SUNSET HILLS SPECIFIC PLAN NO. 43

A Master Planned Residential Development
in the City of Redlands, California

July, 1989

Prepared for:

CITY OF REDLANDS
Redlands, California 92373

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RESOLUTION R.P.C. NO. 751

RESOLUTION FOR ADOPTION OF SPECIFIC PLAN NO. 43

W H E R E A S on the 14th day of November, 1989, the Planning Commission of the City of Redlands held a duly advertised public hearing, said notice published on the 29th day of September, 1989 in the Redlands Daily Facts, and finds:

A. It is deemed advisable and in the interest of the public health, safety, and general welfare to adopt the text of Specific Plan No. 43 (Sunset Hills) on approximately 465 acres of land located generally at the southeast corner of Sunset Drive and Allesandro Road.

B. That all the provisions of the California Government Code relating to the adoption of a Specific Plan have been complied with, including publication of notice on the 29th day of September, 1989 and the holding of public hearings on October 10th, October 24th, November 10th, and November 14th, 1989.

C. That subject amendment is not in conflict with the principles, objectives and standards of the General Plan.

D. That substantial evidence exists in the record that the proposed project will be consistent with the existing General Plan.

N O W, T H E R E F O R E B E I T R E S O L V E D:

A. That pursuant to the Government Code, the Planning Commission hereby adopts on this 14th day of November, 1989, Specific Plan No. 43 with all revisions, and adopted by the Planning Commission on November 14, 1989, by reference made a part hereof.

B. That the Planning Commission hereby recommends to the City Council of the City of Redlands that, following the required public hearing, the Council approve and adopt Specific Plan No. 41 as submitted and adopted by the Planning Commission on November 14, 1989.

C. That a certified copy of this resolution and related material hereby adopted by said Commission shall be transmitted to the City Council.

C E R T I F I C A T I O N

I hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted by the Planning Commission of the City of Redlands, County of San Bernardino, State of California, in a regular meeting on the 14th day of November, 1989, and entered in the minutes of said Commission.

ATTEST:

Chairman of the Commission

November 14, 1989

Secretary of the Planning Commission
City of Redlands
County of San Bernardino
State of California

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B. That the Planning Commission hereby recommends to the City Council of the City of Redlands that, following the required public hearing, the Council approve and adopt Specific Plan No. 41 as submitted and adopted by the Planning Commission on November 14, 1989.

C. That a certified copy of this resolution and related material hereby adopted by said Commission shall be transmitted to the City Council.

C E R T I F I C A T I O N

I hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted by the Planning Commission of the City of Redlands, County of San Bernardino, State of California, in a regular meeting on the 14th day of November, 1989, and entered in the minutes of said Commission.

ATTEST:

Chairman of the Commission

Secretary of the Planning Commission
City of Redlands
County of San Bernardino
State of California

November 14, 1989

ORDINANCE NO. 2098

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING SPECIFIC PLAN NO. 43

WHEREAS, the Planning Commission of the City of Redlands has prepared a Specific Plan and adopted such Plan in R.P.C. Resolution No. 751, after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, on the 25th day of November, 1989, a Notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on the 5th day of December, 1989, the City Council held a duly advertised public hearing concerned with the proposed specific plan; and

WHEREAS, a mitigation measure monitoring program has been adopted to ensure compliance during project implementation; and

WHEREAS, all of the provisions of the Government Code relating to the adoption of a specific plan have been complied with;

NOW, THEREFORE, the City Council of the City of Redlands does hereby ordain as follows:

SECTION ONE: That Specific Plan No. 43 adopted by the Planning Commission in R.P.C. Resolution No. 751 shall be adopted as follows:

SPECIFIC PLAN NO. 43

To adopt the Sunset Hills Specific Plan of Development for approximately 465 acres of land located generally at the southeast corner of Sunset Drive and Alessandro Road.

SECTION TWO: This ordinance shall be in force and take effect as provided by law.

SECTION THREE: The City Clerk shall certify to the adoption of this ordinance and cause it to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.

Mayor of the City of Redlands

ATTEST:

City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 2nd day of January, 1990, by the following vote:

AYES:	Councilmembers Cunningham, Larson, Milson; Mayor DeMirjyn
NOES:	None
ABSENT:	None
ABSTAINED:	Councilmember Beswick

Lorrie Poyzer
City Clerk

PREFACE

The Sunset Hills Specific Plan has been written and prepared to serve as a tool for use by local decision makers, city staff, and developers in the planning and development of the subject project site as a high-quality master planned residential community. 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 Specific Plan, a commitment has been made to produce a superior environment through large-scale community planning.

Specific plans are versatile tools for inplementing General Plans. Specific plans can implement local General Plans in a number of ways, including the following:

1. By acting as statements of planning policy that refine the general plan policies applicable to a specific area;
2. By directly regulating land use;
3. By bringing together detailed policies and regulations into a focused development scheme.

1. INTRODUCTION

SECTION I. INTRODUCTION AND BACKGROUND

A. Introduction

1. Purpose and Intent

The Sunset Hills Specific Plan is intended to provide for the development of a master planned residential community in conformance with the goals and objectives of the City of Redlands General Plan. The Specific Plan has been developed to focus upon design solutions and development regulations tailored to the opportunities and constraints of the project site while insuring compliance with the various ordinances of the City of Redlands in both spirit and intent.

Through the application of the specific plan land use techniques, the project site can be more effectively master planned into a cohesive residential environment. The Specific Plan assumes a comprehensive approach toward dealing with land use relationships both within the project site and in regard to its impact upon adjacent land uses. The plan intends to incorporate design guidelines and development standards which will provide the surrounding community with increased amenities including special buffer and greenbelt areas, pleasing streetscapes, and the placement of lots and structures sensitive to the local area and environment.

The placement and design of structures as provided within the Sunset Hills Specific Plan is a critical element in the development of the site. Furthermore, through the use of the specific plan format, specialized development standards and design criteria can be comprehensively addressed so as to produce an environment superior to the application of conventional zoning and subdivision techniques and creating a sense of community identity.

2. Authority and Scope

The authority and scope for the preparation and adoption of the Sunset Hills 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 subject property has been subjected to extensive land use studies, including environmental, with regard to the City of Redlands' sponsored Southeast General Plan Amendment. Historically, due to its rough terrain and generally poor access, and more importantly the availability of land elsewhere, the land located between Sunset Drive and Live Oak Canyon Road, east of Alessandro Road has not experienced significant development pressures. However, within the past few years several development proposals have been submitted to the City of Redlands for consideration, and the City came to realize the necessity for a more up-to-date land use management plan for the area. Thus, the City of Redlands sponsored the Southeast General Plan Amendment to establish new land use designations over the project site.

