

**SPECIFIC PLAN
SYCAMORE CANYON**

(Originally adopted as General Plan Case GP-6-834
on April 10, 1984, Resolution No. 15329)

Riverside, California

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Specific Plan Amendments

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TABLE OF CONTENTS

SECTION

		PAGE
I.	INTRODUCTION	
	A. Purpose of the Plan	5
	B. Plan Concept	6
	C. Location and Boundaries	6
	D. Goals and Objectives	6
	E. Technical Background	7
	F. Relationship to Other Plans	14
II.	DEVELOPMENT PLAN	
	A. Land Use	19
	B. Circulation	20
	C. Utilities, Public Service and Facilities	31
III.	DEVELOPMENT STANDARDS	
	A. Grading and Drainage Standards	34
	B. Residential Development Standards	35
	C. Commercial Development Standards	38
	D. Open Space and Natural Resources	41
	E. Landscaping and Architectural Design Guidelines	46
IV.	IMPLEMENTATION	
	A. Parkland Acquisition	54
	B. Site Plan Review and Adoption Process	55
	C. Limitations, Revisions, Adjustments, and Amendments	57
	D. Enforcement	58
V.	ENVIRONMENTAL IMPACT REPORT (See Original Document Available at the Planning Dept.)	
	A. Introduction and Summary of Analysis	60
	B. Project Description and Setting	62
	C. Environmental Analysis	64
	D. Alternatives	80
	E. Analysis of Long-Term Effects	81

VI. REFERENCES (See Original Document Available at the Planning Dept.)

VII. APPENDICES (See Original Document Available at the Planning Dept.)

- A. Initial Study
- B. Notice of Preparation and Responses
- C. Attorney's Review of Development Transfers
- D. Property Ownership List

LIST OF FIGURES

<u>NUMBER</u>	<u>FIGURE</u>	<u>PAGE</u>
1	Project Location and Boundaries	9
2	Master Constraints	12
3	Alternative B-1	15
3a	Park Fee Area	16
4	Ownership and Zoning	17
5	Land Use Development Plan	21
5a	Zoning and Approved Tract Maps	22
6	Typical Development Concept - Light Density	24
7	Typical Development Concept - Medium Density	25
8	Typical Development Change - High Density	26
9	Circulation	27
10	Street Standards and Landscaping	29
11	Roadway Design Options	30
12	Utilities and Public Facilities	33
13	Residential Densities and Ownership	37
14	Conceptual Open Space Resource Plan	44
15a	Landscape Design for Entry Points : Plan View	49
15b	Landscape Design for Entry Points : Perspective	50
16	Landscape Design for Buffer Areas	52
17	Landform Planting for Conventional Slopes	53

LIST OF TABLES

<u>NUMBER</u>	<u>TABLE</u>	<u>PAGE</u>
1	Matrix Analysis of Site Constraints	11
2	Developmental Yield Permitted by Existing Zoning	18
3	Acreages and Density Standards of Land Uses for the Sycamore Canyon Specific Plan	23
4	Permitted Development and Required Open Space by Property Ownerships within the Sycamore Canyon Specific Plan	39
5	Zoning Categories as Related to Density Categories in the Sycamore Canyon Specific Plan	40
6	Recommended Plants for Landscape Treatment Areas	51
7	Air Quality Standards and Ambient Air Quality in Riverside	67
8	Estimated Air Pollutant Emissions for Development Under the Sycamore Canyon Specific Plan	69
9	Estimated Housing and Population Growth Related to the Sycamore canyon Specific Plan	73
10	Estimated Traffic Volumes Generated by Development Under the Sycamore Canyon Specific Plan	74
11	Estimated Energy Use of Development of the Sycamore Canyon Specific Plan	78
12	Estimated Water Use and Sewage Generation of Development of the Sycamore Canyon Specific Plan	79

I. INTRODUCTION

A. Purpose of the Plan

The purpose of this document is to establish a Sycamore Canyon Specific Plan to guide orderly development and to maintain open space within a specific area of the City of Riverside. The concepts, regulations and conditions set forth in the Plan provide for the development of the site as a whole involving a major open space/preserve area, residential uses, a school, and neighborhood commercial uses.

A specific plan is a tool to implement the General Plan for a particular parcel or group of parcels. While the General Plan sets the broad parameters for development on a long-term basis, the specific plan identifies particular uses and establishes detailed standards related to the unique character of that particular parcel or that particular development.

The Sycamore Canyon Specific Plan is prepared in accord with California State requirements for specific plans (Government Code 65450). The organization of the Plan and the location within the text of required contents is listed below:

<u>Sycamore Canyon Specific Plan</u>	<u>Required Contents</u>
I. Introduction	<ul style="list-style-type: none"> • relationship to other plans
II. Development Plan	<ul style="list-style-type: none"> • location of and standards for land uses, buildings and facilities • location of areas reserved from building • location of and standards for streets, roads and transportation facilities
III. Development Standards	<ul style="list-style-type: none"> • regulations establishing height, bulk, and setback limits • standards for conservation and use of natural resources
IV. Implementation and Phasing	<ul style="list-style-type: none"> • provision for implementing the open space element
V. Environmental Impact Report	<ul style="list-style-type: none"> • contents as required under CEQA Guidelines

B. Plan Concept

The central concept of the Plan is to further the voter's intent shown by the passage of Proposition R to protect natural hillside and arroyo areas. Overall development levels established by Proposition R are the basis of the Plan, but the location and density of development has been shifted within the Plan area boundaries or over to certain lands immediately adjacent to the Plan area. In this manner it is possible to allow for the protection of the Canyon as a complete ecosystem, to the extent possible within the limitations of the Plan area boundaries and these adjacent lands.

The major thrust of the Plan is to identify which areas are most appropriately preserved as open space to protect the various natural resources in and around the Canyon. The Plan calls for preservation of over 920 acres of land of which about 450 acres are involved in the main canyon or its tributaries and the steep surrounding slopes. The remaining 470 acres include sensitive wildlife areas and archaeological areas as well as linking areas, many of which have other special features such as rock outcroppings.

The Plan provides for the development of perimeter portions of the site with residential uses while protecting areas in and around the Canyon for open space. Each owner is limited to a specific number of residential units based on the restrictions of existing zoning (including the RC zone) and is permitted a broad latitude to achieve this yield on his property, but always within the standards established by the Specific Plan. Individual site designs will be part of subsequent plans when such development is proposed. However, the Plan includes a general plan for the park's development which identifies the basic park features and the locations of these features.

The relationships between this Specific Plan and the Sycamore Canyon Business Park Specific Plan have been studied. Recommendations providing for coordination between them are included within both Plans.

C. Location and Boundaries

The Sycamore Canyon Specific Plan encompasses an area of about **1,400** acres located in the eastern area of the City, adjacent to unincorporated County areas. The boundaries of the Plan area were generally identified along property ownership lines to encompass all properties directly affected by, or adjacent to, the physiographic feature known as Sycamore Canyon. These irregular boundaries generally extend from Central Avenue on the north, to the MWD water filtration plant on the south and from the proposed extension of Canyon Crest Drive on the west to Interstate 215 on the east. The project location map (Figure 1) shows the relationship of the Plan area to downtown Riverside and to regional access routes Interstate 215 and State Highway 60.

D. Goals and Objectives

The City has been interested in preserving the Canyon for open space and park facilities for many years. Its first General Plan, adopted in 1929, shows the Canyon area as undeveloped open space. Recent citizen interest in undeveloped areas such as Sycamore Canyon is also reflected in the provisions of Proposition R, an initiative passed in November, 1979. Implementation of this proposition created an RC Zone, applicable to hillside areas which limit development to one unit per five acres on lots with 15 to 30 percent slope and one unit per five acres on lots with over 30 percent slope. While this measure severely curtails development in and around Sycamore Canyon, it does not preclude development of the Canyon as a whole, nor would it assure public use of the Canyon.

The primary goal of the Sycamore Canyon Specific Plan is to identify specific measures that assure the protection of the canyon area as a major undeveloped arroyo while maintaining certain development rights of the individual property owners.

To accomplish this goal, a number of objectives have been established to guide the development of the area in harmony with the natural environment. These objectives are:

- To protect Sycamore Canyon as a visual physical entity, incorporating ridgelines, rock outcroppings and other major features into an open space system;
- To protect the wildlife and plantlife now inhabiting Sycamore Canyon;
- To provide for public use for active and passive recreation of portions of the Canyon without endangering the special ecosystem of the Canyon;
- To create a manageable park unit which incorporates the previous three objectives. The park should have boundaries that protect viewsheds and watersheds and which provide adequate public access while preventing uncontrolled, damaging access.
- To provide each property owner with an opportunity to develop his land or to receive an equitable share of the urban development permitted to occur in the area;
- To establish clear and consistent standards which protect the sensitive environment by regulating permitted development.

