



LA SIERRA UNIVERSITY

Specific Plan

March 18, 1997

GRUEN ASSOCIATES

Edited to Include the Following Amendments:

R-20104	Sign Program	February 19, 2002
R-21346	Subarea 3 Land Use	March 6, 2007
R-21394	Subarea 5 Land Use	May 1, 2007
R-21539	GP 2025 Program	November 27, 2007
R- XXXX <u>23562</u>	Housing Element Rezone Program (Subareas 11 & 12)	September XX, <u>2018 April 21, 2020</u>

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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

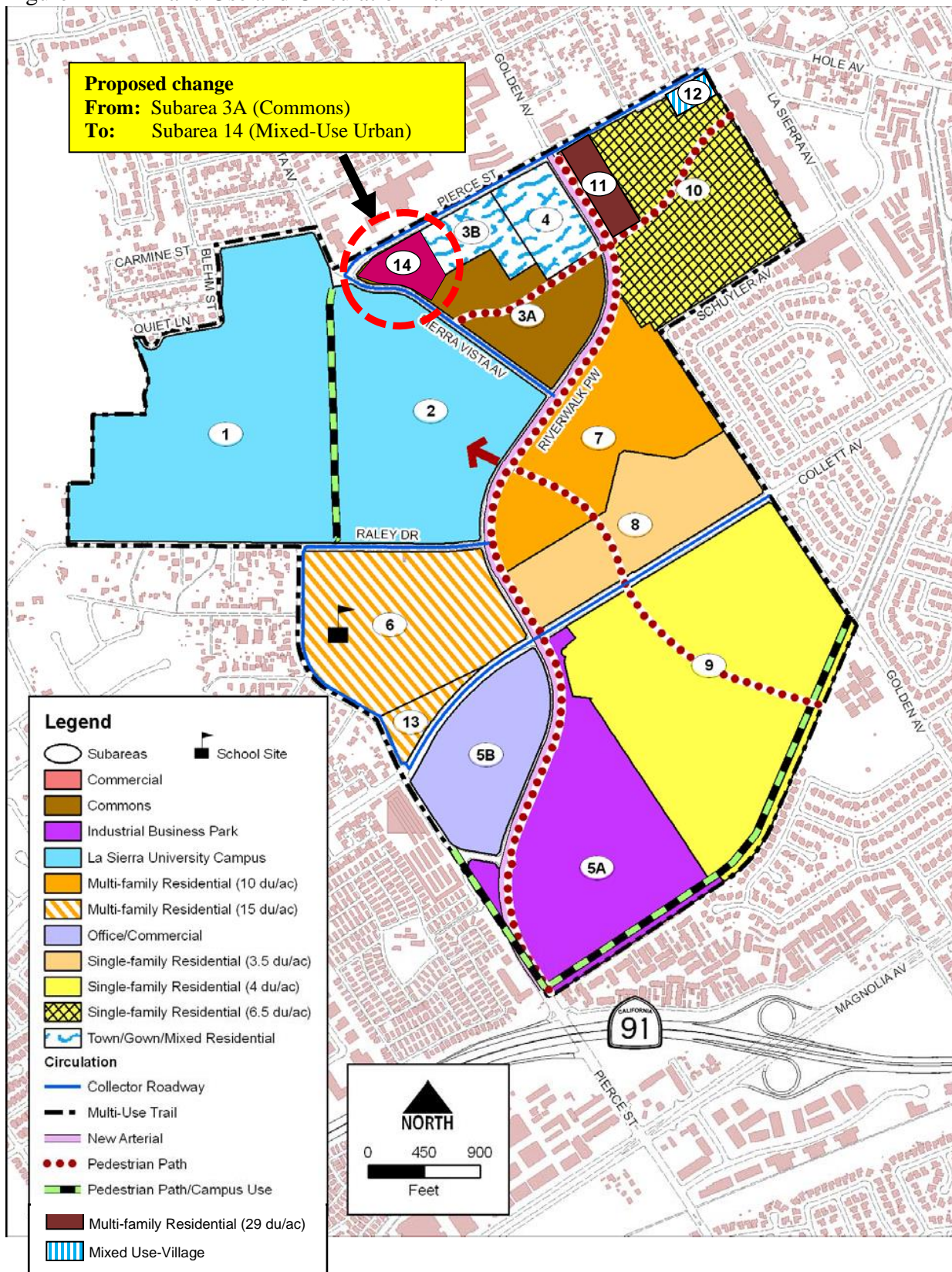
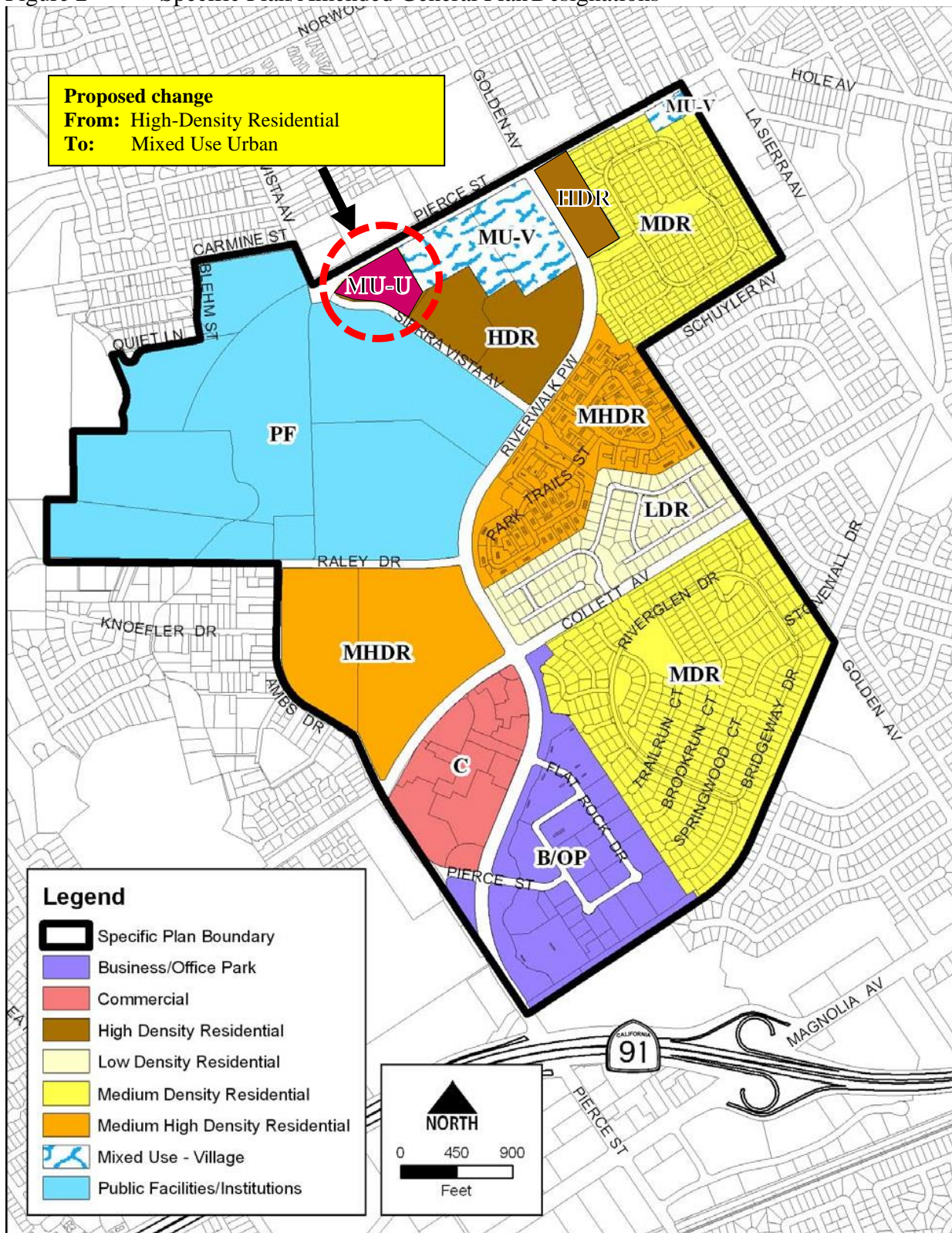


