

MOUNTAIN VIEW ACRES

SPECIFIC PLAN NO. 54

A LICENSED SENIOR CONGREGATE CARE FACILITY

DECEMBER, 1998

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PREFACE

The Mountain View Acres Specific Plan has been written and prepared to serve as a tool for use by city decision makers, city staff, and property owners in the planning and development of the subject property as a high-quality senior congregate care facility. This specific plan has been prepared according to accepted professional planning principles and fulfills the criteria of the Specific Plan guidelines as set forth in the State of California Government Code, as implemented by the City of Redlands. In the preparation of this specific plan, a commitment has been made to produce a superior senior living environment through comprehensive site planning.

SECTION I. INTRODUCTION AND BACKGROUND

A. Introduction

Research has shown that the development of housing for the elderly population will be a burgeoning need during the next decades, not only because of longevity, but also due to the aging of the baby boomers. Indications are that by the year 2020, almost one in five Americans will be over 65 years old. By the year 2030, the number of aged will more than double, to 70 million, and elderly people increasingly need and want housing attuned to their special needs in their local community. The goal of Mountain View Acres is to provide a high-quality senior congregate care facility addressing these special needs for the citizens of Redlands and the surrounding communities.

The future development of Mountain View Acres offers an exciting opportunity for the elderly population of the Redlands area. This opportunity involves the sensitive master planning of a 20 acre project site that is consistent with the needs of an active aging population who wish to live among others of similar values.

1. Purpose and Intent

Mountain View Acres, Inc. was organized in 1996 as a non-profit organization under Section 501 (c)(3) of the Internal Revenue Service. Mountain View Acres, Inc. was created to address the problem of quality senior care housing in the Redlands vicinity under a master planned community concept. The community concept will not only address the housing needs for the elderly, but also target those concerns the elderly have regarding comprehensive and secure life care services that will promote independence and participation. The rules and regulations contained herein are intended to allow for development standards designed to address the specific needs of the project site, while ensuring substantial compliance with the spirit, intent, and provisions of the various ordinances of the City of Redlands.

It is further the intent of this Specific Plan to bridge the zoning and planning efforts in the City of Redlands regarding elderly housing by establishing a comprehensive set of development standards and guidelines for Mountain View Acres. Basically, the intent of the Specific Plan is to provide a framework wherein a high-quality senior congregate care facility can be developed while ensuring the development will occur in a pleasing and aesthetic manner, compatible with the surrounding neighborhood.

2. Authority and Scope

The authority and scope for the preparation and adoption of the Mountain View Acres Specific Plan is contained in the California Government Code, Sections 65450 through 65457, and as implemented by the City of Redlands.

3. Project Background

The project site has been subject to a planning review and approval process by the County of San Bernardino in 1997. A Conditional Use Permit and Negative Declaration (File/Index No: CUP/96-0037/E305-111) was approved by the County of San Bernardino in April, 1997. Since the approval of the project, Mountain View Acres, Inc. has been actively pursuing the implementation and development of the project. In 1998, the City of Redlands adopted Ordinance No. 2302, which requires contiguous projects in the unincorporated area of San Bernardino County seeking city water and sewer service to annex into the corporate city limits prior to receiving services. It is the intent of Mountain View Acres, Inc. to submit this Specific Plan along with a request for annexation to the City of Redlands. A copy of the previously approved County of San Bernardino Conditional Use Permit is provided in Appendix A.

B. Project Setting

1. Location and Physical Setting

The project site is located in an unincorporated area of the County of San Bernardino, in between the cities of Redlands and Yucaipa, within the Sphere of Influence of the City of Redlands. Exhibit 1 depicts the Project Location Map, and Exhibit 2 depicts the actual Project Boundaries. The site is situated in an area with the City of Redlands to the west, the community of Mentone one mile to the north, and the City of Yucaipa five miles to the east. The site's westerly boundary line is coterminous with the City of Redlands, being the centerline of Wabash Avenue.