E. Technical Background

As a part of the study process, a detailed "Technical Report" was produced over a five month period from October 1982 to March 1983. This report includes an extensive analysis of the site in terms of geographical constraints, biotic and archaeological factors, public facilities and other factors. As portions of the report were produced, these were discussed with the Citizen's Advisory Committee (CAC) appointed for this study, which includes representatives of some of the major property owners, City boards and Commissions, and various interest groups concerned with preserving the Canyon. The composition of the CAC and its role in the study are further described in the "Technical Report", which is available for review at the Riverside Planning Department.

In August of 1983, the City contracted for a supplemental study of the proposed Sycamore Canyon Park, to include development of strategies for implementation. The results of this study were reviewed by the C.A.C. and their recommendations are incorporated in this Specific Plan.

Two portions of the study process are critical to understanding the Specific Plan and will be summarized here: 1) the Master Constraints Analysis and 2) The Approach to Identifying Alternatives. For further information on these topics as well as detailed information on the individual constraints evaluated or on the CAC, refer to the "Technical Report for the Sycamore Canyon Specific Plan", available through the Planning Department, City of Riverside. That document is incorporated by reference to the Specific Plan and EIR contained herein.

1. Summary of the Master Constraints Analysis

The Sycamore Canyon Specific Plan area is extremely complex in terms of the number and type of constraints affecting development. Typical composite mapping of the constraints was found to be inadequate. To portray and analyze these multiple constraints adequately, a different technique was needed and a matrix analysis approach was developed. For this analysis, maps of each constraint were overlaid and used to divide the area into 35 different units, defined by the physical limits of the various constraints. For each unit, the number and type of relevant constraints were noted and the units grouped into categories of development potential according to the number of constraints observed. The matrix which records the type and number of constraints for each unit is repeated here as Table 1.

The matrix, of Master Constraints Analysis, considers which geographic portions of the study area are affected by the following factors:

- Slopes over 15%, based on site analysis;

- Slopes over 30%, based on site analysis;
- Sensitive archaeological areas;
- Sensitive wildlife areas;
- Areas of ambient noise level over 75 CNEL;
- Rock outcroppings;
- Major drainage courses and vegetation; and
- The RC zone.

Based on the number of constraints observed, the 35 units were grouped into five categories as shown by the Master Constraints Map, repeated here as Figure 2. The categories range from Minimal Constraints to Severe Constraints and have from one (or none) to five (or more) individual constraints, respectively.

Two aspects of this approach are particularly important and bear repeating here. First, all constraints considered are given equal weight in the analysis. For example, high noise levels are considered to be an equally important constraint as sensitive wildlife areas, but neither is considered more important than the other. Since the various interest groups concerned about the study area would likely assign different weights to the same constraint, this approach provides an objective analysis. Second, other constraints which do not affect the development capability but may affect the density or design of development are not considered in this analysis, but will be considered in the plan itself. These include ridgelines, ownership patterns, high fire hazards, seismic conditions and surface runoff, among other factors.

2. Summary of the Approach to Identifying Alternatives

The process used to identify alternatives is a direct outgrowth of the Master Constraints Analysis. The process is based on three factors described below:

a. Open Space Options

Three different open space options were defined as the basis for the alternative concept plans utilizing the Master Constraints Analysis and Map (see Figure 2). In general, these options were:

- Option 1: All geographic units in constraint categories 3,4, and 5;
- Option 2: All geographic units in constraint categories 4 and 5; and
- Option 3: All geographic units in constraint category 5.

b. Yield

For all alternative concept plans, the overall yield based on existing zoning

was used to determine the limits of development. After examining other bases for yield and discussing these with the CAC, existing zoning was selected as the preferred choice for three reasons: 1) it represents city policy; 2) it incorporates Proposition R provisions; and 3) it represents a detailed approach to the yield potential of the Plan area.

c. Assignment of Yield

The assignment of yield to each of the three open space options was handled in two different ways, creating a total of six alternative concept plans. For all of the "A" options (A-1, A-2, A-3) each owner's yield was assigned to the portions of that ownership not included in the open space areas. This approach leaves seven owners with a total of about 135 acres who cannot develop since their ownership is entirely devoted to open space. In addition, one owner (No.3) can only develop one-half the number of units for his acreage allowable under Proposition R (equivalent of 160 acres). In the "A" option, these owners would be compensated for their property in some way, i.e., payment for the property would be made by the City from one or more funding sources.

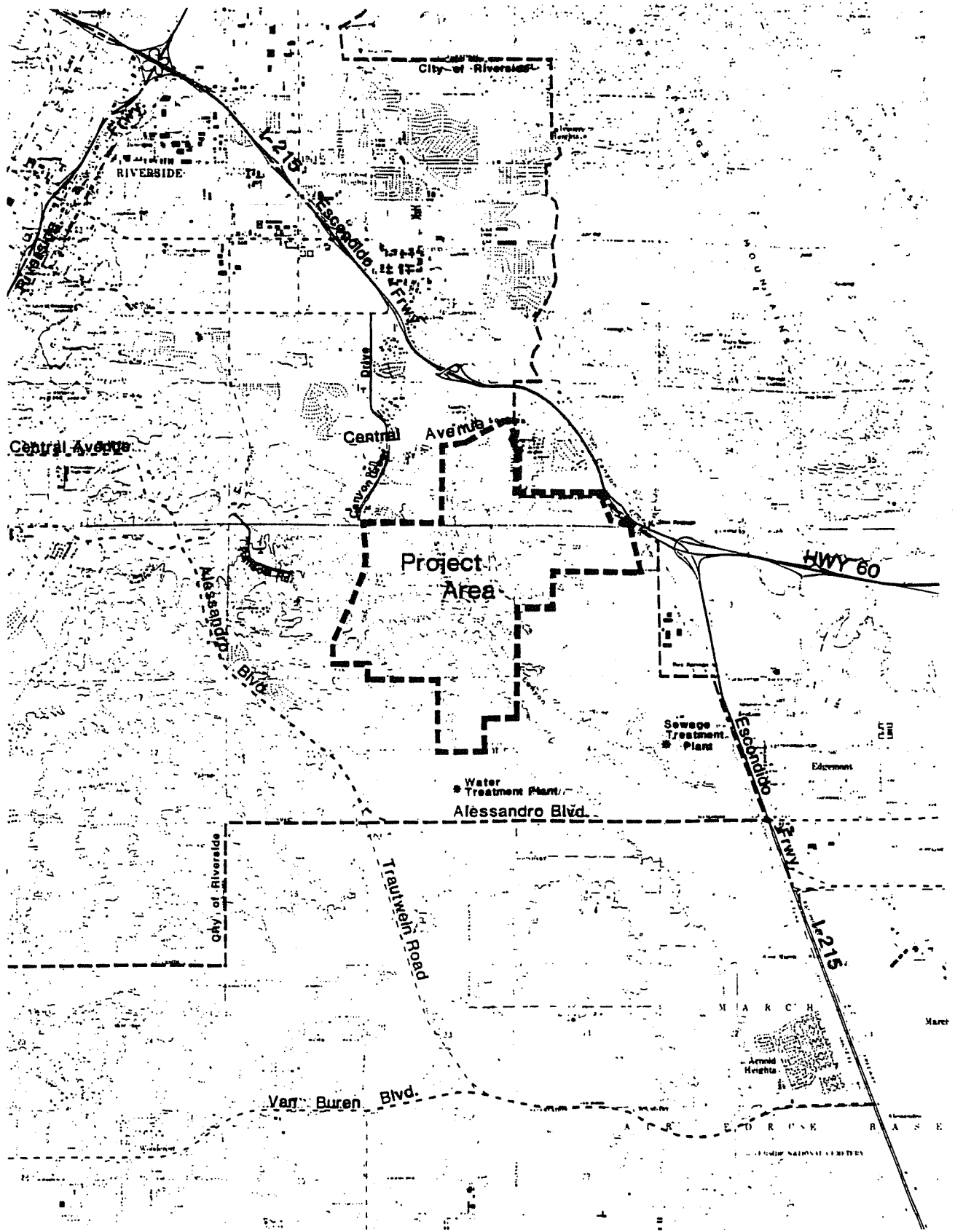
For all of the "B" options (B-1, B-2, B-3), the same process was used except that the owners who could not develop would be compensated by Owner #1 (Lusk) who would receive a total of two units for each one he "purchases". In addition, alterations to the zoning categories on the Lusk property were made to substitute residential uses for 25 of the 35 acres of commercially zoned land in response to plans for other commercial uses in the vicinity.

After extensive review and discussion by the CAN, Alternative Concept B-1 was selected to become a basis for the Specific Plan. For review and comparison with the Specific Plan, Alternative B-1 is reprinted here (figure 3).

The progress of the study at this point and the Alternative Concept Plans were also reviewed by the Land Use Policy Committee of the City Council which supported the basic concept, of allowing density transfers within the Specific Plan area to provide for protection of the Canyon.

The Specific Plan also includes a provision for density bonuses to landowners/developers who develop their properties in accordance with the City's planned residential development and/or special grading guidelines, and/or who donate their portion of the planned parklands, in advance of development. In addition studies similar to the constraints analysis performed within the Specific Plan area was performed on two property ownerships

(Nos. 5.1, 5.2 and 10.1) outside of but immediately adjacent to the Plan area. These studies indicate that the feasibility of, and this Plan permits, the transfer of densities from within the Specific Plan area to these two property ownerships.