The planning effort culminated in the adoption of the Southeast General Plan Amendment No. 38 and accompanying Environmental Impact Report in December, 1987. The Amendment established an overall density for the project area based upon a slope/density criteria. The planning approach utilized for the Amendment was based upon sensitive land planning and preservation of significant ridgelines by minimizing mass grading techniques. The adopted Amendment did not identify site specific uses, rather, it established a general framework (through text and maps) that allows for site specific interpretations by individual Specific Plans at a later date.

Subsequently, the City sponsored an Ordinance Text Amendment No. 2030 which amended the Municipal Code pertaining to hillside grading and the establishment of a Hillside Overlay District. This Ordinance adopted more specific provisions and guidelines relative to density calculations and grading techniques.

The Sunset Hills Specific Plan No. 43 intends to implement the various ordinance guidelines through a master planned residential development and will be consistent with both the adopted Southeast Redlands General Plan Amendment No. 38 and Ordinance No. 2030.

B. Project Setting

1. Location and Physical Setting

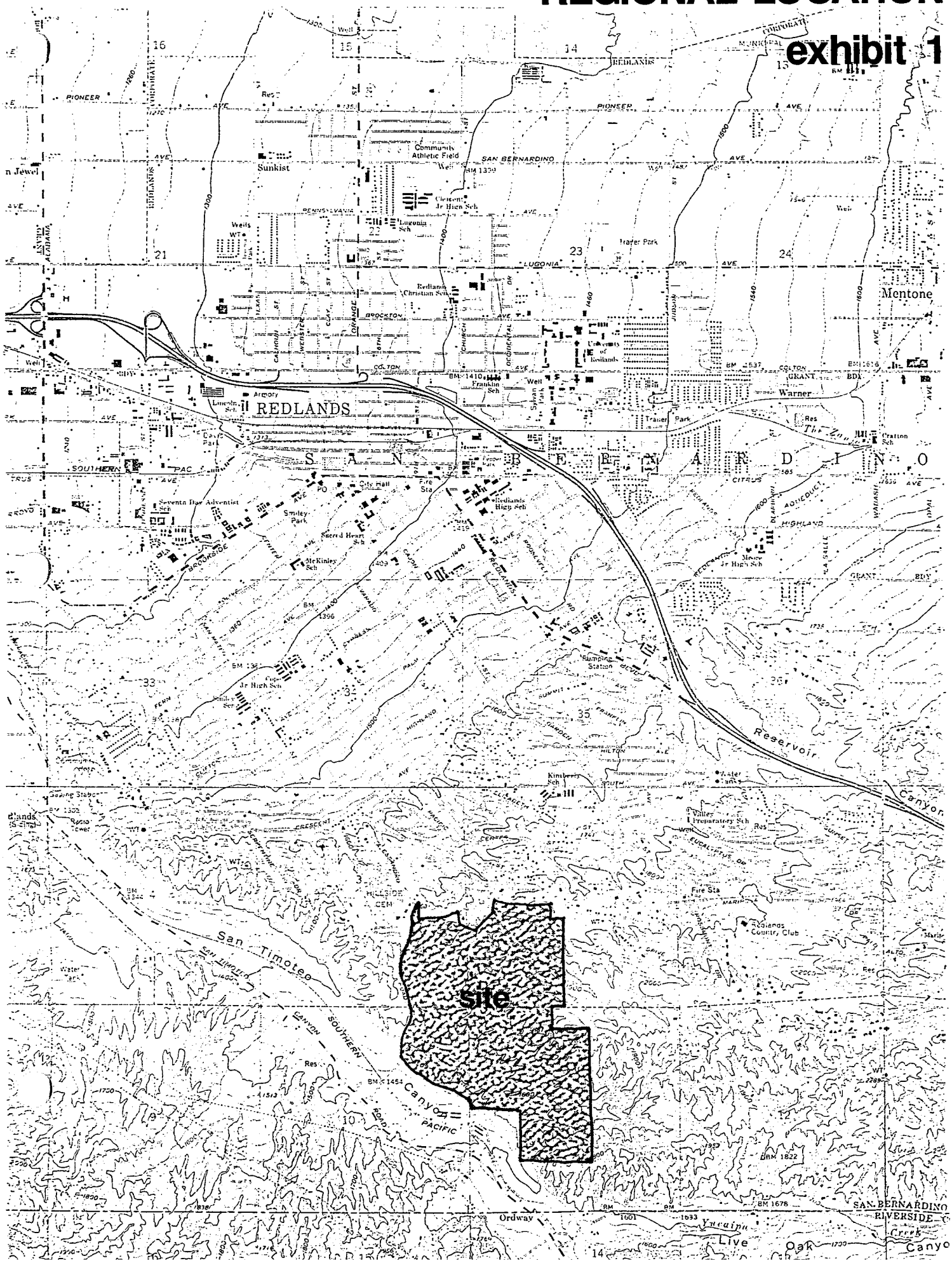
The Sunset Hills Specific Plan project site is located in the southerly hills of the City of Redlands, California. Specifically, the project site is bounded by Sunset Drive on the north, San Timoteo Wash on the south, and Alessandro Road on the west, consisting of approximately 465 acres. Exhibit 1 depicts the Regional Location of the project site, while Exhibit 2 depicts the precise Project Boundaries. In addition, Exhibit 2 depicts the precise parcelization and ownership pattern within the project site which is a key element in the development and preparation of this specific plan.