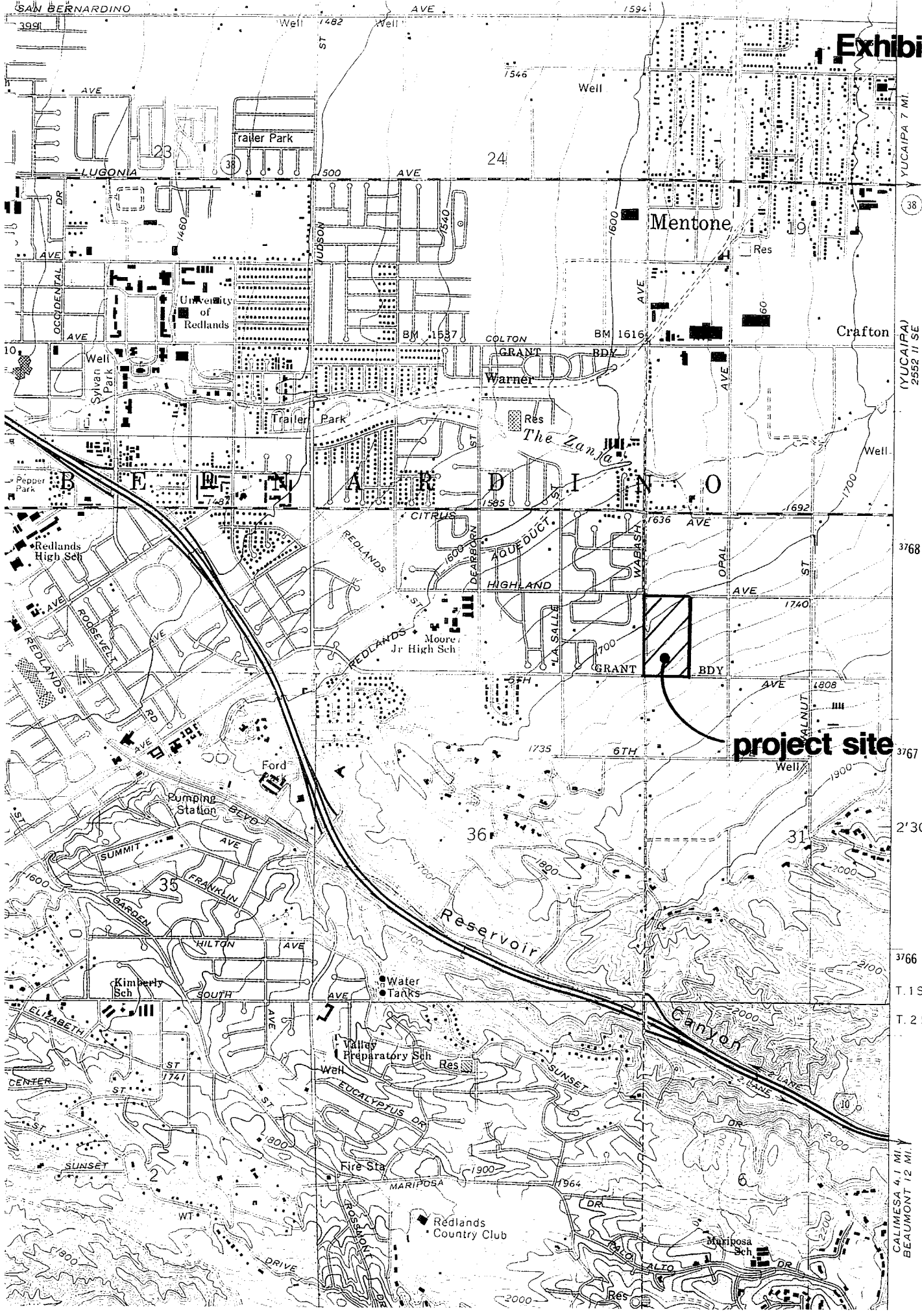
The project site consists of approximately 20 acres. The project site is bounded by Fifth Street to the south, Highland Avenue to the north, and Wabash Avenue to the west. Surrounding land uses to the north, east and south are generally rural residential and agricultural (citrus). Land uses to the west across Wabash Avenue and within the City of Redlands are single family residential and church related. The subject property is currently vacant land, with no structures or agricultural uses existing.

