



ORANGEWOOD

*Classics* I

A COURTYARD HOME DEVELOPMENT

## **SPECIFIC PLAN NO. 56**

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(909) 337-3505

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# TABLE OF CONTENTS

Preface.....	1
<b>I. INTRODUCTION</b>	
A. Purpose of Specific Plan .....	2
B. The Specific Plan Area.....	3
C. Project Setting.....	4
D. Relationship to the Redlands General Plan.....	5
E. Goals and Objectives.....	6
<b>II. LAND USE PLANNING AND REGULATORY PROVISIONS</b>	
A. Permitted Uses.....	7
B. Property Development Standards.....	7
1. Lot Area.....	7
2. Lot Dimensions.....	7
3. Maximum Coverage.....	7
4. Building Height.....	7
5. Setbacks.....	7
6. Signs.....	7
7. Fences and Walls.....	7
C. Architectural Design Standards.....	8
D. Off-street Parking.....	9
E. Landscaping.....	9
F. Entrances, Access, and On-site Circulation.....	10
G. Street Lighting.....	10
<b>III. THE INFRASTRUCTURE PLAN</b>	
A. Public Service Infrastructure.....	11
1. Water.....	11
2. Sewer.....	11
B. Private Service Infrastructure.....	11
<b>IV. PROGRAM OF IMPLEMENTATION MEASURES.....</b>	<b>12</b>

## **LIST OF EXHIBITS**

Exhibit 1	Vicinity Map
Exhibit 2	Project Boundary
Exhibit 3	Land Use Plan
Exhibit 4	Plan 1, 2, 3 – Front Elevations
Exhibit 5	Plan 1 Floor Plan
Exhibit 6	Plan 1 Elevations
Exhibit 7	Plan 2 Floor Plan
Exhibit 8	Plan 2 Elevations
Exhibit 9	Plan 3 Floor Plan
Exhibit 10	Plan 3 Elevations
Exhibit 11	Garage Floor Plan and Elevations
Exhibit 12	Conceptual Landscape Plan
Exhibit 13	Streetscape
Exhibit 14	Circulation Plan
Exhibit 15	Infrastructure Plan

## **PREFACE**

The Oranewood Classics I Specific Plan No. 56 has been prepared as a planning tool for the City of Redlands to review the proposed bungalow style court home development. In the development of this specific plan, a team of architects, landscape architects, engineers, and planners have worked together to develop this unique residential community.

Development guidelines for the subject Specific Plan are outlined in the enclosed document. Any details or issues not specifically addressed by this Specific Plan shall be subject to the regulations of the City of Redlands Municipal Code. Definitions of terms shall also be as defined in the Redlands Municipal Code.

## **I. INTRODUCTION**

### **A. Purpose of the Specific Plan**

The purpose of Orangewood Classics I Specific Plan is to enhance the City Development Code for this unique project. Orangewood Classics I creates an intimate neighborhood, offering the enjoyment of landscaped entry courts, covered front porches, along with the privacy of detached single-family living. Highly innovative and thoughtful plans create stylish indoor-outdoor living space, providing a sense of warmth of privacy.

A pedestrian friendly street scene is established by the elimination of driveways and garage doors within the front elevations of the residences. Access to the individual detached garages is provided by a private alley around the perimeter of the project. Visitor parking is provided within the center private street, and pedestrian access is provided to each house through a network of sidewalks that bisect the common front yard areas. A minimum six (6) foot separation between the residential structures (3' setback from property line) continues the "neighborhood" theme while providing for individual privacy. Private rear yards are provided between the residences and detached garages. A common theme of landscaping along with uniform maintenance by the Homeowner's Association, completes the design goal of an intimate residential neighborhood.

**B. The Specific Plan Area**

The Specific Plan Area consists of 4.91 net acres and is located on the south side of Orange Avenue, approximately 300' west of Tennessee Street. It is identified as Assessor's Parcel Number 0292-212-02 and is legally defined as follows:

Parcel No. 1:

The West one-half of the Northeast quarter of Lot 23 of The Barton Ranch, in the City of Redlands, County of San Bernardino, State of California, as per map recorded in Book 6, page(s) 19, of Maps, in the office of the County Recorder of said County.

Together with the North 12 feet of the West one-half of the Southeast quarter of Lot 23 of The Barton Ranch, as per plat recorded in Book 6 of Maps, page(s) 19, records of said County.

Parcel No. 2:

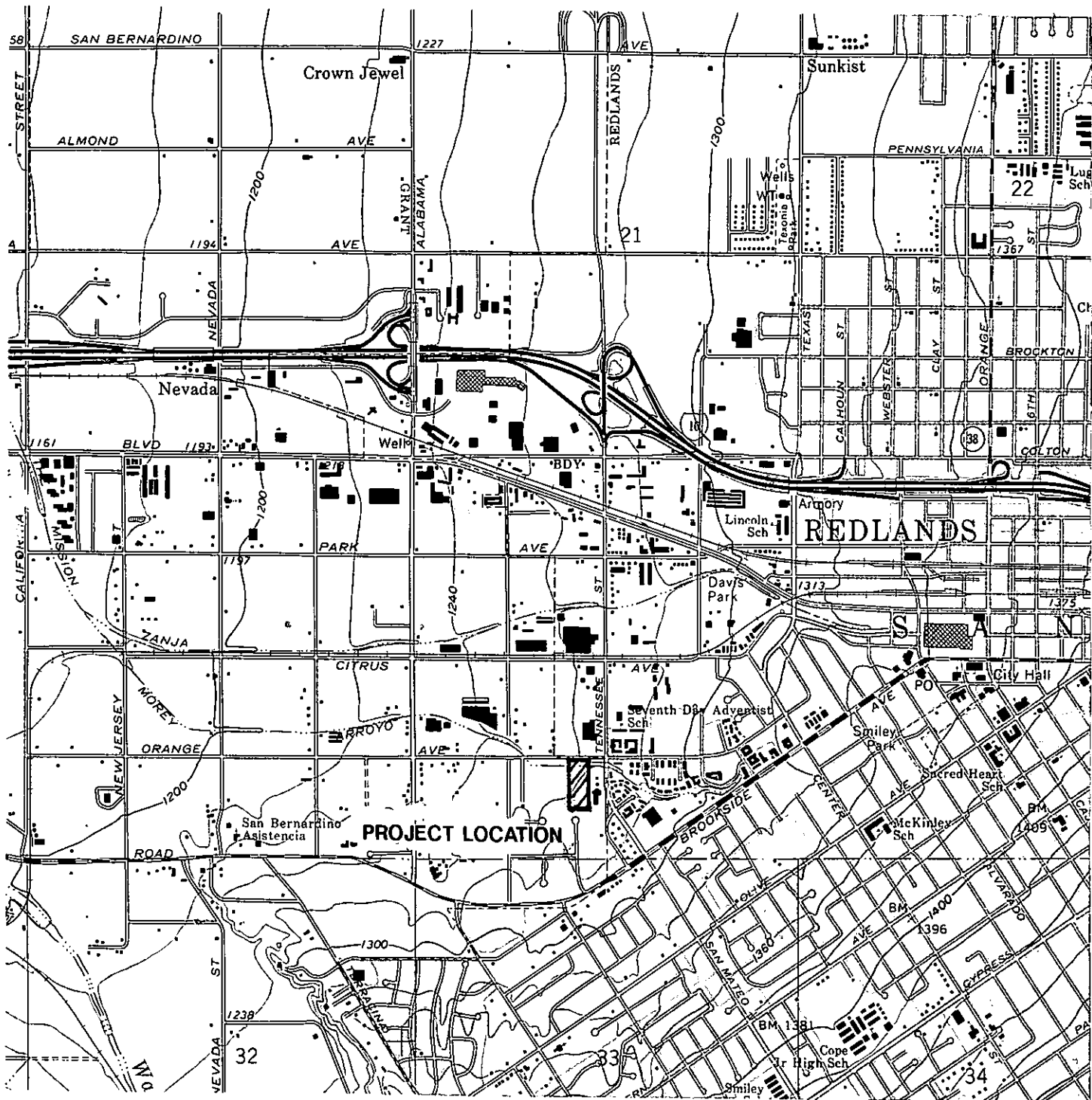
A right of way easement for ingress and egress, and roadway purposes over and across the North 12 feet of the East one-half of the Southeast quarter of Lot 23, Barton Ranch, County of San Bernardino, State of California, as per plat recorded in Book 6 of Maps, page(s) 19, records of said County. Said right of way is now over a portion of Lot 12 of Tract No. 10360, as shown by map on file in Book 152, page(s) 71 and 72 of Maps, San Bernardino County Records.