SOURCE: U.S. Geological Survey, 1980, Riverside East Quad

Figure 1:
PROJECT LOCATION and BOUNDARIES

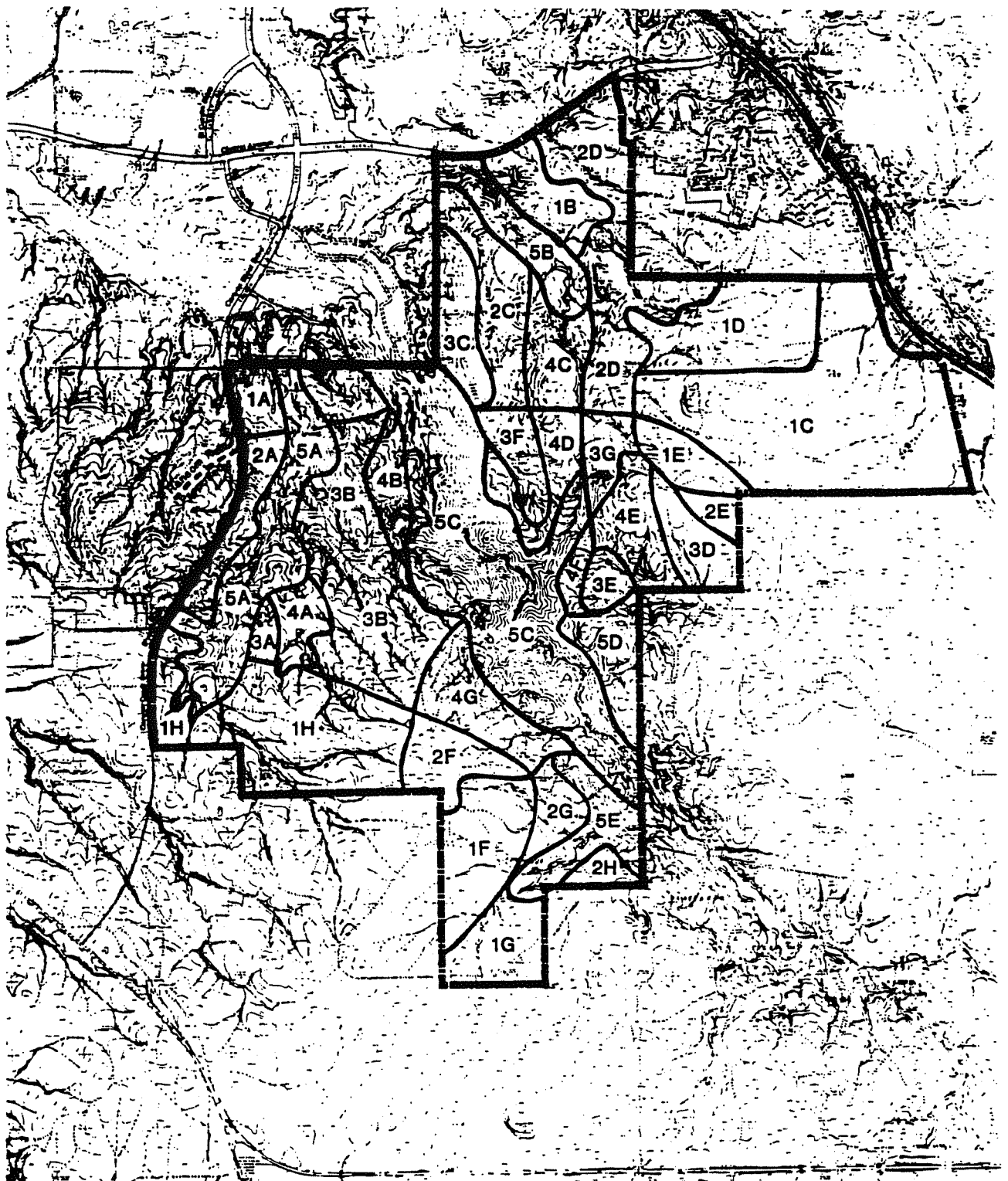


TABLE 1

MATRIX ANALYSIS OF SITE CONSTRAINTS

Area	Major Portions of Area Affected by:								
	Slopes Over 15%*	Slopes Over 30%*	Archae- ology	Biology (Wild- life)	Noise over 75dB(A)	Rock Out- croppings	Major Drainage (& Veg.)	RC Zoned	Total No of Constraints
1A	-	-	-	-	-	-	-	X	1
B	-	-	-	-	-	-	-	X	1
C	-	-	-	-	-	-	-	-	0
D	-	-	-	-	-	-	-	X	1
E	-	-	-	-	X	-	-	-	1
F	-	-	-	-	-	-	-	-	0
G	-	-	-	-	X	-	-	-	1
H	-	-	-	-	-	-	-	X	1
2A	-	-	-	-	X	-	-	X	2
B	X	-	-	-	-	-	-	X	2
C	X	-	-	-	-	-	-	X	2
D	X	-	-	-	-	-	-	X	2
E	-	-	-	-	X	-	-	X	2
F	-	-	-	X	-	-	-	X	2
G	-	-	-	-	X	-	-	X	2
H	-	-	-	-	X	-	-	X	2
3A	X	-	-	-	X	-	-	X	3
B	X	-	-	-	X	-	-	X	3
C	X	X	-	-	-	-	-	X	3
D	-	-	-	X	X	-	-	X	3
E	X	-	-	-	X	-	-	X	3
F	X	-	-	-	X	-	-	X	3
G	X	-	-	-	X	-	-	X	3
4A	X	-	-	X	X	-	-	X	4
B	X	-	-	X	X	-	-	X	4
C	X	-	-	X	-	X	-	X	4
D	X	-	-	-	X	X	-	X	4
E	X	-	-	-	X	X	-	X	4
F	X	-	-	X	X	-	-	X	4
G	X	-	X	-	X	-	-	X	4
5A	X	X	-	X	X	-	X	X	6
B	X	X	-	X	-	-	X	X	5
C	X	X	X	X	X	X	X	X	8
D	X	-	X	X	X	X	-	X	6
E	X	-	-	X	X	-	X	X	5

*Where the unit has more than 50% of its area in this slope category, based on site analysis by topographic maps.