2. Legal Description

All that portion of Block 77, Rancho San Bernardino, in the County of San Bernardino, State of California, as per map recorded in Book 7 of Maps, Page 2 Official Records of said county, described as follows:

Beginning at the centerline intersection of Wabash Avenue and Fifth Avenue as shown on Record of Survey recorded in Book 102, page 3 through 9, inclusive, of records of survey and amended by record of survey recorded in Book 106, Pages 97 through 103, inclusive, of records of survey, official records of said county; thence north $00^{\circ}15'29''$ west 1265.90 feet along said centerline of Wabash Avenue to its intersection with the centerline of Highland Avenue as shown on said record of survey; thence south $89^{\circ}48'55''$ east 698.59 feet along said centerline of Highland Avenue to its intersection with the east line of the west one-half of the south one half of lot 6 of block 77 of said Rancho San Bernardino; thence South $00^{\circ}14'52''$ East 1270.82 feet along said east line to its intersection with the centerline of said Fifth Avenue; thence North $89^{\circ}24'43''$ West 698.42 feet along the centerline of said Fifth Avenue to the point of beginning.

CONTAINS 20.34 ACRES MORE OR LESS



YUCAIPA 7 MI.

(YUCAIPA) 2552 11 SE

3768

3767

2'30"

3766

T. 1 S.

T. 2 S

CALIMESA 4.1 MI.
BEAUMONT 12 MI.

ASSESSOR'S PARCEL NUMBERS

299-111-01

299-111-03

A Preliminary Title Report is contained in Appendix B.

3. Environmental Considerations

As stated previously, the subject project has been subject to a planning process by the County of San Bernardino, including the preparation of a Negative Declaration pursuant to the provisions of the California Environmental Quality Act. The following is a brief overview of the environmental opportunities and constraints of the project site.

a. Geologic Hazards

The site lies within the San Bernardino Block of the Peninsular Ranges within the flood/alluvial plain limits of this geomorphic province. The alluvial sediments, originating from the Crafton Hills to the southeast of the site and the San Bernardino Mountains to the north, are up to 800 feet deep and overlay Pleistocene older alluvium. There are no faults known to traverse the site; the nearest mapped potentially active fault is the Crafton Fault. The site is located in the Bunker Hill Basin with groundwater at 150 feet or greater in depth; the site is not subject to liquefaction. There are no indications of seeps, springs or shallow ground water on site. No secondary seismic hazards are expected to occur at the site, and there is minimal potential for exposure of people and property to geologic hazards. Buildings should be constructed according to current building standards that address appropriate construction technology for seismic events.

b. Flood Hazards

The site is not in a Flood Plain Safety Overlay District. Hicks & Hartwick, Inc. (July 1996) prepared a comprehensive hydrology report, identifying only minor alterations planned to the course or flow of floodwaters surrounding the project site. Comprehensive Storm Drain Plan No. 4, prepared by H. Brodie in 1975, proposes a master planned storm drain system in Wabash Avenue from 6th Avenue to the Mission Zanja. The project developer will install this storm drain adjacent to the project site.

c. Biological Resources

The subject site is vacant land that has had previous agricultural production. There is no known or suspected occurrences of any sensitive, rare or endangered plants or animals on the site, nor is the site identified as a potential habitat for any such plants or animals. No significant impacts are identified or anticipated with project development.

d. Cultural Resources

No prehistoric/historic cultural or archaeological sites exist on the project site; therefore, no impacts are identified or anticipated to occur as a result of implementation of the project site.

e. Transportation and Circulation

The project site is surrounded by perimeter, unimproved streets. Kunzman Associates prepared a *Traffic Impact Analysis* in August, 1996, in conjunction with the County's processing of the Conditional Use Permit. The report found that at total buildout the proposed project would generate minimal daily vehicular traffic. The report found that some traffic improvements would be required to maintain a Level of Service "C" (LOS C) or better on the areas' roadways. In order to maintain an LOS C or better, the traffic impact analysis recommended installing stop signs for each project exit point, and widening of roads to the ultimate planned road standard.

f. Air Quality

The proposed project will not create substantial air emissions, deterioration of ambient air quality, the creation of objectionable odors, or any significant effects to air movement, moisture, temperature or climate. The project is in substantial conformity with the South Coast Air Quality Management Plan and is well below the threshold of significance.

g. Visual Resources

The project site is not within the viewshed of a Scenic Route nor will the project create adverse visual impacts. The project will be required to provide landscaped setbacks and visual screening of the project facilities. The project will be constructed utilizing one and two story construction, and will be in conformance with the surrounding developed properties.

h. Noise

No significant increases in existing static or mobile noise levels are anticipated by the subject project. However, the future residents of the proposed project may be exposed to significant noise levels from traffic traveling along Fifth and Wabash Avenues. Gordon Bricken and Associates prepared an acoustical analysis in August, 1996, in conjunction with the County's processing of the Conditional Use Permit. This report recommended the installation of a sound wall along Wabash and Fifth Avenues, the use of noise barrier construction materials, and installation of air conditioning units. These measures will reduce the potential for impacts to below a level of significance.

