noted as follows:</p> <ul style="list-style-type: none"> C New Pierce Street at Sierra Vista extension. Provide separate right-turn and left-turn lanes for southeast bound Sierra Vista. Provide a separate northbound left-turn lane and two through lanes in each direction on new Pierce Street. C New Pierce street at Rally Drive. Provide an additional northbound through lane on New Pierce Street C New Pierce Street at Collett Avenue. Provide separate left-turn lanes for north and southbound New Pierce Street plus two through lanes for both north and southbound traffic. 		
<p>Prior to approval of tentative parcel or tract maps, the applicant shall be required to pay fees or finance the fair share of the improvement costs at the La Sierra Avenue/La Sierra Avenue and Eastbound SR-91 Ramps intersection. Financing the applicant's fair share would be accomplished in the form of a mitigation fee. The City has determined that the applicant's fair share is 1.13 percent (City's share is 16.7 percent) of the cost of upgrading the La Sierra/SR-91 interchange. The applicant's share (1995 dollars) is estimated to be \$28,967.</p>	Monitoring: Public Works Department	Tract map conditions of approval
AIR QUALITY		
<p>Require that contractors:</p> <ul style="list-style-type: none"> C Use low emission on-site mobile construction equipment; C Maintain equipment in tune, per manufacturer's specifications; C Use catalytic converters on gasoline powered equipment; C Retard diesel engine injection timing by four degrees; C Use reformulated, low emission diesel fuel; C Substitute electric and gasoline powered equipment for diesel powered equipment where feasible 	Monitoring: Planning Division	Grading Permits and related files

Mitigation Measure	Monitoring Responsibilities	Documentation
<ul style="list-style-type: none"> ○ Where applicable, do not leave equipment idling for prolonged periods ;○ Curtail (cease or reduce) construction during periods of high ambient pollutant concentrations (i.e., Stage 2 smog alerts) .○ Configure construction parking to minimize traffic interference; ○ Provide temporary traffic control during all phases of construction activities to improve traffic flow (e.g., flag person); 		
Fugitive Dust. The contractor shall:	Planning Division	Grading Permits and related files
○ Spread soil binders on site, on unpaved roads, and in parking areas.		
○ Water the site and the equipment in the morning and evening.		
○ Reestablish ground cover on the construction site through seeding and watering.	Planning Division	Grading Permits and related files
○ Pave on-site haul roads.		
○ Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time		
○ Schedule activities to minimize the amount of exposed excavated soil during and after the end of work periods.		
○ Sweep streets on a daily basis, if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling.		
○ Suspend grading operations during high winds in accordance with Rule 403 requirements.		
○ Wash trucks leaving site.		
○ Maintain a minimum 24 inch freeboard ratio on haul trucks.		
○ Cover payloads on haul trucks using tamps or other suitable means.		
○ Traffic speeds on all unpaved roads to be reduced to 15 mph or less.		
○ Where applicable, specify the use of	Voluntary	Project design

Mitigation Measure	Monitoring Responsibilities	Documentation
concrete, asphaltic cement, or emulsified asphalt. Avoid cut-back asphalt wherever feasible.		
C Consider the use of high volume low pressure or manual application of paints and coatings on structures. Where applicable, use pre-finished or pre-primed, sanded wood molding and trim products, and pre-primed wallboard.	Voluntary	Project design
C Where applicable, specify the use of low VOC paints and coating now offered by many of the major brands (e.g., Frazee)		
C Where applicable, specify the use of non-polluting, powder coating operations and powder coated metal products.		
C When possible, specify the use of natural finishes, such as brick, clay tile, and uncoated concrete.		
Consideration shall be given to the implementation of transportation demand management measures. Such measures shall include:- C Coordinating transit service to the development through provision of bus stops, transit stops, shuttle stops, bus shelters and turnouts, and bicycle/transit interface.	Planning Division	Conditions of Approval for discretionary permits/ approved site plans
C Large-scale developers shall comply with the terms of the City's Transportation Demand Management Ordinance.	Planning Division	Building Permit
C Additionally, the City shall encourage businesses to adopt the following measures, where applicable C Ensure efficient parking management.	Planning Division	Discretionary Permits
C Encourage employers to provide dedicated parking spaces with electrical outlets for electric vehicles.	Planning Division	Discretionary Permits
C Establish peripheral park and ride lots.		
C Where applicable, provide preferential parking to high occupancy vehicles and shuttle services.		
C Where applicable, provide preferential parking to high occupancy vehicles and		

