

COUNTY OF RIVERSIDE  
NOTICE OF DETERMINATION

PROJECT TITLE: SPECIFIC PLAN # 125-W, CHG. OF ZONE #2400, & TRACT #9933

PROJECT DESCRIPTION: 363 acres into 346 lots, South of Bellegrave, East of Wineville, Prado-Mira Loma Area.

PROJECT LOCATION: Northerly of Limonite Avenue, Westerly of Etiwanda Ave., Southerly of Belle Grave Avenue, and Easterly of Wineville Ave.

PROJECT SPONSOR:  
ALBERT A WEBB & ASSOC.  
3788 McCray St.  
Riverside, CA 92506

APPROVING BODY: BOARD OF SUPERVISORS

The approving body has:

- approved the project.
  - disapproved the project.
  - Determined that the project will not have a significant effect on the environment.
  - Determined that the project will have a significant effect on the environment.
1. The approving body certifies that it has reviewed and considered the Environmental Impact Report which has been prepared for this project.
  2. The following mitigation measures were adopted to mitigate the impacts of the project.

ATTEST:

SIGNATURE: Donald D. Sullivan Clerk

WAKB: By: [Signature] Deputy

**SPECIFIC PLAN  
FOR  
RAMONA RANCHOS**

September 1977

**Albert A. Webb Associates  
Consulting Engineers  
Riverside, California**



*FWA*

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REF. NO. 77-180

FILE NO. 2451.56

October 4, 1977

Riverside County Planning Commission  
4080 Lemon Street  
Riverside, CA. 92501

Gentlemen:

We are submitting, for your approval, the Specific Plan for Ramona Ranchos.

This plan has been prepared at the request of Carolwood Properties, owner of the subject property, authorized representative, Mr. Louis Laramore for Ramona Ranchos.

The Specific Plan will facilitate the orderly development of the area, which allows the responsible agency to plan for the increased demand for services.

If you have any questions, please do not hesitate to call.

Sincerely yours,

ALBERT A. WEBB ASSOCIATES

  
Sam I. Gershon  
Vice President

SIG:lm  
Enc.

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## 1. INTRODUCTION

The Ramona Ranchos Specific Plan has been prepared to provide a clear and concise description of the proposed project. The report was organized to present just the information about the site as it exists, then the changes to be made by developing it, and finally details about the public facilities of the proposed project. Every effort has been made to include discussion of all the topics prescribed by the Riverside County Planning Commission Policy for Specific Plan of Land Use.

Phase Development

The total development of the project to be accomplished within a three-year period. Each phase will follow in succession unless marketing dictates two or more be constructed simultaneously.

The following table is a detailed breakdown of lots, acreages and densities for each phase of the Phase Plan shown on Plate 1.

TABLE 1-1  
PHASED DEVELOPMENT  
RAMONA RANCHOS

Phase :	Description :	Acreage :	No. of Units :	Units Per Gross Acre :
1	1/2 Acre Sites	31.2	48	1.5
	Flood Control Channel	<u>1.3</u>		
	Total	32.5		
2	1/2 Acre Sites	27.3	43	1.6
	Flood Control Channel	<u>2.8</u>		
	Total	30.1		
3	1/2 Acre Sites	18.7	27	1.4
	Flood Control Channel	<u>3.8</u>		
	Total	22.5		
4	1/2 Acre Sites	35.9	51	1.5
	Well	<u>.2</u>		
	Total	36.1		
5	1/2 Acre Sites	24.9	39	1.6
	Flood Control Channel	<u>2.9</u>		
	Park	<u>5.1</u>		
	Total	32.9		
6	1/2 Acre Sites	24.9	38	1.7
7	1/2 Acre Sites	32.0	49	1.5
8	1/2 Acre Sites	21.3	35	1.6
9	1/2 Acre Sites	32.0	47	1.5
10	1/2 Acre Sites	31.0	53	1.7
11	1/2 Acre Sites	34.6	54	1.6
12	1/2 Acre Sites	40.4	61	1.7
13	1/2 Acre Sites	41.7	45	1.1
14	1/2 Acre Sites	27.6	43	1.5
15	1/2 Acre Sites	29.1	47	1.6
16	1/2 Acre Sites	27.6	45	1.6
17	1/2 Acre Sites	26.7	44	1.6
18	1/2 Acre Sites	<u>31.0</u>	54	<u>1.7</u>
	TOTAL	554.0		1.6