Table 1
LAND USE DESIGNATIONS AND MAXIMUM NUMBER OF UNITS

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)	Medium High/High Density Residential (MHDR, HDR)	New Zone – See Specific Plan	25.5 21.2	399 331
3B & 4	Town/Gown/Mixed Residential Area	Mixed-Use Village (MU-V)	New Zone - See Specific MU Plan V	19.7	-591
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	Multi-family Residential (29 du/a)	High Density Residential (HDR)	R-3-1500	5	145
12	Mixed-Use Village (MU-V)	Mixed-Use Village (MU-V)	MU-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
14	<u>Mixed-Use Urban (MU-U)</u>	<u>Mixed-Use Urban (MU-U)</u>	<u>MU-U</u>	<u>4.3</u>	<u>172</u>
			Totals	507.4	2,274 2,966
* 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~~nonresidential uses permitted in Subareas 3A, 3B, and 4 Town/Gown/Mixed Residential shall comply with the office and retail uses permitted in Chapter 19.110.010150 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 and mixed uses permitted in Subareas 3a, 3b and 4 shall comply with the uses permitted in Chapter 19.100.010 ~~(F)~~150 of the Riverside Zoning Code for the ~~Residential 3 (R-3-1500)~~Mixed-Use Village (MU-V) Zone and include student housing and senior housing for independent living, intermediate care, and nursing care. 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. 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 Subareas 12 (~~Mixed-Mixed-Use~~-Village) and 14 (~~Mixed-Use Urban~~) shall comply with the uses permitted in Chapter 19.120 of the Riverside Zoning Code for the Mixed-Use Village (MU-V) and Mixed-Use Urban (MU-V) Zone, respectively.
- Policy LSU-1.14** The mixed use community—communities 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-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 1,769,966 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?

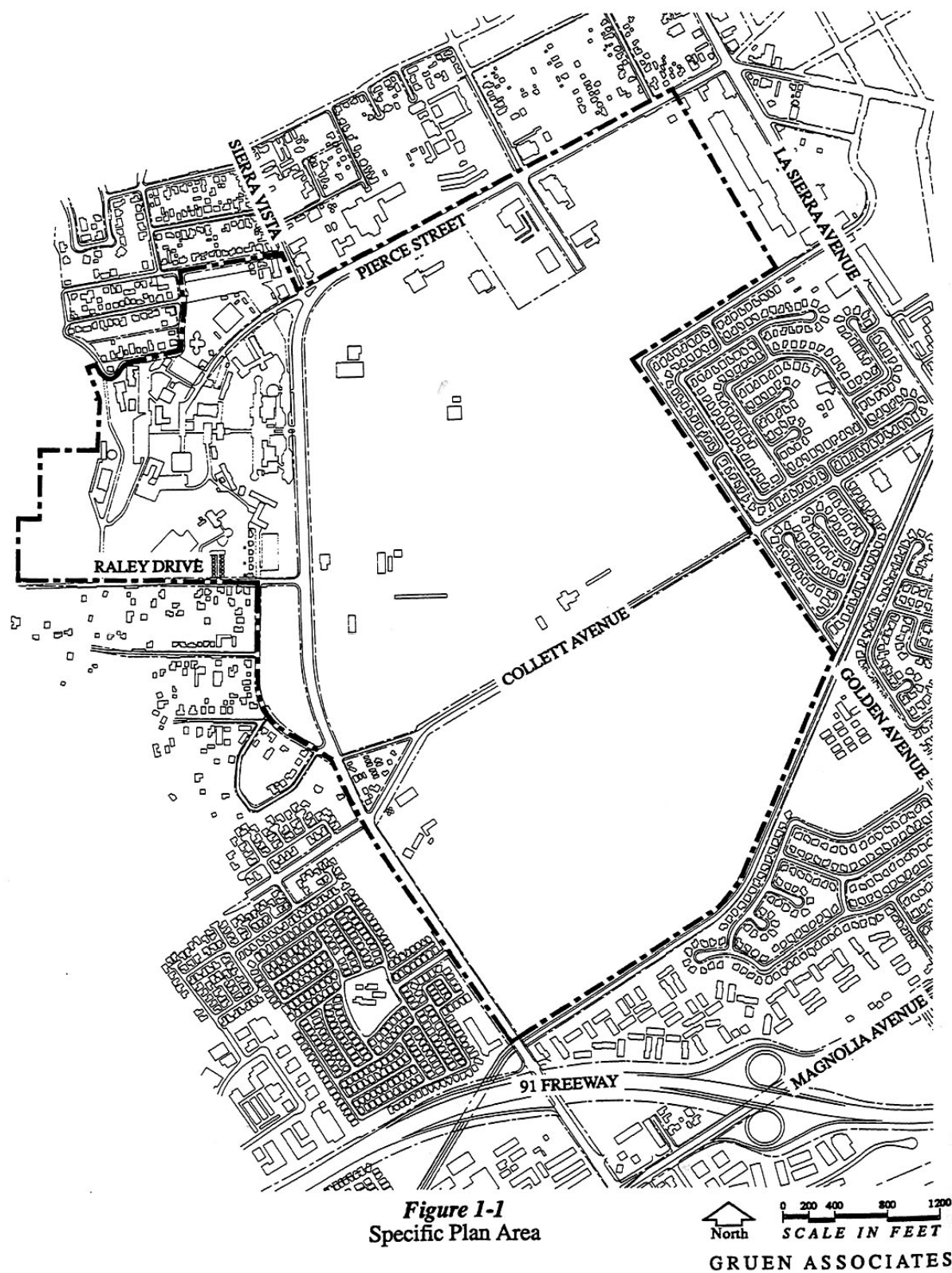
The La Sierra University Specific Plan area includes approximately 531 acres encompassing the property owned by the University, along with several adjacent privately held parcels (Figure 1- 1). The Specific Plan area is generally bounded by Pierce Street to the northwest and southwest, a flood control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

