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Redlands, CA 92373
35 Cason Street
CITY OF REDLANDS

and

Redlands, CA 92373
P.O. Box 7863
REDLANDS CHRISTIAN HOME

Prepared For:

DECEMBER, 1998

A LICENSED SENIOR CONGREGATE CARE FACILITY

SPECIFIC PLAN NO. 54

MOUNTAIN VIEW ACRES
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LIST OF CONSULTANTS
III

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Senior Living Environmental Impact Report:

The preparation of this specific plan, a commitment has been made to produce a superior plan that is consistent with the goals of the City of Redlands. The plan is designed to be a guide for the specific plan guidelines as set forth in the State Planning Act. The specific plan has been prepared according to accepted professional planning practice. It provides a high-quality, senior congregate care facility for use by city decision makers, city staff, and property owners in the Planning and Zoning Division. The Mountain View Senior Specific Plan has been written and prepared to serve as a tool for the planning and development of the subject property.

Preface
with the surrounding neighborhood. Development will occur in a planned and aesthetically manner, compatible with the neighborhood, can be developed while ensuring the
Specific plan is to provide a framework wherein a high-quality senior care facility
will promote the health and welfare of the elderly. The intent of the
Guidelines for Mountain View Acres, essentially, the core of the
establishing a comprehensive set of development standards and
planning efforts in the City of Redlands. Federal funding for housing
It is further the intent of this specific plan to bridge the zoning and
the various dimensions of the City of Redlands
ensuring substantial compliance with the spirit, intent, and provisions of
standards designed to address the specific needs of the project, which
Regulations, companion document related to allow for development
that will promote independence and participation. The rules and
the elderly have received comprehensive and secure the care services
get funding for the elderly, but also larger those concerns
address the housing needs for the elderly, but not only
planned community concept. The companion document will not only
Mountain View Acres, Inc, was creating in 1996 as a non-profit
Mountain View Acres, Inc was organized in 1996 as a non-profit
20 acres of the Redlands
planning of a 20 acre project site is also consistent with the needs of an active
elderly population of the Redlands area. This opportunity involves the sensitive master
needs for the citizens of Redlands and the surrounding communities.

The purpose of this plan is to provide a high-quality senior care facility, addressing needs
acres is to provide a high-quality senior care facility, addressing those special
needs in their local community. The goal of Mountain View
age 65 years old. By the year 2020, the number of aged will more
Research has shown that the development of housing for the elderly population will be a

A. Introduction

SECTION 1. INTRODUCTION AND BACKGROUND
Appendix A

County of San Bernardo Conditional Use Permit is provided in annexation to the City of Redlands. A copy of the previously approved act is in the city file.

City of Redlands already submitted the Specific Plan along with a request for City's Land Use Planning Department to review the project. It is the intention of the County of San Bernardo to annex into the corporate County area, seeking city water and sewer service to annex into the corporate County area of San Bernardo. Conditional projects in the unincorporated area of San Bernardo have been approved by the County of San Bernardo. Since the approval of the project, New Mountain View Acres, Inc. has been actively pursuing the implementation and development of the project. The project site has been subject to a planning review and approval process by the County of San Bernardo in 1997. A Conditional Use Permit for the project was approved by the County of San Bernardo in 1997.

Project Background

By the City of Redlands, Government Code, Section 65900 through 65947, and as implemented Mountain View Acres Specific Plan is contained in the California Authority and Scope for the preparation and adoption of the

2

3
CONTAINS 20.34 ACRES MORE OR LESS

Beginning 698.42 feet along the centerline of said Fifth Avenue to the point of
with the centerline of said Fifth Avenue thence North 89°29'43.0" West
South 1°07'29.7" East 1270.82 feet along said east line to the intersection
South one half lot 77 of block 77 of said Rancho San Bernardo thence
Avenue to its intersection with the east line of the west one-half of the
Avenue in its intersection with the east line of the west one-half of the
Highland Avenue as shown on said record of survey,
with the centerline of Highland Avenue as shown on said record of survey,
1262.90 feet along said centerline of Washburn Avenue to its intersection
through 9, inclusive, of records of survey and amended by records of
Avenue as shown on Record of Survey recorded in book 106, page 97
through said county, described as follows:

All that portion of Block 77, Rancho San Bernardino, in the County of San

Legal Description

vacant land, with no structures or agricultural uses existing.