A,B,C,etc.-geographic units per category

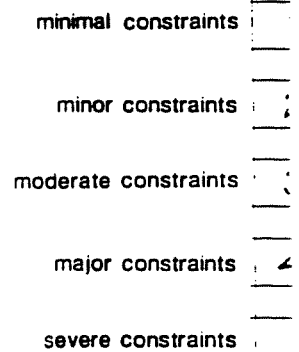


Figure 2:
MASTER CONSTRAINTS

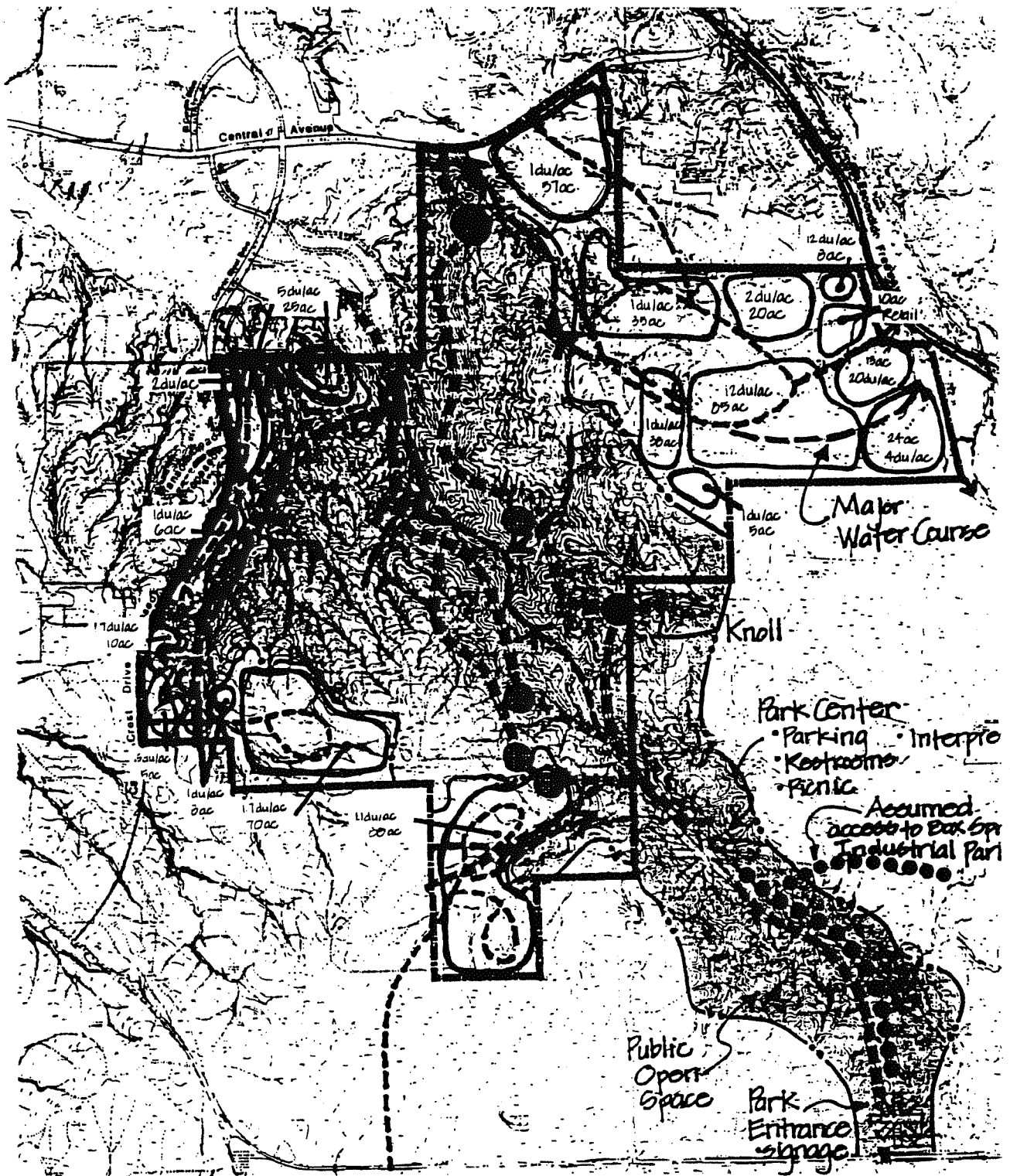


SYCAMORE CANYON SPECIFIC PLAN

F. Relationship to Other Plans

The Plan is designed to implement the City's General Plan by providing for the protection of the natural arroyo within a context of controlled and coordinated development. Existing plans affecting the Plan site are primarily the Southeast Area Study (adopted plan, 1980) for most of the site and the City's General Plan for the northerly portions of the site. Information on these plans is described and mapped in the "Technical Report", Section III.A and is not repeated here.

The application of these plans through zoning is an important basis of the Specific Plan, as described in the previous subsection "Summary of the Approach to Identifying Alternatives". Most of the Plan area falls within the RC zone, which is used to implement the Prop R initiative, passed in 1979. This zone permits an average of one unit per two acres for parcels with over 15% average natural slope. Figure 4 illustrates the ownership pattern in the Sycamore Canyon plan area and identifies which areas are not affected by RC zoning. Table 2 shows how many residential units (or acres of other uses) would be permitted to each owner under existing zoning. The total of the yields for the separate owners indicates an overall yield of the Plan area of **1,934 dwelling units plus 35 acres of office and commercial uses.**







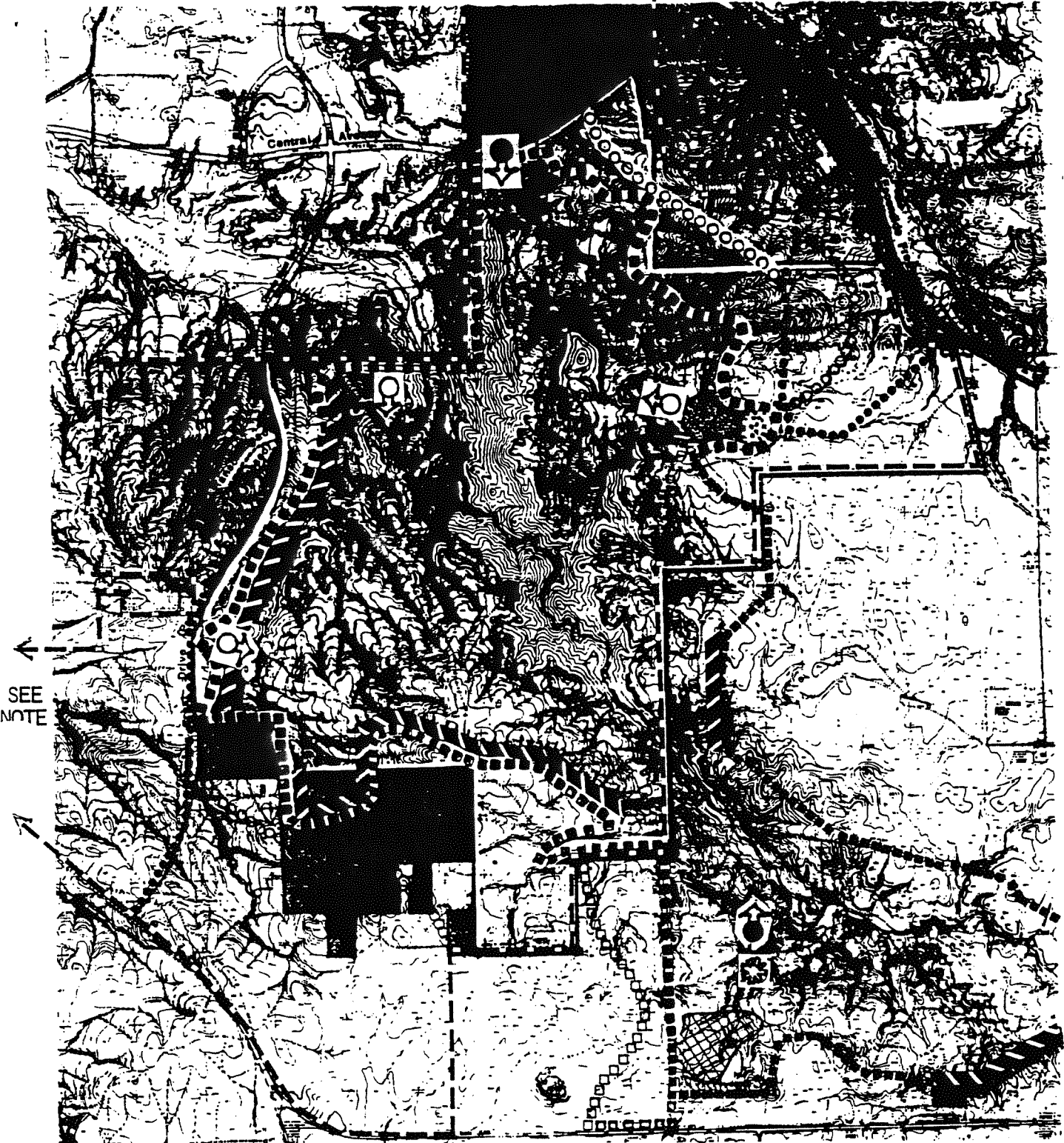
-  major water course
-  trail system
-  proposed road
-  Knoll

Figure 3:
ALTERNATIVE B-1



SYCAMORE CANYON SPECIFIC PLAN



SEE
NOTE

NOTE:
 THE EAR-MARKED FEES BOUNDARY
 EXTENDS WESTERLY TO INCLUDE
 ALL UNDEVELOPED LANDS NORTHERLY
 OF ALESSANDRO BOULEVARD AND
 EASTERLY OF VIA VERDE DRIVE
 AND EASTERLY OF CLARIDGE DRIVE.

LEGEND

developed day use park		major street		proposed park boundary	
neighborhood park		secondary street		future park boundary	
interpretive center		major park access		earmarked park fees boundary	
proposed school site		minor park access		sycamore cyn. s.p. boundary	
landscape buffer		fire hazard treatment		transfer density area	

FIGURE 3A



II. DEVELOPMENT PLAN

A. Land Use

The Land Use section of the Specific Plan seeks to accomplish three primary objectives.

- to provide for the protection and recreational use of natural canyon and adjacent areas with sensitive biological or archaeological resources within a public park having manageable boundaries;
- to allocate land uses and densities in accord with the physical constraints of the site (see Technical Report, Sections III and IV); and
- to maximize the potential for quality residential development in terms of design standards and open space provisions.

The principal land uses permitted in the Plan are open space, residential uses, school(s), and neighborhood commercial uses. Permitted density and development standards for residential areas vary according to topography and other constraints, but are generally grouped into three categories: very low, medium low, and medium high/high density. The general location of land uses is shown in Figure 5, Land Use Development Plan. Acreage and density standards for these uses are shown in Table 3.

Each of the land use categories is generally described below and is further defined in terms of development standards in Section III.

- Open Space/Park - The Specific Plan identifies about 1020 acres for a major open space area incorporating the significant natural arroyo and tributary system of Sycamore Canyon. Trail systems, entry points, and other features suggested for the park are illustrated later in the text as Conceptual Open Space Resource Plan, Figure 14.
- Neighborhood Park - A neighborhood park is designated (within the Lusk Highlander Specific Plan) at the easterly rim of the City-wide park to provide active recreation areas for local residents. The area for the neighborhood park is adjacent to the Sycamore Canyon Park and is included within the Park acquisition boundaries. Although shown to be about 6 acres in size, this park may be coordinated with the adjacent school and open space to be either larger or smaller, subject to the plan review process.
- Very Low Density Residential (Area A) - Most of the areas designated for

residential use include steep slopes and other constraints which make very low density development desirable (0-2 units per acre). This category represents about two-thirds of the developable land area. A conceptual drawing of a typical development for this density category is shown in Figure 6.