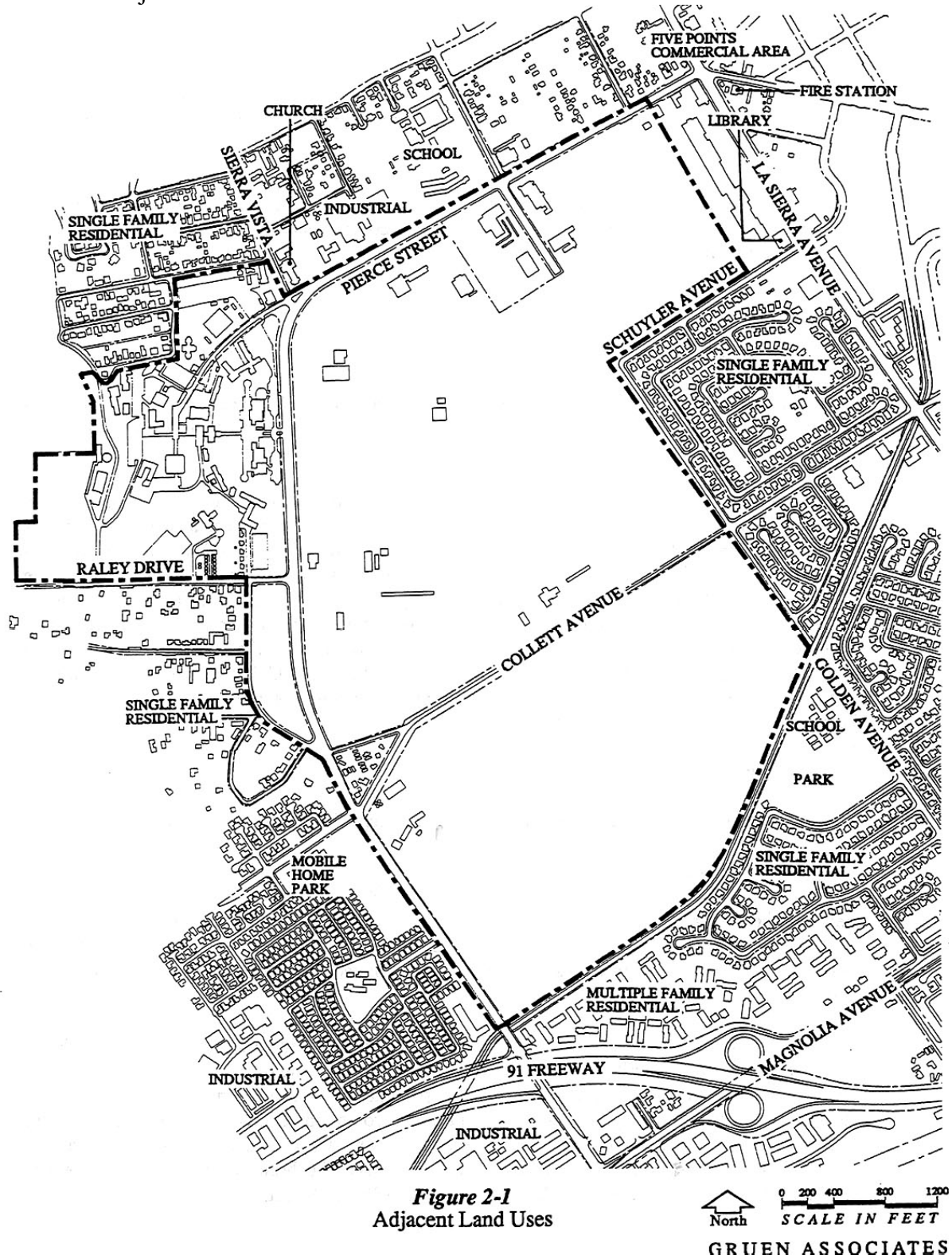


Figure 2-1
Adjacent Land Uses

North
0 200 400 800 1200
SCALE IN FEET
GRUEN ASSOCIATES

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)
• Multi-Family Residential 29 du/a (Subarea 11)	High Density Residential (HDR)
• Mixed Use-Village (Subarea 12)	Mixed-Use Village (MU-V)
• Mixed-Use Urban (Subarea 14)	Mixed-Use Urban (MU-U)

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)

