

EXHIBIT C

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**DEVELOPMENT OF THE I-15 CORRIDOR SPECIFIC PLAN
(SP 266-EIR 340)**

Table 1 - 1992 through September 2015

1. SP 266 and EIR 340 were approved in December of 1992. Attached Table 1 summarizes the approval of the Specific Plan and EIR and the subsequent Specific Plan Amendments, Substantial Conformances and Addendums to the EIR. SP 266 included 701.3 acres consisting of 1242 single family residential units, 968 multi-family units, 196.9 acres of commercial, and 34.2 acres of Industrial Park (see Appendix 1 for reference).
2. Substantial Conformance No. 1 to SP 266 was approved in February of 1998. The area of Specific Plan 266 was increased to 757.7 acres. The Land Use Plan was modified to include 1,340 single family residential units, 1,060 multi-family units, 214.1 acres of commercial, and 88.3 acres of Industrial Park (see Appendix 2 for reference).
3. SP 266, Amendment No. 1 and Addendum to EIR 340 were adopted in December of 2002. This Amendment allowed for development of 245 multi-family units for senior housing purposes in Planning Area 23. Therefore the total allowable multi-family units were increased to 1,305 (see Appendix 3 for reference).
4. SP 266, Amendment No. 2 and Substantial Conformance No. 4 were adopted in 2008. This Amendment modified Planning Area 23 and created Planning Areas 23A and 23B. The total number of multi-family units stayed the same as SP 266 Amendment No. 1 at 1305. The total number of residential units (single family and multi-family) also stayed the same at 2,645 (see Appendix 4 for reference).
5. Substantial Conformance No. 3 was adopted in March of 2009. This Substantial Conformance did not change the total number of residential units (2,645) The allowable number of units per Planning were adjusted to match the developed and/or approved number of units for each residential Planning Area (see Appendix 5 for reference).
6. City of Eastvale I-15 Corridor Specific Plan:
I-15 Corridor Specific Plan included areas west and east of I-15. Upon incorporation of the City of Eastvale, City of Eastvale I-15 Corridor Specific Plan was prepared to modify Planning Areas 23B and 1. The area of Planning Area 23B was reduced from 15 acres to 10 acres and the total allowable multi-family units was increased from 245 to 300. Thus, adding 55 units to the overall multi-family units (see Appendix 6 for reference).

7. City of Jurupa Valley I-15 Corridor Specific Plan Amendment (SPA 1401):
This Specific Plan Amendment was approved in conjunction with Vernola Marketplace Apartment project (SDP31416). Vernola Marketplace Apartment project was approved in March of 2015. A portion of the project was within Planning Area 5 of SP 266 and the remainder was outside of the SP 266 boundary. The Specific Plan Amendment modified the Specific Plan boundary and reduced the area of Planning Area 5 from 22.6 acres to 12.4 acres and the area of the Specific Plan was reduced to 747.5 acres. The entire Vernola Marketplace Apartment project is now outside of the Specific Plan area (see attached Appendix 7 for reference).

Table 2 - Current Status of SP266-EIR 340

Table 2 summarizes the projects built and under construction within the Specific Plan. Approximately 477 acres of the Specific Plan area is built or under construction and more than 90% of these projects are fully developed. Approximately 64% of the total Specific Plan area is either developed or under construction. 2013 dwelling units are built or under construction with more than 80% of dwelling units completed.

Table - 3 Projects to be Completed Within SP266-EIR 340

Table 3 summarizes the remainder of the Specific Plan area that is not currently under construction. The remaining Planning Areas include residential, commercial, and industrial developments. **Table 3** summarizes the allowable dwelling units for each of the residential areas and the acreages for commercial and industrial areas. With the exception of Planning Areas 1 and 5, the rest of undeveloped Planning Areas are within "Community Center Overlay" per the Riverside County General Plan. The footnotes summarize additional dwelling units that are allowed to be developed in the remaining Planning Areas.

The Riverside Transmission Reliability Project (RTRP) proposes a 10-mile double circuit 230 KV transmission line. A portion of this transmission line is proposed along I-15 Corridor Specific Plan 266 and it impacts Planning Areas 6, 7, 9, 11, 12, 20, 10, & 13.

TABLE 1
I-15 CORRIDOR SPECIFIC PLAN (SP 266 and EIR 340) APPROVALS

	DATE APPROVED	SP AREA ACRES	COMMERCIAL ACRES	INDUSTRIAL ACRES	SINGLE FAMILY DU'S	MULTI-FAMILY DU'S	TOTAL DU
Specific Plan 266, EIR 340	12/1992	701.3	196.9	34.2	1,242	968	2,210
Substantial Conformance 1 to SP 266	2/1998	757.7	214.1	42.7	1,340	1,060	2,400
S.P. Amendment No. 1, Addendum to EIR 340	12/2002	757.7	214.1	42.7	1,340	1,305	2,645
S.P. Amendment No. 2	3/2008	757.7	214.1	42.7	1,348	1,297	2,645
Substantial Conf. 4 ⁽¹⁾	7/2008	757.7	206.2	42.7	1,348	1,297	2,645
Substantial Conf. 3 ⁽¹⁾	3/2009	757.7	206.2	42.7	1,348	1,297	2,645
City of Eastvale I-15 Corridor Specific Plan ⁽²⁾	2/2012	757.7	211.2	42.7	1,348	1,352	2,700
City of Jurupa Valley SPA 1401 ⁽³⁾	3/2015	747.5	211.2	32.5	1,348	1,352	2,700

⁽¹⁾ Substantial Conformance No. 3 was submitted before Substantial Conformance No. 4; however Substantial Conformance No. 4 was approved prior to Substantial Conformance No. 3.