Parcel No. 3:

A right of way for pipe line running along the Southerly line from the Southeast corner of property described in deed from A.J. Wilson and wife, to F.A. Anderson and Marie Anderson, dated January 10, 1916 and recorded January 15, 1916, in Book 582 of Deeds, page(s) 317, to the Southeast corner of the above described property for delivery of water to above described property.

The location and boundaries of the Specific Plan Area are shown on Exhibit 1 and 2.

**EXHIBIT #1**  
**VICINITY MAP**

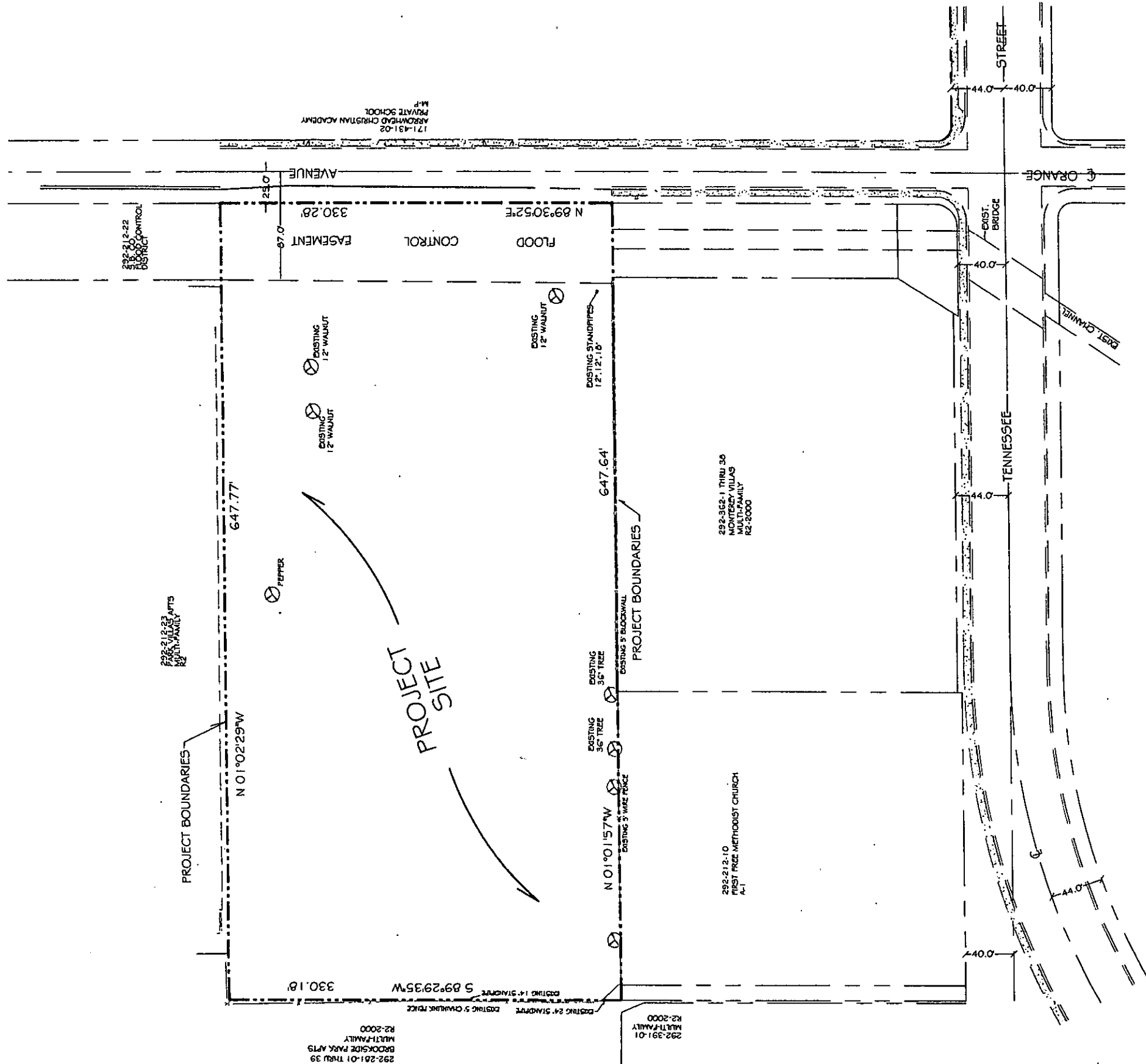


**ORANGIEWOOD** *Classics I*

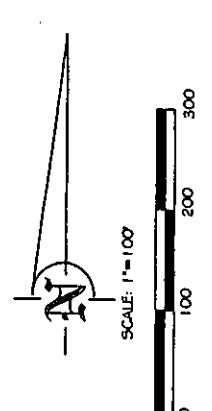
A COURTYARD HOME DEVELOPMENT







EXISTING GROSS AREA: 222,140 S.F. (5.10 AC)  
 EXISTING NET AREA: 213,883 S.F. (4.91 AC)