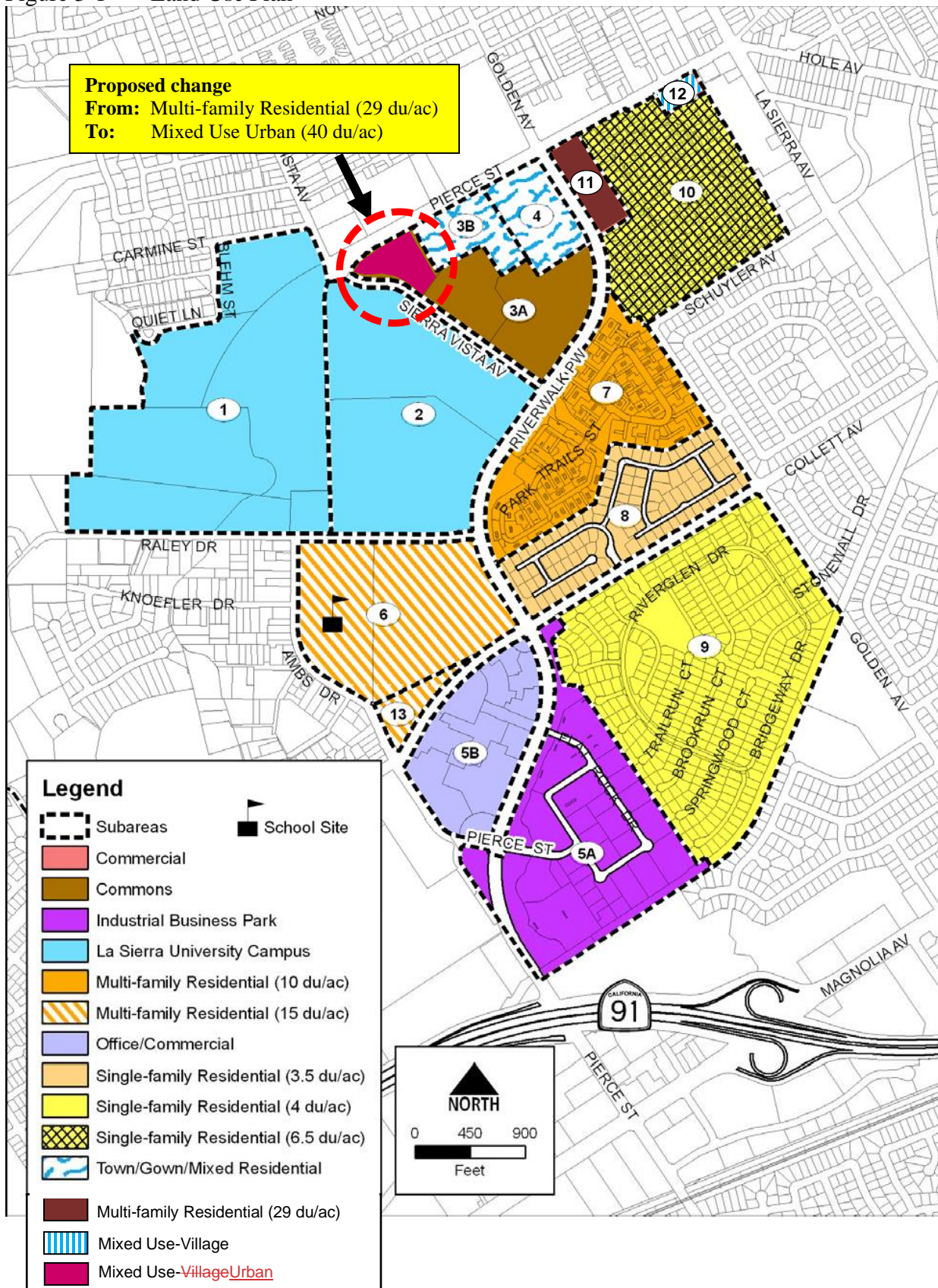
The La Sierra University Campus is envisioned as the focal point of the entire Specific Plan area providing educational, recreational, and religious opportunities for the new mixed use community and the La Sierra area of Riverside. The Specific Plan provides for the tripling of the student enrollment 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)
<ul style="list-style-type: none"> • Academic facilities 	<ul style="list-style-type: none"> • Limited academic facilities in conjunction with other uses beyond 3,600 FTE
<ul style="list-style-type: none"> • Administrative & Support Facilities until 2,400 FTE 	<ul style="list-style-type: none"> • Administrative & Support Facilities beyond 2,400 FTE
<ul style="list-style-type: none"> • Student housing up to 1,200 beds 	<ul style="list-style-type: none"> • Student housing beyond 1,200 beds
<ul style="list-style-type: none"> • Campus Center activities and functions up to 2,400 FTE 	<ul style="list-style-type: none"> • Campus Center activities beyond 2,400 FTE
	<ul style="list-style-type: none"> • 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

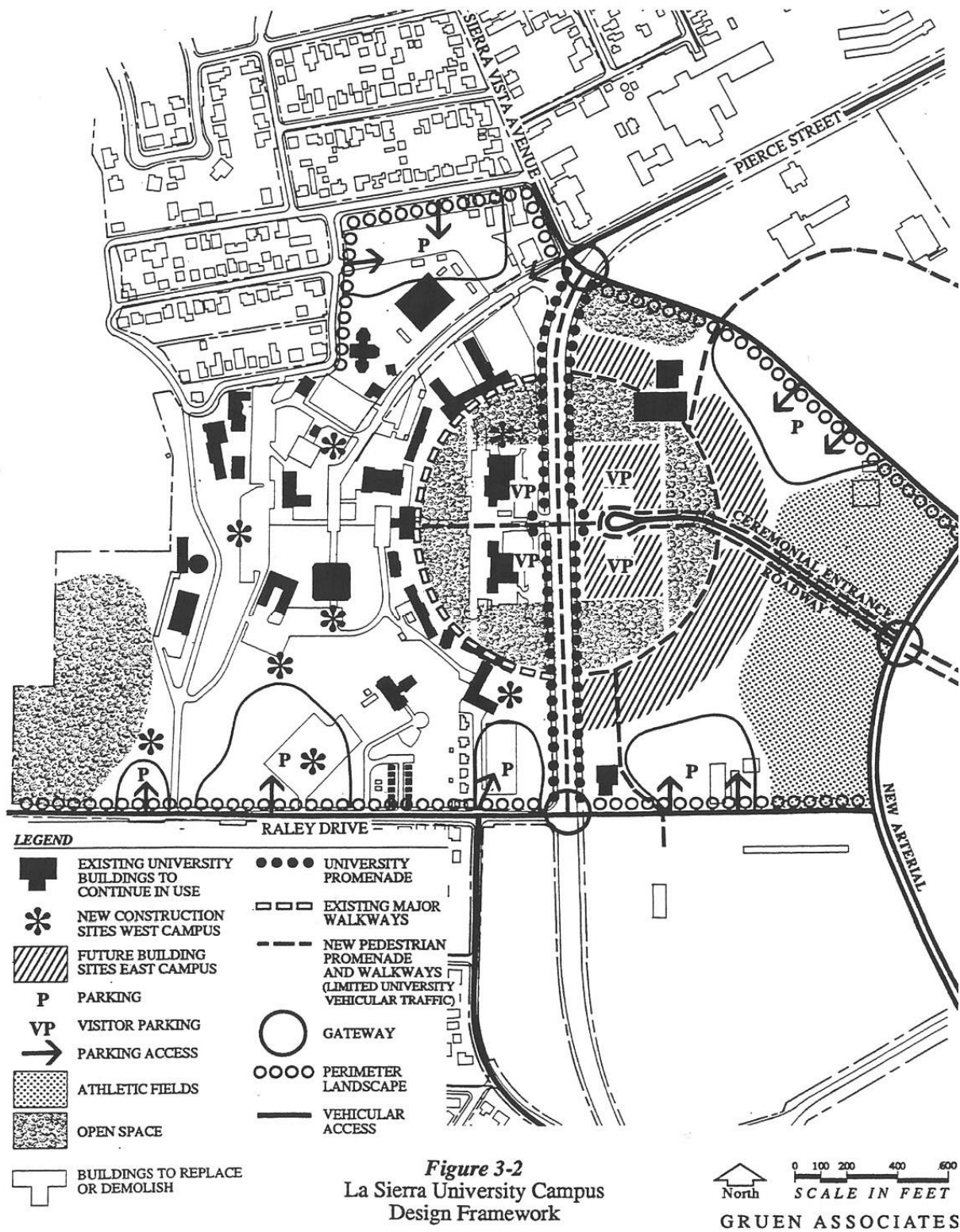
The Specific Plan process proposes inclusion of the east campus into a design framework as well. Figure 3-2 illustrates the Design Framework for the west and east campus.

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~~ a mix of nonresidential and residential uses 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 Multiple-Family Residential (Subarea 11) and Mixed-Use Village (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 2018 to allow for multi-family residential units, consistent with the adopted Housing Element and Rezoning Program. The "Multiple-Family Residential" designation for Subarea 11, allows for 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 "Mixed-Use Village" designation for Subarea 12 located 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. — Existing nonconforming uses retain nonconforming rights pursuant to Chapter 19.080 of the City Zoning Code.