823

## 2. PROJECT SITE

### Location

Ramona Ranchos is located in the northwestern portion of Riverside County, California in Jurupa Community Services District. It is about two miles from the intersection of Etiwanda Avenue and the Pomona Freeway.

The project site, 554 acres, is bounded on the west by Wineville Road (currently not completed) and also by Limonite and Bellegrave Avenues (Figure 2-1). It lies west and adjacent to Tracts 5923 and 7309 which are west of Etiwanda Avenue. The site occupies portions of Sections 17 and 20, Township 2 South, Range 6 West of the San Bernardino Base and Meridian.

### Topography

The project site consists primarily of cultivated land except for the drainage channel running north-south in the eastern portion of the site. The general elevation of the site is about 690 feet, sloping from 720 feet in the north to 653 feet along the south boundary. The slope varies from one to five percent. The land dips to a wide intermittent drainage channel at a 20 percent gradient along the eastern portion between 54th and 58th Streets. A topographic map having a scale of 1" = 200' and one-foot contour intervals was used as a base map for Plates 1 and 2.



### Drainage

Drainage on most of the site is southeasterly toward the Day Creek intermittent drainage channel which drains from north to south across the eastern portion of the site. The northeastern corner of the site drains southwesterly toward the same drainage channel. Much of the site lies within the flood plain for a projected 100-year flood. The proposed flood control channel will protect the site from such a flood.

### Geology and Soils

#### Geology

The alluvial fan material of the project site consists of nonmarine sediments of Pleistocene age and is bordered by younger alluvium. No earthquake faults are known to cross this site. It does not lie within the areas where the ground may liquefy during earthquakes. Liquefaction usually occurs in areas of loosely deposited sediments with a high groundwater level.

#### Soils

The soils throughout the project site are similar, even though six different soil series are represented (Figure 2-2). They are all moderately well drained to excessively drained soils on an alluvial fan. The soils which developed from this alluvium are primarily of granitic material. The surface layer is generally sandy loam or loamy sand with some of the Delhi series as just fine sand. The color is mostly