Mitigation Measure	Monitoring Responsibilities	Documentation
shuttle services.		
C Charge parking lot fees to low occupancy vehicles.		
C Promote transportation management associations (TMAs).		
C Subsidize efficient methods of mass transportation.		
C Encourage employers to establish telecommuting programs, video-conferencing facilities alternate work schedules, and satellite work centers.		
C Work with the City/developers/citizens in the region to implement transportation demand management (TDM) goals.		
All developers shall provide mitigation for secondary source emissions (i.e., emissions associated with stationary sources within the development) inclusive of, but not limited to, the measures listed below. The measures listed below are suggested for incorporation into subsequent projects; they are not mandatory unless otherwise required by separate regulations.	Voluntary	Project design
C State of California Title 24 regulations for energy efficient design shall be implemented.	Building Division	Building permits
C Energy costs shall be included in the capital expenditure analyses.	Voluntary	Project design
C Appropriate passive solar design shall be incorporated..		
C Electricity distribution losses shall be minimized		
C Installed lighting loads shall be limited.		
C Lamps that give the highest light output per watt of electricity consumed shall be installed where feasible.		
C The applicant is encouraged to install mechanical systems or equipment controlled with time clocks or computer systems.		
C Lighting system heat or process heat for space heating during cool weather, and		

Mitigation Measure	Monitoring Responsibilities	Documentation
exhaust this heat via ceiling plenums during warm weather shall be recycled.		
C Cascade ventilation air from high priority (occupied spaces) areas to low priority (corridors, equipment, and mechanical spaces) areas before being vented outdoors.		
C The use of electric yard maintenance equipment through the placement of exterior outlets both front and rear, for all single family dwellings shall be facilitated.		
C Installation of electrical outlets in residential garages for the proliferation of electric vehicles shall be encouraged.	Voluntary	Project design
NOISE		
Grading and construction shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on Monday through Friday, and prohibited on weekends and major holidays, except for emergencies. .	Planning Division	Grading and Building Permits
Construction access routing shall minimize construction truck traffic past existing noise sensitive uses	Planning Division	Grading and Building Permits
Any grading within 500 feet of school grounds shall be performed when school is not in session.	Planning Division	Letter in Grading Permit File
The contractor shall be required to equip all construction vehicles and equipment with functioning and properly maintained muffler systems.	Planning Division	Grading Permit
The contractor shall ensure that noisy operations such as stockpiling, equipment maintenance, and/or vehicle staging on site occur as far as reasonably practicable from noise sensitive receptors.	Planning Division	Grading Permit
The contractor shall ensure that, to the greatest extent feasible, the noisiest operations are arranged to occur together in the construction program to avoid continuing periods of greater annoyance.	Planning Division	Grading Permit
Prior to approval of tentative tract maps in the subareas adjacent to Collett Avenue, the project proponent shall prepare and submit an acoustical study that addresses sensitive receptors along Collett Avenue, to the City of Riverside Planning Department. The acoustical study shall verify that noise levels	Planning Division	CEQA documentation prepared for tract maps

Mitigation Measure	Monitoring Responsibilities	Documentation
are within the City noise standard of 60 DBA CNEL in private outdoor living areas and 45 DBA CNEL in habitable interior living areas for the Collett Avenue sensitive receptors. The acoustical study shall identify project related impacts on existing sensitive receptors only along Collett Avenue, and recommend mitigation measures, as needed. Potential mitigation measures include establishing sufficient setbacks, the construction of noise barriers and/or the installation of acoustically rated windows (such as laminated glass or double-pane windows) at sensitive receptors adjacent to Collett Avenue.		
BIOLOGICAL RESOURCES		
Prior to grading in areas that would result in the disturbance of burrowing owl habitat, all burrowing owls shall be relocated off-site. Off-site habitat must be suitable burrowing owl habitat, as defined in the <i>Burrowing Owl Survey Protocol</i> , and the site approved by CDFG. Land should be purchased and/or placed in a conservation easement in perpetuity, and managed to maintain suitable habitat. The following off-site mitigation requirements have been developed by the California Burrowing Owl Consortium. They recommend the use of one of the following ratios for off-site habitat replacement:	Planning Division	Written verification prior to grading permit issuance.
1. Replacement of occupied habitat with off-site occupied habitat: 1.5 times 6.5 acres (9.75 acres) per pair or single bird.		
2. Replacement of occupied habitat with habitat contiguous to currently occupied habitat: 2 times 6.5 acres (13.0 acres) per pair or single bird.		
3. Replacement of occupied habitat with suitable unoccupied habitat: 3 times 6.5 acres (19.5 acres) per pair or single bird.	Planning Division	Written verification prior to grading permit issuance.
Prior to grading, additional studies shall be undertaken to determine the numbers and sizes of family groups of the burrowing owl on the project site in order to determine the amount of habitat to be replaced. Surveys shall be undertaken by a qualified biologist and conducted according to the protocols developed by the California Burrowing Owl	Planning Division	Written verification prior to grading permit issuance.