3.3.11 Mixed-Use Urban (Subarea 14)

Subareas 14 was rezoned in October, 2021 per the Rezoning Program of the 6th Cycle, 2021-2029 Housing Element of the General Plan. Specific Plan land use designations have been amended to allow for multi-family and mixed-use residential development, consistent with the adopted Housing Element and Rezoning Program. The "Mixed-Use Urban" designation for Subarea 14 located adjacent to the La Sierra University campus, allows for mixed-use development subject to the Mixed-Use Urban (MU-V) Zone development standards of the Zoning Code. Existing nonconforming uses retain nonconforming rights pursuant to Chapter 19.080 of the City Zoning Code.

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3.3.12 Land Use Statistical Summary

Table 3-4 on the following page 1 above summarizes in numerical ~~form from~~ 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 1,962,966 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
 - To be determined at subdivision stage

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

	Units	Aeres	Total Aeres	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			114.4	22.0
Industrial Park Near Freeway (Subarea 5)		77.2		
Mixed Use Village (Subarea 12)	—48	—1.6		
Town/Gown/Mixed Residential Area (Subarea 3)	90	35.6		
Multi-Family Residential			78.7	15.1
40 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
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)	1,921		520.6	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	1,962*		532.9	

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

²Subareas 3 and 4 combined.

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

⁴Maximum 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.

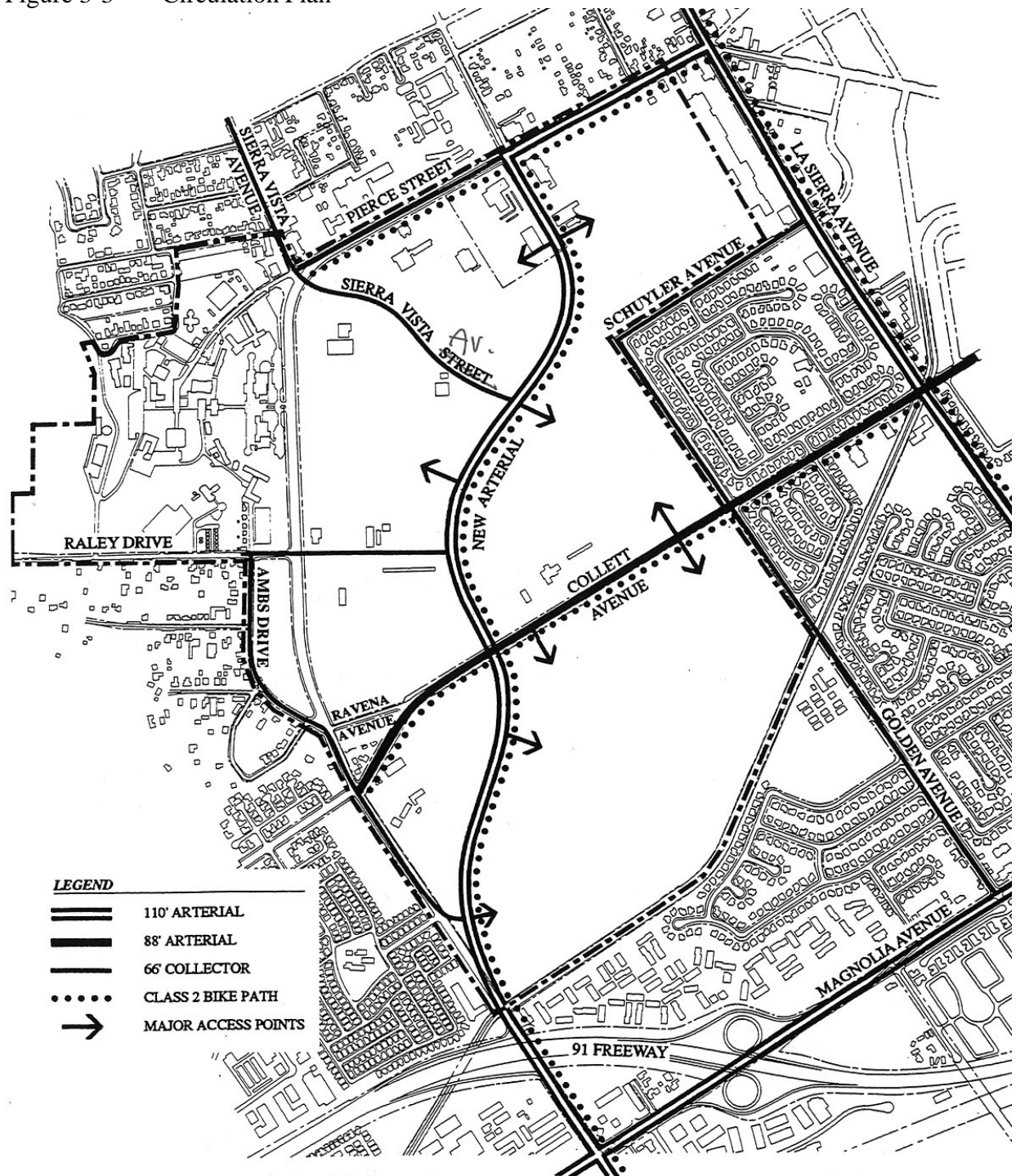
Raley Drive. Currently, Raley Drive is a local street on the City's General Plan, and is planned to be upgraded to a collector status from Ambs Drive to the new arterial in order to provide access to the campus expansion area and planned multi-family residential.