- Medium Low Density Residential (Area B) - A portion of the residential areas is designated for medium low density residential use (4-6 units per acre). Figure 7 illustrates a typical development for this density category.
- Medium High/High Density Residential (Area C) - Medium High/High density residential uses have been limited to those areas which are not affected by RC zoning and have a high potential for development based on access and topography. These areas constitute about 22 percent of the total residential use area (7 percent of the total Plan area) and are primarily located near I-215. Development typical of this density category is shown in Figure 8.
- Commercial - A 20 -acre commercial area located at the interchange of Box Springs Boulevard and the Escondido Freeway (I-215) is indicated within the Lusk Highlander Specific Plan area. This commercial area is sized to serve the needs of local residents for uses such as a supermarket, drugstore, dry cleaners and service shops.

B. Circulation

The Plan assumes that the automobile will be the dominant mode of transportation for residents of and visitors to the Plan area, but provides opportunities for alternative transportation systems. The primary objectives of the circulation system are:

- to promote driver and pedestrian safety;
- to facilitate access for emergency vehicles;
- to minimize traffic impacts on adjacent uses;
- to provide alternatives to auto transportation to minimize energy consumption and auto-related air pollution; and
- to offer aesthetically pleasing pedestrian and bicycling pathways.

The Specific Plan identifies three types of streets to serve the residents and park users in the Plan area. These are Major Streets, Secondary Streets, and Local Streets. The general location of Major and Secondary Streets are shown in the Circulation Plan, Figure 9. The locations of Local Streets is not shown since these are dependent upon the density and type

of development ultimately permitted in the course of review of PRD's and tentative subdivision maps. General standards for all three streets are described below and are illustrated for Major and Secondary Streets in Figure 10.

- Major Streets - These streets are designed as major arterials providing access to major thoroughfares and freeways surrounding the Plan area. The streets will be comparable to the City's standards for an 88-foot Major Street with the addition of a landscaped median as a special design treatment. The western Major Street is the extension of Canyon Crest Drive, which has a 110-foot right-of-way with 86 feet curb to curb, 4 travel lanes and a center median.
- Secondary Streets - These streets are designed to serve as feeder streets between residential areas and Major Streets. The streets are shown with a 66-foot right-of-way to include 40-feet of paving curb-to-curb and a 13-foot parkway on either side.
- Local Streets - These streets provide direct access to individual homes and cluster housing. These streets are intended to include a 36-foot roadway with 12-foot parkway on either side for a total right-of-way of 60 feet.

The standards for development of streets and dedication of rights-of-way shall follow all applicable provisions of current City codes except where superseded by the standards contained herein.

Because large portions of the Sycamore Canyon Plan area are very hilly, the development of split roadways for collector and local streets can be used to minimize grading impacts. As shown in Figure 11, split, one-way roads can be separated by an embankment which will maintain the natural contour of the hill. This approach also helps to maintain the rural atmosphere of an area by reducing the visual impact of large expanses of paving.

Where individual developments are proposed which promote the rural character of the area, modifications to parkway design shall be encouraged. Such modifications might include a 16 to 20 foot parkway on one side of the road to provide for a meandering sidewalk with a minimal parkway on the opposite side of the road. If such modifications to the standard parkway design are proposed, the developer shall show that his plan has considered walking routes for school-aged children as well as passenger drop-off points and/or bus stops as appropriate.

Transportation methods other than the automobile are encouraged in the Plan in three ways, as described below and shown in Figure 11.

- Park and Ride - the developers of the commercial center will make available an area of 1/2 to 1 acre within this 20 -acre center for a park and ride facility, to encourage carpooling and the use of public transportation. The standards for this facility are further described in Section III. C.
- Bicycle lanes - All Secondary and Major streets shall be designed to incorporate bicycle lanes except where the grades of such roads make bicycle use infeasible.
- Pedestrian Walks and Paths - Walkways for pedestrians along all streets are required. Variations in design, such as meandering sidewalks are encouraged where these can be designed to offer a pleasant environment to the pedestrian. Walking and jogging paths within buffer areas or other areas of common ownership are encouraged.

C. Utilities, Public Services and Facilities

The primary objective of the Utilities section of the Specific Plan is to provide for a system of safe and efficient service. The location of the existing and proposed service corridors for water, electricity, natural gas and sewage are shown in Figure 12. The locations of public facilities are also shown on this map.

Utility services shall be supplied by the developer, the City or the appropriate utility in accord with agreements currently in force at the time development is initiated. Service providers for solid waste collection, sewage, water and storm drains/flood control are described in the Technical Report, Section III.E. Electrical and natural gas power is provided by the City and Southern California Gas, respectively.

Because of the unique natural features of Sycamore Canyon Park, the design of the surrounding lands within the Plan area are encouraged to provide for aesthetic treatments. In terms of utilities, aesthetic treatment means that all on-site utility lines including natural gas, electric, water, wastewater and communication lines shall be placed underground by the developer as a condition of approval for building permits. In addition, the existing north-south power line that bisects the park is identified as a detriment to the Park and surrounding development. The possible relocation of this line should be studied for accomplishment as a part of the development phase of the park.

In order to reduce flooding hazards affecting the Canyon, consideration should be given to retarding on-site storm water at periods of peak flow. Retention basins, energy dissipators or other measures may be used as appropriate, based on individual site analysis. If retention basins are used for this purpose, they may also serve as settlement basins which allow some

sediments and pollutants to settle in the basins and reduce impacts on the Canyon system. Development along the westerly edge of the Specific Plan area, bordering Canyon Crest Drive, should be graded so that lot drainage flows to the street, rather than into the Park.

Public facilities are provided in the Plan including a neighborhood park and a major open space area/park. Existing facilities serving the area are described in the Technical Report, Section III.E. At the time the Technical Report was prepared existing school facilities were considered adequate to serve the children of the proposed development. However, in subsequent contacts, school district representatives have indicated a need for an elementary school site and requested a location near the eastern edge of the open space area. This request was considered in the development of the Plan and a site was selected as shown in Figure 12.

Contacts with local fire and police departments indicate no need for additional facilities with the Plan area. The location of a proposed fire station to serve the Sycamore Canyon Business Park, Sycamore Canyon Park and Canyon Springs Specific Plan Areas has not yet been determined.

In addition to the major open space/park which forms the core of the Plan, a neighborhood park is proposed. This 6-acre facility would provide for active recreation areas such as softball fields to serve the elementary school and the surrounding community. The park would also serve as one of several entrance points to the open space/park.

Sycamore Canyon Park is intended to remain primarily as a natural undeveloped physical feature. Obtaining the land, securing the boundaries, and restoring the natural values should be the early priorities. A series of horseback riding and hiking trails are proposed to provide access through the park. The primary access to the canyon will be from Alessandro Boulevard on the southerly end of the park. Two other access points are shown at the neighborhood park site of the east and at Central Avenue on the North. Some small undesignated access points will occur at stub streets in the existing Canyon Crest development and from the extension of Canyon Crest Drive on the west side of the park. The primary access point from Alessandro Boulevard, which point is within the Sycamore Canyon Business Park Specific Plan area, is proposed to include a developed park area, incorporating an interpretive center, parking, a group picnic facility and other day-use features.

III. DEVELOPMENT STANDARDS

The following standards and regulations detail and clarify the provisions of the Sycamore Canyon Specific Plan and are intended to assure that the development of individual properties are consistent with one another and promote the overall quality of the entire Plan area. The standards presented below are separated into five categories: grading, residential, commercial, open space, and design.

A. Grading and Drainage

The Sycamore Canyon Specific Plan encompasses an area of rugged natural beauty with steep slopes and deep arroyos. Although the periphery of the Plan area is devoted to residential use, the intent of the Plan is that these areas shall be developed in harmony with the natural resource and will provide a transition from conventional residential development to the vast open space preserve/park area. To further that intent, standards for appropriate approaches to grading and drainage are included in the Plan.

Landform grading is the grading approach recommended by the Specific Plan and will be encouraged through the use of density bonuses within PRD developments. Landform grading systematically identifies the major variables of a site (slopes, views, streams, etc.) and incorporates these features in plans for the site.

Guidelines for specific techniques used in landform grading are described below:

1. Varying Slope Ratios - In order to create slopes which reflect the natural terrain, graded hillsides may have a variety of slope ratios, rather than the typical 2:1 ratio which creates a linear man-made appearance.
2. Drainage Devices - Place drainage devices inconspicuously using swales or berms and landscaping to conceal the drain, particularly from public ways. Where concrete must be used for drainage devices, utilize tinted or treated concrete to resemble earth tones.
3. Building Siting - Site buildings on gentler terrain wherever possible to minimize grading. Grading may also be minimized by fitting the building design to the slope using full split structures or partial split structures (different rooms or floors on different levels).
4. Roadway Siting - Site roadways along natural contours to minimize cut and fill needed. Utilize variations in roadway design (split roadways) or parkway design to minimize grading while maintaining circulation and access.