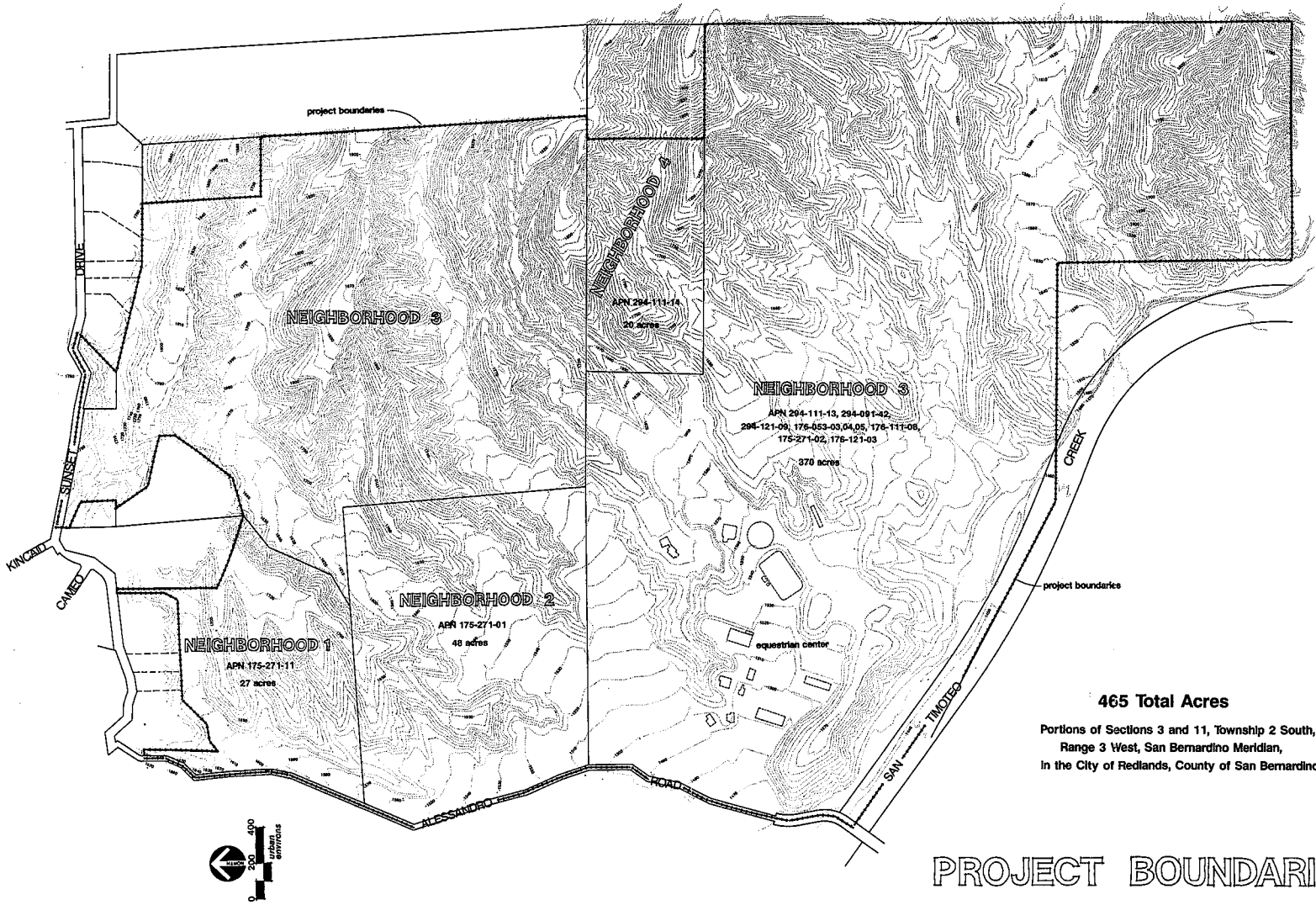
The actual project boundaries were determined because of the desire on the City's part to have the implementing specific plans in the Southeast GPA area address certain infrastructure requirements on more of a comprehensive and area-wide basis. The project boundaries correspond primarily to circulation and drainage patterns existing in the westernmost portion of the Southeast GPA project site. A cooperative planning effort has been undertaken by the various property owners to prepare this Specific Plan while at the same time enabling the establishment of specific project identity within this Specific Plan. Thus, while certain standards and infrastructure needs are being planned for the overall site, this plan attempts to allow individual projects to retain their own sense of identity and design characteristics.

The project site consists primarily of vacant land. The only land use within the project boundaries consist of the Sunset Hills Rancho Equestrian Center located along Alessandro Road. This center provides a variety of equestrian facilities including boarding and training, and consists of approximately thirty (30) acres.

REGIONAL LOCATION

exhibit 1





465 Total Acres

Portions of Sections 3 and 11, Township 2 South,
Range 3 West, San Bernardino Meridian,
in the City of Redlands, County of San Bernardino

PROJECT BOUNDARIES

exhibit 2

Surrounding land uses are primarily single family and vacant land. To the north along Sunset Drive are existing single family residences, while to the west across Alessandro Road is a recently developed tract (12808) offering custom single family lot sales. Generally, to the east and south of the project site is vacant land.

The project site is relatively undisturbed by modern development; the only existing construction being the equestrian center. However, the property does share a rich history with Redlands which has been documented in a Cultural Resources Survey prepared by Mark T. Swanson (Research Associates) and contained in the Technical Appendix, and summarized below.

Around the turn of the century, tuberculosis was considered with almost as much horror as leprosy. Those afflicted often lived on the outskirts of established communities, and this appears to have happened in Redlands. Tubercular patients lived south of town in a sort of tent encampment. According to the previous owners of the project site, this encampment was situated in the center of what is now the equestrian center. All that remains of this tubercular colony is the remnants of a graveyard, reputed to hold the remains of thirty (30) people. The graveyard is located in what is now a pepper tree grove about thirty (30) meters north of the arena parking lot. Although no tombstones remain, there are still two (2) headstones or plinths set into the ground in the middle of the grove.

Apparently the first people to formally own the land were Alfred H. and Albert K. Smiley, twins from New York who developed much of Redlands and created Canyon Crest Park, now known as Smiley Heights. The Smileys appear to have obtained ownership of the property by the early 1900's. They were responsible for laying out eight (8) miles of roads in the foothills of the project site which were then used as part of a scenic tour in the foothills of Redlands. These roads, kept clear by subsequent landowners, are still in use today, primarily by local surrounding residents as horse trails, jogging and bike paths.

The first people to actually homestead the project area were the Sanborns, who inherited the property from the Smileys. The Sanborns obtained the property around 1930 and built a house there in the late 1930's. The Sanborn house was located in the middle of the equestrian center and they continued living in the premises until around 1960.

Around 1960, the Huckabys obtained the Sanborn homestead and erected a small horse ranch. Next to nothing is known about this ranch, and it was subsequently bulldozed in 1976 when the Bruders obtained ownership of the ranch. The Bruders tremendously altered the lay of the land and constructed the Sunset Hills Ranch as it exists today. The only historic structures the Bruders left intact were part of the Sanborn house, a metal shed for a tractor, and the grounds of the cemetery.