The subject property is currently

residential and commercial, with the City of Redlands being the

west across Washburn Avenue and within the City of Redlands are single

soil are generally flat residential and agricultural (crops) land use to

Washburn Avenue in the west. Subsequently, the southern most boundary

bounded by Fifth Street to the south, Highland Avenue to the north and

The project site is approximately 20 acres. The project site is

City of Redlands, being the centerline of Washburn Avenue

miles to the east. The entire site is set within the community of

The entire area within the City of Redlands are single

Location Map, and Exhibit 2 depicts the Project

The project site is located in an unincorporated area of the County of San

B. Project Setting

1. Location and Physical Setting
The site is not in a Flood Plain Safety Overlay District. However,

### b. Flood Hazards

Construction technology for seismic events according to current building standards that address applicable property to geologic hazards. Buildings should be constructed

### c. Geologic Hazards

Environmental opportunities and constraints of the project site. Environmental Quality Act. The following is a brief overview of the

### 3. Environmental Considerations

A Preliminary Title Report is contained in Appendix B:

299-111-03
299-111-04
surrounding developed properties.

The project site is located within the viewshed of a scenic route and the project site is within the corridor of a two-story roundabout. The project will be constructed utilizing one and two-story roundabouts. The project will be visually screened and be located in a residential area. The project will be located in a residential area.

8. Visual Resources

The project site is located within the viewshed of a scenic route and the project site is within the corridor of a two-story roundabout. The project will be constructed utilizing one and two-story roundabouts. The project will be visually screened and be located in a residential area.

7. Air Quality

Road standards, project exits, and weaving of roads is the ultimate planned project exit point, and weaving of roads to the ultimate planned location impacts automobile air emissions. In order to maintain air LOS C or better, the proposed project would necessitate minimal daily vehicular traffic.

6. Transportation and Concluding

Transitions occur as a result of implementation of the project site. The project site has no impacts on the project site. The project site is surrounded by perimeter, unimproved streets.

5. Cultural Resources

No prehistoric/historic cultural or archaeological sites exist on the project site. There is no known or suspected occurrence of any biological resources.
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 acoustic 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.
Finally, the planning concepts include the establishment of the necessary institutional community without traveling outside the project.

The Village Center is intended to meet the daily requirements of the residents of the

indoor dining hall, start areas, and other administrative functions.

arranged in order to create a village environment in which all residents enjoy the feeling of
demographics of the Redlands area.
elaboration of the Redlands area.

Mountain View Acres is a natural complement to the

demand for high-quality senior housing in a

Mountain View Acres is proposed to be developed with an appropriate mixture of senior

variety of residential living opportunities.

opportunities. This will provide for a cohesive development plan incorporating a

building product. This will provide for a cohesive development plan incorporating a

city of Redlands. Mountain View Acres is a vision of residents of the local community

framework to ensure the objectives of the plan are consistent with the requirements of the

Finally, the planning concepts include the establishment of the necessary institutional

living in a high-quality senior conjugate-calculating environment.

where they spent many years in the Redlands vicinity, and who wish to remain in the area

City of Redlands. Mountain View Acres is a vision of residents of the local community

framework to ensure the objectives of the plan are consistent with the requirements of the

To provide a substantial amount of visible landscaping and open space.

5. To provide for the continuation and expansion of adequate public services and utilities to serve the residents of the valley.

6. To provide for the continuation and expansion of adequate public services and utilities to serve the needs of the community.

7. To provide a circulation system to conveniently serve the needs of the community.

8. To provide a circulation system to conveniently serve the needs of the community.

9. To provide a circulation system to conveniently serve the needs of the community.

10. To provide a circulation system to conveniently serve the needs of the community.

Objectives:

1. The creation of an enriched living environment tailored to the unique architectural design and pleasing aesthetics.

2. Acknowledging the project site's unique location as an eastern gateway requirements of the existing community.

3. The creation of an enriched living environment tailored to the unique architectural design and pleasing aesthetics.

4. To ensure compatibility with surrounding land uses through the utilization of landscape buffers, street systems, and open space development.

5. To coordinate and plan innovative special design features such as housing project through attractive site planning and landscaping into the City of Redlands, and designing an aesthetically appealing acknowledge the project site's unique location as an eastern gateway requirements of the existing community.

