SOUTHEAST AREA GENERAL PLAN AMENDMENT

SECTOR 10 SPECIFIC PLAN

August 1993

Prepared for:

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PREFACE

The Southeast Area General Plan Sector 10 Specific Plan (Plan) has been written and prepared to serve as a tool for use by local decision makers, City staff, and property owners in the planning and development of the project area into a cohesive residential neighborhood. The Plan has been prepared according to accepted professional planning principles and fulfills the criteria of the Specific Plan guidelines as set forth by the City of Redlands and the State of California. In the development of this Plan, a committment has been made to create a superior residential neighborhood through comprehensive land planning.

SECTION 1. INTRODUCTION

A. INTRODUCTION

1. Purpose and Intent

The Sector 10 Specific Plan is intended to provide for the planning of a large residential neighborhood in conformance with the adopted Southeast General Plan Amendment. The Plan has been prepared in conformance with a policy contained within the City's Southeast GPA specifically requiring the preparation of a Specific Plan for each of several sectors making up the Southeast GPA. Through the application of the specific plan land use technique, the project area can be more effectively master planned into a cohesive residential neighborhood, and can be more thoroughly reviewed in context with the City's design guidelines.

The Plan assumes a comprehensive approach toward dealing with land use relationships, circulation patterns, infrastructure requirements and open space/landscaping components. In addition, the Plan intends to incorporate specific design standards and guidelines tailored toward the unique characteristics of the physical features of Sector 10. As a result, the existing and surrounding neighborhoods will benefit through the provision of efficient infrastructure, pleasing streetscapes, and the placement of residential homes sensitive to the local area and natural environment.

2. Authority and Scope

The authority and scope for the preparation and adoption of the Sector 10 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 subjected to extensive land use and environmental studies with regard to the City of Redlands sponsored Southeast General Plan Amendment (GPA). During the mid-1980's, the area generally within the San Timoteo and Live Oak Canyons was becoming increasingly pressured by development, and the City came to realize the necessity for a more up-to-date land use management plan for the area. Thus, the City sponsored the Southeast GPA to establish new land use regulations for the area.

The planning effort culminated in the adoption of the Southeast General Plan Amendment No. 38 and accompanying Environmental Impact Report in December, 1987. The GPA established an overall residential density for the area based upon a slope/density criteria. The planning approach utilized for the GPA was based upon sensitive site planning and preservation of the unique characteristics of the project area, including the preservation and enhancement of significant canyons and ridgelines. The GPA did not identify site specific uses, rather, it established a general framework through text and maps that allows for site specific interpretation by subsequent Specific Plans. Indeed, a major policy contained within the GPA was the requirement for all land divisions to be processed under the Specific Plan framework on a sector by sector basis. This approach guaranteed the level of comprehensiveness which enables the City to view master planning of the larger areas, rather than piece meal development.

Subsequent to the adoption of the GPA, the City adopted Ordinance Text Amendment No. 2030 which amended the Municipal Code pertaining to hillside grading and development, termed the Hillside Overlay District. This ordinance adopted more specific provisions and guidelines relative to density calculations and grading techniques.

The subject property was annexed into the City of Redlands during 1990 as part of a large, city initiated Annexation No. 72. At the time, all land within the canyon areas were pre-zoned Agricultural (A-1), with the intent that the Southeast GPA land use designations would be applied to the area. Subsequently, the property owners applied for a zone change from the A-1 designation to Hillside Residential (R-R). This zone change (No. 342) was approved by the City Council in April, 1992, enabling the preparation and processing of this specific plan.

4. Project Description

The Sector 10 Specific Plan intends to implement the provisions of the GPA and City ordinances through a master planned framework, creating a residential neighborhood which comprehensively addresses land use, circulation, infrastructure and landscape design on a large scale basis.

Sector 10 is located on the most northeasterly portion of the Southeast GPA boundaries, at an extension of Sutherland Drive and South Lane, consisting of 110 acres. Twenty-three (23) single family residential lots are proposed over the entire site, with a wide range of lot sizes. The project design contemplates custom estate homes to be built on an individual basis.

An Illustrative Site Plan, Exhibit 3, has been prepared to graphically depict the project site at ultimate build-out. A substantial amount of natural open space will be preserved in the form of large estate lots. Access to the lots will be via an extension of the two dead end streets, South Lane and Sutherland Drive, and internally will follow generally the historic dirt access roads and drainages. A significant oak grove will be preserved, approximately seven (7) acres, within the project boundaries and will be dedicated to the City of Redlands for public open space preservation.

The overall purpose of this Plan is to comply with the requirements of the Southeast GPA, prepare a specific plan and subdivision map, and to allow the land owners to proceed with the development of the property consistent with the Southeast GPA. It is believed that through the preparation of this Plan, the City and local residents will be assured a well designed and coordinated neighborhood, one that will be an overall benefit to the City of Redlands and protect the surrounding neighborhood as well.

B. PROJECT SETTING

1. Location and Physical Setting

The Sector 10 project site is located within the southeasterly hills of Redlands, in an area generally at an extension of Sutherland Drive and South Lane. The project consists of approximately 110 acres. Exhibit 1 depicts the Regional Location, while Exhibit 2 depicts the Project Boundaries. In addition, Exhibit 2 shows the existing development and street patterns to the north of the project site, a major factor in the overall planning of the area.

The actual project boundaries of Sector 10 were determined through a review of the Southeast GPA Sector Map and a comparison with the actual property ownership. Exhibit 4 is a copy of the Southeast GPA Sector Map depicting the various sectors within the overall GPA boundaries. The project site has been highlighted upon this exhibit, and as can be seen, the actual property ownership fell into three different sectors: Sectors 8, 9 and 10. This specific plan has interpreted the map to allow for the preparation of a single specific plan for the entire property ownership as Sector 10.

The project site consists of vacant land, and shows no physical evidence of ever having any improvements within the project boundaries. The site consists of steep slopes and canyons, and forms the primary separation between the developed area of southeast Redlands and the Live Oak Canyon. Three significant drainages exist, all of which carry storm run-off from the surrounding development and street system to the north. No storm drainage structures were constructed as a part of these surrounding streets, and therefore, significant drainage channels have been cut through the project site.

Several major and minor ridgelines are contained within the project site. Because of the steepness of some of the slopes, vegetation is sparse in most areas. However, a significant oak grove exists in one of the natural drainages in the southeast corner of the project site. Most of the other vegetation consists of scrub oak and chapparal typical of the hills in south Redlands.

Lands to the west, east and south are vacant and are similar in nature to the project site. To the north of the project site is a developed tract of homes, primarily on one-half acre lots. The existing streets were developed pursuant to County of San Bernardino standards, and all utilities except sewer is available

immediately adjacent to the project site.

2. Legal Description

Parcel No. 1:

Government Lots 9, 10, 15 and 16, in the fractional northeast one-quarter of Section 7, Township 2 South, Range 2 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to Government Survey.

Saving and excepting therefrom Tract No. 5271, as per map recorded in Book 66, Pages 7 and 8, Records of said County.

Also saving and excepting therefrom Tract No. 6730, as per map recorded in Book 86, Pages 73, 74 and 75, Records of said County.

Also saving and excepting that portion of said Government Lots conveyed to Celestial Development Co., by Deed recorded July 26, 1963, in Book 5956, Page 443 of Official Records.

Parcel No. 2:

That portion of Government Lots 9, 10, 15 and 16 of Section 7, Township 2 South, Range 2 West, San Bernardino Meridian, in the County of San Bernardino, State of California, described as follows:

Beginning at the southwest corner of Lot 31, Tract No. 5271, as per map recorded in Book 66, Pages 7 and 8 of Maps, Records of said County, said point being on the west line of said Government Lot 10;
Thence South 73° 10' 30" East along the southwesterly line of said Tract No. 5271, 74.87 feet to an angle point therein;
Thence South 53° 25' 15" East 475.07 feet to an angle point therein;
Thence South 43° 00' 35" East 243.69 feet to an angle point therein;
Thence South 17° 52' 30" East 142.60 feet to the most southerly corner of Lot 26 of Tract No. 5271;
Thence North 54° 41' 25" East along the southeasterly line of said Lot 26, 329.41 feet to a point on the southwesterly right of way line of Sutherland Drive:
Thence South 36° 38' 00" East along said southwesterly right of way line, 134.36 feet to the most southerly corner of said Tract No. 5271;

Thence North 53° 22' 00" East 60.00 feet;
Thence curving to the seft from an initial tangent that bears South 36° 38' 00" East with a radius of 143.78 feet through a central angle of 53° 22' 00" and arc distance of 133.92 feet, said curve being the southerly line of Lot 46 of Tract No. 6730, as per map recorded in Book 86, Pages 73, 74 and 75, records of said County;
Thence continuing along the south line of said Lot 46, East 78.10 feet to an angle point therein;
Thence North 37° 59' 50" East along the southeasterly line of said Lot 46, 130.01 feet to the southwest corner of Lot 26 of said Tract No. 6730;
Thence East along the south line of said Lot 26, 270.00 feet to the southeast forner of said Lot 26, said point being the most southerly corner of Lot 25 of said Tract no. 6730;
Thence North 61° 57' 20" East along the southerly line of said Tract No. 6730, 545.00 feet to the southeast corner of Lot 21 of said Tract No. 6730;
Thence South 8° 04' 00" East along the westerly lines of Lots 17, 16 and 15 of said Tract No. 6730, 350.00 feet to the southwest corner of said Lot 15 of Tract No. 6730;
Thence South 0° 49' 00" East 100.00 feet;
Thence South 39° 11' 00" West 340.00 feet;
Thence South 50° 49' 00" East 30.00 feet;
Thence South 39° 11' 00" West 60.00 feet;
Thence South 50° 49' 00" East 120.00 feet;
Thence South 58° 19' 05" West 229.66 feet;
Thence South 15° 49' 00" East 40.00 feet;
Thence North 85° 11' 10" West 378.55 feet;
Thence South 84° 29' 20" West 229.06 feet;
Thence South 13° 55' 00" East 116.42 feet;
Thence South 82° 50' 35" West 441.44 feet;
Thence North 27° 14' 05" East 76.48 feet;
Thence North 44° 09' 20" West 185 feet;
Thence curving to the right from an initial tangent that bears North 45° 50' 40" East with a radius of 185.00 feet through a central angle of 11° 00' 00" an arc distance of 35.51 feet;
Thence North 33° 09' 20" West 142.29 feet;
Thence South 63° 11' 20" West 208.84 feet;
Thence South 53° 15' 45" West 105.00 feet;
Thence North 36° 44' 15" West 565.00 feet;
Thence North 56° 15' 45" East 150.00 feet;
Thence North 18° 14' 15" West 240.00 feet;
Thence North 71° 45' 45" East 25.00 feet;
Thence North 18° 14' 15" West 183.00 feet;
Thence South 65° 10' 45" West 65.00 feet to a point on the west line of said Government Lot 10, said point being South 0° 49' 15" East 265.00 feet from the point of beginning;

Thence North 0° 49' 15" west 265.00 feet to the point of beginning.

Said property consists of the following Assessor's Property Numbers:

300-231-22 and 300-231-23

Said property consists of approximately 110 acres.

SECTOR 10 SPECIFIC PLAN

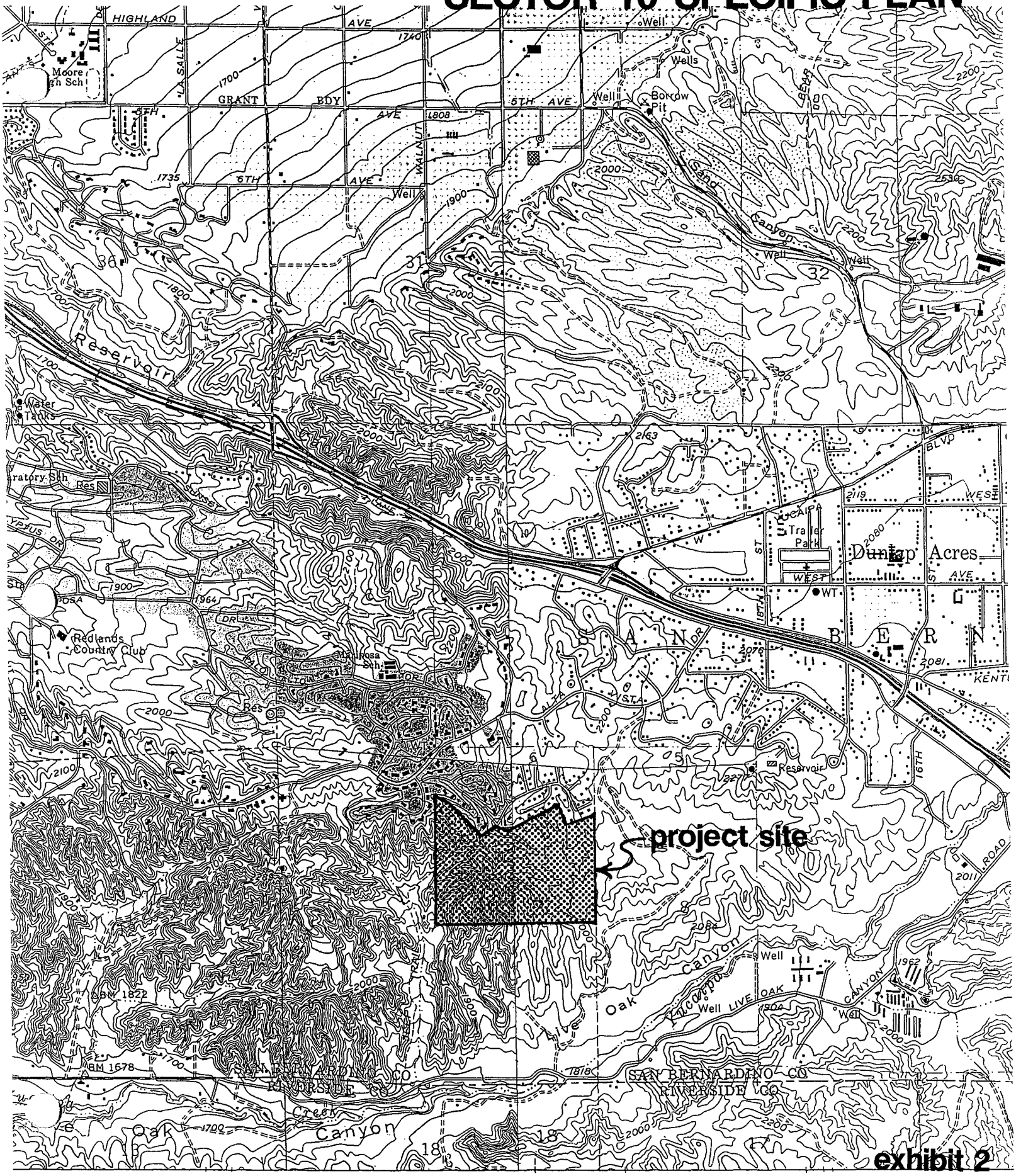


exhibit 2

REGIONAL LOCATION MAP

C. GOALS AND OBJECTIVES

The overall concept of the Sector 10 Specific Plan is to provide a planning framework which will guide the future subdivision and development within the project area in a manner which responds to the unique characteristics of the area, and fosters a sense of community identity. This will be accomplished through a series of design considerations, including grading, infrastructure, streets, landscaping and open space. The end result will be the creation of a superior residential environment sensitive to the needs of the existing residents and surrounding area in general.

The Sector 10 Specific Plan has incorporated the following specific goals and objectives:

1. To provide a framework for the creation of an enriched residential neighborhood of custom housing, consistent with the adopted Southeast General Plan Amendment and implementing ordinances.

2. To foster a sense of identity and pride within the Sector 10 area, and to create a feeling of a well coordinated and designed residential neighborhood.

3. To provide for the coordination and extension of public services and infrastructure into the project area.

4. To ensure that development occurs compatible to the surrounding existing residential areas through the utilization of sensitive land planning and landscaping techniques, and to preserve the existing high quality residential standards and values in the immediate area.

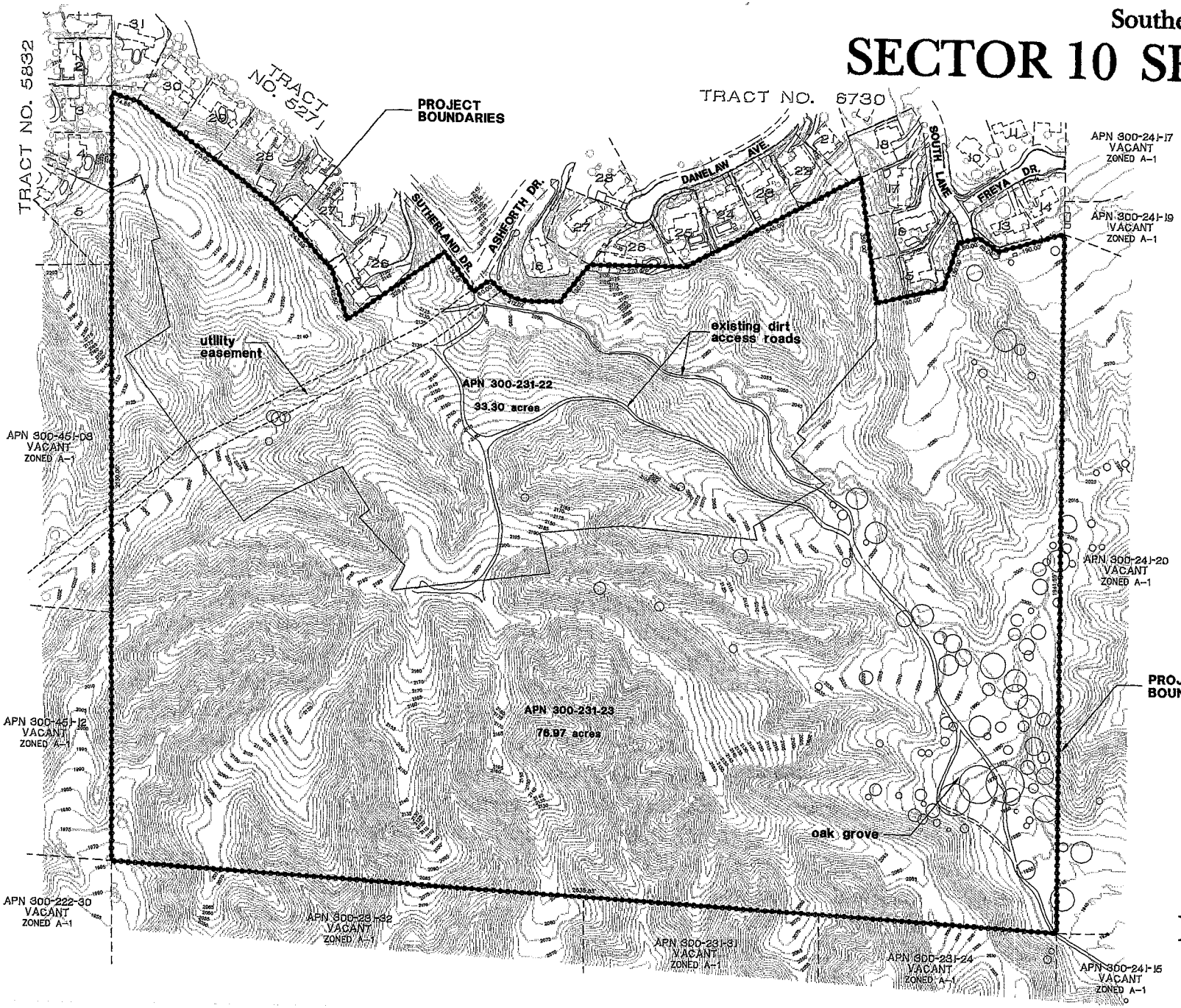
5. To establish an overall circulation system which will conveniently serve the needs of the area, ensure that all properties are adequately provided access to public streets, and limit to the maximum extent possible vehicular impacts to the surrounding residential areas.