5. Contouring - Where landform has been altered, utilize contour grading, varied slope ratios and smooth transitions between slopes to retain a natural appearance. Adopted City of Riverside grading policies describe contour grading and should be observed in preparing grading plans.
6. Landscaping - Integration of landscaping into the landform and use of landscape to disguise grading are required but are discussed in greater detail in Section III.E below.
7. Stabilization - Stabilize disturbed areas rapidly with annual grasses, temporary berming, on-grade drainage devices or other appropriate measures to minimize erosion and siltation during construction.

Drainage devices as needed to control runoff and minimize erosion are required. In addition, each development shall consider the effects of storm waters at periods of peak flow and provide for appropriate controls through the use of retention basins or similar devices.

B. Residential Development Standards

All residential development within the Sycamore Canyon Specific Plan shall follow the standards set forth in Title 19 of the Riverside Municipal Code except where otherwise provided herein. Standards such as yard areas, height limitation, floor area per dwelling unit, and parking requirements are detailed in that Code and are not generally repeated or modified by the Specific Plan. This section will, however, detail how that code is applied to areas within the Specific Plan.

A basic tenet of the Sycamore Canyon Specific Plan is that each property owner is entitled to develop his property to the level permitted under current zoning. In order to attain the desired open space, the yield permitted to each property is restricted to limited portions of the property. The result is that densities on individual portions of the Plan area are higher than permitted under existing zoning but the yield of the overall plan area is consistent with existing zoning. In other words, the same number of units is grouped onto limited portion of the site.

Figure 13 shows the Plan area divided into ownerships and the permitted density categories for each ownership. The map shows the number of dwelling units permitted per acre along with the number of acres developable at that density. As indicated on the map, seven property owners (whose properties total about 135 acres) cannot develop and one property owner cannot fully develop under the Specific Plan because all of their land is totally or largely devoted to open space. As compensation, the 59 units permitted to these owners may be purchased by owner #1 (Lusk) who is given a total of 2 units for each one purchased. The map in Figure 13 incorporates the purchased and bonus units on the Lusk property. As a

condition of approval for development of the Lusk site with the bonus units, the owner shall indicate that the purchase has been negotiated by presenting notarized statements from the seller.

The exact number of dwelling units permitted per ownership is detailed in Table 4. This table, when compared to Table 2 (yield under existing zoning), shows that the majority of the property owners retain the precise yield currently permitted by existing zoning. In addition to the bonus and exchange system described above, the Lusk yield has also been changed to reduce the amount of commercial area and replace this with residential use.

All areas designated as open space will be deeded to the City no later than at the time of development. If deeded at the time of development, the landowner/developer will be compensated for the fair market value of the land (measured either by the residual value of the land after transfer of development rights or full market value if no transfer is permitted). Compensation may take the form of either a reduction in the required park fees by an equal amount or, if that is insufficient, by supplementing such reduction in park fees with funds from other sources identified in the implementation portion of the report.

If a landowner agrees to donate to the City the portion of his property identified for open space in this Plan in advance of tentative map approval, he will be allowed to enter in a long-term development agreement with the City which will permit him to retain and transfer the densities shown in this Plan (See Figure 14 and Table 4) to the remainder of his acreage. To encourage such early donation, he will receive a density bonus incentive equal to a 15% increase over the number of units eligible for transfer from the donated acreage. Such a donation must be made within two years of the date this Specific Plan is adopted by the City Council to be eligible for this bonus. Eligibility for the bonus beyond the two year period will be retained if substantive, ongoing, good faith negotiations are in progress at the conclusion of the two-year period. No special fees shall be charged for such development agreements.

Each density category is related to a zoning category within the City's Municipal Code which provides the regulations for height, parking, etc. Table 5 shows the relationship of density to zoning categories. In addition to the zoning categories shown, each property owner/developer retains the option to develop his property as a planned residential development (PRD) under the provisions of the City's Zoning Code (Section 1.65). The property owner may receive a density bonus if approved by the desirable amenities. Benchmark densities for this bonus are shown in the City's PRD code regulations with the notation that an increase of up to 10% beyond the benchmark may be permitted in certain instances where conditions are met such as location, access, or superior site design (as described in the Code). Benchmark densities for RA-2 and RA zones (not shown in the Code) are 0.5 and 1.0 units per acre, respectively.

Uses permitted in the residential zones are restricted to residential uses ranging from single-family to multiple-family uses (both condominiums and apartments) as appropriate for the density (and related zoning category). Farms, ranches and the keeping of livestock for either commercial or private use is not permitted, except that horses may be permitted in areas with densities of less than 1 unit per acre, under the regulations noted in the RA zone. Where such areas are developed as a PRD, horses may be permitted in a central facility provided that this facility is maintained for the private use of local residents and that the number of horses does not exceed the number which would otherwise be permitted within that area if developed as a conventional subdivision under the RA zone.

Since noise levels over the entire Plan area exceed community standards for residential use, developers are required to:

- utilize construction techniques to reduce interior noise levels below 45 CNEL as required by adopted City ordinance;
- notify prospective residents or tenants that exterior noise levels exceed community standards and the sources of noise; and
- have prepared an acoustical study for developments located near major roadways of freeways to determine if feasible measures exist to reduce noise from these sources and incorporate such measures in site building design.

In support of residential uses, a school site will be required, however agreement on this location has not yet occurred.

C. Commercial Development Standards

Commercial Development within the Sycamore Canyon Specific Plan shall follow the standards set forth in Title 19 of the Riverside Municipal Code for the C-1-A zone (Community Shopping Center), except where otherwise provided herein. Standards including permitted use, building height, lighting, parking, and walls are detailed in the code and are not generally repeated within the Specific Plan.

This section will, however, describe briefly special requirements for the commercial area within the Specific Plan. Although the commercial site is intended to serve primarily neighborhood residents, the site has been given a C-1-A designation to provide some flexibility to the developer to respond to market demand. The commercial site has the advantage of a prime location with freeway access and direct access to adjacent industrial areas as well as residential areas. To integrate this use at the level of quality proposed for surrounding uses, the following regulations are imposed:

1. Landscaping materials - The commercial development shall incorporate landscaping materials and sizes consistent with those identified in Section III.E.
2. Extent of Landscaping - The commercial site shall provide landscaping within parking areas of at least one 15-gallon tree for every 10 single row spaces or every 5 double row spaces. A minimum of 5% of that portion of the site devoted to parking shall be landscaped.
3. Building Design - Commercial structures shall incorporate variations in building facade and roofline to reduce building mass to a scale consistent with surrounding residential areas.
4. Screening - Building equipment (air conditioners, compressors, etc.) as well as storage areas shall be screened from public view.

In order to encourage use of public transit systems and carpooling, an area of 1/2 to 1 acre for a park-and-ride facility shall be provided in conjunction with the commercial development. The size of the park-and-ride facility shall be determined at the time of development in coordination with Caltrans and their estimates of potential demand for such facilities in this area.

A seismic evaluation of the area proposed for the commercial site and surrounding areas will be needed to identify the appropriate location for this use and any special construction techniques which may be needed to provide safety from seismic hazards.

D. Open Space and Natural Resources

The major objective of the Open Space and Natural Resources Section is to provide for the protection of natural resources in and around the Canyon within a manageable park unit. A secondary objective is to plan for the development of peripheral areas to minimize potential impacts on the Canyon and sensitive adjacent areas. To accomplish these objectives, the Plan establishes the standards and requirements in terms of:

- Resource Management;
- Standards for Conservation of Resources in Site and Building Design;
- Manageable park boundaries;
- View protection; and
- Outdoor Recreation Requirements;

Specific standards for each category are described in the section below.

1. Resource Management

The natural feature of Sycamore Canyon along with the specialized wildlife and vegetation it supports is the greatest single resource within the Specific Plan area. The Specific Plan provides for the protection of this resource by the dedication acquisition and/or donation of over 1020 acres of open space in and around the Canyon as a public open space preserve. Unique natural features such as knolls, rock outcroppings and vista points are also considered important resources - both within the open space and in developable areas - and shall be considered in future plans and site designs.

Dedication, acquisition and/or donation of the land will place this canyon resource under the supervision of the City Park and Recreation Department for control and management. Initially, the Canyon is planned to be retained in its undeveloped state. Future developments identified in the Plan are a series of hiking trails, access points and an interpretive center within the Sycamore Canyon Business Park Specific Plan area. These park improvements are shown on the Conceptual Open Space Resource Plan, Figure 14. This plan also illustrates the location of buffer planting areas bordering portions of the park, as further detailed in the Landscape Design Guidelines text (Section III.E).

Final development of Sycamore Canyon Park will include an active recreation areas in a portions of the site . This area is between Alessandro Boulevard and the interpretive center, and will include family and group picnic facilities, parking, and a children's play area. This active recreation area is approximately five acres in size. The Technical Report provides valuable background data for the development of a detailed Park plan. The nature and scope of development in the Sycamore Canyon Park is described in the General Development Plan of this Specific Plan. Park boundaries are defined and basic park uses are identified and are located. Construction details of each of these uses will be defined during the preliminary plan and working drawing phase of development, but must be in conformance with the General Development Plan. If a change from the General Development Plan is desired, it must be amended in the same manner as other elements of this Specific Plan. Development within the entire park shall generally be paid for with park fees, or other sources available to the City.