6. To provide a substantial amount of visible landscaping and open space.

7. To provide for the continuation and expansion of adequate public services and utilities to serve the residents of the valley.

8. To provide for the continuation and expansion of adequate public services and utilities to serve the needs of the community.

9. To provide a circulation system to conveniently serve the needs of the community.

10. To provide a circulation system to conveniently serve the needs of the community.
The project site is located within the Redlands Unified School District.

1. Access Specific Plan

2. Municipal water service to the project shall be provided by the City of Redlands.

3. Municipal power 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 service to the project.

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. Changes substantially conform to all aspects of this Specific Plan.

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 code of the City of Redlands.
Building. This facility will provide assistance to the occupants from family
An separate area of the site is being provided for a 24 bed Alzheimer Facility.

Alzheimer Facility

Socializing and other administrative functions.

Dining areas, reading and library facilities, and other amenities.

The Specific Plan provides two buildings containing 64 units for independent

Independent Living Units

Aging in Place. These buildings will contain common areas providing common

Assisted Living Units

These units will be located on the south side of the

Single Unit Bungalows

subject property. The following describes the various common uses and their respective location on the

Planning and Design Plan Exhibit 3. The various common uses are depicted on the site

SECTION II. MASTER PLANS

4. Land Use Plan
Summary

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

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

of the following:

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

ultimately right-of-way, the project site will consist of 17.98 net acres.

consisting of 20.72 gross acres. Following dedication of the perimeter streets to

Streetscape, Mountain View Acres will be developed on a vacuum property.

The Community Building. Located at the terminus of the main entry drive from

The Community Building. Located at the terminus of the main entry drive from

The Village

The Village Center is designed to be the focal point of activities for a variety of

members as well as from employees especially trained to care for this special
Throughout the site at convenient locations entrances along Wabash Avenue and Highland Avenue. Parking will be distributed internally. The project will be served by a private drive loop off the site.

**Fifth Street**
- Fifth Street will be fully improved within the limits of the project.
- Footpath and bike path will be via Highland Avenue.
- The two (2) foot path will be via Highland Avenue. Improvements will include eighteen (18) feet of pavement and a twelve (12) foot bike lane.
- Improvements will include forty-four (44) foot of sidewalk within the limits of the project.

**Wabash Avenue**
- Wabash Avenue will be dedicated to provide a forty-four (44) foot of sidewalk within the limits of the project. Improvements will include fifty-two (52) feet of pavement and a twelve (12) foot bike lane.

The project will be improved pursuant to City of Redlands' standards. The following is a brief description of improvements. 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.

The concept for vehicular circulation proposes to utilize the existing public street system.
Storm Drain System

3. Impact of the project on the City's sewer system. The proposed development on the Redevelopment Area is considered to be so large in area, that it will have considerable impact on the impact of project. The various structures sewer mains on the site will be placed to service the project. The project and connecting the project to the existing sewer system by an extension. An existing 8-inch sewer main is located within Washbash Avenue.

Sewer System

2. Cumulative impact of the project on the City's water system. The proposed development and these fees will be paid mitigating the impact of project. The City of Redland has established fees to mitigate the impact of project. The various buildings with potable water will be located within the City of Redland. The existing water main will be utilized to service the project. The Water Avenue. An existing 12-inch water main is located within Washbash Avenue.

Water System

The Infrastructure Plan is depicted in Exhibit 4. The sewer, water and storm drainage systems will be designed on the Infrastructure Plan. The sewer, water and storm drainage systems will be designed in accordance with plans reviewed and approved by the City of Redland. All storm drainage improvements and/or fees will be considered in accordance with the City's ordinances. All storm drainage improvements and/or fees will be considered in accordance with the master plan. The storm drainage system will be consistent with the master plan. A portion of the storm drainage system will be consistent with the master plan. A portion of the storm drainage system will be consistent with the master plan. A portion of the storm drainage system will be consistent with the master plan.