Mitigation Measure	Monitoring Responsibilities	Documentation
Consortium (1993).		
To avoid direct take of the burrowing owl individuals on site, owls should be excluded from burrows in the immediate impact zone and within a 50 meter (approximately 160 feet) buffer zone by installing one-way doors in burrow entrances. One-way doors should be left in place 48 hours to ensure owls have left the burrow before excavation and destruction of the burrow. All activities specified herein shall be undertaken by a qualified biologist.	Planning Division	Report from biologist on file prior to grading permit issuance.
Until the burrowing owls are removed from the site, any site activity that involves site disturbance, including grading activities, shall be prohibited during the burrowing owl nesting season (February 1 through August 31). Exceptions to this prohibition will be permitted only upon written authorization from the California Department of Fish and Game indicating that the birds have not begun egg-laying and incubation or that juveniles from those burrows are foraging independently and capable of independent survival at an earlier date.	Planning Division	Report from biologist on file prior to grading permit issuance.
The applicant shall obtain DFG and U.S. Corp of Engineers approval for disruption of the wetland habitat. Final mitigation requirements will be established by these agencies.	Planning Division	Copies of permits in grading permit file.
PARK AND RECREATION		
The developer(s) shall be responsible for the payment of local park fees in accordance with City requirements. Turn-key park facilities may be provided in lieu of fee payment as negotiated with the City at time of development	Planning/Park and Recreation Departments	Conditions of approval/discretionary permits.
Regional park demands shall be mitigated in through a combination of joint use of the University's athletic fields and payment of regional/reserve park fees, subject to Park and Recreation Department approval.	Planning/Park and Recreation Departments	Conditions of approval/discretionary permits
The applicant shall execute an agreement with the City Park and Recreation Department which places the burden for trail/paseo, medians, enhanced parkway landscaping along the new alignment of Pierce Street, reverse frontage parkways, street trees, and entrance gateways (Type A, Type B, Type C), and the	Planning/Park and Recreation Departments	Conditions of approval/discretionary permits

Mitigation Measure	Monitoring Responsibilities	Documentation
A landmark or pocket park for the Silos maintenance responsibility on the Specific Plan developer(s). Maintenance costs may be provided by a project-wide homeowner's association, or other means acceptable to the City of Riverside.		
The pedestrian bridge proposed in the Specific Plan shall be constructed to City approval by the project applicant for the purpose of completing the paseo network extending from the University athletic fields, over the La Sierra Storm Channel, to the McAuliffe Elementary School and Rancho Loma Park.	Planning/Park and Recreation/Public Works Departments	Conditions of approval/discretionary permits
The applicant shall be responsible for design and installation of the multipurpose recreational trail located within the project's boundaries in accordance with City standards.	Planning/Park and Recreation Departments	Conditions of approval/discretionary permits
CULTURAL RESOURCES		
<u>Archeological</u> Both RIV-5498 and RIV-5499 will be enclosed by fencing prior to any construction activities within a 50' radius to assist in protecting them from construction impacts.	Planning Division	Site plans/grading plans
In the event grading or construction is proposed within the 50 foot radius, a minimum test level program executed by a SOPA-certified (Society of Professional Archaeologists) should be implemented to determine if any more resources exist prior to the issuance of any grading or building permits. This would include shovel test pits (STPs) to determine the presence of any subsurface deposit. If the STPs contain culturally related material, one to two 1x1 meter excavation units would be excavated. A report summarizing the results of the excavation will be submitted as part of the testing program.	Planning Division	Archeologist report on file prior to grading permit issuance.
Prior to the issuance of any grading for building permits, the applicant shall submit written evidence to the City of Riverside Planning Department that a qualified (SOPA-certified) archaeologist has been retained to conduct monitoring during all grading activities in the vicinity of both identified sites. The City of Riverside Planning Department shall approve the selected archaeologist. If grading proceeds and any cultural resources are encountered, all construction work in the vicinity, as defined by the on-site archae-	Planning Division	Copy of contract- in grading/building permit file(s)