6. To maintain a significant, visible amount of natural open space through design techniques consistent with the Southeast General Plan Amendment.

7. To minimize grading and alteration to the existing natural environment while allowing the development to occur.

Southeast General Plan Amendment

SECTOR 10 SPECIFIC PLAN



110.27 Total Acres

Portions of Section 7, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino

NORTH

0 130 260

urban environs

Project Boundaries

exhibit 3

8. To provide the framework for existing landowners to subdivide and develop their private property in a manner which implements the various policies and design guidelines contained within the Southeast General Plan Amendment.

D. GENERAL NOTES

The following general notes shall apply to all land contained within the Sector 10 Specific Plan boundaries.

1. Any details or issues not specifically addressed by this Specific Plan shall be subject to the regulations of the City of Redlands. Definition of terms shall also be as defined in the codes of the City of Redlands.

2. Water service to the area shall be domestic water provided by the Western Heights Water Company.

3. Sewer service to the area shall be provided through private systems (septic tanks).

4. Electrical power shall be provided by Southern California Edison Company; natural gas shall be provided by Southern California Gas Company; phone service shall be provided by General Telephone Company; and Cable TV shall be provided by Cablevision.

5. Solid waste disposal shall be provided by the City of Redlands Disposal Department.

6. The project site is within the Redlands Unified School District boundaries.

7. Minor deviations to the location of lot lines, streets, infrastructure and similar physical improvements may be permitted during the subsequent subdivision stage of development, as long as the changes conform to all aspects of this specific plan.

mapping indicate the presence of other faulting at the site. None of the faults either observed on-site or inferred appear to show strong evidence of recent activity, and specific geologic recommendations for the site are included. Regional seismic hazards from both the San Andreas and the San Jacinto fault systems could be potentially severe at the project site. Specific seismic recommendations and mitigations measures are recommended.

No permanent springs or surface water sources exist within the project area. Several small drainage areas within the canyon bottoms traverse through the site and eventually empty into Live Oak Canyon. Nuisance drainage water from the developed areas to the north have impacted the site from an erosion standpoint in the past.

The predominant plant communities which occurs within the project site include the inland sage scrub, chaparral, and oak woodland. No threatened or endangered species are known to occupy the habitats located within the project site.

Air quality at the project site is poor during a six month period beginning in May and ending in October. Both photochemical oxidant and the particulate ambient air quality standards are exceeded in the region. No major stationary noise sources exist within the project site.

The project site is currently serviced by two public streets which dead end and provide direct access to the project site, Sutherland Drive and South Lane. An interior network of historic dirt access roads exist within the canyon bottoms and on the ridgelines. These historic routes will be utilized to provide access to the site. Utilities exist within the developed area to the north and will be extended into the project site.

No significant cultural resources exist within the project boundaries.

B. ENVIRONMENTAL IMPACTS/MITIGATION MEASURES

Listed below is a discussion of specific environmental impacts/mitigation measures for the proposed Sector 10 Specific Plan on a topic by topic basis. This section utilizes the Certified Southeast GPA EIR as well as specific additional studies performed in conjunction with this specific plan. Mitigation measures have been developed utilizing site specific studies as well as those contained in the EIR.

1. Soils

The Southeast GPA EIR recommended that all future development proposals submit detailed soils investigations as part of their application. In response to that directive, a Geotechnical Feasibility Investigation was prepared by C.H.J., Incorporated, in January, 1992, and is contained in Appendix A. The report is summarized below, and the recommendations have been established as mitigation measures in conjunction with those adopted as part of the GPA EIR.

The soil conditions underlying the subject site were explored by means of two exploratory borings, eight exploratory trenches and percolation testing was conducted within the trenches and borings. Data from the field work indicates that the soils which make up the higher elevations of the site are Older Alluvium consisting of clayey sands. The Older Alluvium soils are underlain by soils identified as San Timoteo Formation. These soils consist of clayey sands, sandy clays, silty sands, poorly graded sands and gravelly sands. The San Timoteo Formation soils form the steep hillsides of the site.

To assist in the planning of the subject site, conclusions and preliminary geotechnical recommendations for each soil unit have been provided. In addition, general grading recommendations for the entire site have been provided.

In general, the soils will provide adequate support for the planned residential structures near existing grade utilizing a compacted fill mat under foundations and slabs-on-grade. In areas where cuts exceed two to three feet, then embedment of the foundation into dense undisturbed native soils may also be considered. In addition, it appears that for planning purposes, and considering the low density nature of the development, percolation for

private septic systems should not be considered a problem. The general grading recommendations as contained within Appendix A are provided below as specific mitigation measures for this specific plan.

a. Future soils investigations and testing shall be performed to develop specific soils and foundation recommendations for each lot. In addition, grading of the subject site shall be performed in accordance with Chapter 70 of the Uniform Building Code.
b. All areas to be graded shall be stripped of significant vegetation and other deleterious materials. These materials shall be removed from the site for disposal. Any existing uncontrolled fills shall be completely removed, cleaned of significant deleterious materials and may be used as compacted fill. Cavities created by removal of subsurface obstructions, such as trees, and by the exploratory trenches utilized for the soils investigation shall be thoroughly cleaned of loose soil, organic matter and other delerterious materials and backfilled as recommended for site fill.
c. Prior to placing fill, and after existing fills and loosely deposited alluvium have been completely removed, the surfaces of all areas to receive fill should be scarified to a depth of at least 12 inches. The scarified soils should be brought to near optimum moisture content and recompacted to a relative compaction of at least 90 percent in accordance with ASTM D 1557-78, and in some cases may need to be compacted to a higher relative compaction based upon the amount of fill to be placed.
d. Unless approved by the soils engineer, rock or similar irreducible material with a maximum dimension greater than eight inches should not be buried or placed in fills.
e. Fill shall be spread in eight inch or less lifts, each lift brought to near optimum moisture content and compacted to a relative compaction of at least 90 percent in accordance with ASTM D 1557-78.
f. Preliminary data indicates that cut and fill slopes shall be constructed no steeper than two horizontal to one vertical. Fill slopes shall be overfilled during construction and then cut back to expose fully compacted soil.
g. Where fills are to be placed against existing slopes steeper than five horizontal to one vertical, the existing slopes shall be benched into competent native materials to provide a series of level benches to seat the fill and to

remove the compressive and permeable topsoils.

h. Inasmuch as the native materials are susceptible to erosion by running water, the constructed slopes shall be planted as soon as possible after construction. The use of succulent ground covers, such as iceplant or sedum is not recommended. If watering is necessary to sustain plant growth on slopes, then the watering operation shall be monitored to assure proper operation of the water system and to prevent over watering. In addition, measures shall be provided to prevent surface water from flowing over slope faces.

i. All proposed disposal systems shall be set back from proposed structures as far as possible and shall be placed in original ground soils, not fill areas. The final location of the proposed disposal systems shall be reviewed by the project geotechnical engineer and geologist.

2. Geology

A Preliminary Engineering Geology Report was prepared for the subject property in conjunction with the CHJ report. The report was conducted by Donn C. Schwartzkopf, CEG, and is contained within Appendix B. A summary of this report follows.

The subject site is situated within a natural prominent geomorphic province in southern California known as the Peninsular Ranges. This province is characterized generally by structurally controlled elongated northwesterly trending valleys and mountains, with elevated erosional surfaces. The site lies upon relatively low-lying hills known as "The Badlands", generally comprised of late Tertiary to early Quaternary continental deposits derived most probably as outwash from the San Bernardino Mountains and other nearby highlands. These older sedimentary deposits are believed to be on the order of up to 8,000 feet in total thickness, and this particular site lies upon the continental deposit known as the San Timoteo Formation.

The site is not included within a State of California Special Studies Zone for fault rupture hazard. There is, however, a mapped trace of an unnamed fault in the north of the subject property, and also in the south. In addition, other suggestive geomorphic features, photogeologic interpretations and field mapping indicate the presence of other faulting at the site. None of the faults either observed on-site or inferred appear to show strong evidence of recent activity.

The engineering geologist was subsequently consulted to review the conceptual lot layout within the project in order to determine the geologic implications of the site plan. As a result, the geology has had a major part in the planning of the project site. The following geologic recommendations have been incorporated as mitigation measures:

a. The seismic acceleration levels estimated for the site are based on deterministic data which can be used by the project structural engineer for aid in evaluating design criteria for human occupancy structures.
b. Although no restricted use setback zones for fault rupture hazards are required, structures shall not be built directly upon any known fault or any possible exposed fault observed during grading.
c. Based on the lack of exposures at the site, the variable bedding inclinations of the San Timoteo Formation and its local history of potential instability in the region, all proposed cut slopes shall be further evaluated by an engineering geologist when conceptual grading plans become available. At that time any necessary mitigation measures to reduce potential instability can be evaluated, if warranted.
d. Over-the-slope drainage shall not be permitted. All drainage shall be directed away from the slopes and building areas by means of approved permanent drainage devices. Ponding shall not be permitted. All slopes shall be planted and maintained after construction to reduce erosion potentials.
e. For planning purposes, all cut slopes shall be constructed at inclinations no steeper than 2:1 (horizontal to vertical). All grading shall consider, as a minimum, all of the requirements set forth in the latest edition of Chapter 70, Uniform Building Code.
f. Construction of structures along the base of natural hillside slopes, swales and canyons shall be considered a potential hazard, due to any possible up-slope debris flow failures. Any such areas shall either remove any unsuitable soils, or properly designed and approved retentin structures or diversion devices shall be considered.

3. Hydrology

The Plan Amendment EIR contained a detailed analysis regarding the hydrology impacts for the project area. In addition, a specific Hydrology Report was prepared for the subject site by Hicks & Hartwick, Inc. and is contained in Appendix C, and summarized below.

The project area is located in the San Timoteo Subbasin, which is a portion of the larger Santa Ana River basin. Locally, the project site is located on the northern slopes of the Live Oak Canyon, and drains southerly into the Yucaipa Creek. Runoff from the site is very erratic, with almost no flow for several months of the year. Climatic and drainage area characteristics are not conducive to continuous flow and little or no streamflow occurs, except during and immediately after rainfall.

The existing development to the north of the project site currently drains onto the property and has created two primary drainage channels over the course of the last 25-30 years. The flow from these natural channels will be controlled by the construction of streets and drainage structures. The flows from the off-site existing development to the north will be directed through the project and out-letted to the south to continue on its path to Yucaipa Creek. At the out-let point, drainage structures will be constructed to dissipate the storm flows to acceptable levels.

No specific hydrology mitigation measures have been incorporated within this specific plan. It is intended that standard City of Redlands engineering conditions will suffice to address hydrology.

4. Biological Resources

As part of the Southeast Area GPA EIR, Tierra Madre Consultants of Riverside prepared a biological resources survey and evaluation of the project area. Based upon the analysis provided by Tierra Madre in conjunction with the Plan Amendment's goals and objectives, it was determined that the Plan Amendment would not cause significant impacts to biological resources which would result in the final criterion for significance to be exceeded. The Plan Amendment generally avoids impacts of

regional significance, retains specific areas of high value habitat with minimal disturbance, and is considered compatible with preservation of viable populations of the local flora and fauna upon ultimate buildout of the land use plan. This conclusion was based partly upon the low densities allowed by the Plan and to a greater extent by the preservation of significant natural areas and wildlife corridors contemplated by the Plan.

The Tierra Madre study concluded that the proposed plan causes incremental or cumulative loss of coastal sage scrub habitat that are not significant due to the retention of large areas of natural vegetation, protection of residences by perimeter fuel modification zones while allowing burns to occur, and preservation of a substantial amount of ridges and canyons as travel corridors for larger animals. In addition, the biologists concluded that the measures already incorporated within the proposed Plan Amendment will accomplish substantial mitigation. However, based upon the evaluation provided within the EIR, several recommendations were included as biological resource mitigation measures.

To insure the adequacy and consistency of this Specific Plan to the biological resource mitigation measures of the Southeast GPA EIR, Tierra Madre was consulted to provide input into the project design. A report was prepared and is included as Appendix D.

The report is intended to further augment the Plan Amendment EIR study, as well as address the need for wildlife corridor protection, deer herd managment and horned lizard capture and restocking. Based upon the valuations contained within the Plan Amendment EIR and specific biological study for this specific plan, the following biological resource mitigation measures are recommended:

a. The significant role of the perimeter fuel modification zone, including the natural drainage channel, shall be recognized by the inclusion of a landscaping plan either in future specific plans prepared for each Planning Sector or prior to future subdivision development within the alluvial canyons. This landscape plan shall include enhancement by use of native riparian

species that will benefit the biological environment. Edge treatment of all residential "nodes" or areas is important, and the use of native, drought-resistent plants for landscaping is recommended.

b. Future landscaping plans shall include an element for capture and restocking the drainage courses with horned lizards. This shall be done under the supervision of a biologist and in cooperation with the State Department of Fish of Game.

c. The City shall require future developers to consult with the Department of Fish and Game (DFG) with the goal of implementing measures to retain the small deer herd in the project area. If concurred in by DFG, a herd management plan shall be funded and implemented by future developers.

d. Future developers shall work with Department of Fish and Game, the California Division of Forestry, and the City Fire Department to prepare a fire management plan for the open space created by this Plan Amendment. This plan shall detail the areas where fuel modification is necessary, where fire-resistant vegetation should be planted, emergency access for firefighting equipment, and a program of prescribed burns. Fire suppresion in the wildlands is undesirable in the long term due to the increased chances for an uncontrolled wildland fire that can have catastrophic results.

5. Climate and Air Quality

An air quality evaluation of the project site was conducted for the Plan Amendment pursuant to the South Coast Air Quality Management District (SCAQMD) Handbook. Emissions from the residential development included short-term fugitive dust and construction equipment emissions from grading and preparing the sites. Long-term emissions include regional emissions from electricity generation and consumption on-site, from natural gas consumption and mobile source emissions from vehicle use by future residents.

The Plan Amendment's overall reduction of housing density by more than fifty percent was considered to be consistent with the AQMD and it was determined that the project would not exceed the land use criteria contained in the District guidelines for significance. Based upon the

evaluation contained within the Plan Amendment, the following air quality mitigation measures were adopted, and are hereby incorporated into this specific plan:

a. The City shall explore the feasibility of providing park and ride lots and encouraging car pooling of residents within the project area.
b. The City shall consult with Omnitrans regarding the possibility of extending a transit route to the project boundaries. If this can be accomplished, each specific plan shall be required to provide a transit stop with facility improvements such as shelters, benches and a bus pocket for easy ingress and egress. (This is determined to be not feasible for the subject site.)
c. The following mitigation measures are abstracted from the District Handbook and relate to short-term construction emissions:
    1. Fugitive dust shall be controlled by regular water spraying during construction activity.
    2. Contractors with construction companies shall require that all equipment engines be maintained in proper tune to minimize emissions, including timing retard.
    3. The contract with the construction company shall require that construction be discontinued during first and second stage smog alerts as forecasted by the District.

6. Traffic

Traffic impacts associated with potential development in the Plan Amendment boundaries were of major importance to the citizens of Redlands, and many of the policy statements of the Plan Amendment addressed this concern. Information from several traffic studies was utilized to address the traffic impacts to the existing street system and residences to the north along Sunset Drive.

In general, the roads which serve the Plan Amendment project area were identified as having adequate capacity to serve the level of densities proposed within the Plan. Specific roadway segment and intersection improvements were included as mitigation measures and have been extracted and included within this specific

plan as appropriate.

The Plan Amendment discussed access into the project area in terms of "historic" access. A policy (21) was adopted which required primary access into each of the planning sectors to follow the primary historic route pattern for that sector. In addition, another policy (22) required internal access within the sectors to be routed so as to preserve and enhance the perception of the historic access patterns by generally conforming to the natural contours.

The Sector 10 Specific Plan has proposed the development of 23 single family residences to be developed utilizing the extension of Sutherland Drive and South Lane as primary access into the site. Clearly this level of density will be adequately handled on the surrounding street system, and follows the historic pattern of access into this area. The internal roads will provide a closed loop, with no additional sectors being allowed access north through the existing streets. At this level of density, and considering the surrounding street system, no significant impacts are anticipated.

The following mitigation measures have been extracted from the Plan Amendment EIR:

a. The City shall implement measures, such as signs and other traffic control measures, to ensure that the following street intersections with Sunset are not promoted as alternative travel routes: Kincaid Street, Ridge Street, Rossmont Drive, Puesta del Sol, and Palo Alto Drive.
b. Traffic from future development that is permitted to access Sunset Drive shall be on a street that will feed right turns to Sunset Drive in the a.m. peak hour; some left turn prohibitions (off of Sunset toward downtown) may be necessary to keep traffic directionally constrained.
c. Additional access to Sunset Drive would be best if it were close to Alta Vista to encourage exiting Sunset on those streets rather than into the City on residential streets which are too narrow for safe and efficient operation.
d. If the Sunset Drive/Alta Vista Drive intersection incurs a peak hour increase of 200 vehicles, the intersection will require traffic control of some type to prevent LOS

from being reduced to "E".

7. Cultural Resources

The project site lies adjacent to the major travel corridor between Yucaipa Valley and San Timoteo Canyon, with the presence of Live Oak Creek, San Timoteo Creek and the numerous small canyons providing ample resources for occupation and utilization of the area by Native Americans. As such, the Plan Amendment EIR required a field survey for prehistoric resources and archival and field surveys for historic resources to be done for all future specific plans.