2. Standards for Conservation of Resources in Site and Building Design

The following provisions are intended to promote the use of heating and cooling resources and to minimize the use of energy for temperature control.

- a. Utilize groundcover and landscaping adjacent to structures to prevent re-radiation and reflective heating, so that absorption by building and the cooling load will be reduced.
- b. Cluster buildings where possible to minimize heat absorption and maximize self-handling opportunities.
- c. Shading devices, if used, should be detached as much as possible from the main structure to allow heat to radiate away from building.
- d. Utilize light reflective colors for large building areas. Darker shades should be used for areas adjacent to pedestrian areas where there is the possibility of reflection into interior areas.
- e. Surfaces next to walkways, open spaces, or glazed area should be a non-reflective material, such as grass. Limit glazed areas when adjacent to radiant surfaces.
- f. Consider dominant wind patterns and locate roadways where possible to act as wind corridors for residential areas.
- g. Orient structures to minimize east- or west-facing walls and plant deciduous trees along east- or west-facing walls to provide summer shade.

3. View Protection

Since both views into the Plan area and views from within the Plan area to the City and mountains beyond are considered scenic resources, site plans and landscaping plans shall be submitted by the developer to the City for review and approval to insure view protection. In particular, view protection shall be considered in the City's established Design Review process which applies to PRD and multiple family developments and commercial sites. Site plans shall be designed to :

- a. Maximize views from the buildings and residential units through the placement of windows, patios or balconies and by siting of buildings to establish and maintain major view corridors;

- b. Incorporate appropriate variations in building height and rooflines to minimize view blockage;
- c. Utilize plant and building materials that blend with adjacent development and with natural features to provide views of a harmonious whole;
- d. Screen mechanical equipment located on rooftops or yard areas;
- e. Utilize roofing materials and variations in heights of roofs and roof treatments to minimize the visual impact of large flat roof expanses on commercial or multi-family buildings;
- f. Incorporate the design features described in Section III.E to assure that the entire site is developed in a complementary and aesthetic manner;
- g. Utilize earth berming and landscaping to buffer residential areas from traffic impacts;
- h. Retain natural ridgelines by siting buildings so that rooflines do not project above the profile of the ridge.
- i. Minimize grading impacts on prominent ridgelines and, where unavoidable, employ all possible measures to mitigate adverse impacts.

4. Outdoor Recreation Requirements

The City of Riverside levies a park fee on new residential units to provide a fund for public recreational facilities. The current value of this fee may be obtained from the Park & Recreation Department. The park fees from the residential development within the Specific Plan area, along with those from adjacent developments later identified in this report shall be earmarked for the acquisition and then development of the Sycamore Canyon Park and the neighborhood park shown in this Specific Plan and the Sycamore Canyon Business Park Specific Plan. Sycamore Canyon Park, as a large, natural park, will serve the entire community in a different manner than other community parks, and the neighborhood park will primarily serve the northern residential area. The active recreation area near Alessandro Boulevard will primarily serve the residential areas south of Sycamore Canyon, as well as community-

wide needs. Therefore, priority for the use of the park fees will first be given to the acquisition of the neighborhood and Sycamore Canyon parks. Next priority will then be given to the development of the entire Sycamore Canyon Park and the development of the neighborhood park. Expected surpluses beyond these priorities can be utilized throughout the city, particularly for the development of existing neighborhood park sites located westerly of the extension of Canyon Crest Drive.

E. Landscaping and Architectural Design Guidelines

The architectural and landscaping design guidelines of the Specific Plan seek to accomplish two primary objectives. The first is to establish general controls which will ensure consistency in design and promote visual quality of the Plan area. The second is to encourage innovative and imaginative designs for individual units and complexes within the parameters set by the design guidelines. The guidelines, while complementary within the entire Plan area, have been designed to afford the individual developer with the assurance that the value resulting from the costs involved in preparing the building a quality design will not be negated by adjacent developments which are poorly designed or constructed.

1. Landscaping Guidelines

Special landscape treatment is recommended for streets, entry points, residential areas and buffer zones. Landscaping treatments suggested for streetscapes and for residential areas were shown in greater detail in Section III of the text (Figures 6, 7, 8, 10 and 11). Special landscaping treatments of entry areas, streetscapes and buffer/transitions areas are described below.

- Entry treatments - Since the Plan area is designed as a planned whole, special treatments of entry points are important to reinforce that sense of "place". The entry treatment illustrated in Figures 15a and 15b shows the use of groundcover plantings and an entry monument sign flanked by massed tree plantings which serve to provide a portal effect as well as screen adjacent residences.
- Streetscapes - A twenty-five to thirty-five foot setback along Major and Secondary streets is recommended in the Plan to be used primarily for landscaping (although walks or bike trails could be permitted). Suggested plants for these areas are listed in Table 6.
- Buffer/Transition treatments - The Open Space Resource Plan indicates that portions of the Canyon Park area are rimmed by buffer areas as is the

commercial site and elementary school. These buffer areas include massed plantings of trees and shrubs sometimes located on a berm as shown in Figure 16. Access trails, usable by emergency fire vehicles, may be required within these areas. Buffer areas around the Canyon rim may utilize fire control landscaping to reduce the danger from wildland fires on developed areas. Buffer areas are to be retained in common ownership by a homeowner's association and maintained by this group. Walking or jogging paths or other common uses for private residents may be included in these areas. Where possible, natural ridgelines are used as park boundaries. In these locations, buffer plantings are not always recommended as a part of this Plan.

Recommended plants for use in landscape treatment areas are detailed in Table 6. Guidelines for location and placement of plant materials are presented below.

- Landform graded slopes shall be landscaped with groups of trees placed in swale areas to reflect natural conditions in which plants cluster in areas of high moisture.
- Conventional slopes shall be landscaped to provide visual relief and to obscure the linearity and regularity of the conventional slope. Grouping of plant materials as well as the pattern and variety of plant materials can provide the desired effect, as shown in Figure 17.

In order to assure that those common space areas not dedicated to the City are adequately maintained, the subdivider of each project shall record a declaration of covenants, conditions, and restrictions (C.C.&Rs) to run with the land. Common open space areas to be governed by C.C.&Rs include, but are not limited to, drainage facilities, retarding basins, fire buffer zones, landscaped entry areas and recreation areas. The C.C.&Rs shall provide for:

- Establishment of a property owners association which shall have the responsibility of hiring a private engineer to inspect all slope areas and drainage devices and to take whatever corrective measures are needed. Future owners of property within the Plan area shall become a member of the association and subject to a proportionate share of costs incurred.
- Development of a general maintenance plan by a landscape architect for planted areas and buffer areas designed to reduce fire hazards, maintain visual quality and control rodents. Maintenance activities under this plan shall be the responsibility of the homeowner's association or its members.

- Establishment of a drainage device maintenance program including informing future owners of affected lots of their responsibility to maintain these devices.
- Maintenance costs shall be the responsibility of the individual owners in the event that the association fails to maintain the common areas.

Medians and parkways shall be maintained by the city under a Maintenance Assessment District as provided for by the Landscaping and Lighting Act of 1972.

2. Architectural Design Guidelines

The architectural style or design of individual developments is left largely to the discretion of the developer, subject to the design review provisions of the City's Municipal Code (Section 19.62). As an aid to that review and by way of providing guidance to the property owners, the standards listed below for use of building materials shall apply.

The basic design principal for all developable sites within the Sycamore Canyon Specific Plan area is to reinforce the natural quality of the site and its relationship to major natural open space areas. For that reason, building materials and colors are recommended to utilize natural materials and to harmonize with the surrounding land features.

Recommended building materials are those which provide a variety of interesting patterns and textures such as wood, ceramic tile, textured plaster, textured concrete and stone. Similar materials may be used for walls and fences. Colors recommended for walls, buildings and fences include earth tones such as brown, beige, tan, deep green, or charcoal grey. Recommended roofing materials are also those which add texture and visual interest within a limited range of colors, such as deep-tone flat clay tile, copper, wood shakes or shingles (only if treated to meet fire department standards).

Prohibited building materials include non-decorative concrete block, corrugated metal, and concrete masonry. Materials prohibited for walls and fences include chain link, unpainted gray concrete blocks, wood slats or "grape stakes". Roof treatments using composition gravel roofing (where exposed to view) or sheet metal or corrugated metal are prohibited.

Within these general guidelines, any variations of design as well as additional choices of materials are acceptable. Each development will be subject to the Design Review process set forth in the City's Municipal Code, Section 19.62 and evaluated under the

general consideration of compatibility with the natural Canyon open space as well as any adjacent developments.

IV. IMPLEMENTATION

The implementation programs for the Sycamore Canyon Specific Plan is intended to ensure compliance with the Plan provisions while protecting natural open space areas and encouraging innovative site and building design.