Mitigation Measure	Monitoring Responsibilities	Documentation
ologist, shall be halted and the resources shall be evaluated in accordance with federal, state, and local laws.		
Historic (Hole Ranch) Prior to the issuance of any demolition or building permit, the applicant shall cause to be completed documentation of the entire site according to Level 1, HABS/HAER Standards, subject to review and approval of the Planning Director. Once approved, three copies of the final HABS/HAER report and accompanying photographs and drawings shall be submitted to the Planning Department.	Planning Division	Final HABS/HAER report
Prior to the implementation of the La Sierra University Specific Plan, i.e., prior to approval of any tract maps, conditional use permits, or any other discretionary permits, the applicant shall cause to be completed a minimum of six oral histories of individuals whose remembrances would contribute to the historical record of the Hole Ranch. The oral histories shall be performed by a qualified historian, the selection of which shall be approved by the Planning Director, whom shall also approve the final transcripts of these histories.	Planning Division	Copies of final documentation
Prior to the implementation of the La Sierra University Specific Plan, i.e., prior to approval of any tract maps, conditional use permits, or any other discretionary permits, Section 5.0 of the Specific Plan shall be amended to include a coordinated interpretative program for the entire Specific Plan site subject to the approval of the Planning Director, in cooperation with the Riverside Arts Foundation, and the Riverside Municipal Museum.	Planning Division	Amended Specific Plan
The program shall depict in words, images, graphics, and plant materials the heritage of the Gabrielino and Serrano Native American Indians, the Rancho La Sierra Sepulveda, the Hole Ranch, and the expansion of La Sierra University. The interpretative program will be designed to work with the land use, circulation, and design standards as detailed in the proposed Specific Plan, paying particular attention to the proposed paseo system. The interpretative program will not be limited to the previously listed media, and will be based on existing historical and archeological re-	Planning Division	Amended Specific Plan

Mitigation Measure	Monitoring Responsibilities	Documentation
search, the above-reference oral histories, and supplementary archival research. If determined feasible in the preservation study discussed below, the silos will serve as part of this program.		
Prior to the issuance of a silo demolition permit, the applicant will cause to be completed documentation of the historic silos according to Level 1 HABS/HAER Standards, subject to review and approval of the Planning Director. The images should capture the height, scale, and materials of the silos juxtaposed to the open landscape. An interpretation of these spaces could include photographic and other representational images depicting how the silos were used by the ranchers, the experience of those who worked at the silos, as well as how the silos were part of the educational life at La Sierra University. Once approved, three copies of the final HABS/HAER report will be submitted to the Planning Division.	Planning Division	Level 1 HABS/HAER documentation and discretionary permit conditions of approval/site plan
As part of the on-site public art and interpretive program, the interpretation of the historic silos will be integrated into the program as determined appropriate by the Planning Director, in cooperation with the Riverside Arts Foundation and the Riverside Metropolitan Museum. The interpretation shall include at minimum the depiction of the historic significance of the silos in words, images, graphics, materials, and/or likenesses of the silo structures within the Riverwalk at La Sierra.	Planning Division	Interpretive Program, and discretionary permit conditions of approval/site plan
The silo interpretive display will be placed along the Rancho La Sierra/Hole Ranch node of the Riverwalk, rather than creating a separate interpretation area focused solely on the silos. A thoughtful and complete collection of photographic and other representational images of the history of the silo site would make an effective interpretive display. The City will maintain the interpretive display through fees collected by a Landscape Maintenance District.	Planning Division	Interpretive Program, and discretionary permit conditions of approval/site plan
As part of the on-site interpretive program along Riverwalk Parkway, a representative interpretive garden grain landscape will be created around or adjacent to the graphic	Planning Division	Interpretive Program, and discretionary permit conditions of approval/site plan