C. Infrastructure Plan
The conceptual grading is depicted on Exhibit 3 in conjunction with the project. The conceptual grading will provide greater view opportunities for each area of the building functions and will provide greater view opportunities for each area of the building. Various levels throughout the development. These levels will act to separate the various elevations of approximately 75 feet will be accommodated through a series of slopes in elevation, approximately 175 feet at the southeast corner of the property. This difference in elevation is approximately 175 feet at the southeast corner of the property. Sloping approximately 175 feet at the southeast corner of the property, slopes approximately 175 feet at the southeast corner of the property. The project site has unique topographic features are present within the project site. The project site has been designed to follow the natural contours of the site in order to minimize grading. The development of the Mountain View Acres facility has been designed, to the extent
of the community. In addition, areas will be set aside for cultivation and gardening by residents.

Throughout the development, it is intended that the landscape will include a generous

deep where the terrain can permit

gateway to the historical Chelan Citrus area. The orange trees may be planned to two rows
is proposed to be nestled orange trees, providing a transitional look to the project site as the
the street frontages where appropriate. The dominant landscape material along the streets

Wahash Avenue and Highland Avenue, as well as intersected along

any drives from Wahash Avenue into a new street scene.

The perimeter street setbacks is designed to incorporate several of the palm trees alone.

depicted in Exhibit 5.

The Conceptual Landscape Plan is
dedicated to landscaped gardens and courtyards. The Conceptual Landscape Plan will
be exhibited throughout the community. Approximately 80% of the site will be

City's historic lies in the citrus culture, as well as the beauty of ornamental landscaping
is intended that the landscape component for the project will remain the residents of the

ornamental landscaping providing an appealing visual image to the sector community. It

A major component of the Mountain View Acres project is the provision of abundant

Conceptual Landscape
The building setback from the side of rear property line shall be ten (10) feet. Each of the building setbacks shall be placed adjacent to the wall of a minimum five feet in width within the street side setback, however a minimum five feet shall be provided for fire (25) feet. Perimeter sound walls may be placed within the street side setback. Building setbacks from the perimeter streets shall be two and one-half (2½) times or thirty-five (35) feet. Building height: Maximum building height shall be two and one-half (2½) times or thirty-five (35) feet.

3. Property Development Standards

a) Use of all living quarters shall be four hundred (400) persons. Maximum resident population - The maximum resident population and structure shall be forty (40) percent. Maximum coverage - Maximum coverage of land by buildings of lot dimensions - Minimum lot width and depth shall be two hundred (200) feet. The minimum lot area shall be five (5) acres.

2. Prohibited Uses

a) Use not related to senior congregate care is expressly prohibited.

1. Permitted Uses

a) Social care facilities.

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.

The purpose of this Regulation is to provide the proper environment for the proper development of a range of senior living under a licensed congregate care format. The development of a range of senior living under a licensed congregate care format.

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 development of a range of senior living under a licensed congregate care format.

The development of a range of senior living under a licensed congregate care format.

SECTION III DEVELOPMENT STANDARDS
Public view from exterior streets.

Department. Said areas shall be located in accessible areas, one of
an enclosure approved by the City of Redlands Municipal Utilities

5. Trash and Refuse Areas shall be located in

Refrase collection - All trash and refuse areas shall be located in

Signs. Project signs shall be subject to the Redlands Sign Code

In the six (6) feet in height

of the side yard fence shall be constructed out of chain

section 4.00 of the Redlands Municipal Code.


Fences and walls - Fences and walls shall be subject to the


Section 4.00 of the Redlands Municipal Code shall be submitted and approved subject to the provisions of the

amount of water for all plants. Landscaping and irrigation plans

suitable automatic irrigation system designed to ensure a sufficient

and shall be constructed utilizing decorative block and wood

and substantial avenue shall have a two-way street (25) foot setback,

provisions of section 4.00 of the Redlands Municipal Code. The

design of the perimeter wall along Highway Avenue

 provision of section 4.30 of the Highway Avenue

design of the perimeter wall along Penth Street, Highland Avenue

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and substantial avenue shall have a two-way street (25) foot setback,
Government Code, Section 65500. The same procedures as required for adoption, as outlined in the California
An amendment to the adopted Mountain View Acres Specific Plan shall require

Amendments

B. Conditional Use Permit

implemented by the City of Redlands. Development permit issuance to occur in compliance with CEQA Guidelines as

A. Environmental Review

furthermore, it is intended that this section describes the necessary steps for the subsequent

The purpose of procedural implementation is to ensure that subsequent development of

SECTION I. PROCEDURAL IMPLEMENTATION