A Cultural Resource Survey was prepared for the Sector 10 by Hatheway and Associates in July, 1992. The Cultural Resource Survey is contained in Appendix E. The project site was traversed by two surveyors in approximate 10 meter survey intervals. On the basis of the archival research and cultural resource survey, no cultural resources are known to exist within the confines of the project site. However, given the proximity of the property to Yucaipa Creek and recorded historic sites, the following mitigation measures have been recommended:

a. An archaeological monitor shall be present during the course of construction and grading operations.
b. Evaluate the significance and integrity of any buried archaeological deposits in accordance with CEQA Appendix K and 36 CFR 60.4; prepare a technical historical resources management report in accordance with the statewide guidelines put forth by the Office of Historic Preservation.
c. In the event human remains are uncovered the County Coroner's office must be contacted immediately.

8. Noise

The project site contains natural open space, and as such it has no stationary source of noise located within the project boundaries. The primary noise sources in the general area are from human activities from the surrounding development to the north, including intermittent traffic generated noise. Occasional off-road vehicles may also be a source of noise within the project site.

The Southeast GPA EIR recognized the rural nature of the proposed residential development, and concluded that based upon historic experience, no significant impacts would result. In addition, the presence of ridges between each planning sector reduces or eliminates the potential for cummulative noise impacts. The following mitigation measures are deemed appropriate for Sector 10:

a. All future construction activities within the project area shall be restricted to normal working hours (7 a.m. to 6 p.m.) and all construction equipment shall be required in the construction contract to maintain sound muffling systems that comply with state and local regulations.
b. All housing shall comply with noise insulation standards.

9. Visual Resources

The project area is dominated by the ridge landforms that influence views to and from the site in all directions. The Plan Amendment was adopted enabling future development to occur within the area which will alter the visual character or setting of the natural environment, while placing a high value on preserving signature ridges, ridges in general, and the steep canyon slopes. Development is generally restricted to the canyon floors, particularly those with large, flat alluvial floors.

In assessing the site's visual impacts, two areas of concern, or view corridors, were studied. The first view corridor studied was from the Sunset Drive area. The site is not visible from the Sunset Drive corridor, because the homes within the Sutherland Drive/South Lane area block any vistas from the north. Only those residents in the immediate vicinity of the project will be directly affected. With the implementation of appropriate landscaping with future development, and taking into consideration the project design and natural open space characteristics, visual impacts onto the surrounding homes is not considered significant.

The second view corridor was looking up from Live Oak Canyon Road. Along Live Oak Canyon Road, the foreground and middle ground views are the predominant view corridors. As a matter of

fact, the slopes comprising the north side of Live Oak Canyon, and preserved as natural within the Sector 10 Specific Plan, provide a barrier to most of the developed area within the specific plan. Therefore, no significant visual resources will be affected from Live Oak Canyon.

The proposed Plan Amendment, and this implementing Specific Plan, have incorporated many components that protect and enhance visual resources within the project area. Visual change will be noticeable, but with implementation of the following mitigation measures, the overall impact to visual reources is not forecasted to be significantly adverse.

a. Require the entrances to canyons to screen development from views on adjacent roads by effective use of landscaping and berming.
b. Landscaping plans shall be prepared for each planning sector and these plans shall identify the various mechanisms that will be used to screen development from views.
c. Any roads extended up to Sunset Drive shall stay off ridgelines and shall minimize grading to the maximum degree possible. Graded areas shall be given high intensity remedial treatment to eliminate or mitigate scarring as rapidly as possible.

10. Schools

The proposed development within Sector 10 will ultimately result in the construction of 23 single family homes. The entire development lies within the Redlands Unified School District. Based upon the student generation factors utilized by the District, the student population that could be generated from this project area when fully developed will be:

Elementary students:	23 x .392 = 9.0
Junior High students:	23 x .154 = 3.5
High School students:	23 x .154 = 3.5

Students generated from the construction of homes in the sector would attend the following schools:

Mariposa Elementary Schools
Moore Junior High School
Clement Junior High School (Ninth Grade)
Redlands High School

The following mitigation measure is recommended:

a. School mitigation fees pursuant to state and local laws shall be paid prior to issuance of building permits.

11. Parks and Recreation

The Plan Amendment contains several policies regarding the provision for parks and open space within the project boundaries. Specific development policies for the preservation of natural areas are being implemented by this specific plan. These large expanses of natural open space will permit the establishment of wildlife corridors and will be enhanced with native trees, primarily oaks.

The following mitigation measure is required:

a. Appropriate parks and recreation fees shall be paid at the time of building permit issuance.

12. Law Enforcement

Law enforcement services to the project site are provided by the City of Redlands Police Department. At the present time, the project area requires very few responses from the Police due to the lack of development. Occasionally, Police are requested to control off-road vehicles and people with guns in the area.

Future development in the project area under the proposed plan will not add any new uses that pose different law enforcement problems for the Police Department. No significant adverse impacts are forecasted to occur as a result of the construction of the 23 single family homes. The following mitigation measures have been extracted from the Plan Amendment EIR:

a. The homes shall be designed to include crime deterrence hardware such as deadbolts and peepholes.
b. Signage shall clearly indicate the number of each unit, and signs shall be available that clearly direct emergency vehicles to specific portions of the development.
c. A map showing how the units are numbered shall be provided to the Police Department.
d. Entryways shall be visible from the street so passersby and policemen on patrol can see

an intruder attempting to open the door.

e. Windows shall not be obscured by heavy shrubbery that will provide a screen for an intruder.

f. Future homeowners associations or residential areas shall coordinate organization of a neighborhood watch program with the Redlands Police Department.

g. Walkways, entryways and common traffic areas shall be lighted with low glare, high intensity, and energy efficient lighting.

h. The configuration of units, landscaping, and pathways shall be designed to avoid danger spots of low visibility where criminal activity can take place.

i. The City shall consider implementing an assessment district to support future increased Police Department manpower requirements; alternatively, the City shall increase funding from general funds to maintain the current high level of service.

13. Fire Protection

Fire protection to the subject property is provided by the City of Redlands Fire Department. The station that currently provides first response to the project site is located at Garden and Rossmont. Another station is planned for Cypress and I-10 Freeway, and after completion would provide the backup response to fires in the project area. In addition, mutual aide agreements with San Bernardino County units, operated by the California Division of Forestry, currently provide protection to the site.

The Redlands Fire Department has indicated that a new fire station will probably be required within the Plan Amendment boundaries at some time in the future. The Department determines a new fire station is needed when the number of calls in an area increases to the point that response time is greater than four minutes in more than 10% of the calls.

Based upon the analysis provided within the Plan Amendment EIR, the following applicable fire protection mitigation measures were adopted:

a. At least 2 different publicly dedicated ingress and egress routes shall be provided for all planning areas and development projects.

b. A minimum of 26 feet of pavement with parking on one side of the street shall be provided for each access.
c. No dead end street will be allowed to be constructed; temporary cul-de-sacs shall be required.
d. No street shall exceed 14% slope, and all streets shall be paved in all weather, non-skid surfaces.
e. Non-combustible and reflective street and building markers shall be required to identify all streets and buildings.
f. Vegetation shall be removed 10 feet from all roads and thinned for an additional 100 feet.
g. Subdivisions are to be provided with 6 inch or larger circulating (loop) water mains and storage capacity sufficient to provide the minimum fire flow duration and hydrant spacing under "system standards" indicated below with a residual pressure of 20 pounds per square inch.
h. A minimum of 2 private spigots will be provided facing the foothills at each structure.
i. Each fire hydrant shall be identified with approved blue reflecting markers.
j. Each cul-de-sac greater than 300 feet in length requires a minimum of 1 hydrant.
k. Fire flow gpm, duration and hydrant spacing shall be provided according to the City of Redlands minimum standards.
l. All utilities shall be underground.
m. Open ends of tile roofs must be capped with non-ignitable material to prevent bird nests or other combustible materials from being located within the roof structure.
n. Decking material shall be of at least 1 hour fire resistant rating.
o. No eave vents shall be allowed.
p. Other vents shall be covered by 1/4 inch corrosion resistant wire mesh, not to exceed 144 square inches.
q. No combustible materials shall be allowed such as patio covers with plastic, bamboo, straw or fiberglass.
r. Any exposed piping shall be non-combustible; all other piping must be underground.
s. All accessory buildings, guest housing and secondary housing shall also comply with fire standards.
t. All exterior walls shall be 1 hour fire walls.
u. All roofing shall be UBC noncombustible and

non-wood roofing materials.

v. Construction materials shall be UBC fire resistant construction materials. Sidings shall be noncombustible.

w. Chimney spark arrestors shall have a 12 gauge wire screen 1/2 inch opening mounted in a vertical position visible from the ground.

x. Structures supported to any degree by stilts shall have all underfloor areas encased to the ground with the same fire retardant material as required for fire walls.

y. Any windows facing the natural open space shall have double pained glass or extra strength glass.

z. Fencing shall be noncombustible and gates shall be provided for access.

aa. All property lines are to be placed at the top of the slope.

bb. When buildable pads on natural slopes of less than 30% are adjacent to slopes greater than 30%, then a minimum pad set back shall be 30 feet from the edge of slope where the slope is greater than 30 feet in height, unless the entire slope is landscaped and fire resistant vegetation is maintained by an irrigation system.

cc. Install and equip every swimming pool or significant water sources such that the water may be obtained quickly and easily for fire fighting purposes.

dd. Vegetation must be cleared 30 feet from structure (fire resistant ornamental and ground cover irrigated plantings are allowed); vegetation must be thinned or modified for 100 feet around structures. Ten foot clearances must be maintained from chimney or stove pipe outlets. (May retain "specimen native shrubs" if they are trimmed 2 feet above ground, do not exceed approximately 7 feet in diameter, are maintained free of all dead wood, duff, dry leaves, etc., and are not closer together than 18 feet of air space.).

ee. Firewood must be stacked on a contour away from all homes.

ff. All fuel tanks must be greater than 10 feet from all buildings with vegetation clearance.

gg. The city shall inspect all homes on or around June 1 to insure compliance with the vegetation clearance requirements.

hh. Provide residential sprinklers within all homes.

14. Solid Waste

The collection of solid waste in the City of Redlands is currently provided by the City's Disposal Department. The Disposal Department is funded totally by user fees. The solid waste is disposed of at the Redlands City Landfill located at the north end of California Street. The current landfill is projected to be closed in the near future, and the City is currently looking at alternative sites for disposal as well as privitization of the service.

At the present time, the subject property generates no solid waste materials; however, the site is frequently used for illegally dumped solid waste. It is not anticipated that the future development of 24 single family homes will cause a significant environmental impact. The following mitigation measures are recommended:

a. The future residents shall participate in the establishment of recycling centers and programs to reduce the amount of solid waste materials which must be disposed of from the project.
b. At the time of building permit issuance, solid waste impact fees shall be paid to the City of Redlands.

15. Water Supply

The subject property is within the service boundaries of Western Heights Water Company, a mutual company with stock ownership established in 1912. Western Heights services a large area in southeastern Redlands surrounding the project site.

In the past, Western Heights relied exclusively upon proceeds from water sales and "stock assessments" for the upkeep, replacement and expansion of the water system. However, the more intense development which occured over the past years necessitated the investment by Western Heights for the construction of additional wells, pipelines and storage facilities in order to meet the growing demand and continuing servicing existing customers. A "connection charge" was established as the most equitable means of accumulating the required funds to provide the necessary

facilities for the new customers.

Western Heights currently services the homes immediately adjacent to the project site, and water lines will be extended into the site for new service. Additionally, some upgrading of the existing system will occur to provide adequate fire flows.

No significant impacts are expected to occur as the result of the development of the project. The following mitigation measure is recommended:

a. Water conservation measures shall be outlined in each planning sector specific plan, and shall include a list of drought resistant native and non-native plants that are acceptable for use within the planning sector.

16. Wastewater Management

The Plan Amendment studied the options for wastewater management, including the use of subsurface septic/leach line systems. The project site is located in area where no public sewers are available, and it is not anticipated that any would be provided in the foreseeable future. Therefore, the proposal is to allow the development of the subsurface systems.

The overall density within the specific plan makes such subsurface systems viable and consistent with Water Quality Control Board policy. In order to determine the project sites acceptability for the use of subsurface disposal systems, a percolation feasibility study was prepared by C.H.J., and is summarized within Appendix A. The tests concluded that the proposed subsurface disposal system for the developemnt is feasible from the standpoint of geotechnical engineering.

Based upon the anaysis contained within the Plan Amendment EIR, and subsequent site specific studies, the following mitigation measures are recommended:

a. Any proposals to develop a residence on the ridges shall require a thorough evaluation of subsurface disposal before issuing building permits.
b. All proposed disposal systems shall be set back from proposed structures as far as

possible and shall be placed in original ground soils, not fill areas. The final location of the proposed disposal systems shall be reviewed by the project geotechnical engineer and geologist in order to verify that all requirements have been satisfied with respect to system locations.

17. Energy

The Plan Amendment EIR included a discussion of the impacts the project would have on energy resources; specifically, electricity and natural gas. The following mitigation measures are recommended:

Electricity:

a. Future projects developed under the proposed Plan Amendment shall be evaluated for energy conservation design and for conformance with the Subdivision Map Act, Section 66473.1.
b. All construction in the project area shall conform with the most recent energy conservation standards.
c. All units shall be made energy efficient by incorporating as many of the following measures as feasible:
    1) Solar water heating/space heating systems.
    2) Installation of insulation throughout new structures.
    3) Design and orientation of the structures to face in a north/south direction so as to permit less heat gain in the summer.
    4) Where ideal orientation of structures is not feasible, overhangs, external shading on windows, and heat reflective glass on the east and west exposures should be used to moderate heat gain.
    5) Clear glass should be used in south facing windows to permit maximum heat gain during winter months.
    6) Appropriate, well-placed landscaping and reduced paved surfaces will help to moderate temperatures near structures.
    7) Fluorescent lighting should be used in structures to the greatest degree feasible.

Natural Gas:

a. Future projects developed under the Plan Amendment should be evaluated for energy

conservation design and for conformance with the Subdivision Map Act, Section 66473.1.

b. All construction should be required to conform with the most recent energy conservation standards.

SECTION 3. MASTER PLANS

A. RELATIONSHIP TO SOUTHEAST GENERAL PLAN

The Sector 10 Specific Plan has been designed and written utilizing the policies and guidelines contained within the Southeast General Plan Amendment, accompanying Environmental Impact Report, and the various implementing ordinances of the City of Redlands. As such, this Specific Plan is intended to be consistent with the goals and objectives of all the above City guidelines.

The Southeast GPA's stated purpose was a study effort focusing on developing a compilation of logical and integrated general plan policy statements which when adopted would provide guidance to specific planning efforts which would follow for each of the planning sectors which make up the study area. A copy of the Southeast General Plan Amendment map is reproduced herein as Exhibit 4. The General Plan Amendment map was intended "to conceptually illustrate how policies could be implemented, not where specific features would be required, as in a Specific Plan". The features and graphic representations of the General Plan map have been transposed for discussion and comparison purposes onto a larger scale map for the specific project boundaries. This map, Southeast GPA Sector 10 Map, is depicted in Exhibit 5, and is further discussed in detail below.

The specific plan boundaries actually encompass portions of three planning sectors. The majority of the 110 acre project site is contained within planning Sector 10; however, a small portion of the southern area is included within Sector 9 and a portion of the westerly area is contained within Sector 8. The planning sectors were determined based upon historic drainage patterns, and did not consider property ownerships. In reviewing the sector boundaries, it was determined that the Sector 10 Specific Plan boundaries would logically follow the property ownership boundary, thus these smaller areas of Sectors 8 and 9 have been included within the project boundaries. It should be noted that these areas are to be substantially open space in nature, and so therefore no real impact in the Southeast GPA planning sectors is expected.

As stated previously, this Specific Plan intends to be consistent with the various policy statements contained in the Southeast GPA. In order to accurately

and comprehensively discuss the various issues and design criteria, this Specific Plan has been organized to address the Southeast GPA's policy staements by category (i.e.-land use, traffic, grading, etc.). In this manner, specific design criteria and solutions can be discussed on an individual basis relating to specific mapping and its relationship to the Southeast GPA.

The Southeast GPA contained the following Statement of Objectives:

"This is a plan for future development of this area which:

1. Permits development,
2. Maintains the character of the area,
3. Minimizes grading,
4. Provides for orderly development of the area in a manner that mitigates the problems of circulation, drainage, sewage disposal, fire flow and water supply which were the expressed issues of Ordinance 1959,
5. Provides the framework of a viable implementation program to carry out the Policies contained herein."

It is the intent of this Specific Plan to show both graphically and in writing how this plan is consistent with the above Statement of Objectives. Further, it is believed that this plan actually goes beyond the Plan Amendment in accomplishing these objectives in a meaningful way, and will establish a plan for a high quality residential development which will be a prestigious area for the City of Redlands.

POLICY 1: A Specific Plan shall be developed for each of the designated Planning Sectors consistent with the Policies contained herein as the means of implementing this General Plan.

As stated previously, this Specific Plan has been prepared in response to the above directive. Although this Plan actually contains areas of three sectors, all the land is within one ownership.

A major element of the Southeast GPA was the establishment of future residential densities based upon the degree of natural slope for a given property. The density of residential use was assigned on the basis of a slope/density formula, with less sloping land being assigned the higher residential densities. The Southeast GPA, and subsequent implementing ordinances, established the requirement for future slope/density calculations to be performed on an individual parcel basis. Density limitations within the plan area were

ultimately adopted pursuant to the following table:

TABLE 1
SOUTHEAST GPA SLOPE/DENSITY CRITERIA

Percent Slope	Acres/Dwelling Unit
0 to 15%	1.0 acre
16 to 30%	2.5 acres
over 30%	10.0 acres

A slope analysis of the subject property was performed by Hicks and Hartwick, Inc., and is depicted in Exhibit 6. The following table indicates the various categories of slope and the corresponding density pursuant to the Southeast GPA:

TABLE 2
SECTOR 10 SLOPE/DENSITY ANALYSIS

Percent Slope	Acres	Units
0 to 15%	13.30	13
16 to 30%	20.47	8
over 30%	76.50	7
TOTALS	110.27	28

Accordingly, the total number of residential lots permitted within Sector 10 is 28. By comparison, the Southeast GPA contained a statistical summary of the various sectors making up the Plan boundaries. Sector 10 was calculated to have approximately 24 dwelling units, so by including the remainder areas of Sectors 8 and 9, it would be safe to say that the Sector 10 density calculations are very much in keeping with what was intended in the Southeast GPA.