⁽²⁾ Upon incorporation of City of Eastvale, City of Eastvale I-15 Corridor Specific Plan was processed through the City of Eastvale.

⁽³⁾ City of Jurupa Valley SPA 1401 removed 10.2 + acres of Industrial Park (IP) from the Specific Plan and added the area to Vernola Marketplace Apartment Community (Vernola Apartments) in March 2015

TABLE 3
 SPECIFIC PLAN 266 and EIR 340
 PROJECTS TO BE COMPLETED

CASE #	APPROVED	ACRES	DWELLING UNITS	Residential Planning Area	Commercial Planning Area	Industrial Planning Area	Zoning Designation	RTRP Linear Feet	COMMENTS
TR 33428-3	2/4/2015*	29.56	93	PA16	--	--	R-1	-	Construction scheduled 2016-17
	11/92*	10.0	30	PA18**	--	--	R-1	-	
	11/92*	95.8	364	PA13*****	--	--	R-1	2550	**508 units & *****RTRP impacted
	11/92*	36.9	142	PA10*****	--	--	R-1	1200	**508 units & ***** RTRP impacted
	11/92*	32.3	--	PA11	C	--	--	-	***500,000 sq. ft. with PA 12
	11/92*	13.4	--	PA12*****	C	--	--	1250	***500,000 sq. ft. with PA 11
	11/92*	20.1	--	PA20*****	--	IP	--	650	*****100,000 sq. ft. & *****RTRP impacted
	11/92*	12.4	--	PA5*****	--	IP	--	1000	*****220,000 sq. ft. & *****RTRP impacted
	11/92*	15.9	--	PA1	C	--	--	-	
RTRP*****	-	-	-	-	-	-	-	-	See Note *****
* Planning Areas that are approved per SP 266 but not built yet.									
** County of Riverside General Plan has designated a "Community Center Overlay" over the area of SP266 north of Limonite Avenue, east of I-15, west of Wineville Avenue and south of Bellegrave Avenue. Total additional allowable dwelling units is 1,647.									
Planning Areas 16, 17, and 19 are within the Community Center and are approved and zoned for a total of 337 DU. Planning Areas 13, 10 and 18 fall within the community center and have total dwelling units of 536. Total approved and zoned dwelling units for the residential areas within the community center overlay is 873 DU (377 DU + 536 DU = 873 DU).									
*** Planning areas 11 and 12 are within "Community Center overlay". PA 11 and PA 12 are approved and zoned as commercial and can build over 500,000 SF of commercial development.									
**** Planning Area 20 is within the "Community Center overlay" and is approved and zoned Industrial Park. Per "Community center overlay" this area is more suitable for commercial use and can accommodate an additional 220,000 sq. ft. of commercial development									
***** Proposed RTRP powerline impacts the following Planning Areas within Specific Plan 266: P.A.'s 5, 9, 12, 20, 10, & 13.									
The RTRP also impacts the approved and zoned Vernola Apartment project previously in PA 5.									

Table IV-1, I-15 Corridor Specific Plan - Land Use Summary

PLANNING AREA	DESIGNATION	ACRES (GROSS)	UNITS	D/U PER ACRE
3	MH	50.8	244	4.8
8	M	75.6	273	3.6
10	M	36.9	140	3.8
13	M	95.8	364	3.8
16	M	39.2	118	3.0
17	M	37.4	112	3.0
19	M	29.6	89	3.0
Total Single Family:		365.3	1,340	3.7
4	H	61.5	738	12.0
23 ³	H	34.7 ³	322 ³	9.3 ³
Total Multi-Family		96.2	1,060³	11.0³
1	C	40.0	--	--
2	C	50.4	--	--
6	C	16.5	--	--
7	C	18.6	--	--
9	C	9.1	--	--
11	C	32.3	--	--
12	C	13.4	--	--
22	C	25.9	--	--
Total Commercial:		206.2	--	--
5	IP	22.6		
20	IP	20.1		
Total Industrial Park		42.7		
14	P	20.0	--	--
15	S	10.0	--	--
18	S	10.0	--	--
21	P	5.0	--	--
24	PF	2.3	--	--
Total Public Facilities		47.3		
TOTAL:		757.7	2,400³	

³ Development of Planning Area 23 pursuant the senior citizen housing alternative, as described in Section IV.B.23, will result in a portion of the planning area being developed with a maximum of 322 multi-family dwelling units at a maximum density of 20.0 DU/AC and a portion of the planning area developed with 245 multi-family dwelling units for senior citizens at a maximum density of 36.0 DU/AC. Additionally, the total number of multi-family dwelling units within the I-15 Corridor Specific Plan will increase to 1,305 units at an overall density of 13.6 DU/AC and total residential units within the specific plan will increase to 2,645 units.

LEGEND

PLANNING AREA | ZONING

- VERNOLA MARKETPLACE | R-3 (GENERAL RESIDENTIAL)
- PA 5 | I-P (INDUSTRIAL PARK)
- PA 9 | C-P-S (SCENIC HIGHWAY COMMERCIAL)
- PA 12 | C-P-S (SCENIC HIGHWAY COMMERCIAL)
- PA 20 | I-P (INDUSTRIAL PARK)
- PA 10 | R-1 (RESIDENTIAL ONE-FAMILY DWELLINGS)
- PA 13 | R-1 (RESIDENTIAL ONE-FAMILY DWELLINGS)
- PA 15 | R-1 (SCHOOL SITE)
- IR-1 (RESIDENTIAL ONE-FAMILY DWELLINGS)
- I-P (INDUSTRIAL PARK)
- C-P-S (SCENIC HIGHWAY COMMERCIAL)

RTRP ALIGNMENT