2. Legal Descriptions

The project site consists of approximately 465 acres and is located generally at the southeast intersection of Sunset Drive and Allesandro Drive, consisting of the following legal description:

Parcel No. 1 (Neighborhood 1):

That portion of the Southeast Quarter of Section 3, Township 2 South, Range 3 West, San Bernardino Base and Meridian, in the City of Redlands, according to Government Survey, described as follows:

Commencing at the northeast corner of said Southeast Quarter; Thence west, along the north line of said Southeast Quarter, 317.46 feet, more or less, to its intersection with the southerly line of Sunset Drive as the same now exists;

Thence westerly 25.57 feet, more or less, along the southerly line of Sunset Drive to a point that is easterly thereon 25.57 feet from the east line of the parcel of land conveyed to W.E. Chadwick and wife, by deed recorded March 9, 1948, as Instrument No. 185 in Book 2037 of Official Records, Page 258 Records of said County, for the true point of beginning;

Thence south 01 degrees 00' 20" east 266.48 feet parallel with the east line of the parcel so conveyed to Chadwick; thence south 01 degrees 21' 30" west 295.46 feet; thence south 66 degrees 18' 45" east 236.12 feet;

Thence south 72 degrees 25' 45" east, 191.21 feet, more or less, to the northerly corner of the parcel of land conveyed to Robert J. Struthers, a married man, by deed recorded March 21, 1949, as Instrument No. 75 in Book 2375 of Official Records, Page 597, Records of said County, said point being in the east line of said Southeast Quarter;

Thence south 51 degrees 15' 00" west 225.30 feet, more or less, along the northwesterly line of the parcel of land so conveyed to Struthers to an angle point therein; Thence south 23 degrees 47' west (Record south 23 degrees 15' 45" west) 379.63 feet along said northwesterly line to an angle point therein;

Thence South 59 degrees 40' 15" West (Record South 59 degrees 09' West) 204.72 feet to the west corner of the land so conveyed to Struthers, said point being in the south line of the parcel of land conveyed to George Henry Ide, a single man, by deed recorded April 7, 1944, as Instrument No. 54 in Book 1676 of Official Records, Page 164, Records of said County;

Thence West 1112.40 feet along said south line of the property so conveyed to Ide to a point in the center line of Allesandro Road, as conveyed to the City of Redlands, by deed recorded September 23, 1890, in Book 118 of Deeds, Page 350, Records of said County;

Thence along said center line North 23 degrees 17' East 445 feet to angle point in said Road; Thence continuing along said center line North 11 degrees 24' East 117.50 feet; Thence North 2 degrees 56' West 243 feet; Thence North 6 degrees 08' West 1893.40 feet; Thence North 44 degrees 53' East 100.70 feet; Thence North 23 degrees 55' East 97 feet;

Thence North 0 degrees 22' East 125.10 feet to the northwesterly corner of Parcel No. 1 of the land conveyed to Daniel Smiley by deed recorded June 20, 1912, in Book 509 of Deeds, Page 170; Thence leaving said Allesandro Road, East 50 feet to the northeasterly corner of said parcel of land conveyed to Daniel Smiley in Book 509 of Deeds, Page 170;

Thence South 2 degrees 00' West 368 feet to the southerly line of the tract of land conveyed to Helen M. Crossman, by deed recorded April 7, 1894, in Book 194 of Deeds, Page 91;

Thence along the southerly line of said Helen M. Crossman tract, the following courses and distances:

North 47 degrees 41' East 26.10 feet;
North 80 degrees 46' East 98 feet;
North 45 degrees 54' East 196.20 feet;
North 87 degrees 50' East 433.90 feet to the southwesterly corner of the parcel of land conveyed to Daniel Smiley by deed recorded December 13, 1912, in Book 519 of Deeds, Page 89, Records of said County, said point being also the southwest corner of the parcel of land conveyed to W.F. Chadwick by deed recorded March 9, 1948, as Instrument No. 185 in Book 2037 of Official Records, Page 258, Records of said County;

Thence continuing North 87 degrees 50' East 129.0 feet along the southerly line of said Chadwick parcel to the southeast corner thereof; Thence North 29 degrees 24' East 87.10 feet to an angle point in the easterly boundary of said Chadwick property;

Thence North 01 degrees 00' 20" West 266 feet, more or less, to a point in the south line of said Sunset Drive; Thence East along said south line of Sunset Drive 25.57 feet to the true point of beginning.

Excepting that portion lying within Allesandro Road.

Assesor's Parcel Number 175-271-11

Consisting of approximately 27 acres.

Parcel No. 2 (Neighborhood 2):

That portion of the Southeast one quarter of Section 3, Township 2 South, Range 3 West, San Bernardino Meridian, in the City of Redlands, County of San Bernardino, State of California, according to the Official Plat of said land filed in the District Land Office June 9, 1888, according to Government Survey, described as follows:

Beginning at a point in the East line of said Southeast one quarter of Section 3, 1275 feet Southerly from the northeast corner thereof; Thence at right angles Westerly 1660 feet to a point in the center line of Allesandro Road as conveyed to the City of Redlands by deed recorded September 23, 1890, in Book 118, Page 350 of Deeds; Thence South 23 degrees 17' West along the center line of said road 299.3 feet to an angle point in said road; Thence continuing along the center line of said road, South 17 degrees 24' East 452.9 feet;

Thence South 16 degrees 09' East 208.3 feet; Thence South 24 degrees 04' East 210 feet; Thence South 17 degrees 39' East 170.7 feet to a point which is on the South line of said Southeast one quarter of Section 3; Thence East to the Southeast corner of said Southeast one quarter; Thence North along the East line of said Southeast one quarter to the point of beginning.

Assessor's Parcel Number 175-271-01

Containing Approximately 48.68 acres.

Parcel No. 3 (Neighborhood 3):

The land contained in Neighborhood 3 is described as follows:

Parcel A:

The Southeast One-Quarter of the Northeast One-Quarter of the Northwest One-Quarter; and the East One-Half of the Southwest One-Quarter of the Northeast One-Quarter of the Northwest One-Quarter of Section 11, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof.

Parcel B:

The West One-Half of the Northwest One-Quarter of the Northwest One-Quarter; and the Southeast One-Quarter of the Northwest One-Quarter of the Northwest One-Quarter; and the West One-Half of the Southwest One-Quarter of the Northeast One-Quarter of the Northwest One-Quarter of Section 11, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat therof.

Parcel C:

The Southwest One-Quarter of the Northwest One-Quarter of Section 11, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof.

Parcel D:

The Southeast One-Quarter of the Northwest One-Quarter of Section 11, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof.

Parcel E:

The Northeast One-Quarter of the Southwest One-Quarter of Section 11, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof.

Parcel F:

That portion of the Northeast One-Quarter of Section 10, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat of said Land approved by the Surveyor General, Dated June 7, 1883.

Parcel G:

That portion of the Southeast One-Quarter of Section 10, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat of said land approved by the Surveyor General, dated June 7, 1883.

Parcel H:

That portion of Lot 1 and all of Lot 2, Block 19, Smith's Subdivision No. 2, in the City of Redlands, County of San Bernardino, State of California, as per Map recorded in Book 9, Page 42 of Maps, in the Office of the County Recorder of said County, and all of Lot 3, Block 19, Smith's Subdivision No. 5, in the County of San Bernardino, State of California, as per Map recorded in Book 15, Page 35 of Maps, in the Office of the County Recorder of said County; and also that portion of the Southwest One-Quarter of Section 2, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof.