The Southeast GPA contained a planning sector by planning sector analysis and description. (In the following description, it may be useful to refer to Exhibit 5 where the Southeast GPA development guidelines have been mapped.) Sector 10 was described as follows:

> "This sector is basically a relatively gentle sloping basin tipped towards Live Oak Canyon. Internally the canyon swings from a southerly line to a westerly line, narrows somewhat and then enters Live Oak. Given the gentle nature of the topography it is somewhat difficult to pinpoint a historic access focus. Nonetheless, it appears the primary access was up-canyon from Live Oak Canyon."

Several features were mapped relative to Sector 10, including internal street patterns, development areas and signature ridges. These features are depicted on Exhibit 5 and will be discussed in further detail within the appropriate sections to follow. Although this specific plan is intended to be generally consistent with the Southeast GPA in terms of density and retention of significant features, this plan proposes design solutions which are somewhat different than the conceptual design features contained within the Southeast GPA, and depicted upon Exhibit 5. Obviously, this property is not a "gentle sloping basin", and the road pattern depicted by the GPA would require massive grading to accomplish.

Thus, as consultants we have taken the liberty to design a plan which we feel exceeds the expectations contained within the Plan Amendment and creates a living environment for future homeowners which will be an asset to the City, the surrounding residential neighborhood, and the future residents of Redlands.

Furthermore, the Plan Amendment recommended various levels of residential and preserved natural areas for the project site. This Sector 10 Specific Plan intends to refine and implement these general, broadly located land uses through specific, detailed site planning techniques. The Plan Amendment attempted to identify the major perceived characterisitics and features of the natural environment, and these can be seen graphically on Exhibit 5. The Plan Amendment approaches future development of these sectors from the point of view of preservation of these perceived features. It is our desire to comply with this approach toward land planning, and feel the following text and maps fully accomplishes this goal.

CITY OF REDLANDS

S.E. AREA - G.P.A.

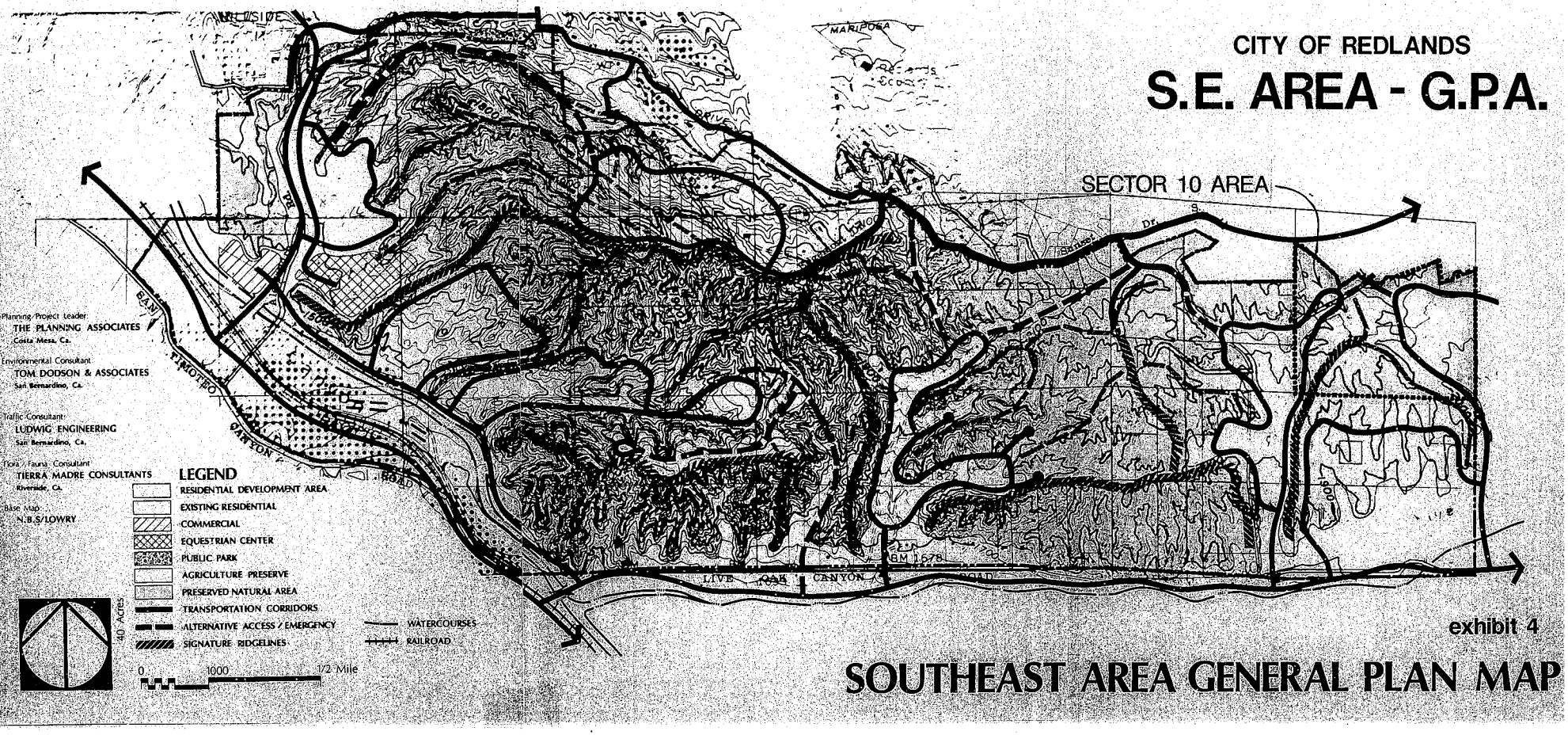
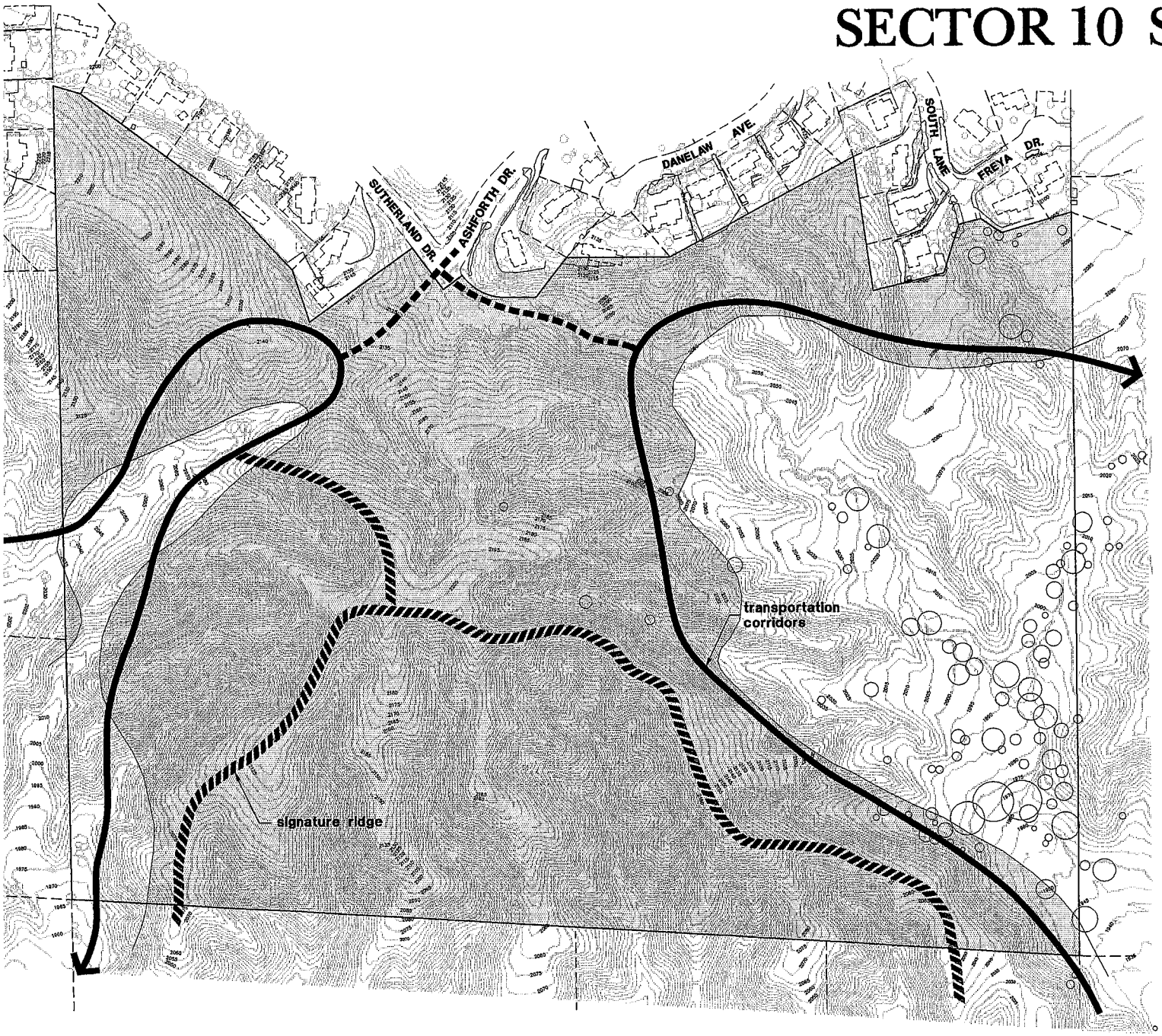


exhibit 4

SOUTHEAST AREA GENERAL PLAN MAP

SECTOR 10 SPECIFIC PLAN



Legend

- Residential Development Area
- Preserved Natural Area
- Signature Ridgelines
- Transportation Corridors
- Alternative Access/Emergency

NORTH

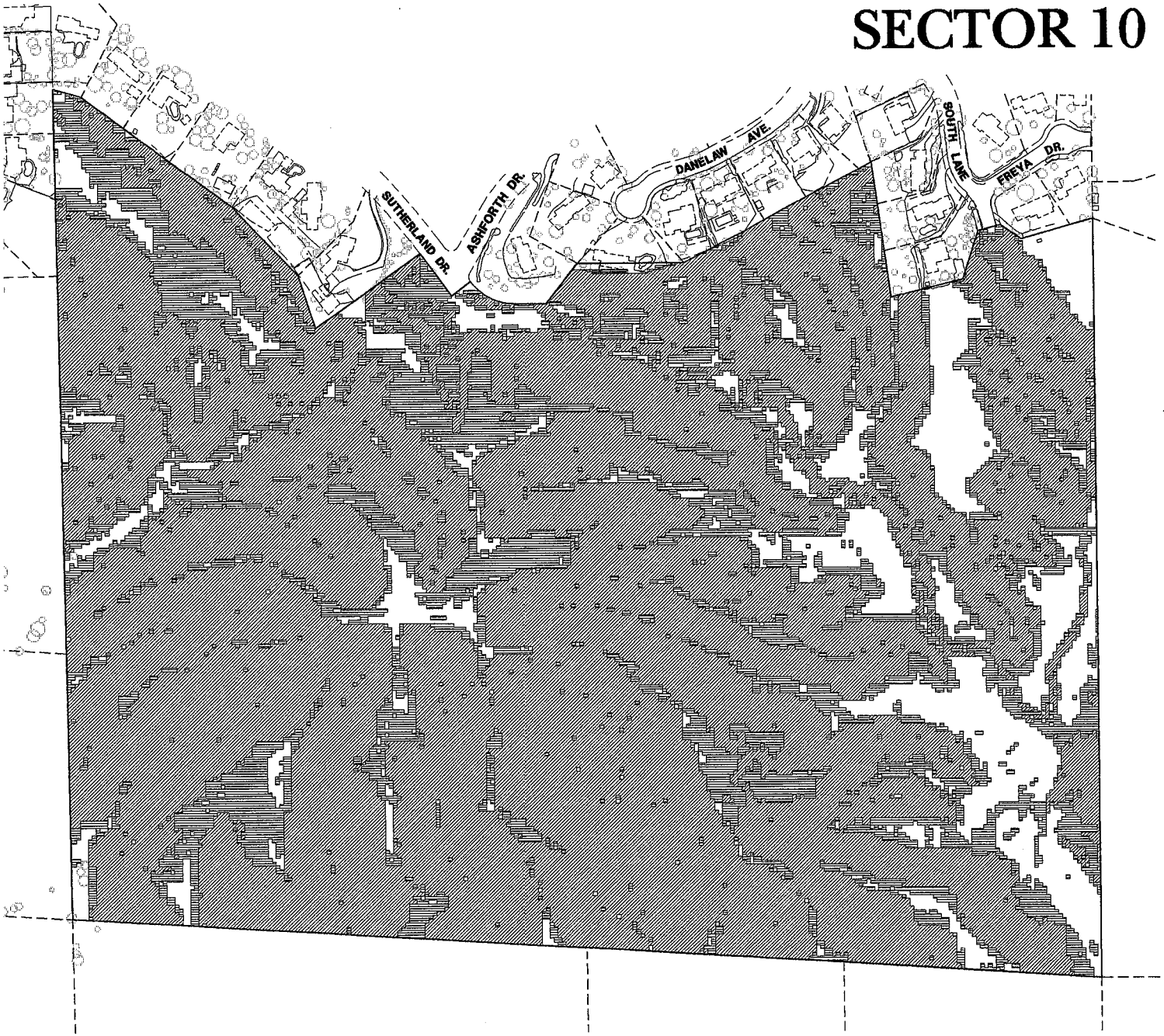
0 130 260

urban environs

Southeast GPA Sector 10 Map

exhibit 5

SECTOR 10 SPECIFIC PLAN



Legend

Slope Categories	Acreage
less than 15%	13.30
15% to 30%	20.47
over 30%	76.50
Total Area	110.27

North

0 130 260

urban environs

Slope Analysis Map

exhibit 6

B. LAND USE PLAN

The primary land use within the Sector 10 Specific Plan is single family residential, as depicted upon the Land Use Plan, Exhibit 7. After calculating the density allowed pursuant to the slope/density analysis, the most important aspect of the specific plan is the design and placement of these dwelling units and/or lots, and the road system accessing these units within the project site. This was done in such a fashion as to be consistent with the goals and objectives of the Southeast GPA, primarily to protect the perceived character of the area. The design of the project has been driven by the unique topographic features which dominate the site, and in direct response to the following policy:

> **POLICY 32: Each Planning Sector within the study area has a series of signature characteristics the perception of which shall be preserved. The planning for each Planning Sector shall include special consideration of the individual character of that section and shall include criteria to preserve and enhance the characteristics identified. Each Planning Sector shall be planned so as to result in an identifiable neighborhood within the community at large.**

Policy 32 was discussed under the framework of community identity and natural characteristics. It is obvious by reviewing the land use plan that the special characteristics of the site have been taken into consideration in the design of the project, and this project, once developed out, will be a very identifiable neighborhood.

Although the slope/density calculation allows the development of 28 single family homes on the project site, the property owner has elected to propose a development of lesser intensity. Thus, the land use plan depicts the ultimate development of 23 single family custom lots for the entire 110 acre development. This equates to approximately one dwelling unit per five acres (1 DU/4.8 acres). This decision to reduce the total number of permitted lots was done in order to permit the development of larger, truly estate type homes.

The lot sizes range from one acre to well over twenty acres in size. This range of lot sizes will permit the development of a wide range of custom homes and life styles, while retaining the community identity

cherished in Redlands. A statistical summary of the lot sizes is provided in Table 3.

TABLE 3
LOT SIZE DISTRIBUTION

Lot Size (acres)	Number of Lots
1 - 2 acres	13
2 - 4 acres	5
4 - 10 acres	2
10 and above acres	3
TOTAL	23

The land use exhibit depicts the residential lots being located primarily in the flatter portions of the site, following the basic theme as outlined graphically on the Plan Amendment for this sector (Exhibit 5). The Plan Amendment generally considered the developable area to be located within the easterly and southeasterly portions of the project site, and the land use plan depicts this trend. It has been refined based upon precise topographic mapping, road alignments and lot layouts. At the same time, the greater sloping terrain, significant ridges and valleys have been preserved as natural open space within individual lots. Controls will be in place to prevent the destruction of the natural areas, and are further discussed within the landscaping and design guidelines portion of this specific plan.

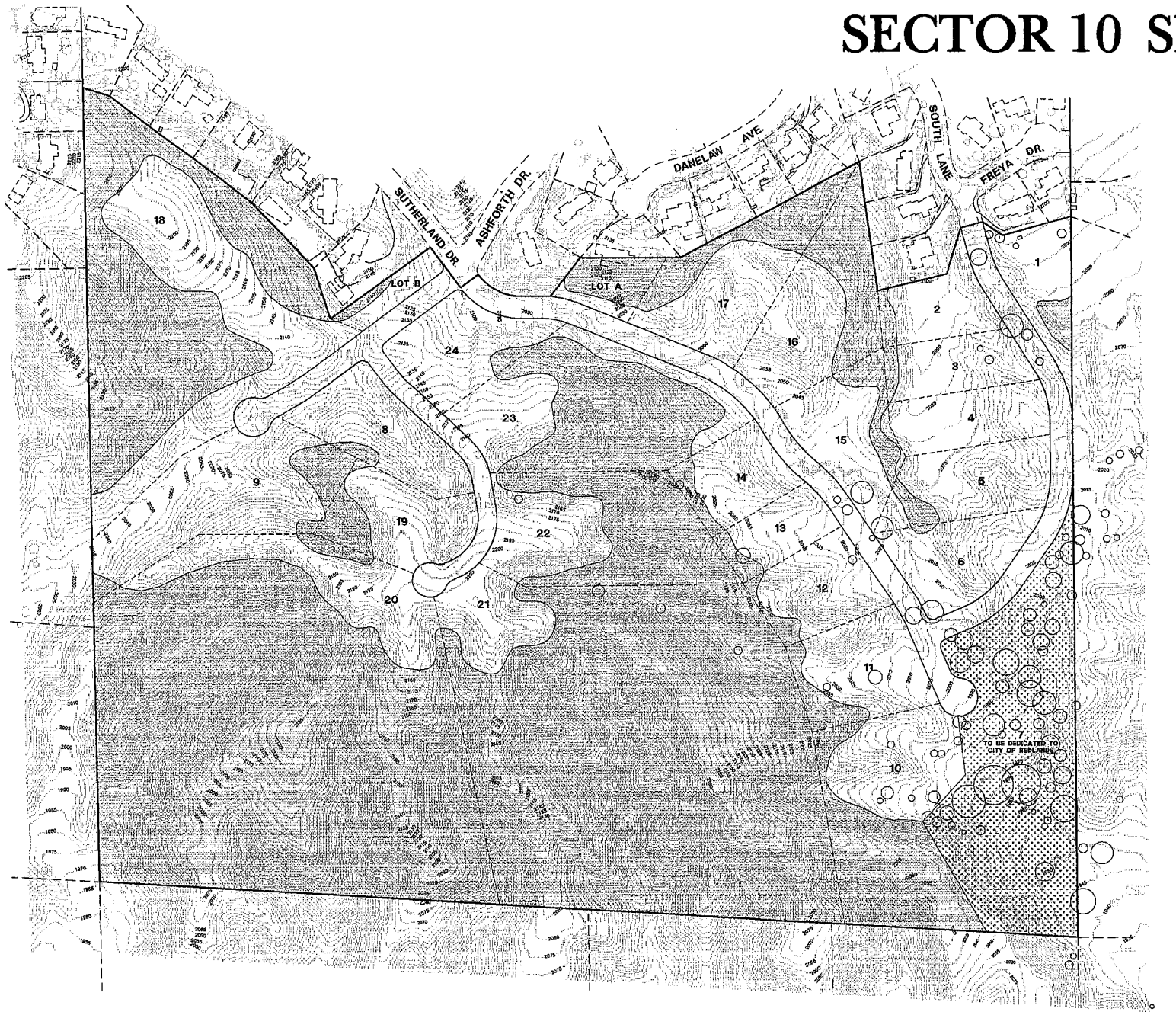
No further subdivision within the Sector 10 Specific Plan will be permitted. Therefore, even though this plan contemplates the development of a lesser number of lots than permitted under the slope/density formula, no subsequent subdivision by future lot owners will be permitted.