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



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

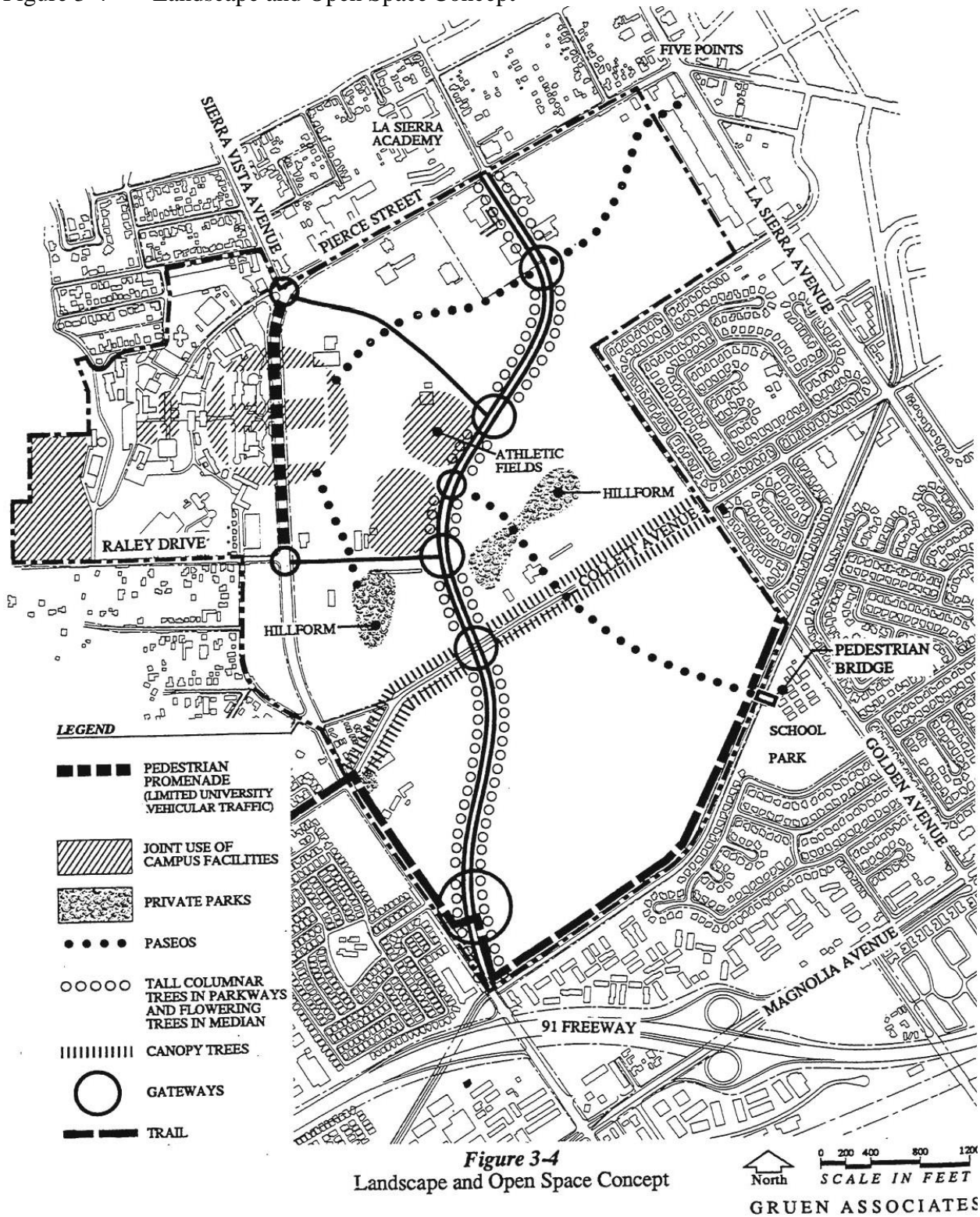
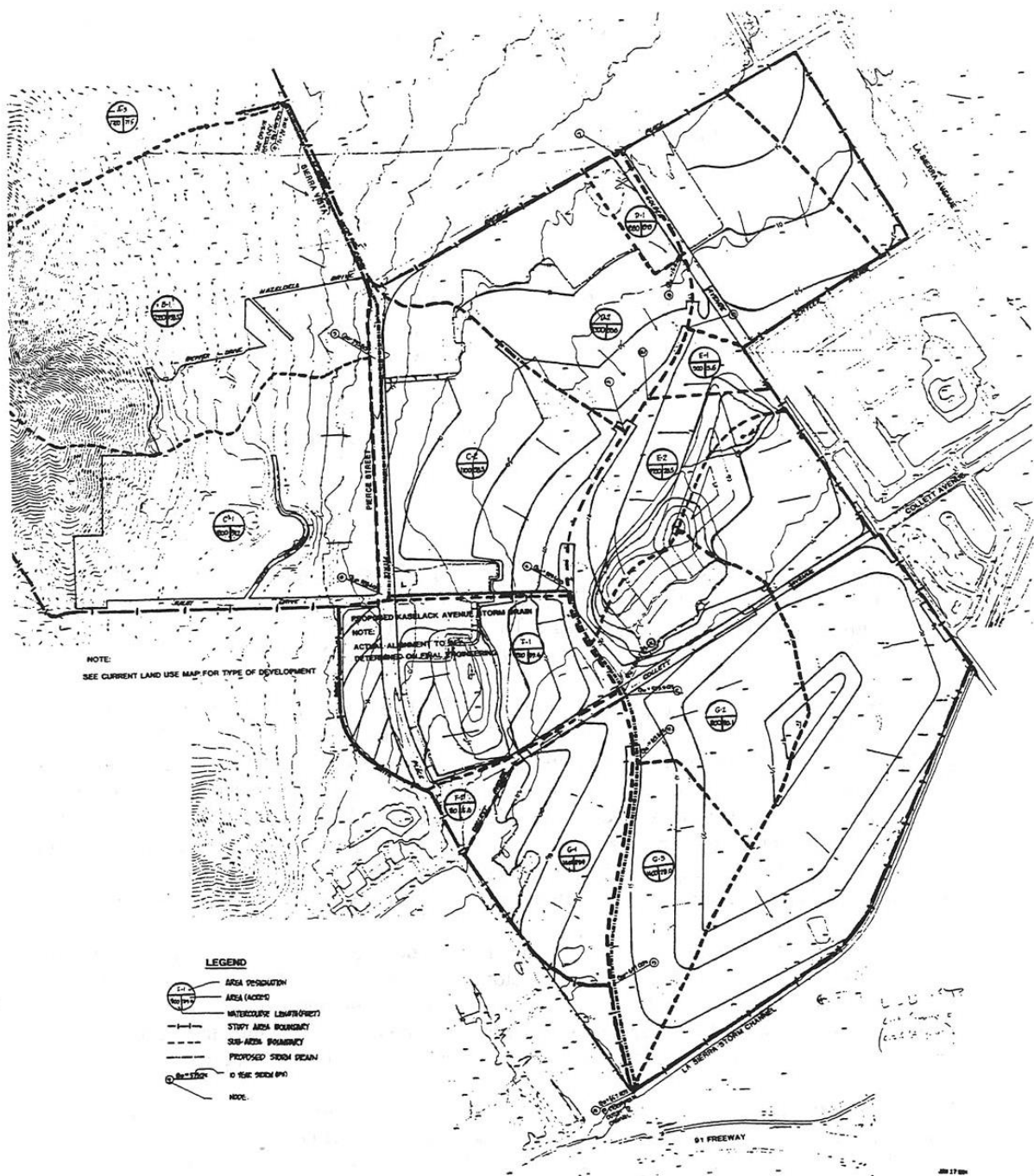


Figure 3-5 Hydrology



- **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 (2018 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.