C. Project Description

The planning concept for Mountain View Acres is based on the fundamental goal of creating a high-quality senior living environment. The goal will be implemented through the provision of uniform development standards and design over multiple phases and building products. This will provide for a cohesive development plan incorporating a variety of residential living opportunities.

Mountain View Acres is proposed to be developed with an appropriate mixture of senior living opportunities, all under a format of licensed congregate care. These include an appropriate mixture of single unit bungalows, congregate care living under a variety of options, assisted living and an alzheimers area. In addition, a variety of administrative functions will be included on-site, including nursing areas for those residents in need of more intensive care, medical and pharmaceutical offices, recreational therapeutic facilities, and shopping and salon areas to meet the needs of the residents. The provision of an attractive landscape is a principal objective of the site design to create a pleasant outdoor living environment in which the residents can enjoy leisure activities. Given the location of the project, and the growing demand for high-quality senior housing in a secure environment, Mountain View Acres will be a natural complement to the demographics of the Redlands area.

A special emphasis has been placed on the visual image of the project as a Village. The grand entry from Highland Avenue will set the theme for graceful living without the feeling of an institutional environment. Buildings, structures and landscaping have been arranged in order to create a village environment in which all residents enjoy a feeling of community.

The residential portions of the project will be served by a Village Center and Community Building where a variety of social, educational, musical, theatrical and other activities will be conducted for the residents. The Community Building will also house the facility management offices, a non-denominational chapel, library, arts and crafts rooms, meeting and conference rooms, central laundry facility, a commercially equipped kitchen and indoor dining hall, staff areas, and other administrative functions.

The Village Center is proposed to also contain a clinic, including doctor's offices, therapy rooms, daycare services, cleaners, shoe repair, mail boxes, parlors, gift and flower shops, beauty and barber shops, recreational areas and exercise rooms. The Village Center is intended to meet the daily requirements of the residents of the community without traveling outside the project.

Finally, the planning concepts include the establishment of the necessary institutional framework to ensure the objectives of the plan are consistent with the requirements of the City of Redlands. Mountain View Acres is a vision of residents of the local community who have spent many years in the Redlands vicinity, and who wish to remain in the area living in a high-quality senior congregate care living environment.

D. Goals and Objectives

The concept of the Mountain View Acres Specific Plan is to provide a framework that will guide the subsequent development of the subject project into a high-quality senior congregate care facility in the City of Redlands. In order to ensure the creation of a superior senior living experience, compatible with the surrounding area, the Specific Plan has incorporated the following goals and objectives:

1. The creation of an enriched living environment tailored to the unique requirements of the aging community.
2. Acknowledging the project site's unique location as an eastern gateway into the City of Redlands, and designing an aesthetically appealing housing project through attractive site planning and landscaping, architectural design, and pleasing streetscapes.
3. To provide a circulation system to conveniently serve the needs of the development.
4. To ensure compatibility with surrounding land uses through the utilization of coordinated land planning incorporating special design features such as landscape buffers, street systems and open space development.
5. To provide for the coordination and extension of adequate public services and utilities to serve the residents of the facility.
6. To provide a substantial amount of visible landscaping and open space.

E. General Notes

The following general notes shall apply to all land contained within the Mountain View Acres Specific Plan:

1. Any details or issues not specifically addressed by this Specific Plan shall be subject to the rules and regulations of the City of Redlands. Definition of terms shall also be as defined in the codes of the City of Redlands.
2. Municipal water service to the project shall be provided by the City of Redlands.
3. Municipal sewer service to the project shall be provided by the City of Redlands.
4. Southern California Edison Company shall provide electrical service to the project. Southern California Gas Company shall provide natural gas. General Telephone Company shall provide phone service.
5. Solid waste disposal to the project shall be provided by the City of Redlands.
6. The project site is located within the Redlands Unified School District.
7. Minor deviations to the location of structures, private streets, infrastructure and similar physical improvements may be permitted during the subsequent permitting stages of the development, as long as the changes substantially conform to all aspects of this Specific Plan.