Parcel I:

All that portion of the Southwest One-Quarter of Section 2, Township 2 South, Range 3 West, San Bernardino Meridian, and all that portion of the Southeast One-Quarter of Section 3, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof.

Assessor's Parcel Numbers: 294-111-13, 294-091-42, 294-121-09, 176-053-03,04,05, 176-111-08, 175-271-02, 176-121-03

Containing approximately 370 acres

Parcel No. 4: (Neighborhood 4)

That portion of the Northeast One Quarter of the Northwest One Quarter of the Northwest One Quarter and the Northwest One Quarter of the Northeast One Quarter of the Northwest One Quarter, Section 11, Township 2 South, Range 3 West, County of San Bernardino, State of California, according to the Official Plat thereof.

Assessor's Parcel Number 294-111-14

Containing approximately 20 acres

3. Opportunities and Constraints

The Sunset Hills Specific Plan project site is located in an area of Redlands which provides many opportunities and constraints for the development of a quality single family residential community. The site enjoys a unique regional location, with access to several major business and recreational areas being provided by the freeway network in close proximity to the site.

Major recreational areas in the nearby vicinity include the desert and mountain resorts, while major business opportunities exist in the rapidly expanding Riverside/San Bernardino job markets. Accessibility to these recreational and employment areas is one of the main reasons the City of Redlands has attracted the amount of residential growth it has experienced in recent years.

Among the opportunities and constraints affecting the project site are the following:

Opportunities:

* Natural slope gradients and ridges providing excellent custom view lot orientations.

* Existing public and private utility availability within close proximity of the project site.

* An existing residential marketplace for custom lot and single family residence developments.

* Abundant recreational/employment opportunites within the immediate vicinity.

* Abundant open space throughout the project site as well as the surrounding area.

* Scenic views of the San Timoteo Canyon and surrounding backdrop mountain ranges.

* Incorporation of existing equestrian center into project design.

Constraints:

* Major topographic features affecting the design and construction of the public improvements, grading, and future dwelling units.

* Sensitive ecological areas.

* Major drainage channels in the canyon bottoms affecting the street patterns.

* Prominant ridgelines to be preserved and/or enhanced.

* High fire hazard area for the entire project site necessitating specific design criteria for future development.

C. Goals and Objectives

The concept of the Sunset Hills Specific Plan is to provide a framework that will guide the future development of the subject property in a manner which responds to the unique characteristics of the site and fosters a sense of community identity. In order to insure the creation of a superior environment sensitive to the needs of the Redlands community, the Sunset Hills Specific Plan has incorporated certain goals and objectives, including the following:

1. To provide a framework for the creation of an enriched residential development consistent with the adopted Southeast Redlands General Plan Amendment and implementing Ordinances.

2. To foster a sense of identity and pride within a master planned residential development for future home owners within the project site.

3. To locate the initial phases of development in coordination with the extension of public services and infrastructure.

4. To ensure the compatibility with surrounding neighborhoods through the utilization of sensitive land planning, landscaping, and special buffer techniques.

5. To establish a circulation system which will conveniently serve the needs of the development, provide emergency access, and limit to the maximum extent possible vehicular impacts to the surrounding residential areas.

6. To maintain a significant, visible amount of open space through a combination of public dedication, landscape buffers, and private ownership.

7. To establish a high quality, exclusive residential development which will provide a very appealing southern entry into the City of Redlands.

8. To minimize grading and alteration to the existing natural environment while allowing the development of a quality residential environment.

9. To provide the framework for a development which implements the various policies contained within the Southeast General Plan Amendment.

D. Project Description

The concept of the Sunset Hills Specific Plan is to provide a planning framework that will guide the future development of the project site in a manner that responds to the dynamics of the site itself and the surrounding community, and fosters a unique sense of community identity. The development delineated by this specific plan involves a master planned residential community of approximately 465 acres being developed with 198 single family residential lots, for a net density of one (1) dwelling unit per 2.3 acres. Major portions of the site are planned for various forms of open space, including both active and passive recreational opportunities for both the residents of the development and the surrounding community of Redlands as well.

Table 1 shows a statistical land use summary of the Sunset Hills Specific Plan. These numbers are approximates because Neighborhoods 2 and 4 have not prepared precise development plans.

****

TABLE 1.

SUMMARY OF LAND USE CATEGORIES

Land Use	Dwelling Units	Acres	Percent Of Site
Single Family Residential	198	233.0	50.1%
Public Park	-	40.0	8.6%
Equestrian Center	-	27.0	5.8%
Preserved Natural Area	-	123.0	26.5%
Roads, Drainages	-	42.0	9.0%
TOTALS	198	465.0	100%

****

A major feature of this specific plan is the provision for land use standards on a unique "neighborhood" level. This was necessitated by numerous factors, including circulation and drainage patterns; however, the most dominant factor is the various ownership patterns contained within the project boundaries (Exhibit 2).

The City's Southeast GPA required the preparation of subsequent specific plans on a sector basis, and these sectors are not necessarily based upon ownership patterns. Therefore, in order that subsequent development can take place independently, this specific plan has been formatted into various neighborhoods, each of which will contain their own development plan and design guidelines. However, the specific plan is designed to ensure that ultimate development is not only consistent with the adopted City guidelines, but also provides for compatibility and coordination within the various neighborhoods.

Specifically, the specific plan proposes the ultimate design and construction of the interior road system, drainage improvements, landscape concepts, and infrastructure needs on a regional level. This will ensure that as the area develops independently, the various projects will ultimately be compatible with regard to the above items.

An Illustrative Site Plan has been prepared as part of this Specific Plan and is depicted in Exhibit 3. This plan is a graphic depiction of the ultimate development of the project site as described in this specific plan. This is a conceptual example only, and while the road system, lot layout, and general landscape and open space areas are accurately depicted, individual custom residences could appear somewhat different.

E. General Notes

The following general notes shall apply to all land contained within the 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' Ordinance No. 1000. Definition of terms shall also be as defined in the codes of the City of Redlands.

2. Water service will be provided by the City of Redlands.

3. Sewer service will be provided by individual private systems. However, a public "dry" sewer system will be installed for the ultimate connection to the City's sewer system.

4. Electrical power will be provided by Southern California Edison Company, natural gas will be provided by Southern California Gas Company, and phone service will be provided by General Telephone, all based upon user fees.

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

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

7. Homeowners Associations shall be formed in the future through Conditions, Covenants, and Restrictions (CC&R's) for the perpetual maintenance of all recreational areas, common areas, private streets, and landscape buffer areas not under private ownership. The CC&R's shall be submitted to the City for review and approval prior to recordation.