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

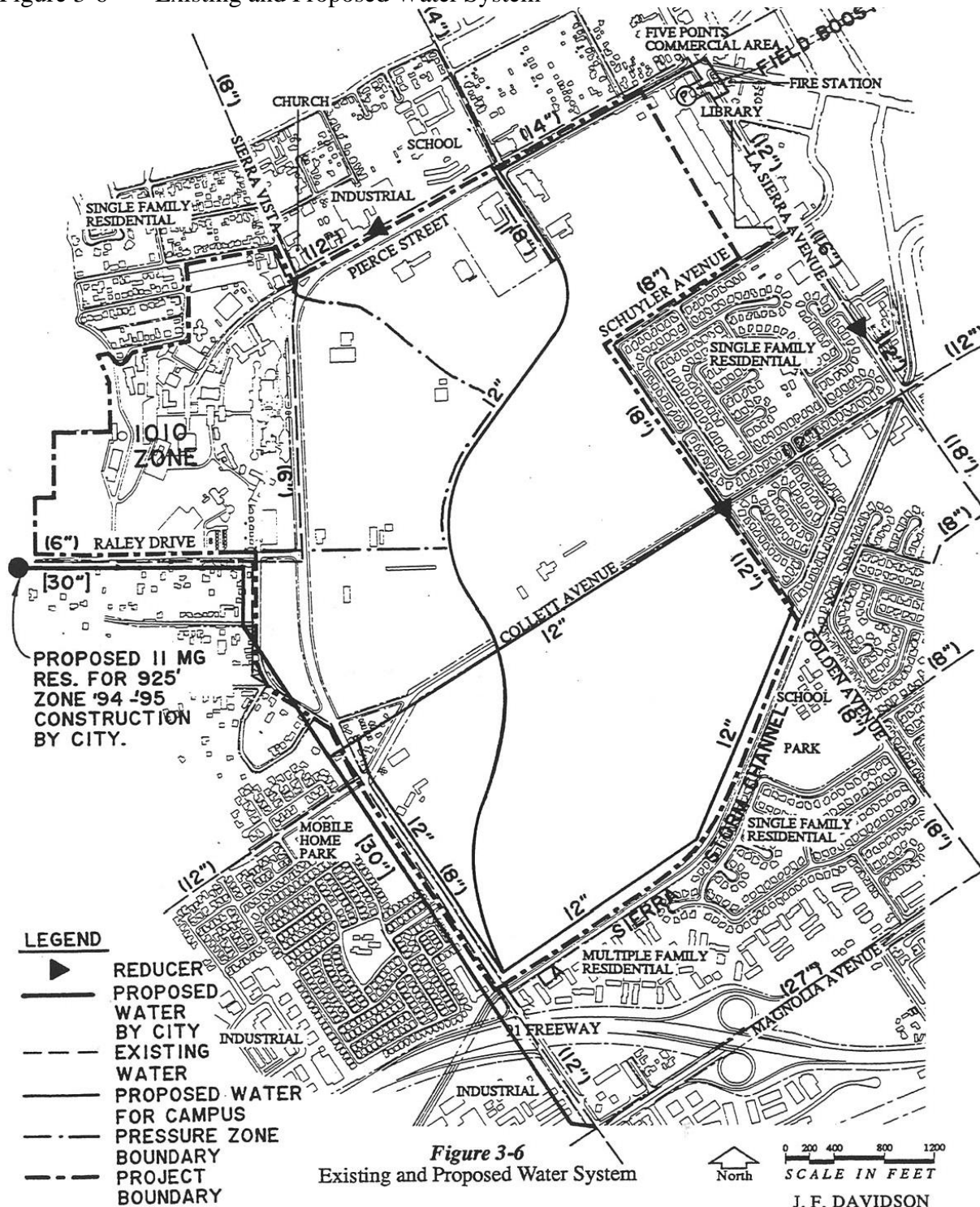
The following items are recommended for implementing the development:

- 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		1.9	48.6	121.6	243.0
	Mixed Use/Residential (8)		10.0				1.5	15.0	37.5	75.0
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	Multi-Family Residential		5	145	29		2.4	12.0	30	60
12	Mixed Use		1.6	48	30		2.4	3.84	9.6	19.2
13	Future Apartments		2.7	41			2.4	6.4	16.1	32.2
TOTAL		916	507. 507.4	2,271				695.1	1738.3	3,476
(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 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 (2018 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 3,145 gpm from the La Sierra University Development's peak 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.