# EXHIBIT 2

**ORANGEWOOD** *Classics*  
 A COURTYARD HOME DEVELOPMENT

## PROJECT BOUNDARY

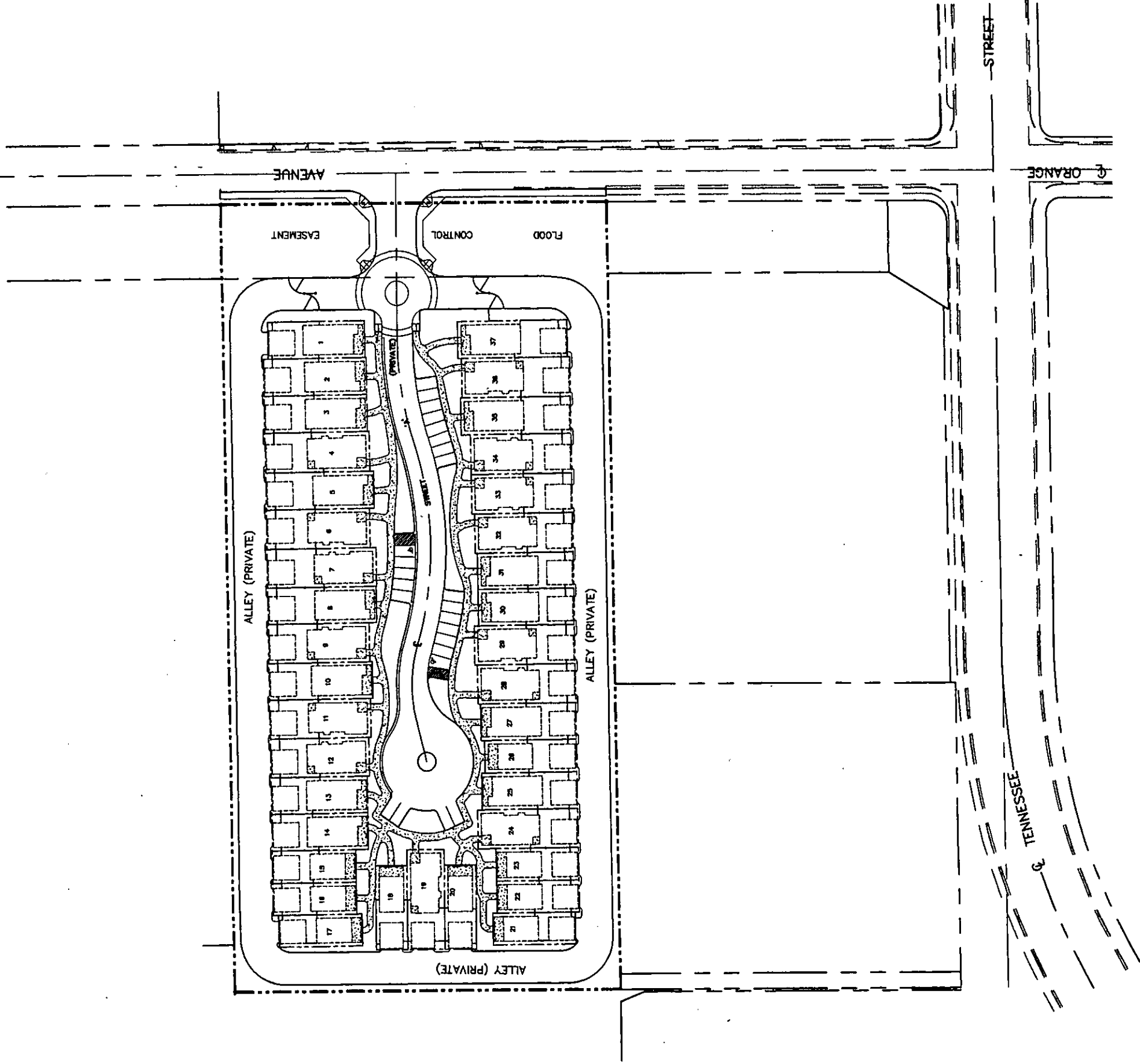
QUANTUM STRUCTURES, LLC  
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THATCHER ENGINEERING & ASSOCIATES, INC.  
 LAND PLANNING ARCHITECTURE

### **C. Project Setting**

The project is a vacant property and is zoned Multiple-Family Residential (R-2). The north property line of the proposed project is abutted by Orange Avenue. The property directly across the street is zoned Planned Industrial (MP), and is occupied by a private school. There are two properties directly east of the project. The southerly property on the east side is zoned Agricultural (A-1) and is occupied by a church. The northerly property is zoned Multiple-Family Residential (R2-2000) and is occupied by two-story town homes. The properties located to the west and south of the project are also zoned Multiple-Family Residential (R-2 and R2-2000) and are occupied by a community of town homes and apartment homes.

The designation and location of the surrounding planning areas and uses are shown on Exhibit 3.



PROJECT AREA:

GROSS: 222,140 SF (5.10 AC)  
 EXISTING/PROPOSED NET: 213,883 SF (4.91 AC) (100%)  
 NO ADDITIONAL R/W DEDICATION

LOT SUMMARY

PRIVATE LOTS (1 THRU 37) = 92,833 SF (TOTAL)  
 MIN. LOT SIZE=1,917 SF  
 MAX. LOT SIZE=2,976 SF  
 AVG. LOT SIZE=2,509 SF  
 COMMON LOT (LOT 'A')=121,000 SF (2.78 AC)

PROJECT COVERAGE

BUILDING AREA 57,491 SF 27.0%  
 ASPHALT (ROADS & PARKING) 60,704 SF 28.0%  
 LANDSCAPING/SIDEWALKS/F.C. EASEMENT 95,638 SF 45.0%  
 213,883 SF 100%

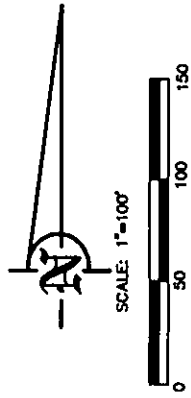
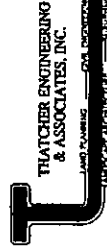


EXHIBIT 3

**ORANGEWOOD** *Classics*  
 A COURTYARD HOME DEVELOPMENT

LAND USE PLAN

QUANTUM STRUCTURES, LLC  
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 LAKE ARROWHEAD, CA. 92352  
 (909) 337-3505



#### **D. Relationship to the Redlands General Plan**

The General Plan designation for the project is High Density Residential. This classification allows from 0 to 27 dwelling units per gross acre. The Specific Plan is consistent with the Goals and Objectives of the current General Plan. The project proposes 7.3 dwelling units per gross acre, well within the allowable density for the General Plan designation. The intent of the High Density Residential land use category, as defined by the City's General Plan is to "provide for the development of attached, detached and/or mixed residential uses with a range of densities and housing types." This development, in conjunction with the surrounding development, achieves the intent of the High Density Residential designation.

The following Guiding Policies of the General Plan are relevant to the Specific Plan:

**3.10b** – Retain the character of the neighborhoods, streets, and buildings that established Redlands' reputation as an ideal Southern California city.