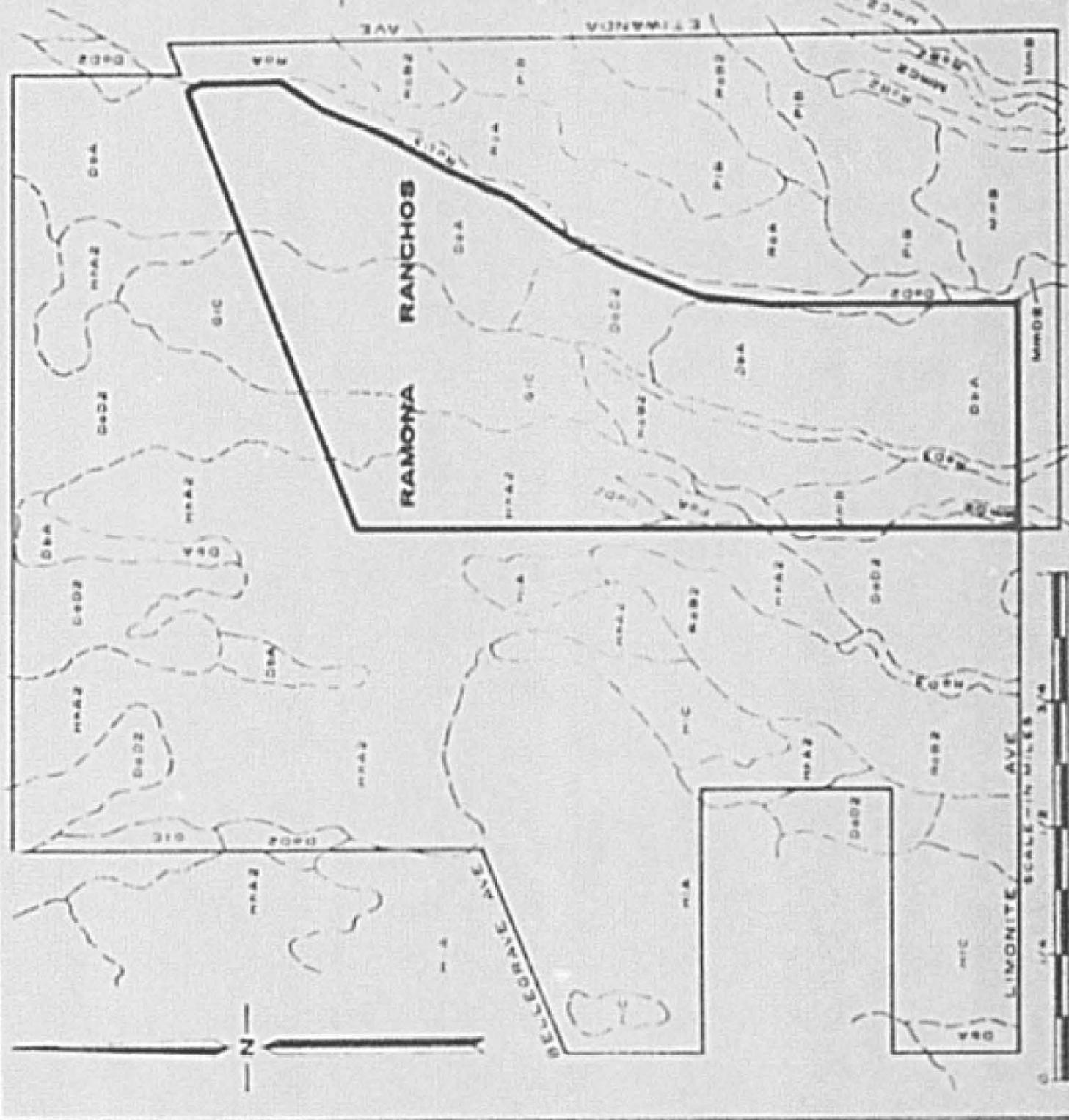
GENERALIZED SOILS CLASSIFICATION

JURUPA COMMUNITY SERVICES DISTRICT

LEGEND

SYM.	SERIES/DESC.
M1A	MILMAR Loamy Fine Sand
M1C	MILMAR Loamy Fine Sand
M1A2	MILMAR Loamy Fine Sand
M1B	MONSERATE Sandy Loam
M1C2	MONSERATE Sandy Loam
M1D2	MONSERATE Sandy Loam
O1A	DELMI Loamy Fine Sand
O1D2	DELMI Loamy Fine Sand
G1B	GRANGEVILLE Sandy Loam
G1C	GORGONIO Loamy Sand
P1B	PLACENTIA Fine Sandy Loam
P1A	PACHAPPA Fine Sandy Loam
R1B2	ROMONA Sandy Loam
R1D3	ROMONA Sandy Loam
R1A	ROMONA Sandy Loam

ALBERT A. WEBB ASSOCIATES



brownish with some grayish-brown, brownish-gray or yellowish-red. These soils have all been described as appropriate for homesites except the Monserate series which is used for non-farm purposes although homesites were not specifically mentioned.\*

### 3. DEVELOPMENT PLANS

#### Land Use

##### Density

The project area contains 554 acres for proposed Residential Agriculture zoning. Nineteen additional acres will be devoted to the concrete flood channel. The lots will be a minimum of 20,000 square feet and many will be larger (Plate 1). The overall density will be 1.5 dwelling units per acre.