A. Parkland Acquisition

A major thrust of the Plan is to provide for the public ownership and protection of a major open space area comprising about 920 acres encompassing arroyos and surrounding areas. The preservation of this open space area is planned to be accomplished under the major mechanisms as described below:

1. Density Transfer. The Plan provides for a density transfer process which allows eight of the sixteen property owners their full development rights while preserving some 720 acres of open space. As identified in Table 4, each owner is permitted development on portions of his property with conveyance of other portions to the City. Since the developable acres are generally less than the full ownership but the number of units permitted is not reduced below those of current zoning, permitted densities are higher than currently allowed by existing zoning. In short, the density transfer mechanism allows eleven of the owners to retain full development potential by transferring the permitted densities to developable portions of that owner's property. Two of the eleven property owners (Parcels 5 and 10) own lands immediately outside the specific plan boundary to which it is feasible to transfer some of the density. The feasibility of such a transfer was determined by conducting slope, archeological and biological constraint studies in the same manner as performed for the Specific Plan area. The densities transferred by these means are shown on Figure 5 and become a part of this Specific Plan.

Seven property owners (numbered 4, 7, 8, 9, and 16) cannot use either mechanism No. 1 or 2 because virtually all of their property is defined as within the open space preserve. For these property owners, two other mechanisms are provided, as discussed below. In addition, one owner (Number 3) can only partially use these mechanisms.

2. Donation Prior to Development. The Plan provides an incentive to landowners to donate those portions of their property designated for park purposes. If a landowner agrees to donate parkland to the city prior to tentative map approval, he will be allowed to enter into a long term development agreement with the City which will permit him to retain and transfer the densities shown in this plan (See Figure 14 and Table 4) to the remainder of his acreage. To encourage such early donation, he will receive a density bonus incentive equal to a 15% increase over the number of units eligible to be transferred from the donated acreage. To be eligible for this bonus, such a donation shall be made within two years of City Council

adoption of this Specific Plan. Eligibility beyond the two year period will be retained if substantive, ongoing, good faith negotiations are in progress at the conclusion of the two year period. No special fees shall be charged for such development agreements.

3. Transfer of Development Rights. A transfer of development rights (TDR) allows an exchange of development potential between property owners. Those Sycamore Canyon Property owners who cannot utilize the density transfer mechanism (owners #4, 7, 8, 9, and 16) are permitted to sell the development rights to owner #1. For example, owner #4, who was permitted to construct 40 units under existing zoning can agree to keep his land in open space and receive a payment from owner #1, who then constructs the 40 units on his property. As indicated by the Plan, (Section III B), notarized evidence of the transaction must be submitted to the City prior to construction approval for the extra units on owner #1's property. Arrangements for dedication of the open space to the City must also be made as a part of this transaction.

The Plan provides for TDR only between the eight owners identified and owner #1, who was selected since that ownership represents the only property not affected by Prop. R within the Plan area, which has good development potential in terms of access, topography and utilities.

As an incentive to owner #1 to enter into the transaction, the Plan provides that he shall receive the right to develop two units for each one he purchases.

Further information on both Density Transfers and TDR's is provided in Appendix C.

4. Purchase. Where either of the mechanisms described are not sufficient to provide for the timely protection of designated open space areas, the City shall purchase the property. A number of the potential sources of funds have been identified and are described briefly below:

- Earmarked Park Fees- This Plan proposes that park fees be collected from lands both within and adjacent to the Specific Plan area and be earmarked to fund parkland acquisition and development of both the Sycamore Canyon Park and the neighborhood park as they are identified in the Sycamore Canyon and Sycamore Canyon Business Park Specific Plans. After acquisition and development of these parks, remaining funds can be utilized elsewhere in the City. (See Figure 3A for designated park fee boundary)
- Land and Water Conservation Program - This federal grant program provides funds for acquisition and development of park lands. The program requires a 50-50 local match to receive federal funds.
- Wildlife Conservation Fund - The State of California has limited funds available to provide the protection of wildlife areas.

- City General Fund - Allocations within the City's annual budget could be made for the acquisition of key areas within the Canyon.
- Future Bond Acts - Over the past 20 years, the State has passed a series of bond acts which provide a fund for the acquisition of park lands. State monies are made available to local jurisdictions on a formula basis. The City may also issue bonds locally for park acquisition.
- Redevelopment - If the Sycamore Canyon Plan area were to be included in a redevelopment area, tax increment funds could be used for public improvements and for acquisition of park lands.
A Redevelopment Agency project area was formed for the Sycamore Canyon Business Park Specific Plan area. It has the ability to purchase park lands within the Sycamore Canyon Specific Plan area, if necessary for cash flow or emergency purposes.

Adjacent Parkland Acquisition - The Metropolitan Water District owns a parcel of land immediately adjacent to both this Specific Plan and the Sycamore Canyon Business Park Specific Plan. A portion of this site (see Figure 3A) should be acquired and added to the park if and when it is ever declared surplus by the M.W.D.

B. Site Plan Review and Adoption

Because the Specific Plan is fairly detailed and has been approved by the Planning Commission and City Council, the review process for individual developments can be minimized. The site plan review process involves two major steps: a) the preapplication conference, and b) site plan submission for review. These steps are described further below.

1. The preapplication conference is intended to provide the Planning Department with knowledge about the developer's intent and to provide the developer with an understanding of what is required to develop under the Sycamore Canyon Specific Plan.

There shall be no particular requirements for submission of materials and plans by developer at a preapplication conference. However, the more information, sketch plans, land uses, site information, adjacent land uses, proposed density -- the developer has, the more feedback he may get from the conference. Staff shall explain all relevant ordinance provisions and Specific Plan regulation and inform the developer of all the necessary requirements he must meet; he should be given forms and application materials, guidelines, checklists, and copies of relevant ordinances and

specific plan regulations pertaining to his particular proposal.

The Planning Department may choose to form a preapplication conference team which routinely conducts this function. This team may include several members of the planning staff, especially those with site design expertise, and others from related departments such as engineering, public works, traffic, police and fire, and parks and recreation.

2. Site Plan Submission for Review. All Site Plan and Design Review requirements contained in Chapter 19.62 and 19.65 of the Riverside Municipal Code shall apply, except that in lieu of conformity with the zoning ordinance the proposed development project must comply with the intent, purpose and specific development standards contained in the Sycamore Canyon Specific Plan.

Developments within the plan area are subject to review by:

- Environmental Protection Commission - reviews developments on properties with an average natural slope over 10%;
- Design Review Board - reviews building design and landscaping plans for planned residential developments (PRD's), multi-family dwelling units, and commercial properties; and
- Planning Commission - reviews and approves all land subdivisions and PRD's.

The City Council reviews these approvals if an appeal is filed.

C. Limitations and Revisions, Adjustments and Amendments

1. Limitations. Site Plan approval in accordance with this Specific Plan shall be valid for a period of one (1) year. If a building permit for construction of a project is not obtained within that period, the approval of the site plan shall terminate and an additional review and approval will be required.
2. Variances. Variances from the site developments requirements contained in Section II of the Specific Plan may be granted by the Planning Commission or the Board of Administrative Appeal and Zoning Adjustment, in accordance with Chapter 19.64 of the Municipal Code. In addition to other findings set forth in 19.64 of the Municipal Code, the Commission and/or Board shall not approve a variance from the requirements of the Specific Plan unless it finds the following:

- a. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Specific Plan deprives such property of privilege enjoyed by other property in the vicinity and under identical Plan classification;
- b. That conditions are imposed, if necessary so that the variance to standards otherwise applicable shall not constitute a grant of special privileges inconsistent with limitations on other properties in the Specific Plan area;
- c. That the granting of the variance will not adversely affect the Specific Plan nor the purpose and intent of specific provisions contained in the Specific Plan; and
- d. That the granting of the variance will not be materially detrimental to the public welfare or injurious to adjacent property.

3. Amendments

All proposed amendments to the Specific Plan shall be processed and acted upon pursuant to amendment provisions contained in Chapter 19.84 of the Riverside Municipal Code.

D. Enforcement

Enforcement of these provisions shall be as stated below:

1. The Planning Director shall have the duty to enforce the provisions of this Specific Plan.
2. Any use of a building or structure hereafter erected, built, maintained or used contrary to provisions of the Specific Plan, shall constitute a public nuisance.
3. Any person violating any provision of the Specific Plan shall be guilty of a misdemeanor.
4. Unless otherwise specified, all development within the Sycamore Canyon Specific Plan shall comply with the City of Riverside Municipal Code. Terms used herein shall have the same meaning as defined in the City of Riverside Municipal Code unless otherwise defined herein.
5. Any details or issues not specifically covered by this Specific Plan shall be subject to

the regulations of the City of Riverside Municipal Code.

6. All construction within the boundaries of the Specific Plan shall comply with all provisions of the Uniform Building Code and the various mechanical, electrical, plumbing, fire and security codes adopted by the City of Riverside as established by the Riverside Municipal Code.
7. Any land use not specifically designated in the Sycamore Canyon Specific Plan shall be deemed unlawful.
8. If any regulation, condition, program or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.