**4.40a** – Maintain the predominant single-family residential character of Redlands.

**4.40d** – Encourage a variety of housing types to serve all economic segments of the community.

**4.40h** – Encourage construction of small single-family homes on small lots as an affordable housing solution.

**4.40m** – Establish a range of residential densities and development standards which encourage a mix of housing types.

**4.40o** – Establish guidelines which will encourage better neighborhood design.

**4.40p** – Encourage underground utilities in all new residential development.

## **E. Goals and Objectives**

The concept of Orangewood Classics I is to establish a courtyard home development that is desirable to many sectors of the community. The development does not attempt to compete with conventional single housing. It strives to capture a new market – to provide an alternative to rentals and townhouses. From young professionals making the transition from apartment life and aspiring to purchase their first home, to those who desire to have a smaller home that requires less maintenance, after their children have grown and moved out, Orangewood Classics I strives to attract several segments of the community by offering a unique, affordable, residential community that is not readily offered in the City. To achieve this vision, the Specific Plan has incorporated the following goals and objectives:

- 1.) To provide the planning framework for the development of a residential project that is single family in nature, located within a property that has a higher density designation.
- 2.) To preserve the historical bungalow court style architecture design reminiscent of historical Redlands neighborhoods.
- 3.) To create a pattern of development that will encourage the establishment of future "intimate neighborhood" communities.
- 4.) To incorporate a unique design of pedestrian walkways and common areas that promotes the development as a livable and walkable community.
- 5.) To provide the extension of adequate infrastructure, including water and sewer.
- 6.) To incorporate comprehensive design guidelines for creating a compatible relationship with surrounding areas and neighborhoods.

## II. LAND USE PLANNING AND REGULATORY PROVISIONS

### A. Permitted Uses

The permitted land uses in the Specific Plan shall be limited to the following: single family detached residential structures. A maximum of one dwelling unit per lot shall be permitted. One detached, two-car garage shall be permitted per individual lot.

### B. Property Development Standards

- 1.) **Lot area:** Each lot shall have a minimum area of 1,917 square feet.
- 2.) **Lot dimensions:** Each lot shall have a minimum width of twenty-seven (27) feet, and a minimum depth of seventy-one (71) feet.
- 3.) **Maximum coverage:** The maximum coverage by structures for each individual lot shall be seventy-five (75%) percent of the lot area.
- 4.) **Building height:** The maximum building height of any structure shall be two stories, or twenty-five (25) feet.
- 5.) **Setbacks:**
  - **Front Yard:** The front yard setback, as measured from the private street shall be a minimum of six (6) feet.
  - **Rear Yard:** The rear yard setback, as measured from the garage to the residence, shall be a minimum of seven (7) feet.
  - **Side Yard:** The side yard setback shall be a minimum of three (3) feet from the property line.
- 6.) **Signs:** Signage within the Specific Plan shall be permitted as per the provisions of the Redlands Sign Code.
- 7.) **Fences and Walls:**
  - A block wall shall be constructed along the easterly property line to extend the existing block wall located along the northerly portion. Said block wall shall be constructed to meet existing.
  - A six (6) foot high decorative block wall shall be constructed along the south and west property lines.
  - Five (5) foot high wood fencing shall be provided for the interior yards.

- A four (4) foot high wrought iron fence with pilasters (at 24' on center) shall be constructed along the project frontage on Orange Avenue.
- Electronic security gates shall be constructed within the alley to the west and east of the cul-de-sac street as depicted on the tentative tract map to block public access.

### **C. Architectural Design Standards**

The architectural design for the Specific Plan is intended to emulate the various styles of historic downtown Redlands without mimicking any one period or style. By implementing various building materials such as siding, cedar shake, boxed columns, stone veneer columns and custom window mullions, and a variety of color combinations, the individuality and uniqueness of the neighborhood is reminiscent of the historical neighborhoods in the community.

Practicality is also very important in the design of these homes. Modern and more durable materials will be used in the construction process. For example, concrete tile roofs in lieu of shake or asphalt; masonite siding instead of wood siding requires less maintenance; dual glazed, insulated windows just to name a few.

The following is a brief description of the three plan types and garages to be developed within the project:

**Plan 1** – Plan 1 is two-story (maximum 25' in height) and includes 1,424 total square feet. The development includes fourteen (14) units of this plan type.

**Plan 2** – Plan 2 is also two-story (maximum 25' in height) and includes 1,258 square feet. The development includes nine (9) units of this plan type.

**Plan 3** – Plan 3 is a single story home (maximum 17' in height) and includes 1,152 square feet of living area. A total of fourteen (14) units have been designed with this plan type.

**Garages** – All garages within the development shall be single story, detached, two-car garages, and have a total of 441 square feet, and be a maximum of 16' in height.

The architectural elevations and floor plans for each plan type and garages are illustrated in Exhibits 4 through 11.

REVISIONS	BY

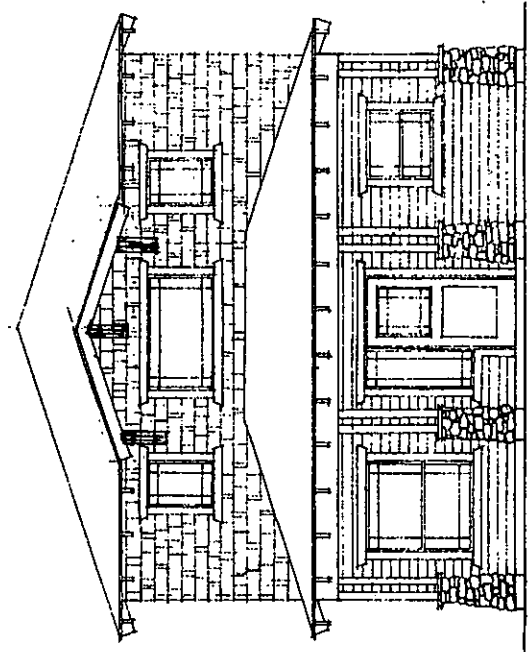
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 suite 9  
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 tel. 909.335.0747  
 mitchell wade gardner, architect

DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET

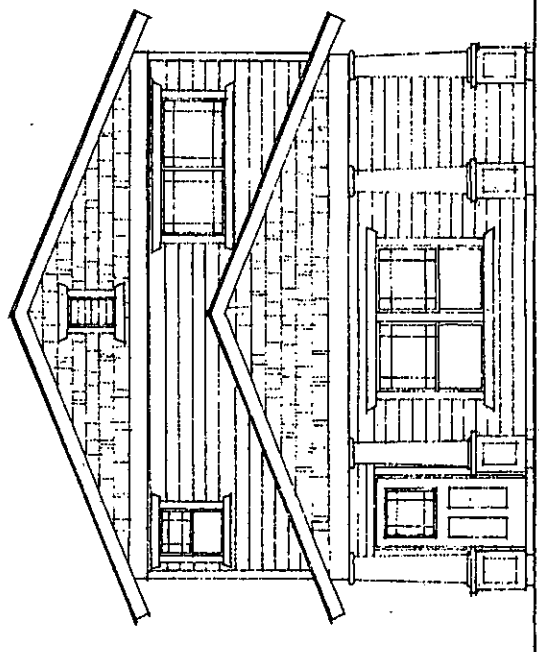
PLAN 1, 2 & 3 ELEVATIONS

EXHIBIT #4

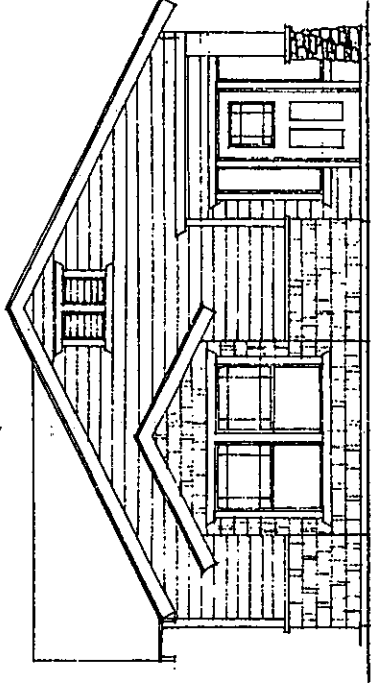
FRONT ELEVATIONS



PLAN 1 FRONT ELEVATION



PLAN 2 FRONT ELEVATION PLAN



PLAN 3 FRONT ELEVATION

















#### **D. Off-street Parking**

Each residential lot shall provide two (2) covered parking spaces within an enclosed garage. In addition, visitor parking spaces shall be provided within a common lot at a minimum ratio of one (1) space per two (2) dwelling units. A total of twenty-four (24) guest parking spaces will be provided. Off-street parking spaces shall be provided in strategic locations along the private street to provide convenient access for guests. Each off-street parking space shall have a minimum dimension of nine (9') in width and nineteen (19') in depth. Stall depths may be reduced up to one foot where the parking space is adjacent to a six-foot or wider sidewalk. No parking shall be permitted in the alley around the perimeter of the development.

#### **E. Landscaping**

Landscaping shall be provided within the common areas of the project to provide for a harmonious design and create a neighborhood community within the project.

Landscaping shall also be included around the perimeter of the project to provide for adequate buffering from adjacent developments. Landscaping within the Specific Plan shall be consistent with the Conceptual Landscape Plan as depicted in Exhibit 12 of this document.

The tree species for the project was chosen to complement the reminiscent bungalow style architecture designed for the development. A streetscape of the architecture is illustrated in Exhibit 13. A combination of queen palms, crape myrtles, and perennials are provided at the entrance of the project and at the terminus of the private street for visual enhancement at these primary focal points. Flower and accent trees have also been strategically placed around the site for visual interest and beauty.

In an effort to maximize space, trees were chosen for their vertical growth habit, such as the canary island pines, eucalyptus, and queen palms. Fern pines and eucalyptus trees are used around the perimeter of the site to aid in additional screening from the surrounding uses. Deciduous trees have been used to maximize sunlight into the project during the winter months. Foundation shrubs, accent shrubs, and perennials will be used throughout the development to assist in screening the perimeter walls and interior fencing. In addition, smaller, slower growing trees such as crape myrtle are used in the areas along the private alley between garages to assist in "breaking up" the linear nature of the alley.

Mulch pathways with accent shrubs and perennials are provided between the homes to allow for access and create visual interest. Turf areas are maximized within the common areas.

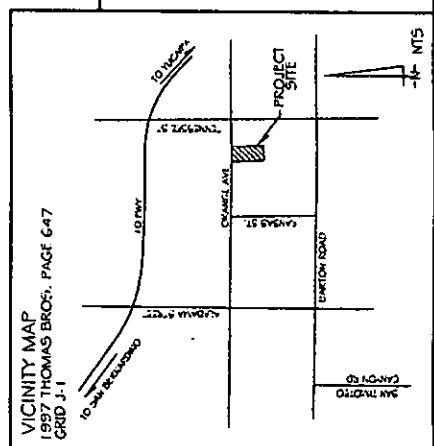
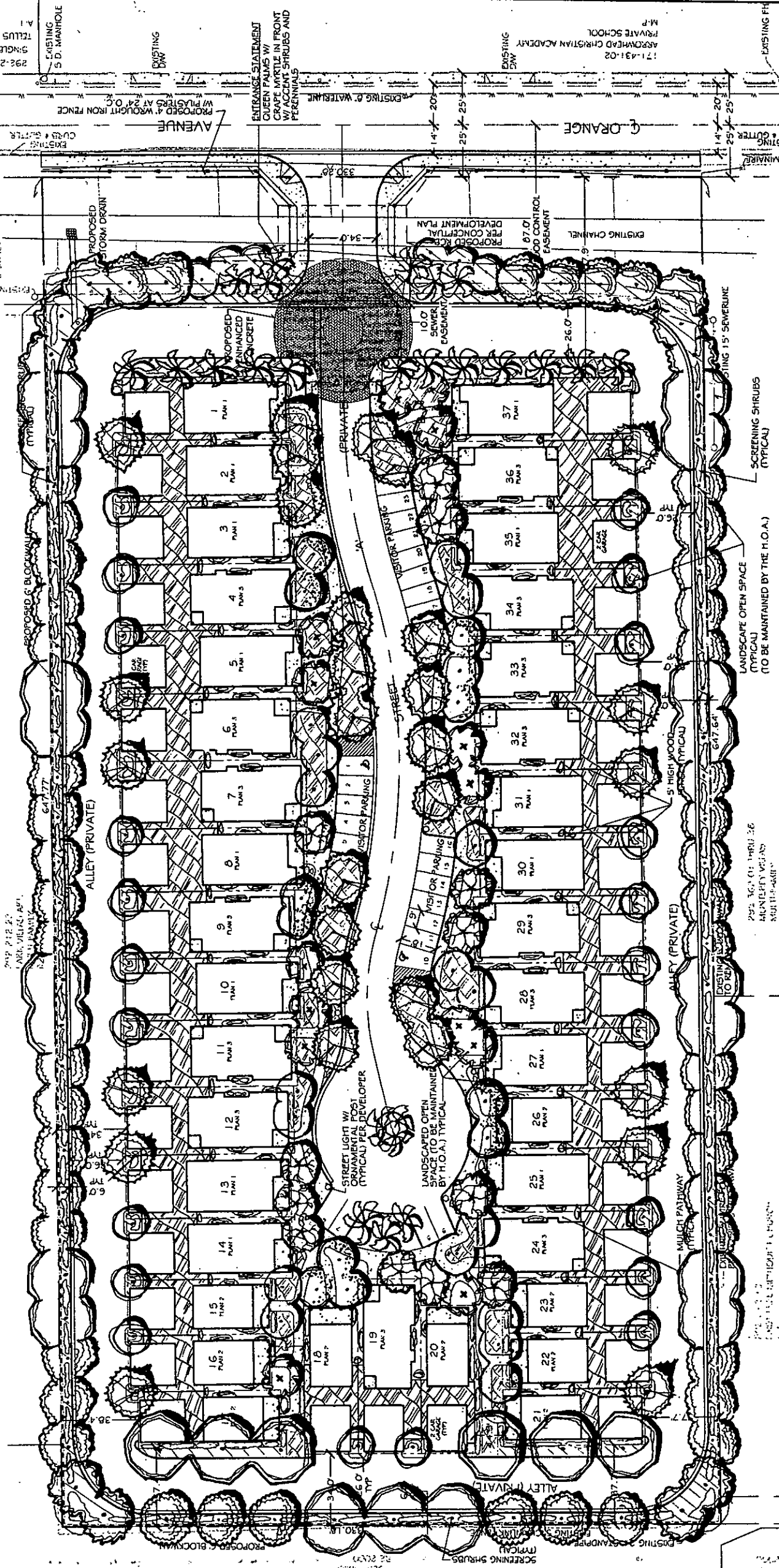
Enhanced paving is proposed at the project entrance consisting of colored stamped concrete. The design, as shown on the conceptual landscape plan, includes a herringbone pattern within the inner circle and outer frame.