SECTION II. MASTER PLANS

A. Land Use Plan

The Mountain View Acres Specific Plan encompasses approximately 20.34 acres accommodating the development of a high-quality senior congregate care facility. The Specific Plan provides for the creative mixture of congregate uses under a master planned residential community format. The various congregate uses are depicted on the Site Plan/Grading Plan, Exhibit 3.

The mixture of congregate uses include single unit bungalows, assisted living units, independent living units, an Alzheimer facility, a village center and a community building, all served by a system of landscaped private drives, walkways and plazas. The following describes the various congregate uses and their respective location on the subject property.

Single Unit Bungalows

The Specific Plan provides for the establishment of thirty (30) single unit bungalows. These units will be designed under an attached, single story format, including 1, 2 and 3 bedroom designs. A two car garage will be included with each unit. These units are planned to be located along the south side of the project site, along Fifth Street. These units will be utilized for the more active, ambulatory seniors, allowing an "aging in place" lifestyle.

Assisted Living Units

The Specific Plan provides up to 102 assisted living units. There are two separate buildings designed for this function, each consisting of two stories. These assisted living units may have one or two occupants in each room, depending on family situations. These buildings will contain common areas providing common dining areas, reading and library facilities, and other amenities.

Independent Living Units

The Specific Plan provides two buildings containing 84 units for independent living. The units will be one and two bedroom, along with a few studio units. These buildings will also contain appropriate common areas for dining, socializing and other administrative functions.

Alzheimer Facility

An separate area of the site is being provided for a 24 bed Alzheimer facility. This facility will be provided in a one story building adjacent to the Community Building. This facility will provide assistance to the occupants from family

members as well as from employees especially trained to care for this special senior.

The Village Center

The Village Center is designed to be the focal point of activities for a variety of services to the residents of Mountain View Acres. The area comprises the central portion of the project site, accessible from all living areas. The Village Center will include such services as doctors offices, therapy rooms, a pharmacy, cleaners, mail boxes, shoe repair, gift and flower shop, beauty and barber shop, and recreational areas including exercise rooms, a health bar and game room. This area will essentially become the "town center" for the community, and will become an area for both leisure activities and active senior recreation. It is anticipated that the operation of the Village Center will include residents of the facility in order to maintain an active adult lifestyle. The area is planned to contain three one-story buildings surrounding a central courtyard and quad.

The Community Building

The Community Building, located at the terminus of the main entry drive from Highland Avenue is planned to house the administrative functions and services of the congregate care facility. The building will contain offices for staff, the main dining hall and kitchen, a non-denominational chapel, library, arts and crafts rooms, meeting and conference rooms, the central laundry, and other amenities.

Statistically, Mountain View Acres will be developed on a vacant property consisting of 20.34 gross acres. Following dedication of the perimeter streets to ultimate right-of-way, the project site will consist of 17.98 net acres.

The maximum resident population will be four hundred (400) persons, consisting of the following:

- 340 assisted and independent living residents
- 60 residents in the bungalow housing

In addition, thirty (30) employees on the largest shift will be on the site.

Statistical Summary

1. Total Net Acres: 17.98 ((783,208 square feet)
2. Total Building Area: 200,000 square feet
3. Percent of Building Coverage: 25% coverage
4. Total Open Space/Landscaping: 393,085 square feet (50.20%)
5. Total Parking Provided: 184 spaces
6. Maximum Resident Population: 400

B. Circulation Plan

The concept for vehicular circulation proposes to utilize the existing public street system surrounding the project, as well as a private interior street system, to provide access to the project. The surrounding streets, including Highland Avenue, Wabash Avenue and Fifth Street are currently unimproved within the limits of the project, and will be widened and improved pursuant to City of Redlands' standards. The following is a brief description of the public street improvements to be provided:

- Wabash Avenue - Wabash Avenue will be dedicated to provide a forty-four (44) foot half street within the limits of the project. Improvements will include thirty-two (32) feet of pavement with a twelve (12) foot parkway. One of the two main entrances into the project will be provided along Wabash Avenue, near Fifth Street.
- Highland Avenue - Highland Avenue will be dedicated to provide a thirty-two (32) foot half street within the limits of the project. Improvements will include eighteen (18) feet of pavement, and a twelve (12) foot parkway. The main entrance into the project will be via Highland Avenue.
- Fifth Street - Fifth Street will be dedicated to provide an eighty-eight (88) foot ultimate right-of-way. Fifth Street will be fully improved within the limits of the project.