There is a planned neighborhood park of five acres. The housing density will be 1.6 dwelling units per gross acre (which excludes the areas dedicated for a park and the areas of the two well sites).

##### Population

The residents of the proposed development are expected to be similar to those in the adjacent development (Tract 5923). Since that development has 3.6 persons per dwelling unit, the proposed development will have a projected population of nearly 3,000 persons.

##### Housing

The houses are expected to be similar to those in the adjacent development. There the typical house is ranch style with three or four bedrooms, a recreation room and an attached garage. Typical elevations and floor plans are

shown on Plate 1. These plans are expected to change somewhat before the project starts and even during the various phases of the project.

#### Grading

The results of the proposed grading program are shown in Plate 1 where the elevations of each homesite are specified. Most of the change will take place in the southern half of the proposed development where there will be up to 14 feet of fill. The intermittent drainage channel must be filled while the adjacent higher land cut to yield a more level landscape and good storm drainage. The resulting elevations will insure protection from flood. The object is to limit the total cut and fill to that necessary to achieve these objectives.

#### Storm Drainage

The storm drain system, as shown on Plate 1, will consist first of a flood control channel. This channel will receive almost all of the storm drainage from the development. This deeper artificial channel will be able to contain the flow of a 100-year flood. Most of the storm flow will be along the pattern of the streets in the development with a few cache basins (cb) shown on Plate 1. A very small amount of flow will be toward the west and Wineville Road.

#### 4. PUBLIC FACILITIES

##### Water Supply

Water for both domestic supply and fire protection will be provided by the Jurupa Community Services District. There are two wells on the proposed site which the District plans to incorporate into their system.

Plate 2 shows the water supply plan for the proposed development. It will be completed in phases as the homes are built.

##### Sewer System

Plate 2 shows the proposed sewer system for the development. Sewer service to the project site will be provided by the Jurupa Community Services District (JCSD). However, the District is not meeting the California Regional Water Quality Control Board - Santa Ana Region Waste Discharge Requirements with regard to biological treatment and mineral increments.

Prior to the connection with the sewerage system, the proposed project site will use septic tanks as an interim measure to preclude a further burden on the present plant. The feasibility of these private systems is discussed in the attached Soils Study (Appendix A).

The addition of 823 sewer connections will require increased capacity on the part of JCSD. First the problem of present violations of the waste discharge must be solved. The use of interim septic tanks is a mitigation measure. They will be placed in optimum locations on each lot and steps taken to insure a minimum probability of septic tank failures.

#### Circulation

The proposed development will be bordered by Bellegrave Avenue on the north, Limonite Avenue on the south and Wineville Road on the west. Wineville is only a dirt road now but will become a paved street. The development will have one outlet onto Bellegrave Avenue and four onto Wineville Road. It will be connected to the Tract 7309 development on the east.

Streets within the project are shown in Plate 1. Two main collector streets will provide access and traffic circulation for the interior of the project. One of these, Jurupa Road, will be a secondary highway and will be 88 feet wide with the paving 64 feet wide. There will be 12 foot parkways on each side. It will be constructed to Riverside County Standard No. 102. The other one, "A" Drive, will connect Wineville Road and Jurupa Road. It will be a collector street which is 66 feet wide with the paving 44 feet wide. It will follow Riverside County Standard No.

103, Section "B". The rest of the streets will be short local streets and constructed to Riverside County Standard No. 105, Section "B". These will be 60 feet wide with the paving 36 feet wide.

Control and Maintenance of Property

Purchasers of these single-family homes will be responsible for the maintenance of their individual property. They will also maintain the parkways along the streets even though the area will be owned by Riverside County. The paved streets will be controlled and maintained by Riverside County. A high transmission power line owned by Southern California Edison will cross the development but the land under it will be owned and maintained by the individual property owners involved.