The total amount of natural open space which will be preserved is 63.5 acres, or approximately 58% of the overall project site. The actual amount of land used for the construction of house pads and roads in this specific plan is less than that preserved for natural open space. Roads account for approximately 6.5 acres while the residential portion of the project accounts for 40.2 acres. (A Lot "A" has been created because of a major encroachment from a dwelling unit existing along Danelaw Avenue. This Lot "A" will be deeded to the property owner upon agreement on the terms of the land transfer.)

A significant natural open space to be preserved within the project boundaries is the oak grove which exists at the southeasterly portion of the project site. The concept of this plan protects the oak grove from development by incorporating approximately 7 acres into public open space to be dedicated to the City of Redlands. The intent of this dedication is to preserve the oak grove as natural open space, and hopefully have it become the foundation of a larger, expanded public park in the southeasterly part of the City. However, this open space is not intended to be developed as normal active parkland; rather, preserved natural area. Limited recreational activities should be included into this public open space in the future.

Southeast General Plan Amendment

SECTOR 10 SPECIFIC PLAN



Summary of Land Use

		Acres	Units	Percent
1	Single Family Residential	40.20	23	36.5
	Public Open Space	7.00	-	6.3
	Preserved Natural Area	56.55	-	51.3
	Roads	6.52	-	5.9
	Total	110.27	23	100%

NORTH

0 130 260

urban environs

Land Use Plan

exhibit 7

C. CONCEPTUAL GRADING PLAN

The grading concept for the Sector 10 Specific Plan is to preserve, to the maximum extent possible, the natural scenic qualities and topographic features of the site, while permitting the development of a quality residential neighborhood. As a result, the Conceptual Grading Plan, depicted in Exhibit 8, has been designed to protect unique natural features of the site, including ridgelines and oak trees, and to ease the visual impact of grading by blending those areas to be altered with the surrounding natural terrain. Grading for the most part will be limited to those areas of the lesser sloping ground.

Several major factors affect the ultimate alteration of the land form within the project site. An honest attempt has been made to reduce grading and preserve natural features. In fact, this plan actually contemplates less grading than that which would have been necessary to accomplish the design of the road system and residential areas depicted upon the Plan Amendment exhibits. Among the factors which influence the grading concept include the following:

* The road system has been designed to follow the historic patterns of travel within the sector, primarily staying on the canyon floors. This is the single most important design consideration in minimizing the grading for the project.

* The project consists of very low density housing, consisting of large, rural estate lots not requiring mass grading for the creation of smaller pad areas.

* The creation of the few lots on the ridge has been planned so as to minimize grading for the house pad only, contour the grading to blend with natural ground, and require landscaping to visually screen the development from surrounding view corridors.

* Slope planting will be utilized to prevent erosion, to form a transition between natural and manufactured slopes, and to soften the impact of development.

* Large expanses of natural areas are protected from development and preserved as wildlife corridors. The perception of this project area after development will be one of truly rural

nature.

The Plan Amendment contained several policy statements which reflect upon the ultimate alteration and preservation of the landform within the project site. In order to evaluate the proposed Sector 10 grading concept and its consistency with the Plan Amendment's policies, the following detailed discussion has been provided. It will be helpful to refer to the Conceptual Grading Plan from time to time.

POLICY 2: The perception of the signature features of the area shall be preserved, maintained, and, where possible, enhanced.

As depicted on Exhibit 5, the Plan Amendment designated three ridgelines within Sector 10 as signature/secondary ridgelines. These ridgelines have been superimposed on the Conceptual Grading Plan. The Plan Amendment had approximately 3,260 lineal feet designated for signature purposes. Of this amount of ridgeline, the Conceptual Grading Plan affects approximately 600-700 feet where the ridges intersect. To off-set this effect on the perceived ridgeline, the Sector 10 Specific Plan proposes to provide the preservation of an additional 3000 lineal feet of ridgeline throughout the project boundaries, many of which have at least the same prominance as recognized within the Plan Amendment. Thus, it is believed that this policy is not only achieved, but the ridgeline preservation is actually greater within this plan than as depicted upon the Plan Amendment.

Policy 3: The canyon walls immediately below the signature ridges and the vegetation thereon shall be preserved and enhanced where appropriate. Canyon walls associated with the signature ridges wherein a predominance of the slopes are in excess of 50% shall be preserved intact.

Not only are the canyon walls described by the Plan Amendment intended to be preserved, along with the vegetation thereon, this plan has been designed to preserve numerous other canyon walls throughout the project site as well. As can be seen on the Conceptual Grading Plan, several canyon walls throughout the development will not be touched through grading operations. In fact, these areas have been designated as preserved natural areas, and stiff land use controls for future homeowners will be implemented through recorded easements and C.C.&R.'s. In some cases, it is the intent of this plan to enhance these canyons through natural landscape treatment, including the reintroduction of native oak groves.

Policy 4: Both signature ridges and major ridges within canyon shall be identified and shall be preserved and enhanced. Significant modifications of these ridges shall occur only where off-setting need is demonstrated. Development on ridgelines is allowed as long as it stays within the parameters of this policy. Off-setting need is defined as demonstration that the grade of a specific parcel requires modification of an existing ridgeline to produce sufficient space to site a building pad and that the result will not eliminate the continuity of the ridgeline through grading or structure in position.

Policy 5: Ridges not identified as major ridges within a canyon may be modified to facilitate development within the canyon so long as their collective perception as canyon wall buttresses remains intact.

Policy 6: The narrow side canyon bottoms within the lower portions of the major canyons and particularly those around the edges of the major bottoms may be modified to accommodate proposed development consistent with the development criteria herein.

All the above policies describe the allowable development philosophy which is being utilized for this specific plan. To a large extent, this specific plan attempts to "cluster" building pads within the canyon bottoms and in other flatter areas which are conducive for development. This prevents mass grading of the many ridges and canyons not only deemed significant within the Plan Amendment, but this plan provides a grading scheme which reduces the amount of grading anticipated by the Plan Amendment.

The most significant grading will occur on the ridgeline wherein the three signature ridges intersect. The plan has been designed to allow just enough grading to occur to locate homes at this location, consistent with Policy 4 above. However, the basic structure and contour of the ridgeline as viewed from afar will remain.

In addition to the various policies relating to grading and landform contained within the Plan Amendment, the City adopted Ordinance No. 2030 pertaining to hillside grading. This specific plan has been prepared in conformance with the guidelines for establishment of slope/density criteria, and has incorporated the specific development standards and

guidelines as contained in the hillside ordinance. These provisions are contained in SECTION 5. of this specific plan.

As stated previously, large expanses of natural areas and the vegetation thereon are being retained in the design of this specific plan. Other than for the construction of irrigation and fuel modification, trail construction, and incidental plantings, no grading of the natural areas is to be allowed. The tract map shall have a conservation easement recorded over the areas to be preserved within individual lots, and precise language shall be contained within the project's C.C.&R.s to prohibit grading in these areas. In addition, for clarification, the grading limitation areas shall be clearly depicted, at a reasonable scale, upon the Tentative Tract Map for Sector 10 Specific Plan.

D. CIRCULATION/DRAINAGE PLAN

A major component of the Sector 10 Specific Plan is the provision for an efficient and comprehensive drainage and circulation system. The project site is strategically located at the terminus of two local streets, South Lane and Sutherland Drive, which provide direct access to Sunset Drive and Alta Vista. Although no improved streets currently exist within the project boundaries, some unimproved access roads and trails have been utilized for several decades, mainly for recreational purposes. The proposed circulation and drainage improvements for this specific plan are depicted on Exhibit 9, Circulation/Drainage Plan. The proposed roads have been designed to follow the existing dirt road network which exists on the project site. This road design includes the extension of both Sutherland Drive and South Lane into the project site ending jointly in a cul-de-sac within the existing oak grove. Two additional cul-de-sacs are being proposed to access approximately eight lots in the westerly portion of the project. No extensions of these roadways is being proposed beyond the perimeter of the project. Thus, these 23 lots will be the only lots to access northerly utilizing South Lane and Sutherland Drive.

The Plan Amendment recognized the severe limitations of the existing street network, particularly Sunset Drive, to adequately accomodate increased traffic loads, and encouraged future projects to find circulation solutions which did not impact the existing roadways. The Plan Amendment contained several policy statements regarding traffic, circulation and drainage. The following policies are applicable to Sector 10:

> **POLICY 21: Primary access into each of the Planning Sectors shall follow the primary historic route pattern for that sector. For Planning Sectors 1, 3, 4, 5, 6, 7, 8, and 9 this shall be up-canyon from Alessandro, San Timoteo Canyon and Live Oak Canyon, as applicable. For Planning Sector 2 this shall be generally down-ridge from Sunset Drive. If for safety reasons, secondary access is required, such secondary access shall be limited to other identifiable historic routes accessing each individual sector and shall not be via "new" solutions which are inconsistent with the perceived historic pattern.**

As can be seen on Exhibit 3, historic access into Sector 10 has been from the dead-end streets to the

north. The above policy did not exclude this sector from taking its primary access from Sutherland Drive and South Lane in recognition of this historic pattern of access, and the few lots which will be restricted in having this access will not provide a significant degradation of the public street system surrounding the site.

POLICY 22: Internal access within the area, including roads, trails and paths, shall be routed so as to preserve and enhance the perception of the historic access patterns by generally conforming to the natural contours.

Without exception, the proposed road and trail system within the project site has been designed to follow the historic access patterns and conform with the topography of the site. This allows for grading to be minimized, tree preservation, and the continuation of the existing trail system. The roads within the project site have been designed very carefully, and improves greatly upon those roadways depicted conceptually with the Plan Amendment.

POLICY 30: Local roadways within the development areas shall be designed for relatively low speeds, shall follow the natural contours and shall avoid rather than cut through the inherent obstacles of nature. It is not unintended that this may require that adjacent land use densities be low to insure that this slow speed/low volume system is not overloaded.

As stated previously, the project plans are consistent with the above policy in all ways. In fact, the mere reduction of the total number of lots generated by the slope analysis for Sector 10 helps to further augment this policy. Without exception, the internal roads have been designed to follow the natural contours, and, as such, naturally fit into low speed roadways. The curvilinear nature of the roads was predicated upon by the natural contours, and the desire to minimize grading by following the flatter portions of the site.

In addition to a comprehensive circulation system, another major design goal contained within the Plan Amendment was the provision for a natural-like, gravity flow, surface drainage system. The following policy was recommended:

POLICY 18: Flood control and drainage facilities within the study area shall be designed in such a manner as to preserve the perception of natural watercourses flowing down the on-site canyons and

into Live Oak Canyon and San Timoteo Canyon.

To the maximum extent possible, the drainage system within the project has been developed to allow the natural drainages to be preserved. In over sixty (60) percent of the site, the natural contours and drainage patterns will be within natural open space. The only exception to this policy is the extension of Sutherland Drive and South Lane. The storm water and nuisance flows which have been eroding the canyons within the project site from the adjacent developed area will be contained within the street section (curb-to-curb). The flows will be outletted at the southeasterly corner of the project site and allowed to continue their historic flow to Live Oak Canyon and Yucaipa Creek.

The streets and trails have been located upon the Circulation/Drainage Plan, and are discussed below. Two street sections are being utilized for the Sector 10 Specific Plan, and are depicted upon Exhibits 10 and 11. All streets within the development will be public streets.

Street Section A-A is depicted upon Exhibit 10 and will be utilized for the development of a cul-de-sac serving approximately six lots located in the westerly portion of the project site. This cul-de-sac will extend from Sutherland Drive and Ashforth Drive. The cul-de-sac will be developed utilizing a fifty foot right-of-way pursuant to the section. Thirty-six feet of pavement and curb and gutter will be constructed upon an off-set centerline in order to provide an equestrian/hiking trail on the west side of the roadway. No sidewalks are planned for this street section.

Street Section B-B is depicted upon Exhibit 11 and will be utilized for the continuation and extension of South Lane and Sutherland Drive, servicing the balance of the lots. The street section will provide thirty-six feet of paving and curb and gutter located upon an off-set centerline. Again, this street is being developed to provide a regional equestrain/hiking trail on one side of the roadway. No sidewalks are being planned for these streets in order to create a rural flavor for the development.

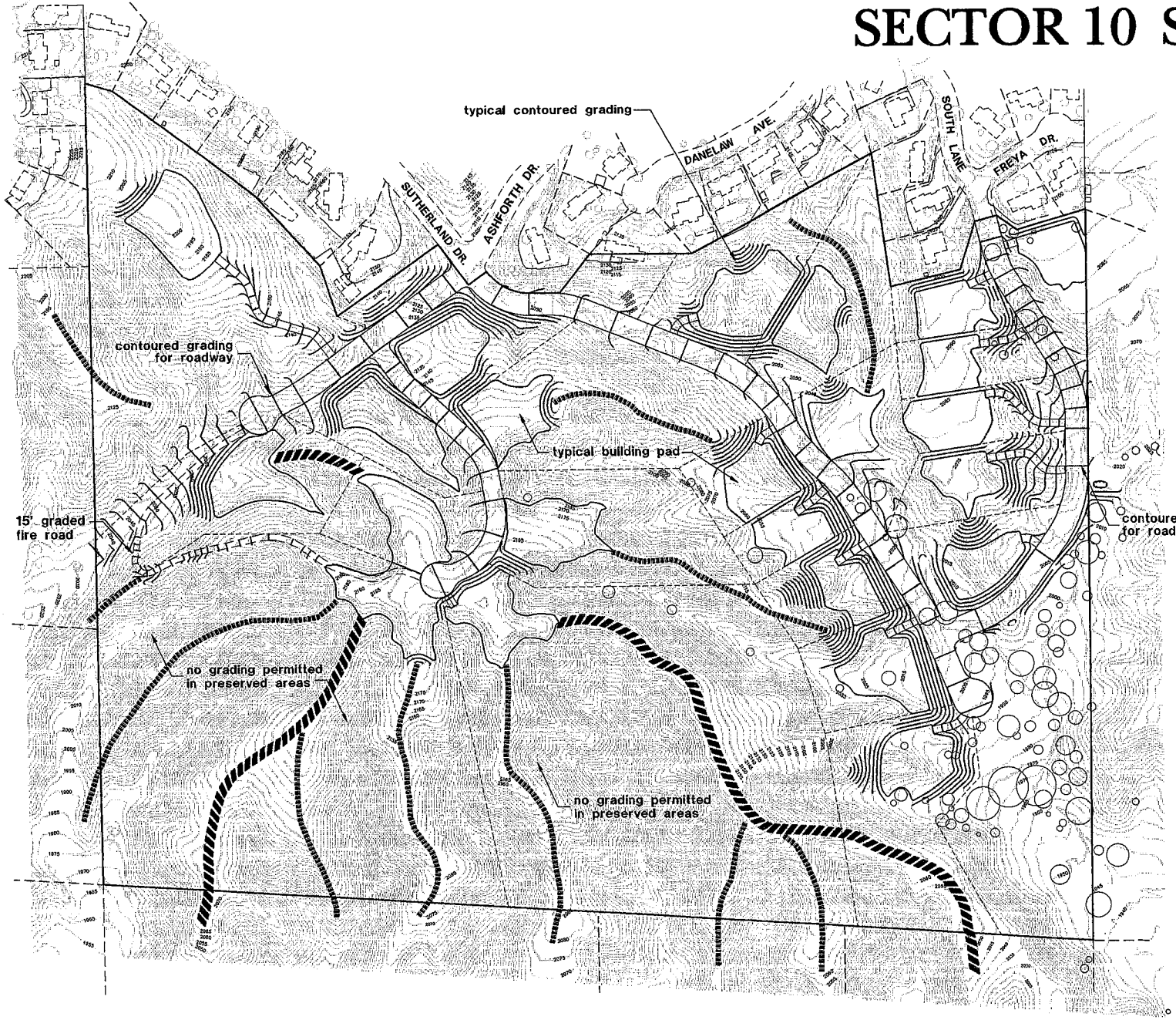
Although the Plan Amendment called for the development of both ridgetop and canyon bottom "perfumaa" street sections, this plan has not followed the typical roadway cross sections as contained within the Plan Amendment. The basic widths have been reduced in order to minimize grading, especially along the ridgetop, while accomplishing similar design solutions. However, the basic intent of the "perfumaa" street

However, the basic intent of the "perfumaa" street design is carried forward.

Exhibit 9 depicts the locations of the equestrian/hiking trails which will be included within the development. The trails include both developed and natural trails which will provide a network to the surrounding existing and proposed trails system in Southeast Redlands. The developed trails located within the public right-of-way have been shown on the street sections, Exhibits 10 and 11. Where the trails cross over the natural areas and through future lots, easements will be created to provide permanent trail usage in the future. These easements are planned to be Fifteen (15) feet in width. No fencing along the natural trails is proposed.

The trail system is intended to act as a fire break throughout the natural areas. In addition, in the westerly portion of the project, the two cul-de-sacs are planned to be connected by a fifteen (15) foot fire road in order to provide a circulation loop for the streets. The precise design of this fire road will be required during the grading plan preparation, and shall be coordinated with the Fire Department for review and approval.