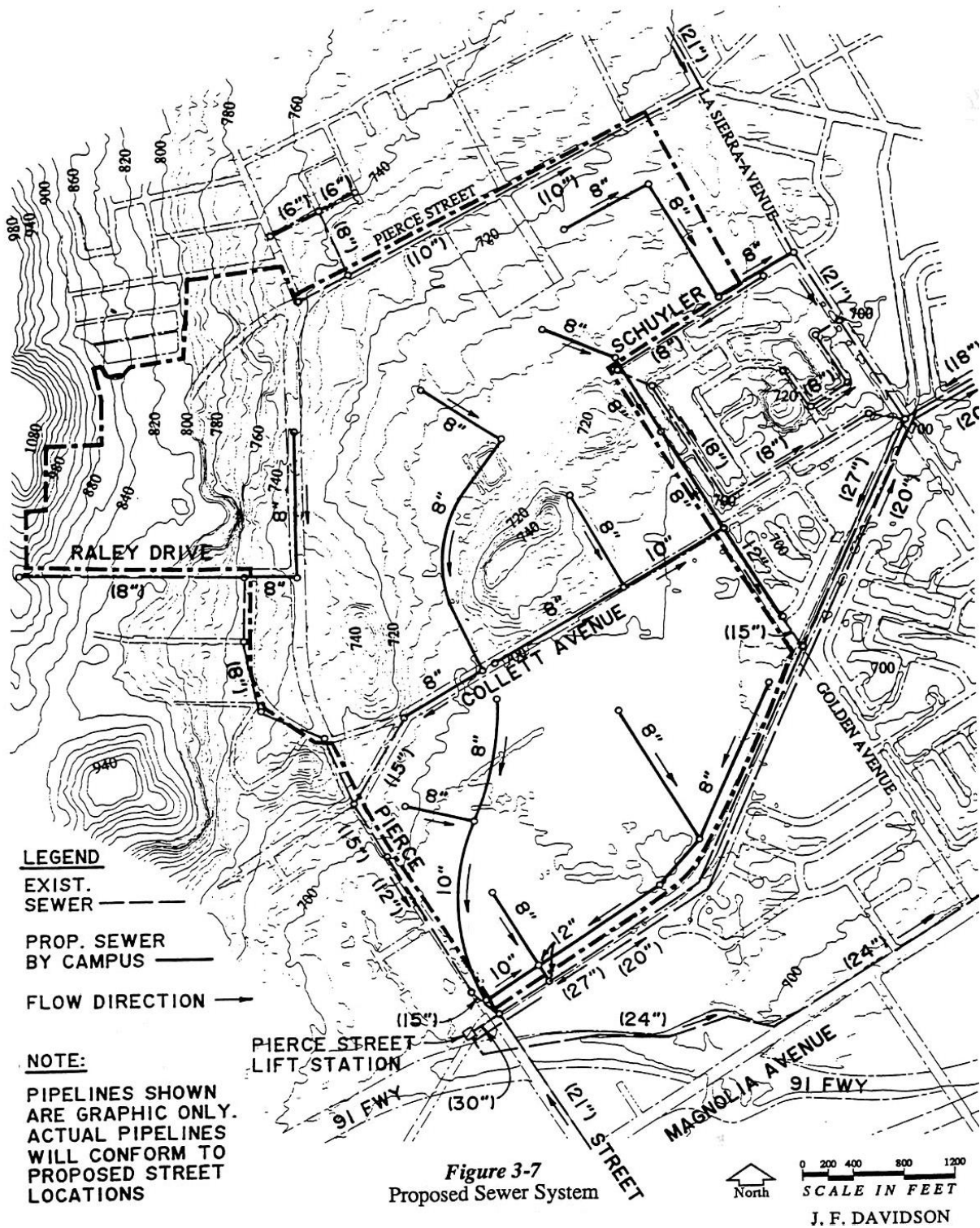
3.8.3 Project Recommendations

- 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	399	15.6	1,197	0.07		83.8	209.5	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	Multi-Family Residential		5	145	29	435	0.07		30.5	83.3	166.5
12	Mixed Use		1.6	48	30	144	0.07		10.1	25.3	50.5
13	Future Apartments		2.7	41	15	123	0.07		8.5	21.4	42.7
TOTAL		916	507.4	2,271					694 GPM 0.999 MGD	1,736 GPM 2,499 MGD	3,470 GPM 4,996 MGD
(1) Residential Occupancy based on 3 people per unit. (2) GPMC = 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.

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	Subarea 11	Subareas 12 and 14
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)	Multi-Family Residential (29 du/a)	Mixed-Mixed-Use -Village/ Mixed- Use Urban
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.	.29 dwelling units/acre maximum per R-3- 1500 development standards, Zoning Code Section 19,100.040.	30.4 dwelling- units/acre- maximum <u>Per</u> <u>MU-V applicable</u> development standards of the Zoning Code, Section Chapter 19,120.060.
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- 8500* 10,000 for R- 1-10500 Zones*	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	Per R-3-1500 development standards, Zoning Code Section 19,100.040.	Per MU-V- development standards, <u>of the</u> Zoning Code, Section Chapter 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	Subarea 11	Subarea 12 and 14
Specific Plan Land Use Designation	Campus	Commons (Multi-Family Residential, Senior and Congregate Care	Town/Grown/Mixed Use Area	Industrial Business Park	Office/Commercial	Multi-family Residential (1.5 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)	Multi-family Residential (29 du/a)	Mixed-Use Village/Mixed-Use Urban/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-1-850090* for R-1-10500	60*	60' unless otherwise approved through the PRD process	Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per MU-V development standards, of the Zoning Code, Section Chapter 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-1-8500 Zone 110* for the R-1-10500 Zone	100*	100' unless otherwise approved through the PRD process	Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per MU-V development standards, of the Zoning Code, Section Chapter 19.120.060.
4.6 Setbacks												
• Front 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.	Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per MU-V development standards, of the Zoning Code, Section Chapter 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, of the Zoning Code, Section Chapter 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	Subarea 11	Subarea 12 - and 14
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)	Multi-family Residential (29 du/a)	Mixed-Use Village/Mixed-Use Urban/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	Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per AMU-V development standards, of the Zoning Code, Section Chapter 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-1-8500 10500* 10/15' - R-1-7000*	7.5'/10* - R-1-7000*	7.5'/10* unless otherwise approved through the PRD process	Per R-3-1500 development standards, Zoning Code Section 19.100.040.	Per AMU-V development standards, of the Zoning Code, Section Chapter 19.120.060.
• From Collector Streets	25' for buildings 15' for parking	30'	-	-	30' (Collett Avenue) for buildings and Parking	-	-	-	-	-	-	-
• Accessory buildings	Per Section 19.440 of the Zoning Code	0' (if architecturally integrated into the design of a decorative perimeter wall) 5' elsewhere	Per Section 19.440 of the Zoning Code	Per Section 19.440 of the Zoning Code	Per Section 19.440 of the Zoning Code	Per Section 19.440 of the Zoning Code	Per Section 19.440 of the Zoning Code	Per Section 19.440 of the Zoning Code	Per Section 19.440 of the Zoning Code	Per Section 19.440 of the Zoning Code	Per Section 19.440 of the Zoning Code	Per Zoning Code Section 19.440.
4.7 Building Site Coverage (Maximum)	NA	50%	NA	50%	50%	50%*	30%*	35%*	40%*	40% unless otherwise approved through the PRD process		Per AMU-V development standards, of the Zoning Code, Section Chapter 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'	Per R-3-1500 development standards,	Per development standards of the Zoning Code, Section Chapter 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	Subarea 11	Subarea 12 and 14
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)	Multi-family Residential (29 du/a)	Mixed-Use Village/Mixed- Use Urban/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 Chapter 19.120.060.
4.9 Private Open Space	NA	50 sq. ft. of private usable open space as defined in Chapter 19.910 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.	Per development standards of the Zoning Code, Chapter 19.120.Stand- Alone residential—Per R-3-1500 stds— Zoning Code- Section- 19.100.070.
4.10 Common Usable Open Space	-	500 sq ft of common usable open space as defined in Chapter 19.910 of the Zoning Code/Dwelling Unit (For Market Rate Apartment housing) 450 sq ft of common usable open space as defined in Chapter 19.910 of the Zoning Code/Dwelling Unit (For Senior	-	-	--	-	-	-	-	-	Per R-3-1500 development standards, Zoning Code Section 19.100.070.	Per development standards of the Zoning Code, Chapter 19.120.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	Subarea 11	Subareas 12 and 14
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 (1.5 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)	Multi-family Residential (29 du/a)	Mixed-Use Village/Mixed-Use UrbanMixed-Use Village
		200 sq. ft. of common usable open space as defined in Chapter 19.910 of the Zoning Code/Dwelling Unit (For Congregate Care and Assisted Living housing)										
4.10(A) Common Usable Open Space Amenities	-	Per Section 19.100.070 of the Zoning Code	-	-	--	-	-	-	-	-	Per Zoning Code Section 19.100.070.	Per Zoning Code Section 19.100.070.

**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	Subareal 1	Subareas 12 and 14
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)	Multi-family Residential (29 du/a)	Mixed-Use Village/Mixed- Use Urban/Mixed- Use Village
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	Subarea 11	Subareas 12 and 14
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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 19.580 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 19.580 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.	Chapter 19.580 of the Riverside Zoning Code.	As provided for in Chapter 19.580 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 19.580 of the Riverside Zoning Code.	Chapter 19.580 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 19.580.	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	Subarea 11	Subareas 12 and 14
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)	Multi-family Residential (29 du/a)	Mixed-Use Village/Mixed-Use UrbanMixed-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	Subarea 11	Subareas 12 and 14
Specific Plan Land Use Designation	Campus	Commons (Multi- Family Residential, Senior and Congregate Care Housing)	Town/Gown/M ixed 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)	Multi-family Residential (29 du/a)	Mixed-Use Village/Mixed- Use UrbanMixed- 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											
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												

• *LA SIERRA UNIVERSITY SPECIFIC PLAN*