Mitigation Measure	Monitoring Responsibilities	Documentation
displays to represent the grain farm surrounding the silos to provide tangible examples of the agricultural context surrounding the silo site. The City will maintain the interpretive display through fees collected by a Landscape Maintenance District.		
The implementation at Riverwalk will include consideration of the characteristic silo cylinder geometry, as it is a unique, simple, and easily recognizable recall of the agricultural period.	Planning Division	Interpretive Program, and discretionary permit conditions of approval/site plan
A guide or brochure level of information will be made available for both adult and children audiences throughout the interpretive display via a brass plaquing system that will be self-guided.	Planning Division	Interpretive Program, and discretionary permit conditions of approval/site plan
The recommendations of this study shall be carried out prior to the issuance of any demolition, grading, or building permit for the silos and the area within a 200' radius of these structures.	Planning Division	Final restoration study and discretionary permit conditions of approval/ site plan.
Prior to the adoption of the La Sierra University Specific Plan, the remaining farm-related equipment will be evaluated by a qualified curator, as approved by the Planning Director. If it is determined in this evaluation process that the artifacts are valuable to the historical understanding of the site, they will be incorporated into the interpretative program or donated to a professionally curated local museum, historic site, or similar repository.	Planning Division	Report on file with Planning Department.
<u>Historic (campus)</u> The following buildings shall be preserved due to their individual eligibility for designation. These buildings may be altered or adaptively reused subject to rehabilitation provisions. Relocated buildings are subject to relocation provisions. Building 16 Gladwyn Hall Building 18 Health Services (may be relocated)Building 19 Hole Memorial Auditorium Building 20 La Sierra Hall Building 23 Palmer Hall Building 31 San Fernando Hall Building 37 South Hall Building 38 Student Cottages (may be relocated)None of these buildings shall be demolished or relocated (except as noted above) without further environmental assessment as may be required by law. If necessary, Buildings 18 and 38 may be relocated in accordance with a plan for relocation reviewed and approved by the	Planning Division	Site plans/ Discretionary permit conditions of approval.

Mitigation Measure	Monitoring Responsibilities	Documentation
Cultural Heritage Board or its staff.		
The following buildings, while not individually eligible for designation, contribute to the significance of the District. Retention, rehabilitation and reuse of these buildings shall be a priority. Building 1 Administration Building 3 Ambs Hall Building 5 Angwin Hall Building 7 Calkins Hall Building 22 Matheson Chapel Building 26 Post Office Replacement of any of these Contributors shall only occur where it is not feasible to upgrade and/or expand an existing contributor for continued use.	Planning Division	Site plans/ Discretionary permit conditions of approval.
The following factors shall be considered in assessing the feasibility of continued use or reuse:	Planning Division	Conditions of approval/staff reports
1. Architectural and technical issues which may impact feasibility such as structural integrity, remediation of hazardous materials, code compliance, disabled access, and fire-life safety requirements. In these determinations, the provisions of the State Historical Building and Safety Code shall be considered;		
2. Programmatic and facilities requirements for the operational needs of the University to allow viable continued use of the District as an educational institution;		
3. The cost of rehabilitation relative to the cost of new construction. In determining overall economic feasibility, the value of any local, state or federal preservation incentives and funding sources.		
If retention of any other Contributor at its present site is not feasible, it may be relocated if the Cultural Heritage Board or its staff finds that: relocation is necessary for preservation; the significance and integrity of the District is not substantially impaired by the relocation of the Contributor; and the relocation conforms with the relocation guidelines, or is otherwise proposed for relocation in an appropriate manner.	Planning Division	Conditions of approval/staff reports
Guidelines for relocation are as follows:		
1. Relocate the Contributor in an appropriate setting in order to retain its integrity of scale, design, materials, feeling and		

Mitigation Measure	Monitoring Responsibilities	Documentation
association;		
2. The new location must be of sufficient size and appropriate character to recall the basic qualities of the historic environment.;		
3. A relocated Contributor must still have an orientation, setting and general environment that is comparable, to the extent feasible, to those of the historic location and are compatible with the property's significance.		
Should it be determined that preservation is not feasible, demolition of any of these Contributors may be allowed if through the CEQA process it is determined that the project would not cause a substantial adverse change in the significance of the historic district.	Planning Division	Final CEQA documentation-Negative Declaration or EIR
Any demolition permit will be processed according to established CEQA procedures, in particular those specified in Section 20.30.042 of the City of Riverside Municipal Code. In addition to the previously identified factors for the feasibility of use or reuse, the City shall weigh the building's specific and collective significance to the La Sierra University and the City as a whole.	Planning Division	Final CEQA documentation-Negative Declaration or EIR
To ensure that new construction within the District is compatible with the historic character of the district, plans for new construction shall be based on the following principles:	Planning Division	Design Review Approval
1. The selection of sites for new construction shall minimize any adverse impact on the Contributors;		
2. Within the crescent portion of the District which comprises the original campus plan, new permanent buildings, structures, and features shall be sited to retain the existing pattern of development (i.e., circulation patterns, landscaping and building lines and heights);		
3. New permanent buildings, structures, and features within the District shall be compatible with the existing architecture of District Contributors with respect to scale, height, and massing.		