# CONCEPTUAL LANDSCAPE PLAN

APN 0292-212-02  
CITY OF REDLANDS

PLANT LEGEND		
SIZE	BOTANICAL NAME	COMMON NAME
17	HYMENOSPORUM FLAVUM	SWEET SHADE
12	BETULA PENDULA	EUROPEAN WHITE BIRCH (MULTI TRUNK)
10	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
40	PODOCARPUS GRACILIOR	FERN PINE
25	EUCALYPTUS MACULATA	SPOTTED GUM
20	LAGERSTROEMIA INDICA	CRATE MYRTLE (MULTI-TRUNK)
14	PYRUS CALLERYANA 'AUSTROCARAT'	ORNAMENTAL PEAR
12	ACER PALMATUM	JAPANESE MAPLE (MULTI-TRUNK)
30	PINUS CANARIENSIS	CANARY ISLAND PINE
24	SYRUS ROMANOFFIANUM	QUEEN PALM
5	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN
5	PHOTINIA FRASERI	N.C.N.
5	JUNIPERUS	JUNIPER
5	PITOSPORUM	TOBIRA
5	MYRTLE COMMUNIS 'COMPACTA VARIEGATA'	MYRTLE
5	PHORMIUM TENAX	NEW ZEALAND FLAX
5	EUONYMUS JAPONICA	N.C.N.
5	CISTUS	ROCKROSE
5	STRELITZIA REGINAE	BIRD OF PARADISE
5	NANDINA DOMESTICA	HEAVENLY BAMBOO
1	AGAPANTHUS	LILY OF THE NILE
1	ALSTROEMERIA	N.C.N.
1	LAVENDULA	LAVENDER
1	HEMEROCALLIS	DAY LILY
1	DIETIES HYBRID	FORTNIGHT LILY
1	AGAPANTHUS	LILY OF THE NILE
HYDRO-SEED	TALL FESCUE WATERLESS TRIPLE DWARF (6000) 345-1108	TURF
FLATS	GAZANIA	GAZANIA
FLATS	VINCA MAJOR	PERIWINKLE
FLATS	ROSMARINUS OFFICINALIS	ROSEMARY
FLATS	HEREDA HELIX	IVY
FLATS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE



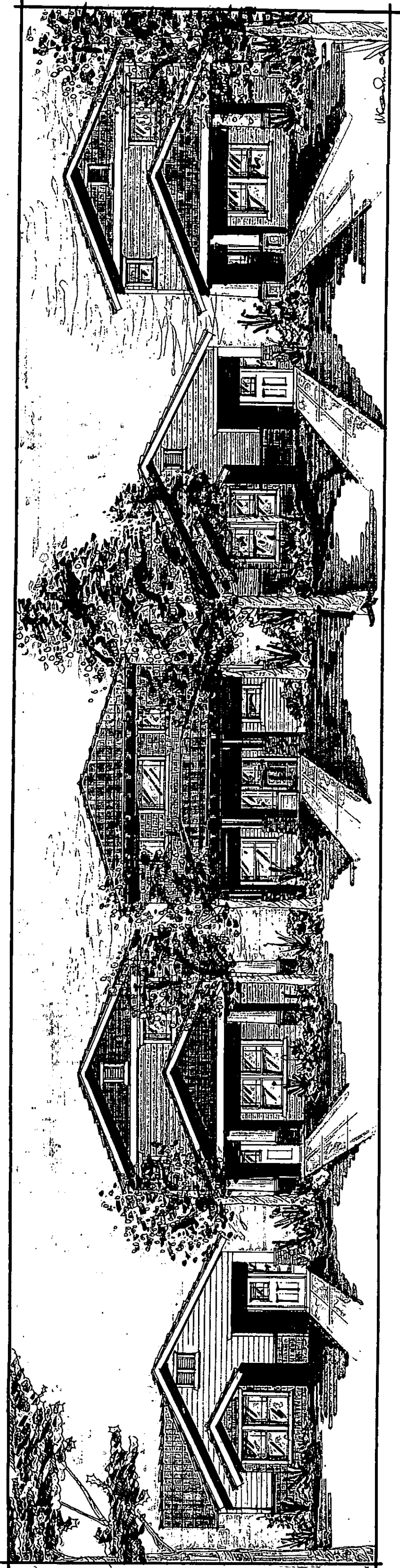
- NOTES:
- EXISTING ZONING: R-2
  - UNIT SUMMARY:  
 UNIT 1 (1664 SF) = 14 EA (2-STORY)  
 UNIT 2 (1236 SF) = 9 EA (2-STORY)  
 UNIT 3 (1690 SF) = 14 EA (1-STORY)  
 TOTAL UNITS = 37 EA
  - COMMON LANDSCAPE / SIDEWALKS F.C. EASEMENT: 75,847 SF  
 PRIVATE LANDSCAPING: 19,234 SF
  - BACKYARD LANDSCAPING BY INDIVIDUAL OWNERS.
  - PLANT COUNT AND SPECIES IN CONCEPTUAL ONLY.  
 FINAL COUNT AND SPECIES PER APPROVED LANDSCAPE PLAN.

CONCEPTUAL LANDSCAPE PLAN  
ASSESSOR'S PARCEL NUMBER: 0292-212-02  
CITY OF REDLANDS

THATCHER ENGINEERING & ASSOCIATES, INC.  
345 5TH STREET, SUITE B  
REDLANDS, CA 92374  
(909) 748-7777 FAX (909) 748-7776

PREPARED FOR APPLICANT/OWNER:  
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PH. (909) 337-3505

Michael V. Thatcher, P.E., License No. 12290, State of California  
 Date Prepared: 08/11/05  
 Drawn By: Reference No. 9920101P2  
 Job No.: 772402  
 Scale: KM,KT  
 Date: 08/11/05