The five acre park will be deeded to the Jurupa Community Services District who will also maintain it. The same is true for the two well sites which total about one-half acre.

APPENDIX A

PRELIMINARY RESULTS OF PERCOLATION TESTING

# PACIFIC FOUNDATION ENGINEERS, INC.

2230 SOUTH RIVERSIDE AVENUE • BLOOMINGTON, CALIFORNIA 92316  
PHONES: BLOOMINGTON (714) 877-1324 • RIVERSIDE (714) 684-9775

RECEIVED

August 24, 1977

AUG 24 1977

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS

TO: \_\_\_\_\_  
BY: \_\_\_\_\_ 22-180  
2451.56

Ramona Ranchos  
P. O. Box 8367  
Riverside, California 92515

Rpt. No.: PFE-7079  
File No.: S-4077

Subject: Proposed 830 Lot Subdivision, Mira Loma Area, Riverside  
County, California; Preliminary Results of Percolation Testing

Gentlemen:

This firm is currently performing a field investigation of the percolation characteristics of the soils underlying the subject site. Testing is being conducted at seepage pit and leach line depths in accordance with the procedures recommended by the Riverside County Department of Environmental Health and the California Regional Water Quality Control Board, Santa Ana Region. Our professional services are being performed, our findings obtained and our recommendations prepared in accordance with generally accepted engineering principles and practices. This warranty is in lieu of all other warranties either express or implied.

## Field Investigation

At the time of this investigation, the soils underlying the subject site had been explored by 37 test borings drilled with a truck mounted drill rig to a maximum depth of 55 feet below the existing ground surface. The soils encountered were examined and visually classified by one of our field engineers. After the test borings were drilled, they were filled with clear water and the appropriate soils allowed to soak and condition prior to testing.

## Site Conditions

The subject site is located between Bellegrave and Limonite Avenues, east of and adjacent to Wineville Avenue, in the Mira Loma area of Riverside County, California. The majority of the site was relatively planar and typically sloped downward towards the south at a rate of less

than 2 percent. The eastern portion of the site was occupied by a drainage wash. Approximately 10 feet of relief was noted between the wash and the higher western portion of the site. At the time of our investigation, the site was under cultivation and was planted with crops of beans and alfalfa. Two existing water wells were noted on the site. No other significant surface features were noted.

### Soil Conditions

Data from our test borings indicate that the eastern portion of the site, within the limits of the drainage wash, was typically underlain by moderately to highly permeable sands and gravelly sands to the maximum depths penetrated. The soils underlying the higher western portion of the site generally consisted of moderately permeable interbedded silty sands, sandy silts, sands and gravels and some sandy clays. Apparently isolated areas of low permeability soils were encountered on the higher western portion of the site. Free ground water was not encountered during our investigation.

### Conclusions

Based upon our limited field test data, it appears that there exists, on the majority of the lots throughout the proposed development, areas where seepage pit effluent disposal systems may be satisfactorily installed. There are, however, apparently isolated areas of low permeability, deeper soils which would seem to preclude utilization of seepage pits for effluent disposal. However, a review of the boring logs indicates that the upper native soils in these areas are granular and are probably suitable for use of leach line effluent disposal systems. At the time of this report, additional percolation testing is underway to confirm the suitability of the soils for use with leach line effluent disposal systems. The results of this additional testing will be presented in a subsequent report.

The conclusions presented in this report are based upon the field investigation described herein and represent our best engineering judgment. Should conditions be encountered in the field that appear different than those described in this report, we should be contacted immediately in order that appropriate recommendations might be prepared.

Respectfully submitted,

PACIFIC FOUNDATION ENGINEERS, INC.



Roger A. Shervington, Civil Engineer

cc: Albert A. Webb Associates  
Attention: Sam Gershaum

Rpt. No.: PFE-7079  
File No.: S-4077