SECTOR 10 SPECIFIC PLAN



Legend

- S.E.G.P.A. Signature Ridge
- Other Preserved Ridges
- Natural Contours
- Manufactured Contours

NORTH

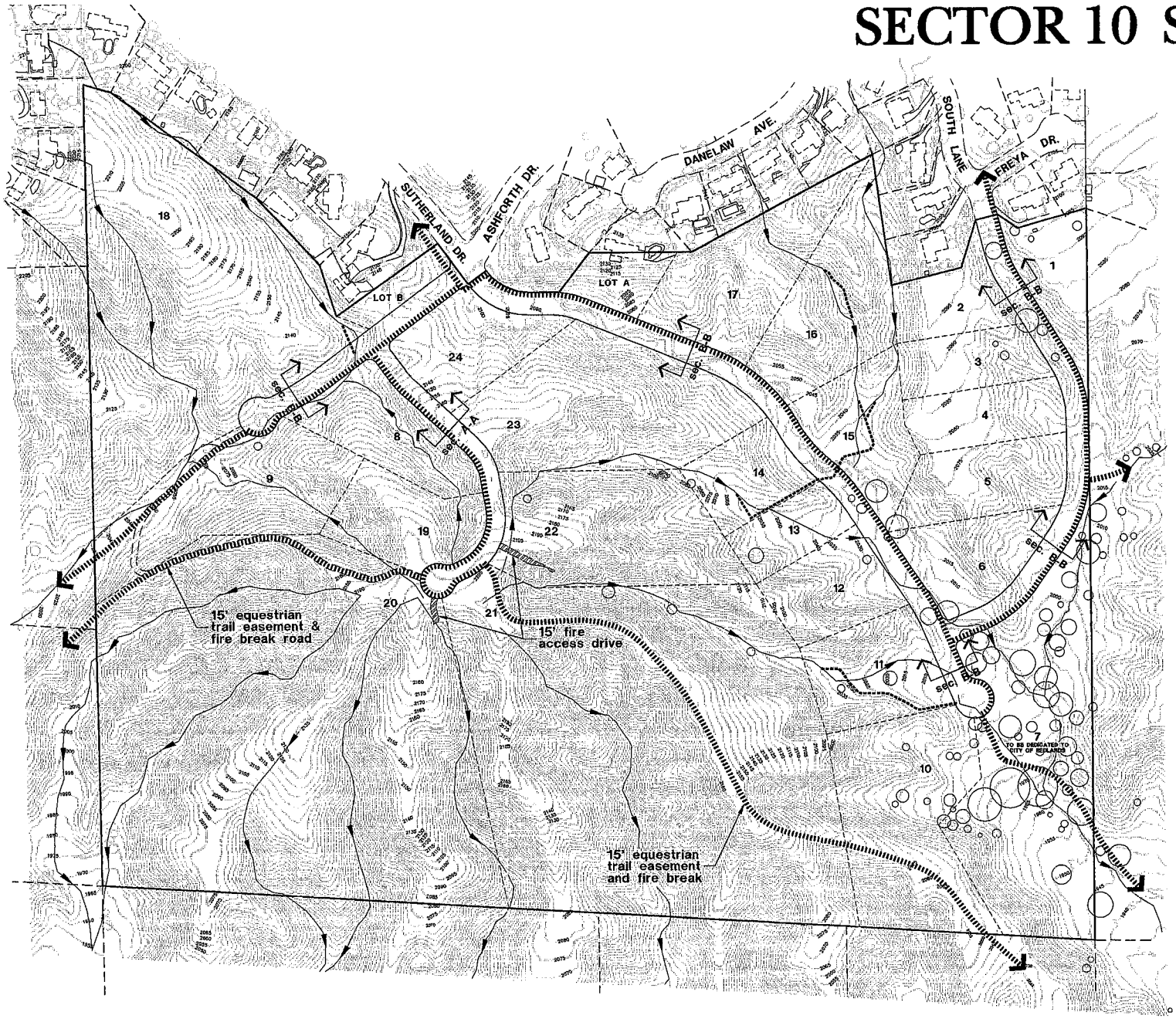
0 130 260

urban environs

Conceptual Grading Plan

exhibit 8

SECTOR 10 SPECIFIC PLAN



Legend

- Typical Street Section
- Regional Equestrian Trail
- Storm Drain
- Natural Drainage Courses

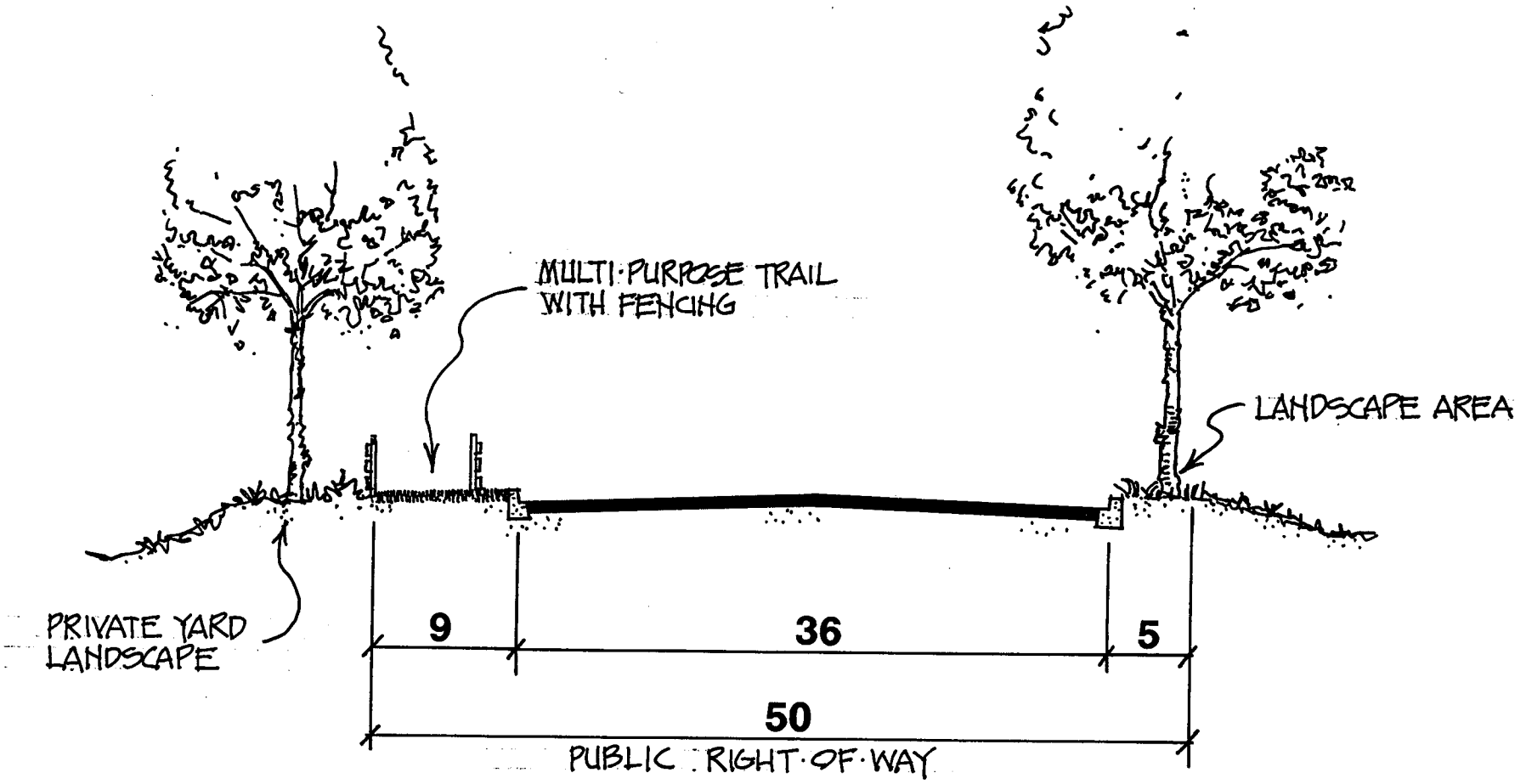
NORTH

0 130 260

urban environs

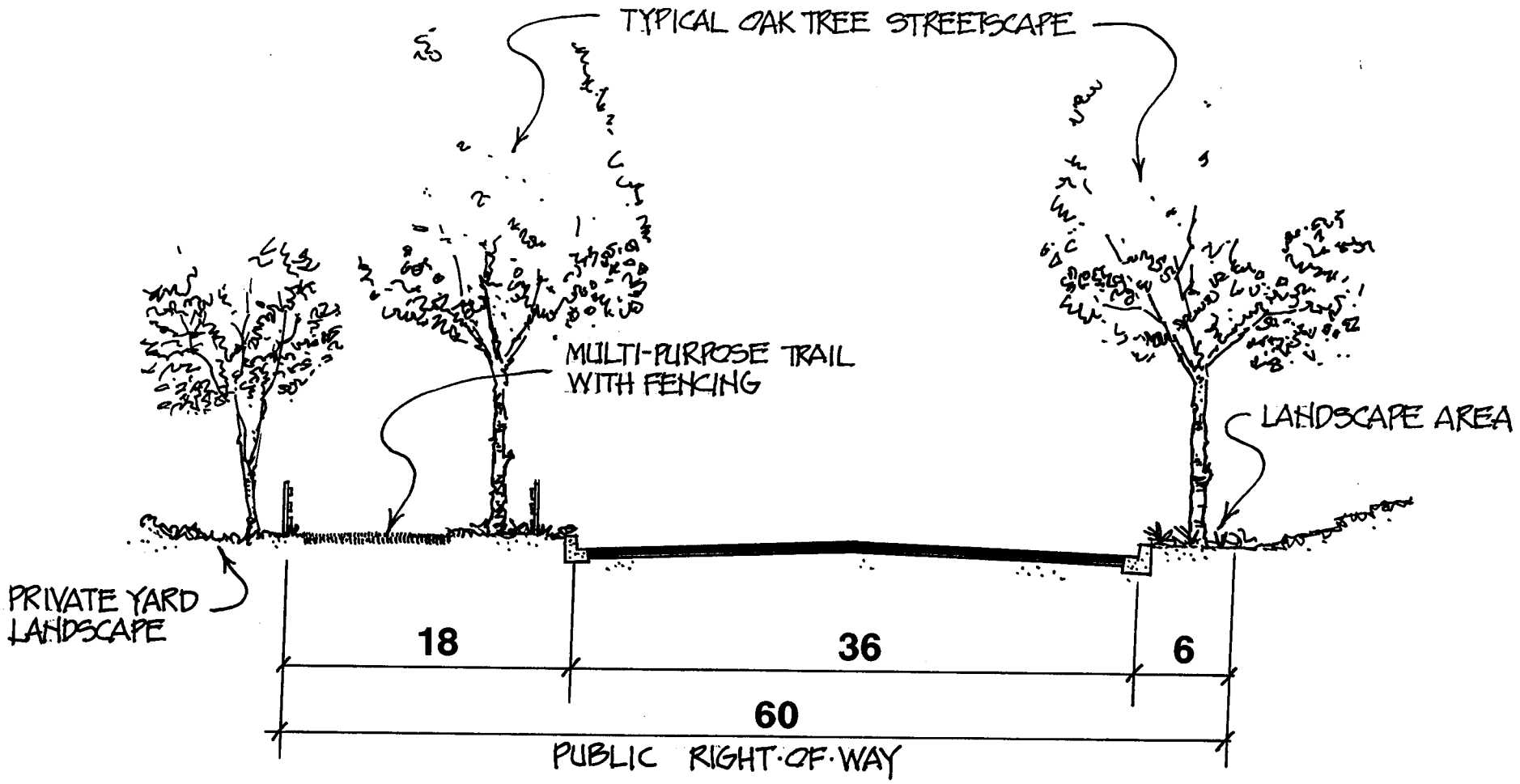
Circulation Drainage Plan

exhibit 9



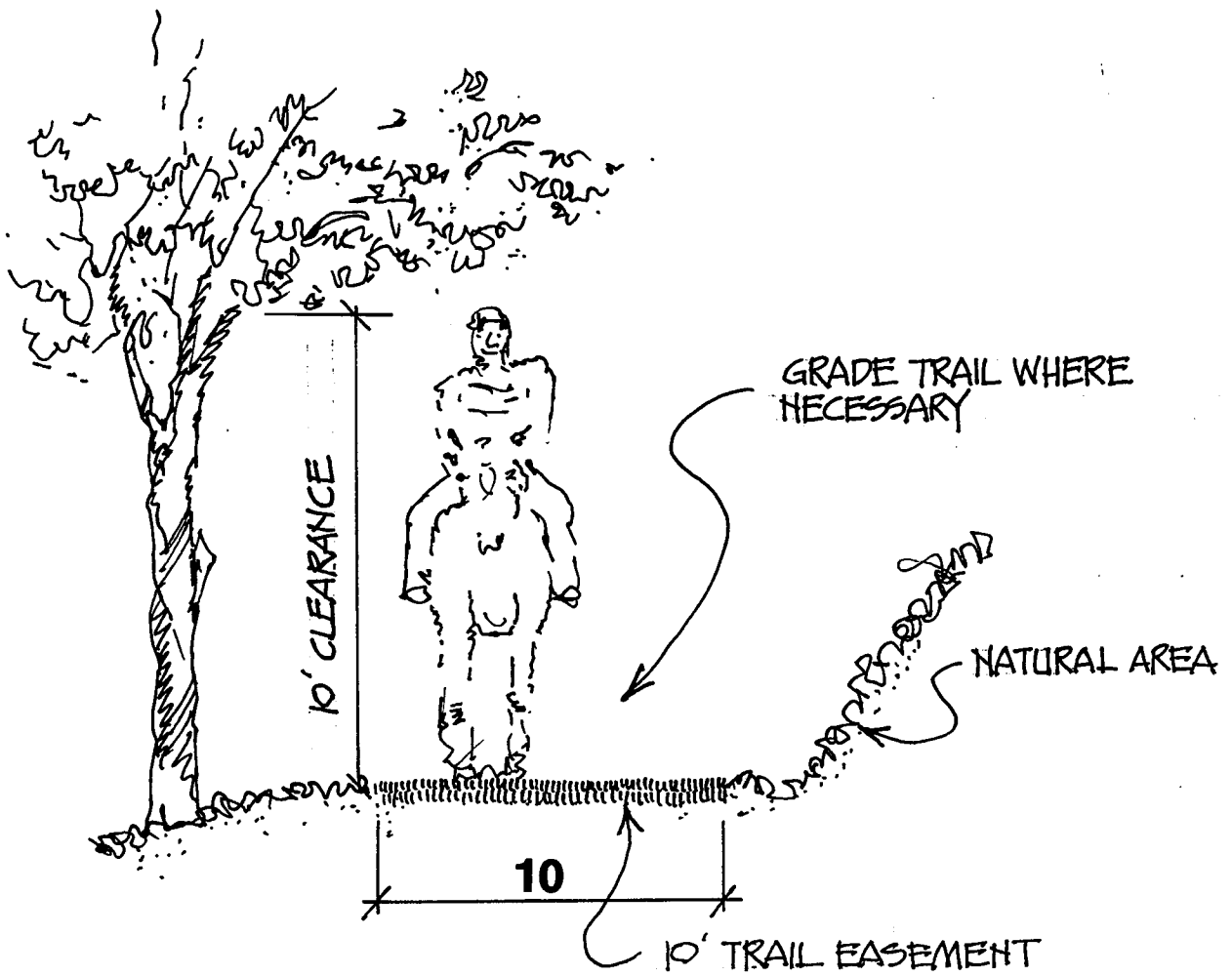
TYPICAL SECTION A-A

exhibit 10



TYPICAL SECTION B-B

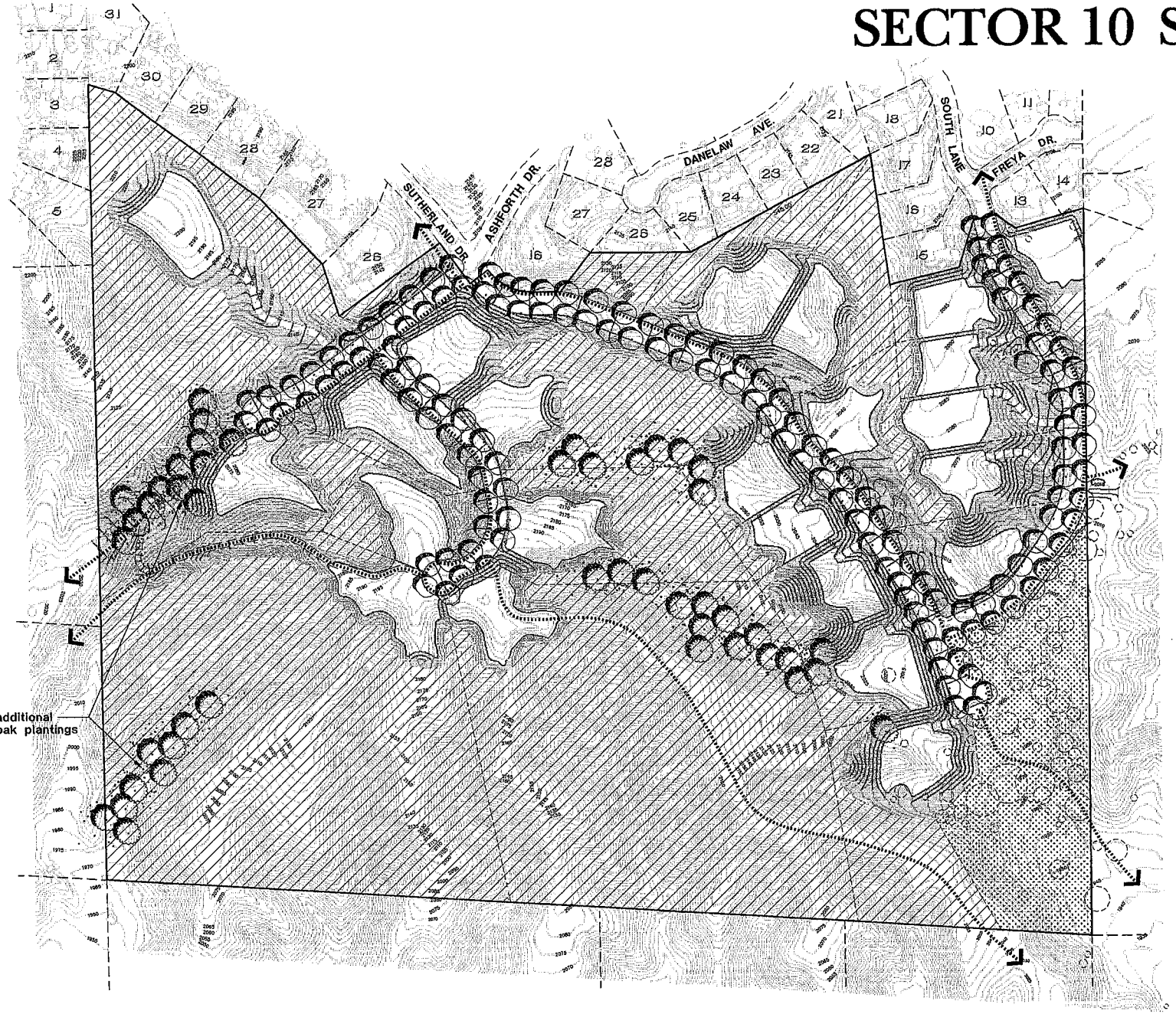
exhibit 11



TYPICAL TRAIL SECTION

exhibit 12

SECTOR 10 SPECIFIC PLAN



Legend

- Natural Areas
- Transition Areas
- Contained Areas
- Regional Equestrian Trail
- Existing Trees
- Street Trees
- Enhancement Trees
- Public Open Space

NORTH

0 130 260

urban environs

Conceptual Landscape Plan

exhibit 13

E. INFRASTRUCTURE PLAN

The Plan Amendment did not address a comprehensive utility system for the plan area. It was left to subsequent specific plans to determine the utility needs necessary to provide domestic water, fire flows, sewer systems and private utilities to serve the needs of the individual projects. The Plan Amendment did adopt the following policy relating to utilities:

> **POLICY 31: All utilities and public facilities shall be designed and constructed to preserve and enhance the perceived natural and historic character of this area.**

The plan for infrastructure is to extend the existing services and utilities existing to the north of the project site into the road system servicing the project. Private utility lines, including gas, electricity, cable and telephone are locally available and will be readily extended into the project at the developer's cost. All these utilities will be installed underground.