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(909) 337-3505

ORANGECREYWOOD  
*Classics I*

A COURTYARD HOME DEVELOPMENT

MITCHELL WADE GARDNER, ARCHITECT

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92373  
TEL: 909.335.0747

## **F. Entrances, Access, and On-site Circulation**

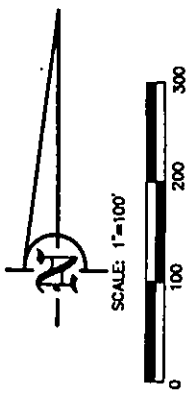
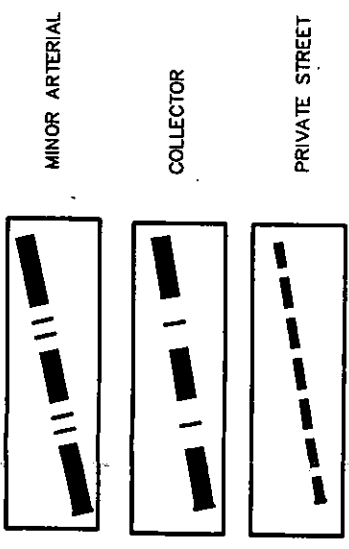
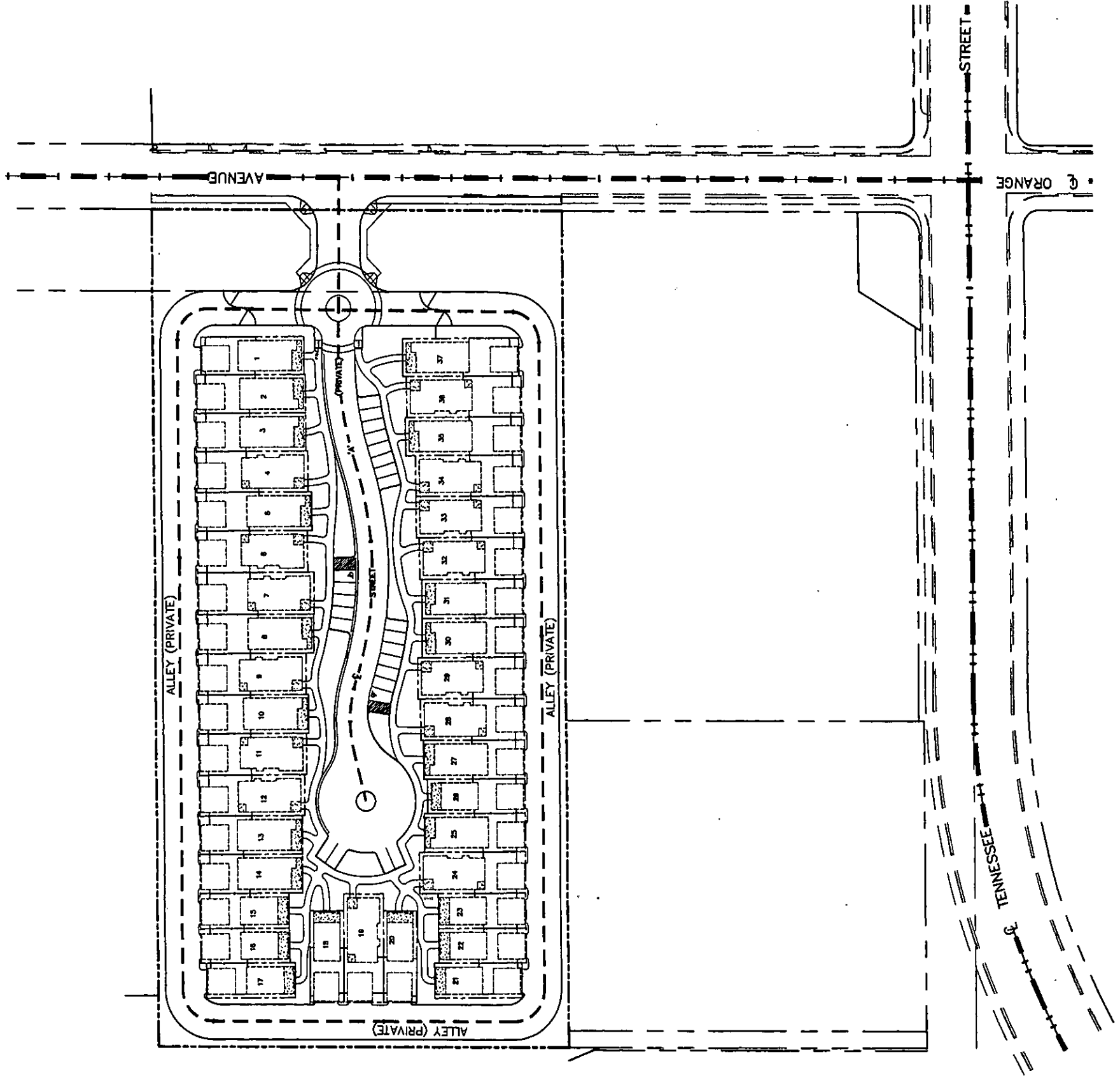
Access within the Specific Plan Area shall be provided via a private alley for the residents' access to their garage. A private street shall be developed to provide for visitor access and parking. The circulation within the Specific Plan shall be consistent with the Circulation Plan as depicted in Exhibit 14 of this document.

Access to the site is provided by Orange Avenue, a designated collector street, per the Circulation Network map in the City's General Plan. A bridge across the existing flood control channel will provide a 34' wide access from Orange Avenue into the development. The 26' wide private street within the development provides two-way access, and will be utilized by guests for parking and access to the residences. The 26' wide private alley around the perimeter of the development will also provide two-way access, and will be used for access to the garages by the residents only.

Improvements across the project frontage on Orange Avenue will include new curb and gutter, sidewalk, and pedestrian access ramps constructed to City standards.

## **G. Street Lighting**

Ornamental streetlights will be provided within the development at the entrance of the project and along the private street. These streetlights are designed to be reminiscent of the historical gas lamps, similar to what is exhibited in historical downtown Redlands.



**EXHIBIT 14**  
**ORANGEWOOD Classics**  
A COURTYARD HOME DEVELOPMENT  
**CIRCULATION PLAN**

QUANTUM STRUCTURES, LLC  
P.O. BOX 720  
LAKE ARROWHEAD, CA. 92352  
(909) 337-3505

THATCHER ENGINEERING & ASSOCIATES, INC.  
LAND DESIGN  
CIVIL ENGINEERING

### **III. THE INFRASTRUCTURE PLAN**

#### **A. Public Service Infrastructure**

Public water and sewer service shall be provided to each of the residences. The following is a description of the public utility improvements for the Specific Plan:

- 1.) **Water** – There is an existing 8” water main on the north side of Orange Avenue, across the frontage of the project. Water service will be provided to the project by extending an 8” water line from the existing main in the public right-of-way, around the private alley, looping the entire project.
- 2.) **Sewer** – There is an existing 15” sewer main on the south side of the existing flood control channel, across the frontage of the project. Sewer service will be provided to the project by extending an 8” sewer line from the existing main to the end of the cul-de-sac at the terminus of the private street.

The City of Redlands will be granted easements over this private street and the private alley for maintenance of public utilities, and to access meters, trash disposal, etc.

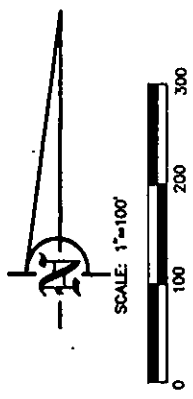
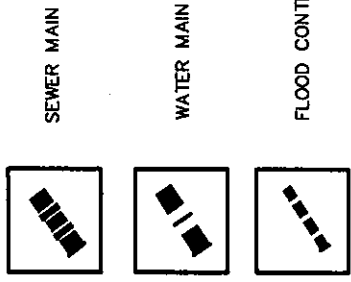
The water and sewer improvements for the Specific Plan shall be designed and installed per the City’s standards, and shall be consistent with the Infrastructure Plan as depicted in Exhibit 15 of this document.