8. Minor deviations to the location of lot lines, streets, and other physical improvements may be permitted during the tract map and improvement plan stages of development as long as the changes conform to all aspects of this specific plan.

2. ENVIRONMENTAL

SECTION II. ENVIRONMENTAL SETTING AND CONSTRAINTS

An Environmental Impact Report (EIR), SCH No. 87070606, was prepared and certified as a companion document to the Southeast General Plan Amendment. The environmental issues were evaluated in a general manner as is appropriate for a general plan amendment, namely because no specific development plans were considered in conjunction with the GPA. The EIR identified that when subsequent annexations, zone changes, specific plans, or specific development proposals are considered in the future, the certified EIR could be used to evaluate environmental compliance, provided such projects are within the scope of this document. Thus, the Southeast General Plan Amendment EIR could be used as a Master Environmental Assessment for future projects.

In preparing the Sunset Hills Specific Plan No. 43, a committment has been made to develop a plan consistent with the Southeast General Plan Amendment and associated EIR. Therefore, this section of the Specifc Plan intends to discusss the environmental concerns identified in the EIR as site specific in further detail (i.e.- soils, geology, cultural resources, etc.), while incorporating by reference the certified EIR in its entirety, including the mitigation measures, as the Master Environmental Assessment. A Technical Appendix has been incorporated into this document which incorporates all the site specific environmental studies which were prepared in conjunction with the Sunset Hills Specific Plan, and those studies have been utilized to further discuss the environmental impacts and mitigation measures discussed below.

A. Summary of Environmental Setting

The Sunset Hills Specific Plan project site is located south of Sunset Drive, east of Alessandro Road, and consists of approximately 465 acres. It encompasses a relatively undeveloped, south sloping series of ridges ending at the San Timoteo Wash. The predominate environmental characteristic of the project area is its severely eroded topography consisting of narrow, steep sided ridges and canyons. The area is characterized by the sparse coastal sage/chaparral vegetation that dominates the ridges and slopes.

The majority of the project site is underlain by the San Timoteo Formation which consists primarily of poorly bedded, nonmarine conglomerates and sandstone sediments. The canyons traversing the site are filled with young alluvium. Several faults occur in the local area, but the fault trace crossing the project area of most concern is the Banning Fault. Regional seismic hazards from both the San Andreas and San Jacinto Fault systems could be potentially severe at the project site. The area is not prone to landsliding but the combination of unconsolidated sediments and steep slopes poses a moderate risk.

No permanent springs or surface water sources exist within the project area. Several small drainage basins and stream channels at canyon bottoms traverse through the project site and drain into the San Timoteo Wash. Groundwater is known to occur within the project boundaries and are currently tapped by private wells servicing the equestrian center.

The predominate plant communities that occur within the project site include inland sage scrub on south facing slopes, chaparral on north facing slopes, and disturbed grassland or agricultural areas on the flat canyon areas. In addition a eucalyptus grove occurs along Alessandro Road at the northwest portion of the project site. No threatened or endangered species are known to occupy the habitats located within the project area.

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 locally. No major stationary noise sources exist within the project area. Intermittent noise associated with trains and vehicle traffic in San Timoteo Canyon are the primary noise sources within the project area. Aircraft overflights from Norton Air Force Base may also affect the project area on an intermittent basis.

The project site is currently serviced with no interior road network. It does however have excellent access to Alessandro Road and San Timoteo Canyon Road. Utilities provided by the City of Redlands extend to the northern and western boundaries of the project site in conjunction with existing development. In addition,

private utilities, including gas, electricity, and telephone, are locally available in the existing developments.

Cultural resources have been identified within the project site and may be of significant value to the local area.

B. Environmental Impacts/Mitigation Measures

Listed below is a discussion of specific environmental impacts anticipated to occur from implementation of the proposed project, along with the appropriate mitigation measures. The following section utilizes the certified EIR as well as specific additional studies performed in conjunction with this Specific Plan and contained in the Technical Appendix. Mitigation measures have been developed utilizing site specific studies as well as those contained in the EIR.

1. Soils

The City's EIR recommended that all future development proposals submit detailed soils investigations as part of the applications. A Geotechnical Feasibility Investigation was performed for the project site by C.H.J., Incorporated, in June, 1988, and is contained in the Technical Appendix B. A summary of the report and the recommendations are contained in this section. The recommendations have been incorporated as mitigation measures, and the mitigation measures contained in the EIR have been included, where appropriate.

Data from the exploratory trenches and borings conducted by C.H.J. indicate the soils which make up the steep hillsides consists chiefly of silty sands, poorly graded sands, sandy silts and clayey sands. The soils within the drainages on the site typically consist of silty sands poorly to well graded sands and sandy gravel with cobbles to 12 inches. Fill material encountered within the trenches consisted of clayey sands and poorly graded sands.

The following table identifies the individual soils units encountered within the investigation and as identified by the EIR and Engineering Geology Report (Technical Appendix C).

TABLE 2
Individual Soil Units

Geologic Soil Unit	EIR Soil Unit	Typical Soils Encountered in Exploratory Trenching
San Timoteo Formation (Qts)	Saugus Sandy Loam - ShF	Silty sands, poorly graded sands, sandy silts and minor amounts clayey sand
Alluvium (Qal)	Hanford Coarse Sandy Loam - HaC HaD	Silty snads, poorly to well graded sands and sandy gravel with cobbles to 12"
Paleosol (Qps)	Saugus Sandy Loam - ShF	Clayey Sands
Fill (F)	Unidentified	Poorly graded sands and clayey sands

In general, the above soils will provide adequate support for the planned residential structures utilizing the recommendations contained in the investigation. The following recommendations and mitigation measures have been identified:

a. Future soils investigations should be performed to develop specific soil and foundation recommendations for each phase. Future investigations may utilize test borings and/or test trenches for field exploration, depending on details of the proposed structures and extent of site grading. In the course of future investigations, additional borings should be placed within the alluvial drainages to determine the extent of the settlement potential of these soils.

b. All areas to be graded should be stripped of significant vegetation and other deleterious materials. These materials should be removed from the site for disposal. Existing irrigation lines should be traced, removed and capped at the property lines. Irrigation lines may be spread throughout the fill after being crushed, as approved by the soils engineer.

c. All existing uncontrolled fills should be completely removed, cleaned of significant deleterious materials and may be reused as compacted fill.

d. Cavities created by removal of subsurface obstructions, such as structures, individual effluent disposal systems, and trees, and by the exploratory trenches, should be thoroughly cleaned of loose soil, organic materials and other deleterious materials, shaped to provide access for construction equipment, and backfilled as recommended for site fill.

