

## SPECIFIC PLAN

### MOCKINGBIRD CANYON SUBDIVISION

#### OWNER & DEVELOPER:

Republic Development Company  
12200 Sylvan Street  
North Hollywood, CA 91606  
213/877-2646

#### BACKGROUND:

This is the second step in the process toward development of this site. The first was the recent general plan amendment. A draft Environmental Impact Report has been prepared and is in process of review by the County. The Specific Plan included herein is the same plan as is under environmental review. It is anticipated that some revision to this plan will be necessary to mitigate environmental concerns and the desires of County Planning staff.

The following maps are included:

- 1 - Specific Plan
- 2 - Preliminary Grading Plan
- 3 - Preliminary Traffic Circulation Plan
- 4 - Existing Public Facilities Plan
- 5 - Preliminary Open Space Plan
- 6 - Preliminary Local Drainage Plan
- 7 - Phasing Map

#### SPECIFIC PLAN:

The plan provisions 445 building sites on 890 acres or a density of 0.5 d.u./ac. The General Plan shows 0-0.5 d.u./ac. The lots vary in size from one acre net on up several acres. The intent was to obtain a suitable building site which fit the existing terrain rather than have all of the lots the same size. The developer intends that the development have many orientations such as orchards; family farm; equestrian or estate. No property owners association is proposed and there is no common ownership. A school site is not shown because it is not felt that an appropriate site exists within the development. It is quite difficult to obtain a "level" 10 acre site without high cut and fill slopes and this kind of grading is not in character with the proposed development. It is proposed that the



developer pay his proportionate share of the cost of a more suitable site, offsite but in the general vicinity. The existing zoning is R-A 2½ - a zone change will be necessary to accommodate the mix of lot sizes. A zone change to R-A-1, to become operative in conjunction with general plan approval, would be appropriate. Each lot in the development would also be deed restricted to preclude any future division.

#### GRADING PLAN:

The intent of this development is to preserve the existing land form as much as is possible. Grading is limited to roadways, driveways and a building site on each lot. A tabulation of the various items follows:

Roads & Roadway Slopes	119 ac	13%
Pads & Driveways	111 ac	12%
Riparian Preserve*	71 ac	8%
Archaeological Park*	21 ac	2%
Remaining Unaltered Land Form	568 ac	65%

\*Also unaltered land form

Total Acres 890

Archaeological sites are noted. The final grading plan will accommodate all archaeological sites presently identified and also those found at any time during construction.

#### PRELIMINARY TRAFFIC CIRCULATION PLAN

The plan shows the local and connector streets. It also shows the proposed roadway section and matching cross gutter. This roadway section maintains the rural atmosphere. It has been successfully used in "The Country" in Diamond Bar.

#### EXISTING PUBLIC FACILITIES PLAN

The street layout was developed to accommodate the existing facilities which cross the site. The existing crossings of Mockingbird Creek, in the easterly portion of the project, will be maintained at their present grade so that no utility relocation will be required. The Water Company wanted their facilities to be in public streets for ease of access and maintenance. This has been accomplished in the majority of locations. A water tank site is shown in the event that one is necessary at the 1800' contour. All facilities to serve this development will be in streets and underground.



### PRELIMINARY OPEN SPACE

An Archaeological Park will be dedicated to Riverside County to preserve the site of prehistoric habitation. A riparian preserve will be established across lots bordering Mockingbird Creek. All alteration of the existing vegetation and landform within the preserve will be prohibited. The lots will be deed restricted to accomplish this.

### PRELIMINARY LOCAL DRAINAGE PLAN

Drainage will be in the existing natural drainage courses, with only roadway culverts installed. A drainage study for Mockingbird Creek has been prepared in conjunction with the draft E.I.R.. The 100 year flooding line will be inside the riparian preserve. Crossings of Mockingbird Creek will be dry weather, except at the westerly boundary where two all weather crossings will be provided.

### PHASING MAP

Phases are shown at approximately 30 lots each and 14 phases. Sequential phases may be combined if this is determined to be desirable. (e.g. phase 2 and 3 combined). The phases provide for access as they are developed with the previous phase necessary for access to the next phase. Additionally, the phases were determined so that they remained in a single water pressure zone as much as possible. (Example: the first 5 phases are in the same water pressure zone)

Also see Development Plan on Microfilm