Mitigation Measure	Monitoring Responsibilities	Documentation
Plans for rehabilitation, repair and maintenance of Contributing and Preserved Buildings shall be based on the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Structures or design guidelines for the District approved by the Cultural Heritage Board. Rehabilitation plans shall be submitted to the Cultural Heritage Board or its staff for review and approval. Removal of non-contributing additions and inappropriate alterations is encouraged.	Planning Division	Design Review Approval
New additions, if any, shall be compatible with the historic character of the building (Contributor or Preserved) and shall be based on the following:	Planning Division	Design Review Approval
1. New additions should be designed and constructed so that the exterior character-defining features of the historic buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. To the extent feasible, new additions shall be reversible;		
2. New design should always be compatible yet clearly differentiated so that the addition does not appear to be historic;		
3. Design for the new work may be contemporary or may reference design motifs from historic building.		
4. The new design should be compatible in terms of mass, materials, relationship of solids to voids, and colors.		
To assist the public and interested parties in understanding the historic associations of the District, including its role in the history of educational institutions in the Inland Empire and its association with the Seventh-day Adventist Church, an interpretative program shall be developed with the assistance of a qualified historic preservation professional. This program could include signage, plaques, historic photographs and other displays and exhibits; and published information in the form of brochures or pamphlets. The program will be coordinated with the remainder of the Specific Plan area, as specified in the Mitigation Measures associated with the Former Hole Ranch Headquarters.	Planning Division	Approved Interpretative Program

Mitigation Measure	Monitoring Responsibilities	Documentation
An Historic Structures Report shall be prepared for any Contributing Buildings proposed for demolition as part of the project. It shall document the significance and physical condition of the Contributing Buildings, both historic and current, photographs, written data, and text. The report shall be completed by a qualified consultant approved by the Planning Director of the City of Riverside.	Planning Division	Final report on file with the Planning Department
The documentation shall include:		
1. A brief written historic and descriptive report shall be completed in narrative format, including an architectural data form for each Contributing Building;		
2. A site plan on 8 2" x 11" paper showing the location of the building should be included. This site plan shall include a photo-key;		
3. A sketch floor plan on 8 2" x 11" paper shall accompany each architectural data form.		
4. Large format (4" x 5" or larger negative size) photographs in accordance with HABS guidelines. Views shall include several contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces (if any).	Planning Division	Final report on file with the Planning Department
5. Filed photographs (35mm) based on HABS guidelines. Views as detailed in large format photographs.		
6. Archival stable reproductions of any available significant historic plans, construction drawings, and photographs.		
7. Archival copies of the documentation shall be submitted to the City of Riverside and on-site archives at La Sierra University.		
Details such as the number of copies and specific recordation requirements will be further defined by the Planning Director, as necessary.		
EARTH RESOURCES		
Prior to issuance of a construction permit or approval of a grading plan, the applicant shall	Building Division/Public Works	Grading Permit/Building

Mitigation Measure	Monitoring Responsibilities	Documentation
utilize a qualified geotechnical engineer/registered geologist to conduct tests to determine the potential for liquefaction. In areas within the site are determined to be liquefiable, these areas may require additional measures to eliminate the liquefaction hazards, including deepened foundations or additional ground improvement. The liquefaction tests and recommendations shall be submitted for review and approval to the City Engineer.	Department	Permit Files
Prior to issuance of a construction permit or approval of a grading plan, the applicant shall utilize a qualified geotechnical engineer/registered geologist to conduct a comprehensive geotechnical evaluation for all areas within the Specific Plan boundaries that are subject to development improvements. The comprehensive geotechnical evaluation shall be submitted for review and approval to the City Engineer.	Building Division/Public Works Department	Grading Permit/Building Permit Files
Prior to issuance of building permits, evidence shall be provided to the satisfaction of the Director of Planning/Building Official that all project buildings conform to the seismic design standards contained in Chapter 23 of the most current Uniform Building Code (UBC).	Building Division	Building Permit Files
SCHOOLS		
Specific Plan requires total compensation to Alvord Unified School District not to exceed 4.5 million dollars, including the dedication of a 10 acre school site. Therefore, no school mitigation is required.	NA	NA