The infrastructure system has been designed as an underground system to follow the road network which has been designed for the project. Thus, the project will be consistent with the above policy by not permitting the construction of above ground or overhead lines and following the road network which has been designed.

The project site is located within the service area of the Western Heights Water Company, a mutual water company providing service to much of the southeast Redlands area. Western Heights currently services the property directly north of the project site, and the existing lines will be utilized for extension into the project. A basic loop system will be installed within the road right-of-way of South Lane and Sutherland Drive to provide water service. At this time, an eight (8") inch line is being proposed to provide both domestic service and fire flow. An upgrading of Western Heights system may be necessary and will be reviewed during preparation of detailed water improvement plans. The water system will be designed to meet the standards of the City of Redlands as well as the Western Heights Water Company.

No specific policies or guidelines were contained within the Plan Amendment for wastewater discharge. However, the EIR for the Plan Amendment did address wastewater management and adopted specific mitigation

measures therefore. Basically, the EIR required each planning sector and related specific plan to address the optimum means of managing wastewater within the project boundaries.

At the present time, there are no public sewers existing within or near to the project site. The City's Master Plan for Sewers indicates a future extension of a sewer trunk line from Barton Road into the San Timoteo Canyon, however, no specific studies for the location or sizing of this line has been completed. Therefore, it has been determined that the project will be serviced by individual septic tank and leech fields for wastewater management. Preliminary soils investigations have been conducted which indicate that a private system is feasible, particularly given the large nature of the lots. When and if the City of Redlands provides public sewers to the area, the future homeowners could participate with the City in the hook-up to the public sewer system.

F. CONCEPTUAL LANDSCAPE PLAN

A major component of the Sector 10 Specific Plan is the preservation and enhancement of natural resources and wildlife corridors for the project site. As depicted upon the Conceptual Landscape Plan, Exhibit 13, major areas of open space have been preserved within the specific plan. These preserved natural areas amount to approximately 63.5 acres of the overall 110 acre site, or approximately 58 percent. In addition to the natural areas which will be preserved, the Conceptual Landscape Plan depicts the location of enhanced natural landscaping, the equestrian trail network, fuel modification and slope landscaping, and finally the street landscaping theme.

The following policy was contained within the Plan Amendment relating to open space:

> **Policy 20: The perceived character of the vegetation and wildlife within the study area shall be preserved and enhanced as appropriate.**

Several aspects of the design of the development plan for Sector 10 address this policy. Among these are the preservation of a large amount of natural area, the preservation of the unique oak grove into public open space, the planting enhancement program, and finally the preservation of large wildlife corridors. It is believed that with the appropriate and sensitive use of grading and landscaping techniques, the existing perceived character of this property can actually be enhanced.

The various levels of landscaping and open space are discussed separately in the following paragraphs, and specific design standards and guidelines are contained in SECTIONS 4 and 5 of this Specific Plan.

The Sector 10 development plan can be defined in terms of developed space and open space systems. Developed space or the "contained areas" includes buildings, fenced or walled gardens, and areas where existing grades and cover materials have been altered to accomodate new uses. Open space within the project site has been divided into three categories: "public open space", "natural areas" and "transition areas". Natural areas are those portions of the project site that are planned to remain undisturbed by grading or construction activity, although limited landscaping enhancement is permitted. Transition areas are unbuilt open spaces

where major disturbance may occur, such as manufactured cut and fill slopes for roadways and building pads, or where fuel modification and landscaping is occurring between natural areas and building pads. The public open space is intended to preserve the unique oak grove.

1. Natural Areas

Natural areas are those areas which have been removed from general development and preserved as natural by open space easements and covenants. These areas consist of primarily the steep slopes and ridgelines covered by a mixture of grassland, scrub and chaparral vegetation. The steep slopes and ridges strongly define the character of the landscape, and to the extend possible, these areas are to be preserved. To provide continuity of this natural area, and to provide a significant wildlife corridor, some of the more level portions and canyons of the project site have been included in this natural area.

It is intended that public access hiking and equestrian trails may be developed in this natural area, and will be designed to follow the existing trail network, natural contours and ridgelines. This will minimize the need for grading or "pioneering" new trails into the area. Enhancement of natural areas is also being proposed in order to develop additional wildlife habitat. In addition, the proper placement of wildlife guzzlers will help to enhance the wildlife areas. Irrigation is not permitted in the natural areas except to aide in the initial growth phase of a new planting.

2. Transition Areas

Most designated transition areas will consist of manufactured slopes and those areas required for fuel modification. Grading in these areas will require revegetation for erosion control as soon as possible. Transition areas may include zones of slow burning or fire retardant plant material where protection for residences seems advisable. Irrigation will be permitted in the transition areas for the purpose of encouraging plant growth. However, systems should be carefully designed to prevent excess run-off or overspray into natural areas which could cause erosion problems. Both hydro-seeding and container planting can be used to revegetate manufactured slopes. All the natural area plant material is appropriate for use in transition areas, as well as those additional materials identified in the Design Guidelines.

3. Contained Areas

The contained areas are essentially the developed portions of each residential building pad. There is little restriction on the use of plant material; all of the natural and transition area plant materials can be used as well as a full range of ornamental plants. If irrigation is used in a transition area on the same lot, the system should be controlled separately from that of the contained area. It is recommended that trees and shrubs closest to the individual residences be those considered slow burning or fire retardant and that, in the interests of water conservation, drought tolerant plant material used wherever possible.

For purposes of graphically depicting the various relationships between natural, transition and contained areas, examples have been provided within the Design Guidelines, SECTION 5.C., Exhibits 14 and 15.

Two other forms of developed landscape areas will help to define the landscape concept for the specific plan; the streetscape design and the enhancement program for the natural areas. It is intended that the public streets will be landscaped with native oak trees in order to continue the theme of the natural environment. In addition, as depicted upon the Conceptual Landscape Plan, several natural, preserved canyons within the development have been selected for the oak tree planting program in order to enhance the natural areas. This also accomplishes the compensation program as outlined within the biological report. In total, more than 200 oak trees will be planted within the boundaries of the project site.

It is intended that the oak grove will be maintained, and enhanced as necessary, by the City of Redlands following dedication. Because of its uniqueness, it is not intended to become an active park for recreational purposes, rather the cornerstone of a larger, passive, natural park in southeast Redlands.

SECTION 4. DEVELOPMENT STANDARDS

The development standards of the Sector 10 Specific Plan are intended to ensure the proper and orderly development of the project site into quality single family residences. The following standards shall apply to all land within the project boundaries which is being subdivided in order to obtain a coordinated, comprehensive project that will fulfill the stated goals and objectives of the Plan. No building, structure or land shall be used and no building shall be erected or structurally enlarged except as permitted herein.

A. SINGLE FAMILY RESIDENTIAL

1. Purpose: The purpose of this section is to identify those development standards suitable for the development of high-quality single family residences, to ensure a high level of living enjoyment and suitable environment for family life, and to provide for the safety, health, convenience and general welfare of the residents. It is intended that all newly created lots shall comply with the Rural Residential District (R-R) of the Redlands Municipal Code, as contained in Chapter 18.28. The standards contained within the R-R District are as enumerated below. Any changes or amendments to the R-R District shall also be applicable to this Plan.

2. Permitted Uses: Principal permitted uses within Sector 10 include:

   a. Single family dwellings, not more than one dwelling for each lot;

   b. Uses permitted in the A-2 estates agricultural district, provided the area of the lot is not less than that required in the A-2 District;

   c. Keeping of horses, provided that stable and corrals for horses are kept not less than forty (40) feet from dwellings on the property and not less than forty (40) feet from side property lines and streets, and not less than one hundred (100) feet from all other structures used or intended for human occupancy, and not less than one hundred (100) feet from a future residential building site, and not less than one hundred (100) feet from a public park or schools, and compliance with the following:

1. Evergreen planting screens, or other protective devices, shall be required on property lines when minimum distances are used;
2. No grazing shall be permitted in any required yard, nor within the natural areas of lots;
3. Lot area for one horse shall not be less than twenty-five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse;

d. Home occupations, as defined in Chapter 18.08 of the Redlands Municipal Code, and subject to the provisions of Chapter 18.160 of the Redlands Municipal Code.

3. Lot area:

a. The minimum lot area shall be one (1) acre.

b. Any land parcel with an average cross slope of fifteen percent or greater is subject to slope density requirements of the Hillside Development District (HD), Chapter 18.138.

4. Lot dimensions: The following lot dimensions shall apply unless an alternative is approved pursuant to the PRD Ordinance of the Redlands Municipal Code.

a. Each lot shall have a minimum width of one hundred twenty-five (125) feet for a one acre parcel, one hundred fifty (150) feet for a 1.5 acre parcel, and two hundred (200) feet for a two acre or larger parcel.

b. Each lot shall have a minimum depth of one hundred twenty-five (125) feet.

5. Density of development: Maximum population density in the Sector is one dwelling unit per one acre.

6. Maximum coverage: Maximum coverage by structures is ten (10) percent of the lot area for one acre lots, and twenty (20) percent for lots smaller than one acre planned pursuant to the PRD Guidelines.

7. Building height: Maximum building height shall be two and one-half (2 1/2) stories, or thirty-five (35) feet.

8. Front yard: Each lot shall have a front yard of not

less than twenty-five (25) feet extending across the full width of the lot.

9. Side yard: Each lot shall have a side yard on both sides of the main building, or accessory buildings, of not less than ten (10) feet.

10. Rear yard: Each lot shall have a rear yard of not less than twenty-five (25) feet.

11. Accessory buildings: For accessory buildings, the provisions of Section 18.20.160 of the Redlands Municipal Code shall apply.

12. Off-street parking: For off-street parking, the provisions of Chapter 18.164 shall apply.

13. Fences, landscaping and walls: For fences, landscaping and walls, the provisions of Chapter 18.168 shall apply, as well as those guidelines contained within SECTION V. of this Specific Plan.

14. Signs: For signs, the applicable provisions of the Redlands Sign Code shall apply.

15. Grading: For grading, the provisions of the Redlands Grading Ordinance and Hillside Overlay District shall apply, except that grading shall be the minimum necessary to provide for a building site. No additional grading is permitted within the natural preserved areas of individual lots.

SECTION 5. DESIGN GUIDELINES

A. PURPOSE

The intended purpose of the design guidelines contained within this specific plan is to encourage and promote a high quality residential development within the project boundaries, consistent with the existing quality built environment. In addition to other landscape and streetscape design guidelines contained within previous sections of this plan, the following design guidelines shall apply to all future projects within the Sector 10 Specific Plan.

Most, if not all, of the future homes to be constructed within the sector will be of a custom home nature. Therefore, these guidelines are intended to be general in nature, and a lot of individual subjectivity will be allowed throughout the sector.

B. BUILDING SITING AND ARCHITECTURAL TREATMENT

Of major importance to the overall feeling of a quality area is the siting of individual custom homes. Care must be taken to site future lots and housing in such a manner as to minimize the infringement upon view corridors and to take advantage of the unique natural setting and characteristics of the area. The following site design considerations should be followed:

* Compatible with the physical terrain of the lot.
* Solar orientation and exposure.
* View orientation.
* Protection of existing view corridors.
* Incorporation, protection and enhancement of the natural features including vegetation, slopes and drainage corridors, and wildlife.
* Sensitive land contouring and pad grading.
* Placement and design of driveways to follow contours and minimize grading.

The following building design elements shall apply to all residential structures constructed within the sector. While no specific architectural style is required, the design should incorporate the following typical elements:

* Overall design of the floor plan, stressing the relationship of the building mass to the site.
* The selection and appropriate use of building materials and colors.
* The use of non-combustible roof materials; wood

shakes and shingles are prohibited. The use of asphalt shingles may be permitted where it fits the architectural style of the structure.

* Large, expansive surface treatments of a single material shall be avoided. Changes in texture, use of materials and architectural design shall be encouraged.
* Any accessory buildings or structures, whether attached or detached, shall consist of similar architectural design and materials as the main structure.
* Architectural design shall emphasize a high quality residence with architectural emphasis to all sides of the structure.

In addition to the above general design guidelines, specific attention shall be applied to the two lots at the top of the significant ridge. These lots, lots 20 and 21 of Tentative Tract 15469, could have the potential to adversely affect the vistas from surrounding areas, therefore any future housing proposed on these lots shall be processed pursuant to a Commission Review and Approval Application.

C. LANDSCAPE DESIGN

One of the primary objectives of the Plan is to create residential development which blends into the natural characteristics and features of the environment, and actually enhances the existing environment. This certainly includes the natural vegetation which will be preserved throughout the project area in open space along canyons and slopes. Therefore, future development of landscaping within individual custom homesites will be critical to the overall project setting. Planting design and material will necessarily depend upon the individual task and site specific requirements.

As described within SECTION 3.F., three levels of landscape areas have been identified; natural areas, transition areas and contained areas. Because these areas have specific purpose, the most critical element to preserve the desired effect is the landscape pallet and design to be utilized for each area. The following general description and specific plant lists are to implemented through the preparation of future landscape plans at the subdivision map and building permit stages of development. Plants with an * are those which are fire retardant. In addition, Exhibits 14 and 15 depict the various landscape areas described below.

Finally, because this sector is closely related to the adopted Sunset Hills Specific Plan, and an attempt is being made to adopt and create similar standards and guidelines throughout a large area of Southeast Redlands, these landscape guidelines are consistent with the previously adopted Sunset Hills Specific Plan (Specific Plan No. 43).

1. Natural areas

Removed from general development by Natural Area Easements, these areas are generally steep slopes and ridgelines covered with a mixture of grassland, scrub and chaparral vegetation. Enhancement of natural areas with native plant material is possible utilizing the following list. However, irrigation is not permitted in the natural areas except to aide in the initial growth phase of a new planting.

Trees and Shrubs	
Adenostoma sparsifolium	Red Shanks
Aesculus californica	California Buckeye
Artemisia californica	California Sage Brush
Artemisia tridentata	Big Basin Sagebrush
Atriplex canescens	Fourwing Saltbush
Carpenteria californica	Bush Anemone

Ceanothus spp.	Ceonothus
Cercocarpus betuloides	Mountain Ironwood
Dendromecon rigida	Bush poppy
Encelia farinosa	Desert Encelia
Eriogonum fasciculatum	California Buckwheat
Eucalyptus spp.	Eucalyptus
Fremontodendron ca.	Common Flannel Bush
Heteromeles arbutifolia	Toyon
Isomeris aborea	Bladder Pod
Juglans californica	So. Ca. Black Walnut
Leptodactylon ca.	Prickly Phlox
*Lotus scoparius	Deerweed
Mahonia nevinii	Nevin Mahonia
Penstemon antirrhinoides	Penstemon
Pinus coulteri	Coulter Pine
Platanus rasemosa	California Sycamore
Prunus ilicifolia	Hollyleaf Cherry
Quercus agrifolia	Coast Live Oak
Quercus chrysolepis	Canyon Live Oak
Quercus dumosa	California Scrub Oak
Quercus engelmannii	Englemann Oak
Quercus wislizenii	Interior Live Oak
Rhamnus californica	California Coffeeberry
Rhamnus crocea ilicifolia	Hollyleaf Redberry
Rhus Laurina	Laurel Sumac
Rhus ovata	Sugar Bush
Ribes aureum	Golden Currant
Salvia leucophylla	Purple Sage
Sambucus caerulea	Blue Elderberry
*Trichostema lanatum	Wooly Blue Curls
Washingtonia filifera	Ca. Fan Palm

Annuals and Perennials

Abronia villosa	Sand Verbena
Aquilegia formosa	Western Columbine
Brodiaea spp.	Brodiaea
Clarkia elegans	Clarkia
*Eriophyllum confert.	Golden Yarrow
*Eschschalzia ca.	Pacific Coast Iris
Iris hybrida	Tidy Tips
Layia platyglossas	Silver Lupine
*Penstemon heter. purdyi	Penstemon
*Penstemon heteraphyllus	Chaparral Penstemon
Phacelia campanularia	California Bluebells
*Zauschneria californica	California Fuchsia

2. Transition areas

Most designated Transition Areas will be manufactured slopes and those areas disturbed by grading, as well as the fuel modification zones. Irrigation will be permitted in these areas for the purpose of encouraging plant growth, however, systems should be designed to prevent water runoff and over-

spraying into natural areas.