e. Prior to placing fill, 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 (ASTM D 1557-70).

f. 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. Import fill should be inorganic, granular soils free from rocks or lumps greater than eight inches in maximum dimension. Sources for import fill should be approved by the soils engineer prior to their use. Fill should be spread in eight inch or less lifts, each lift brought to near optimum moisture contnet, and compacted to a relative compaction of at least 90 percent (ASTM D 1557-70).

g. Fill slopes should be constructed no steeper than two horizontal to one vertical. Fill slopes should be overfilled during construction and then cut back to expose fully compacted soil. A suitable alternative would be to compact the slopes during construction and then roll the final slopes to provide dense, erosion-resistant surfaces. Where fills are to be placed against existing slopes steeper than five horizontal to one vertical, the existing slopes should 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. All graded slopes shall be revegetated as soon as possible after development. A revegetation plan shall be submitted with all proposed grading plans that affect areas over ten percent slopes and this plan shall include native species in the design to the degree feasible (for example, consistent with fire safety), schedules for revegetation, accountability for long term maintenance of landscaped areas, and performance bonds to ensure that revegetation can be undertaken. (EIR)

   The use of succulent ground covers such as iceplants or sedum is not recommended. Irrigation systems should be monitored to assure proper operation of the water system and to prevent overwatering. Measures should be provided to prevent surface water from flowing over slope faces.

i. Additional evaluation of soils for expansion potential should be conducted during future investigation and/or the grading operation.

j. Utilizing a compacted fill mat or direct embedment of footings into dense undisturbed soils, the proposed residential and equestrian center structures may be safely founded on conventional spread foundations, either individual spread footings and/or continuous wall footings. Footings should be a minimum of 12 inches wide, and should be established at a minimum depth of 12 inches below adjacent

final grade level. Allowable bearing pressures and lateral pressures should be determined based on the results of supplemental geotechnical investigation data.

Footings should be set back from all natural steep slopes in accordance with recommendations contained in the Preliminary Engineering Geology Investigation report prepared for the site. Footings should be set back from all constructed slopes in accordance with the recommendations shown on Enclosure "K" of the soils report.

2. Geology

A Preliminary Engineering Geology Investigation was performed by Gary S. Rasmussen & Associates, and is contained in the Technical Appendix C, (May 23, 1988). A geologic field reconnaissance of the site and surrounding area, including geologic mapping of the site was conducted in May, 1988.

The site is located within the northern portion of a geomorphic province known as the Peninsular Ranges. The Peninsular Ranges extend north to the San Gabriel Mountains and south into Mexico to the tip of Baja California. The Peninsular Ranges Province is characterized by alluviated basins, elevated erosion surfaces, and northwest-trending mountain ranges bounded by northwest-trending faults.

The site is entirely underlain by alluvial sediments. No bedrock was observed on-site during the geologic mapping, and bedrock is not expected to be exposed during grading. Most of the on-site alluvial materials have been included within the San Timoteo Formation (Morton, 1978). A more detailed description and discussion of each geologic unit found on the subject property is contained in the Technical Appendix.

Significant earthquakes affecting the site are likely to occur along the San Jacinto and/or San Andreas faults during the lifetime of the proposed development. However, the San Jacinto fault is considered to be the most significant fault to the site from a seismic shaking standpoint due to its close proximity.

Recurrence intervals for maximum probable earthquakes cannot yet be precisely determined from a statistical standpoint as recorded information on seismic activity does not encompass a sufficient span of time. However, based upon information available at this time, a maximum probable earthquake of Richter magnitude 7.0 along the San Jacinto fault should be expected (at least 50 percent chance of occurrence within the next 100 years). Large earthquakes could occur on other faults in the general area, but because of their greater distance and/or lower probability of occurrence, they are considered less significant to the site from a seismic shaking standpoint.

An additional Subsurface Engineering Geology Investigation was conducted by Rasmussen and is contained in the September 9, 1988, report, Technical Appendix No. D. The preliminary engineering geology investigation identified three aerial photograph lineaments or groups of lineaments suspected to be associated with faulting, and recommended more detailed evaluation of the lineaments. The purpose of the subsurface investigation was to determine if any of these lineaments were active faults.

Geologic field reconnaissance, review of aerial photographs and subsurface excavations on the site indicate that none of the aerial photograph lineaments identified on the site during the preliminary engineering geology investigation represent active faults. Therefore, no setbacks or other building restrictions are recommended associated with the lineaments.

The following geologic mitigation measures shall apply:

a. A Richter magnitude 7.0 earthquake is expected along the San Jacinto fault, which is located approximately 1 3/4 miles southwest of the site; therefore, human occupancy structures shall be designed accordingly.

b. Positive drainage of the site shall be provided and water shall not be allowed to pond behind or flow over any cut or fill slopes.

c. All proposed, significant cut slopes shall be evaluated for stability prior to grading, and subsurface data shall be obtained if a potential stability problem exists as determined by the engineering geologist. For general planning purposes, the maximum inclination of all cut slopes should be 2:1 (horizontal to vertical) up to a maximum height of 30 feet.

d. If development is proposed on or in the immediate vicinity of suspected landslides, the landslides shall be evaluated in greater detail by the engineering geologist prior to grading. If mass grading is proposed in the immediate vicinity of landslides, the grading plans shall be reviewed to ensure that the landslides will be removed or buttressed by fill.

e. A minimum setback for human occupancy structures from the top of natural steep slopes shall be a horizontal distance of at least 15 feet or the horizontal distance calculated by extending a 2:1 (horizontal to vertical) plane, extending upward from the toe of the steep slope, whichever is greater. For planning purposes, structures to be placed at the base of steep slopes shall be set back from the toe of the slopes at least a horizontal distance equal to 1/2 the slope height or a maximum distance of 15 feet. Each slope and setback shall be individually evaluated during review of the grading plan.

f. Human occupancy structures placed at the base of slopes shall not be placed below colluvial filled slope swales unless the swales are cleaned of unstable materials and/or debris retention or deflection measures are implemented.

g. All cut slopes greater than 15 feet in height shall be provided with a concrete-lined "V" ditch above the top of the cut slope to protect the slope from erosion. All cut slopes 30 feet or greater in height shall have terraces in accordance with the Uniform Building Code.

h. If individual sewage disposal systems are used, seepage pits shall be utilized in the areas of moderate to high topographic relief. The location and depth of seepage pits in areas of potential slope instability shall be evaluated by the engineering geologist.

i. The final grading plan for the site shall be reviewed and approved by an engineering geologist prior to any grading.

j. Grading of the site shall be evaluated by the engineering geologist by in-grading inspections to be sure that no hazards, not visible on the surface, are uncovered that could endanger the proposed development of the site.