Internally, the project will be served by a private drive looping through the site with entrances along Wabash Avenue and Highland Avenue. Parking will be distributed throughout the site at convenient locations.

C. Infrastructure Plan

The Infrastructure Plan designates the location and size of sewer, water and storm drainage improvements necessary to serve the project site. Private utility lines, including natural gas, electricity, telephone and cable TV are locally available and are not depicted on the Infrastructure Plan. The sewer, water and storm drainage systems will be designed and constructed in accordance with plans reviewed and approved by the City of Redland. The Infrastructure Plan is depicted in Exhibit 4.

1. Water System

An existing twelve (12) inch City water main is located within Wabash Avenue. This water main will be utilized to service the project site. The line will be looped throughout the project site, through a single water meter, to service the various buildings with potable water. The City of Redlands has established fees to mitigate the impact of project development, and these fees will be paid mitigating the direct and cumulative impact of the project on the City's water system.

2. Sewer System

An existing eight (8) inch sewer main is located within Wabash Avenue. This sewer main will be utilized to service the project site by an extension into the project and looping throughout the private street system to service the various structures. Sewer mains on-site will be private. The City of Redlands has established fees to mitigate the impact of project development on the City's sewer system. The payment of these sewer fees is considered to be adequate mitigation for the direct and cumulative impact of the project on the City's sewer system.

3. Storm Drain System

Currently, there are no existing storm drains adjacent to the project site. However, the project site is located in an area subject to the Comprehensive Storm Drain Plan No. 4 (Brodie 1975). The Brodie Plan recommends the construction of a master planned storm drain in Wabash Avenue, reaching from Sixth Street to the Zanja. A portion of this storm drain is constructed in Wabash Avenue north of Citrus Avenue. The project will construct a sixty (60) inch storm drain trunk main in Wabash Avenue to be consistent with the master plan. A storm drain system within the project site will be constructed incorporating both surface and subsurface drainage improvements, connecting to the master planned system in Wabash Avenue. All storm drainage improvements and/or fees will be provided in accordance with the City's ordinances.

D. Conceptual Grading

Development of the Mountain View Acres facility has been designed, to the extent possible, to follow the natural contours of the site in order to minimize grading. No unique topographic features are present within the project site. The project site has an elevation of approximately 1755 feet at the southeast corner of the property, sloping down to an elevation of 1680 feet at the northwest corner of the property. This difference in elevation, approximately 75 feet, will be accommodated through a series of slopes creating various levels throughout the development. These levels will act to separate the building functions and will provide greater view opportunities for each area of the project. The conceptual grading is depicted on Exhibit 3 in conjunction with the proposed site plan.

E. Conceptual Landscape

A major component of the Mountain View Acres project is the provision of abundant ornamental landscaping providing an appealing visual image to the senior community. It is intended that the landscaping component for the project will remind the residents of the City's historic ties to the citrus culture, as well as the beauty of ornamental landscaping exhibited throughout the community. Approximately fifty (50) percent of the site will be dedicated to landscaped gardens and courtyards. The Conceptual Landscape Plan is depicted in Exhibit 5.

The perimeter street setback is designed to incorporate several of the palm trees along Wabash Avenue into a new street scene. These palms will be clustered along the major entry drives from Wabash Avenue and Highland Avenue, as well as interspersed along the street frontages where appropriate. The dominant landscape material along the streets is proposed to be navel orange trees, providing a transitional look to the project site as the gateway to the historical Crafton citrus area. The orange trees may be planed to two rows deep where the terrain can permit.

Throughout the development, it is intended that the landscape will include a generous palate of trees, shrubs and groundcover, as well as hardscape, to create a lush landscape appearance. In addition, areas will be set aside for cultivation and gardening by residents of the community.