Trees and Shrubs	
Acacia cultriformis	Knife Acacia
Acacia cyclopis	Acacia
Acacia greggii	Catclaw Acacia
Acrtostaphylos spp.	Manzanita
*Arctotheca calendula	Capeweed
Atriplex lentiformis	Quail Bush
*Baccharis pilularis	Coyote Bush
Calocedrus decurrens	Incense Cedar
Castanopsis spp.	Chinquapin
Cercocarpus ledifolius	Cutleaf Mahogany
*Cistus crispus	Rockrose
*Cistus salvifolius	Sageleaf Rockrose
Diplacus logiflour	Monkey Flower
Dodonaea viscosa	Hopseed Bush
Encelia californica	California Encelia
Encelia farinosa	Desert Encelia
Eriogonum arboresdens	Buckwheat
Eriogonum giganteum	St. Catherine's Lace
Fremontodendrom spp.	Flannel Bush
Garrya elliptica	Silktassel
Hypericum calycinum	Creeping St. Johnswort
*Lupinus arboureaus	Lupine
Mahonia repens	Creeping Mahonia
Potentilla fruticosea	Bush Cinquefoil
Prunes lyonii	Catalina Cherry
Prunes virginia	Chokecherry
Quercus agrifolia	Coast Live Oak
Quercus douglasii	Blue Oak
Quercus ilex	Holly Oak
Rosmarinus officinalis	Rosemary
*Santolina chamaecyparisus	Lavender Cotton
Schinus molle	California Pepper
Washingtonia filifera	California Fan Palm

Annuals and Perennials	
Abronia umbelata	Pink Sand Verbena
Achillea spp.	Yarrow
*Artemisia caucasica	Silver Spreader
Artemisia pycnocephala	Sand Hill Sage
Helianthemem nummularum	Sunrose
Lupinos benthemii	Lupine
*Penstemon spp.	Bearded Tongue
*Salvia sonomensis	Creeping Sage
Sisyrinchum bellum	Blue Eyed Grass

3. Contained areas

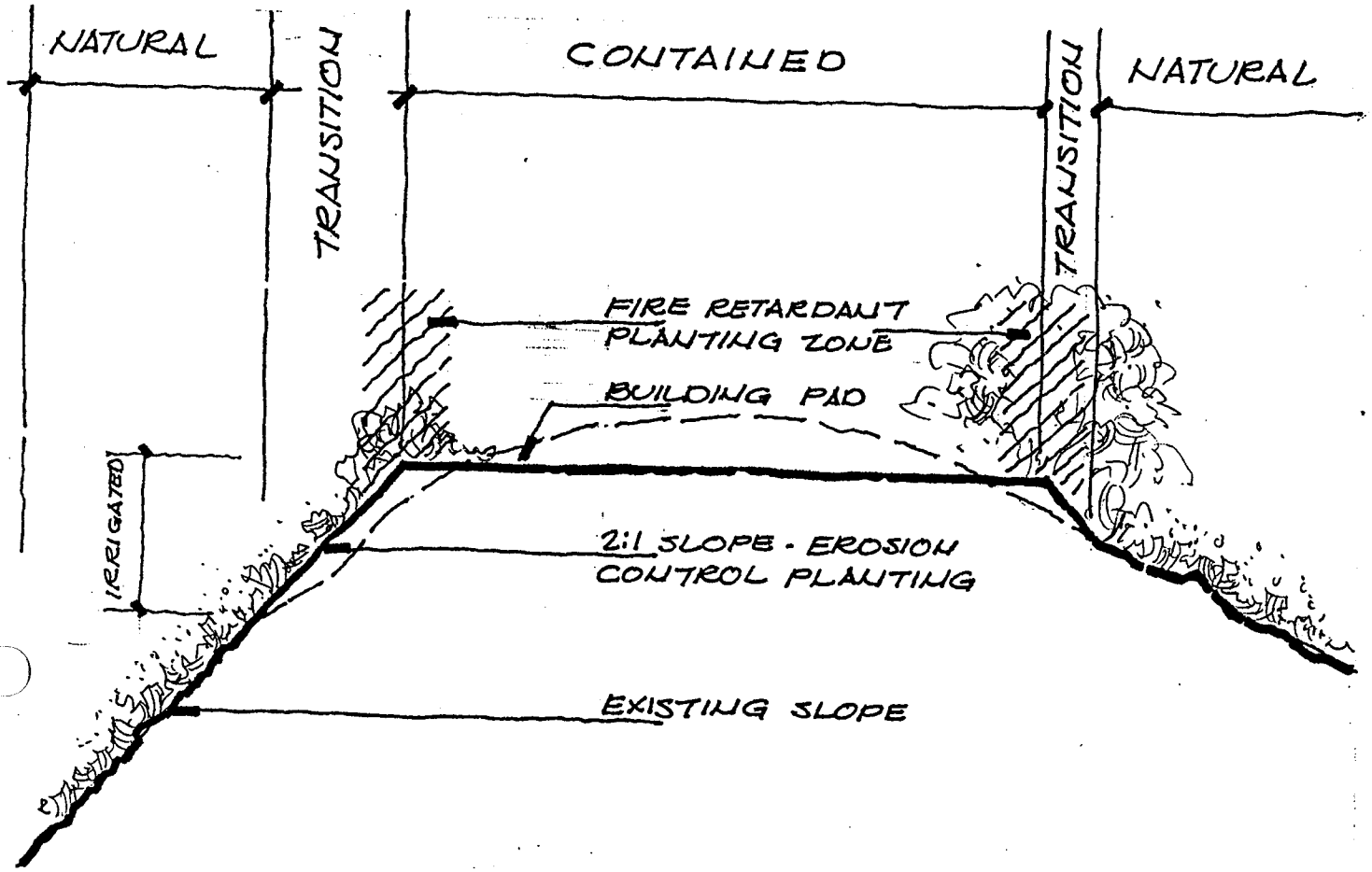
The Contained Areas are essentially the developed portions of each residential lot or pad. The following plant lists are not intended to be comprehensive, but general guidelines and suggestions of drought tolerant

plant materials. The intended look is to create a natural condition as much as possible, while retaining a substantial high quality custom landscape design.

Trees and Shrubs	
Acacia decora	Graceful Wattle
Acacia farnesiana	Sweet Acacia
Albizia julibrissin	Silk Tree
Arbutus unedo	Strawberry Tree
Bougainvillea	Bougainvillea
Caesalpinia spp.	Bird of Paradise Bush
Calliandra californica	Calliandra
Calliandra eriophylla	Fairy Duster
Calliandra Tweedii	Trinidad Flame Bush
Callistemon citrinus	Bottlebrush
Celtis spp.	Hackberry
*Ceratonia siliqua	Carob Tree
*Cercis occidentalis	Western Redbud
Cotinus coggygria	Smoketree
Cotoneaster spp.	Cotoneaster
Eriobotrya deflexa	Bronze Loquat
Elaeagnus pungens	Silverberry
Fallugia paradoxa	Apache Plume
Hypericum calycinum	Aaron's Beard
Jacaranda acutifolia	Jacaranda
Koelruiteria paniculata	Goldenrain Tree
Lagerstoemia indica	Crape Myrtle
Lantana spp.	Lantana
Lyonthamus floribundus	Catalina Ironwood
Mahonia spp.	Mahonia
*Myoporium parvifolia	Myoporum
Nerium oleander	Oleander
Olea europa	Olive
Photinia fraseri	Photinia
Photinia serrulata	Chinese Photinia
Pistacia chinensis	Chinese pistache
Pittosporum tobira	Mock Orange
Plumbago auriculata	Cape Plumbago
Pyracantha spp.	Firethorn
Simmondsia chinensis	Jojoba
Tecomaria capensis	Cape Honeysuckle
Xylosma congestum	Shiny Xylosma
Rhus lancea	African Sumac
Ulmus pumila	Chinese Elm

Annuals and Perennials	
Ajuga reptans	Ajuga
Asparagus sprengeri	Asparagus
Fragaria chiloensis	Strawberry
*Gazania spp.	Gazania
*Lippia canescens	Lippia
Liriope spp.	Lily Turf
Polygonum capitatum	Knotweed
Saxifraga spp.	Saxifrage

SITE AREAS

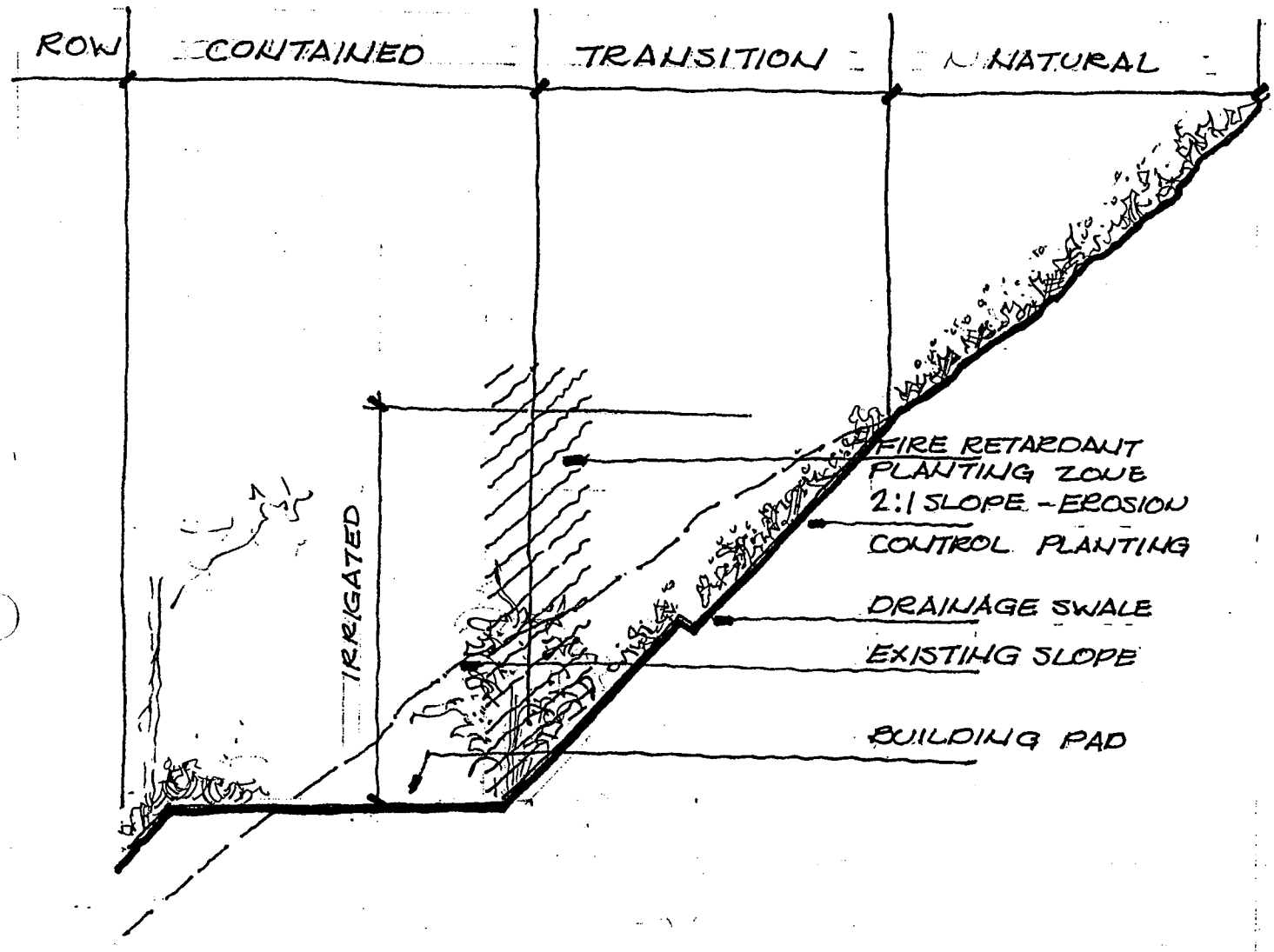


RIDGE CONDITION

NOTE: DIMENSIONS TO BE DETERMINED BY THE CITY OF REDLANDS FIRE DEPARTMENT ON A LOT SPECIFIC BASIS.

exhibit 14

SITE AREAS



VALLEY CONDITION

NOTE: DIMENSIONS TO BE DETERMINED BY THE CITY OF REDLANDS FIRE DEPARTMENT ON A LOT SPECIFIC BASIS.

exhibit 15

Trachelospernum jasminoide Star Jasmine

4. Oak Tree Preservation

Careful consideration has been given in the design of this specific plan to preserve and enhance the oak trees existing throughout the project site. In addition, a significant number of oak trees will be planted throughout the preserved natural areas to enhance the open space a natural habitat areas. Because of the high sensitivity of oak trees and the City's policy regarding their protection, great care must be exercised when work is being conducted upon the oaks or beneath the dripline. For these reasons, many requirements and procedures have been established for their protection. Therefore, the purpose of this section is to define the procedures and detail the instructions regarding what the City expects from owners of real property.

a. Oak Tree Protection Plan

Prior to the recordation of Tentative Tract 15469, an Oak Tree Protection Plan shall be prepared by an oak tree consultant containing specific information on the location, condition, potential impacts of development, recommended actions and mitigation measures regarding one or more oak trees on an individual lot basis within the tract. The Oak Tree Protection Plan shall be reviewed and approved by the City of Redlands Community Development Department.

The Oak Tree Protection Plan shall include the following information as a minimum:

* A physical and horticultural evaluation of all oak trees within the development.
* A preservation program that provides for a program for long term and short term oak tree preservation, including cultural treatments such as pest/disease management, fertilization, etc.
* Cross sectional diagrams and proposed oak tree protection zone encroachments.
* A pruning summary diagram or sheet which clearly summarizes proposed oak tree pruning.
* Specific mitigation measures that incorporate engineered, design or aboricultural measures to lessen the severity of oak tree impacts.
* The delineation of the oak tree protection zone. This shall include the area totally encompassing an oak tree within which, work

activities are strictly controlled.

b. Oak Tree Permit

Any person, developer, contractor or homeowner desiring to remove, relocate, cut branches, or encroach into the protected zone of an oak tree shall first obtain an Oak Tree Permit from the City of Redlands' Community Development Department. The City shall be responsible for establishing the procedures and requirements for the Oak Tree Permit.

c. Oak Tree Information Packet

In cooperation with the City of Redlands, sales agents, and future homeowners, the developer shall be required to provide and certify that an Oak Tree Information Packet has been provided to the buyer of the property containing oak trees. The information to be included in this packet shall include the following:

* Oak Trees - Care and Maintenance
* Oak Tree Preservation Guidelines
* Oak Tree Protection Plan
* Oak Tree Permit Instructions

D. FENCES AND WALLS

Fences and walls should be considered as an extension of the architecture of the main residence. They should serve to make a transition between the mass of the building and the natural landforms of the site. Where possible, long, unbroken lines of fences or walls should be avoided. It is desirable to use planting materials, off-sets and recesses to soften their appearance. Where sloping topography is encountered, the wall or fence should be stepped to better relate to the natural contour.

Fences and walls generally should relate to the building architecture in terms of the use of materials, color and detailing. Particularly important are those fences and walls that will be visible from adjacent properties and public streets. Fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as for security, privacy and safety reasons.

Fences and walls consisting of brick, decorative concrete block, stone, stucco, wrought iron and

pilasters are encouraged. Those fences and walls lacking in architectural design and character are strongly discouraged, particularly where visible from a public right-of-way. As stated previously, no fences or walls are permitted within the areas of lots designated "preserved natural area", except for the containment of horses pursuant to an approved plan by the City Planning Department.

E. Grading

The following grading development standards and guidelines are excerpted from the Hillside Ordinance and incorporated herein:

1. Cut and fill requirements.

   a. No cut or fill shall encroach upon any Federal Emergency Management Agency (FEMA) floodplain except in conformance with City and FEMA regulations.
   b. Cut or fill material in excess of that approved for use shall be disposed of in a manner approved by the City Engineer or his designated representative.
   c. Cut or fill materials that are added to or taken away from the site shall be transported according to a haul route approved by the City Engineer or his designated representative.

2. Erosion and sediment control shall be accomplished according to best management practices defined in Redlands Southeast General Plan Amendment Final Environmental Impact Report (SCH #87070606, Appendix 5).

3. Slope landforming

   a. Landforming shall be accomplished by the use of variable slope ratios, undulating tops and toes, hiding of terraces and downdrains, and constantly varying surface features and landscaping.
   b. All slopes greater than 100 feet in length or 10 feet and greater in height shall be landformed.
   c. Slopes constructed adjacent to roadways shall be designed to reduce their visual impacts by the use of variable slope ratios, meandering tops and toes, and integrated landscaping with right-of-way areas.

SECTION 6. PROCEDURAL IMPLEMENTATION

A. PURPOSE

The purpose of Procedural Implementation is to ensure that future development plans are in conformance with the Sector 10 Specific Plan. This implementation section is intended as a guide only, and the ordinances and regulations in effect for the City of Redlands shall prevail.

B. ENVIRONMENTAL REVIEW

It is intended that the Southeast Redlands GPA Final Environmental Impact Report together with the Environmental Assessment for this Specific Plan will comprise the Master Environmental Assessment for future project considerations subsequently filed for individual properties. Each subsequent project which is filed within the Sector 10 Specific Plan boundaries shall be reviewed for environmental impact subject to the consistency review procedures for the City of Redlands. So long as future plans are generally consistent and compatible with this specific plan, it is intended that each future project will receive a positive consistency review by the City, and no additional environmental review will be undertaken.

As part of the subsequent environmental analysis and on-going review, an Environmental Mitigation Monitoring Program shall be established for each independent project to be processed. This monitoring program will be implemented through the various stages of development review and construction. For example, certain mitigation measures will be implemented through the design of subdivisions maps, while other mitigation measures are implemented through actual construction stages. In each case, a monitoring report will be prepared by the project applicant addressing the mitigation measures contained in SECTION 2.C., and as adopted by the City of Redlands.

C. SUBDIVISION MAPS

It is intended that the major implementation method for development within the Sector 10 Specific Plan will be the Subdivision Map process. A Tentative Tract Map will be prepared in accordance with City regulations and submitted for review and approval. The Tentative Map shall be consistent with the adopted Specific Plan, and show in greater detail the actual implementation of the designs contained within the Specific Plan, as well as

designs contained within the Specific Plan, as well as the locations of all streets, utilities and other public improvements. In addition, the map shall depict the implementation of any required mitigation measures.

D. AMENDMENTS

An amendment to the adopted Sector 10 Specific Plan shall require the same procedures as adoption, outlined within California Government Code Section 65500.

E. COMMISSION REVIEW AND APPROVAL

A Commission Review and Approval application shall be required for the development of houses upon Lots 20 and 21, Tract No. 15469. Specific attention shall be given to the ridgeline in order to lessen the potential for significant, adverse impacts to the ridgeline and vistas from surrounding properties.