#### **B. Private Service Infrastructure**

Private utility lines, including gas, electrical, telephone, and cable are locally available. The private utility purveyors for the project are as follows:

- 1.) Electrical power – Southern California Edison
- 2.) Natural gas service – Southern California Gas Company
- 3.) Telephone service – Verizon
- 4.) Cable television service - Adelphia

Gas, electrical, telephone, and cable service shall be available to each residence.

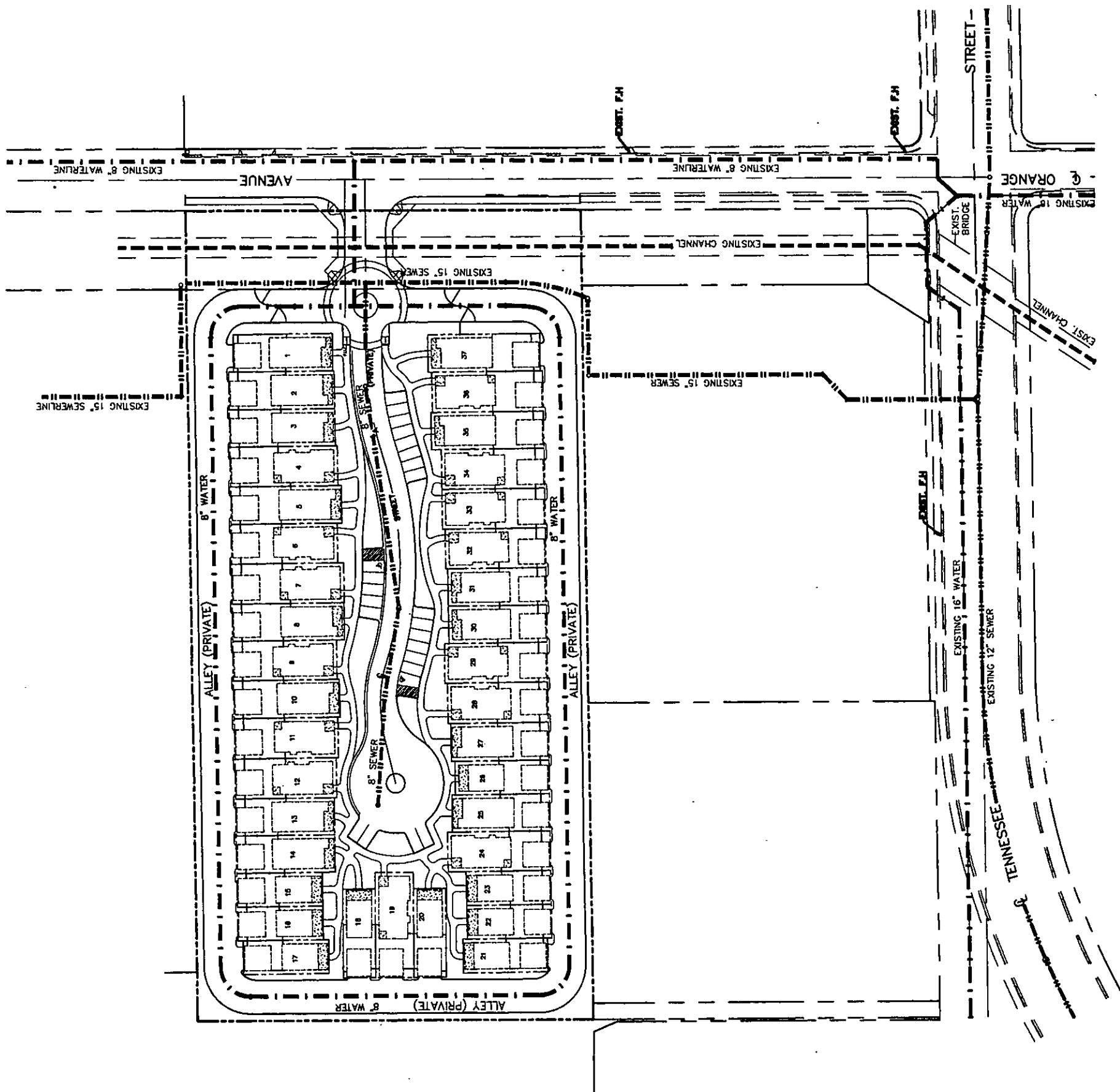
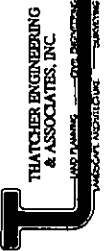


# EXHIBIT 15

**ORANGEWOOD** *Classics*  
A COURTYARD HOME DEVELOPMENT

## INFRASTRUCTURE PLAN

QUANTUM STRUCTURES, LLC  
P.O. BOX 720  
LAKE ARROWHEAD, CA. 92352  
(909) 337-3505



#### **IV. PROGRAM OF IMPLEMENTATION MEASURES**

The project is not expected to significantly impact or result in a need for new public services provided by the City of Redlands, the Redlands Unified School District, or other governmental agencies. Any impacts associated with this development shall be mitigated with the payment of established development impact and school fees.

The City's Development Fee Policy is outlined in Principle One under Section 1A.0 (Principles of Managed Development) of the General Plan. Principle One states that "the cost of infrastructure required to mitigate the effects of new development shall be paid by that new development." The City of Redlands has established the following water, sewer, and solid waste development impact fees for this project that must be paid by the developer to cover the cost of the new public infrastructure:

##### **Water:**

- Water Source Acquisition Charge (WSAC):  $\$360/\text{unit} \times 37 \text{ units} = \$13,320.00$
- Water Capital Improvement Charge (WCIC):  $\$1,800/\text{unit} \times 37 \text{ units} = \$66,600.00$
- Water Main Frontage Charge:  $\$17/\text{LF} \times 330 \text{ LF on Orange Ave.} = \$5,610.00$

##### **Sewer**

- Sewer Capital Improvement Charge:  $\$3,600/\text{unit} \times 37 \text{ units} = \$133,200.00$
- Sewer Main Frontage Charge:  $\$17/\text{LF} \times 330 \text{ LF on Orange Ave.} = \$5,610.00$

##### **Solid Waste**

- Solid Waste Capital Improvement Charge =  $\$325/\text{unit} \times 37 \text{ units} = \$12,025.00$

Required public improvements for the project including water, sewer, and street improvements will be installed with the development of the subdivision, in accordance with the State Subdivision Map Act, the City's Subdivision Ordinance, the Subdivision Improvement Agreement for the project, and prior to final approval of a building permit for any home (up to three model homes). In addition, to ensure construction of the required public improvements, the subdivision will be required to furnish improvements security, such as a bond, as a guarantee of performance.

The project will acquire approval from the City Council for the architectural design of the project through the Residential Development Allocation (RDA) process upon approval of the tentative tract map and Specific Plan.

A Homeowner's Association shall be established through Conditions, Covenants, and Restrictions (CC&R's) for the perpetual maintenance of private streets, landscaping, and other common areas. The CC&R's shall be reviewed and approved by the City of Redlands prior to recordation.