SECTION III. DEVELOPMENT STANDARDS

The development standards of the Mountain View Acres Specific Plan are designed to ensure the proper and orderly development of the project site into a high-quality senior congregate care facility. These development standards shall apply to all land and buildings within the project boundaries in order to obtain a coordinated, comprehensive development project that will fulfill the stated goals and objectives of this Specific Plan. The purpose of the Mountain View Acres Specific Plan is to provide the framework for the development of a range of senior living under a licensed congregate care format. The following regulations are those deemed necessary to provide the proper environment for the orderly development of the project.

A. Social Care Facility

No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged except as permitted herein.

1. Permitted Uses

The principal permitted use of the land subject to this Specific Plan is senior congregate care facility, including various levels of assisted living and senior care facilities.

2. Prohibited Uses

All uses not related to senior congregate care is expressly prohibited.

3. Property Development Standards

- a. Lot Area - The minimum lot area shall be five (5) acres.
- b. Lot Dimensions - Minimum lot width and depth shall be two hundred (200) feet.
- c. Maximum Coverage - Maximum coverage of land by buildings and structures shall be forty (40) percent.
- d. Maximum Resident Population - The maximum resident population of all living quarters shall be four hundred (400) persons.
- e. Building Height - Maximum building height shall be two and one-half (2 ½) stories or thirty-five (35) feet.
- f. Building Setbacks - Building setbacks from the perimeter streets shall be twenty-five (25) feet. Perimeter sound walls may be permitted within the street side setback; however a minimum five (5) feet of heavy landscaping shall be planted adjacent to the wall. The building setback from the side or rear property line shall be ten (10) feet.

4. General Provisions

- a. Off-street parking - Property development standards for off-street parking shall be as enumerated in Section 40.00 of the City of Redlands Municipal Code.
- b. Off-street loading - Requirements for off-street loading shall be as enumerated in Section 41.00 of the Redlands Municipal Code. Special consideration shall be given to orientation and screening of loading and service areas to ensure screening from surrounding public streets.
- c. Landscaping - Landscaping shall consist of an effective combination of trees, shrubs and groundcover, and may include dry landscape cover no to exceed twenty (20) percent of the total landscaped area. The selected combination of objects for landscaping purposes shall be arranged in a harmonious and aesthetic manner. Landscaped areas shall be provided with a suitable automatic irrigation system designed to ensure a sufficient amount of water for all plants. Landscape and irrigation plans shall be submitted and approved subject to the provisions of Section 43.00 of the Redlands Municipal Code.
- d. Fences and Walls - Fences and walls shall be subject to the provisions of Section 43.00 of the Redlands Municipal Code. The design of the perimeter wall along Fifth Street, Highland Avenue and Wabash Avenue shall have a twenty-five (25) foot setback, and shall be constructed utilizing decorative block and wrought iron. An effective landscape shall be planted in the required setback area. The easterly fence shall be constructed out of chain link, six (6) feet in height.
- e. Signs - Project signs shall be subject to the Redlands Sign Code.
- f. Refuse collection - All trash and refuse areas shall be located in an enclosure approved by the City of Redlands Municipal Utilities Department. Said areas shall be located in accessible areas out of public view from exterior streets.

SECTION IV. PROCEDURAL IMPLEMENTATION

The purpose of Procedural Implementation is to ensure that subsequent development of Mountain View Acres occurs in conformance with the adopted Specific Plan. Furthermore, it is intended that this section describes the necessary steps for the submittal and processing of development plans and applications to implement the project through all phases of construction.

A. Environmental Review

It is intended that the Negative Declaration issued by the County of San Bernardino and sustained by the City of Redlands will enable subsequent development permit issuance to occur in compliance with CEQA guidelines as implemented by the City of Redlands.

B. Conditional Use Permit

The implementing process for the Mountain View Acres Specific Plan will be the City's Conditional Use Permit (CUP) process. Therefore, prior to the issuance of building permits, a Conditional Use Permit in accordance with Section 52.00 of the Redlands Municipal Code shall be approved.

C. Amendments

An amendment to the adopted Mountain View Acres Specific Plan shall require the same procedures as required for adoption, as outlined in the California Government Code, Section 65500.