3. Hydrology

The EIR for the Plan Amendment contained a detailed analysis regarding the hydrology impacts for the project area. In addition, a specific Hydrological Study was performed by Hicks and Hartwick, Inc., and is contained in Technical Appendix E.

The project area is located in the San Timoteo Subbasin, a portion of the Santa Ana River Basin. Specifically, the site consists of a long series of ridges and canyons creating drainage basins ranging in size from a few acres to several hundred acres in size. Runoff in the various basins is very erratic with almost no flow for several months at a time. Climatic and drainage area characteristics are

not conducive to continuous flow and little or no streamflow occurs, except during and immediately after rainfall.

Under present conditions, surface runoff within most of the basins occurs in natural or only slightly altered conditions. Most of the basins do not have any existing development which create large areas of impervious surface. Thus, most of the area's basins generate runoff that approximates "undeveloped" conditions. Runoff begins as sheet flow on the ridges, rapidly concentrates on the steep canyon slopes, and flows in concentrated narrow channels until the alluvial canyons are reached.

Based upon the analysis and the criteria outlined in the EIR, it was determined the proposed densities of development can be implemented without causing a significant flood hazard onsite. Downstream, however, the cumulative adverse impact from flooding in the San Timoteo Creek floodplain is already significant, and any development within the watershed that increases runoff without compensating by providing detention of peak flows will add to this cumulative significant flood hazard. Therefore, mitigation, in the form of detention basins and desilting basins has been incorporated into the design of the Sunset Hills Specific Plan.

A Hydrology and Hydraulics Report was prepared for the Sunset Hills Specific Plan by Hicks and Hartwick, Inc., a Summary of which is contained in Appendix E. (The detailed and summary computer outpoint for each analysis are available in four volumes.) The computer analyis is based on the Rational Method employing interior subareas and flow path confluencing. A complete analysis was performed for the theoretical 10-year and 100-year storm events for both the existing and proposed drainage conditions. This report has been utilized to size the various natural channel and culvert improvements within the Sunset Hills Specific Plan.

The following hydrology mitigation measures shall be implemented in the design and construction of drainage improvements within the project site:

a. The text of the Plan Amendment strongly recommends that a Specific Plan be prepared for each Planning Sector. Thus, either as part of a Specific Plan or as each Sector is developed, a comprehensive storm runoff management plan shall be prepared. Such management plans shall adhere to the text of the Plan Amendment to the degree feasible. Natural drainage channels shall be incorporated into Perimeter Fuel Modification/Access Area designs. These channels shall be designed to incorporate sufficient area to convey post development flows with no hazards to structures or persons. They shall also include appropriate native and non-native, drought resistant vegetation, consistent with fire protection requirements. This will make use of the inherent ability of natural drainage courses to filter sediments and take up nutrients. The City of Redlands shall review and approve such plans prior to permitting development within a Planning Sector.

b. Detention/retention basins shall be incorporated in the design of the water courses created to handle storm runoff by the management plans. Such basins shall be designed to detain peak flows in excess of natural peak flows for an Intermediate Regional Flood.

4. Biology Resources

A biological resources survey was conducted on the project site in conjunction with the preparation of the EIR for the Southeast General Plan Amendment. The survey included a complete inventory of plant and animal species found in the project area. Based upon the analysis, it was determined that the adopted Plan Amendment would not cause impacts that 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 project site.

The EIR concluded that the measures already incorporated within the Plan Amendment would accomplish substantial mitigation. However, the EIR recommended the adoption of the following biological resource mitigation measures which shall apply to the Sunset Hills Specific Plan:

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-resistant 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 and 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 Specific Plans. This plan shall detail the areas where fuel modification is necessary, where fire-resistant vegetation should be planted, emergency access for fire-fighting equipment, and a program of prescribed burns. Fire suppression 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. Based upon the evaluation, the following air quality mitigation measures were adopted:

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 specifc 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.

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. Contracts 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 development in the Southeast Plan Amendment area were of a major concern, and a substantial portion of the ultimate Plan Amendment addressed this concern. Information from several traffic studies was utilized to address the traffic impacts, with most of the effort focusing upon Sunset Drive. In addition, a traffic engineer (Ludwig) was retained to perform a study specifically for the Plan Amendment. The traffic engineer provided data regarding the potential impact of traffic from each planning sector entering each adjacent road except Sunset Drive, and in each case the individual projects did not result in a reduction of traffic flow on the roads below Level of Service "A".

In addition, the Plan Amendment EIR indicated the additional traffic generated from planning sectors 1 and 3 will contribute to cumulative worsening the existing LOS "E" at the Alessandro Road and San Timoteo Canyon Road intersection, and the LOS "D" that exists at the Sunset Drive and Alessandro Road intersection. The EIR stated that without mitigation, this will represent a significant adverse impact to traffic flow.

In order to accurately predict the traffic impacts associated with the Sunset Hills Specific Plan, a Traffic Impact Study was prepared by DKS Associates in June, 1989, and is contained in Appendix F. The report specifically evaluated the traffic impacts associated with the project at the following intersections:

Alessandro Road/Crescent Avenue
Alessandro Road/Sunset Drive
Alessandro Road/San Timoteo Canyon Road

The analysis of existing traffic conditions indicates that each of the intersection approach operates at Level of Service "A", with the exception of the southbound seft turn at San Timoteo Canyon Road which operates at LOS "C".

Future traffic conditions were evaluated in a manner similar to the analysis performed for the existing conditions. Comparison of the levels of

service at the intersections studied indicate that a degradation of service can be anticipated only at the intersection of Alessandro Road and San Timoteo Canyon Road. The LOS for southbound left turns decreases from "C" to "E". The results obtained using the procedures outlined in the DKS Traffic Study did not correlate with earlier studies of Alessandro Road and Sunset Drive contained in the Plan Amendment EIR.

Based upon the Plan Amendment EIR and the DKS Traffic Study, the following mitigation measures are recommeded for the Sunset Hills Specific Plan:

a. The intersection of Alessandro Road/Sunset Drive shall be realigned and regraded to provide adequate sight distance on all approaches. The vegetation in the northwest quadrant (Hillside Cemetary) and northeast quadrant should be trimmed to improve sight distance.

b. The intersection of Alessandro Road/Crescent Avenue shall be restriped for northbound approaches to allow a left and right turn lane. In addition, vegetation in the southeast quadrant should be trimmed to improve sight distance.

c. Realignment and recontouring of Alessandro Road from Sunset Drive to San Timoteo Creek shall be required in conjunction with improvement plans for individual phases of development within the Sunset Hills Specific Plan. Alessandro Road shall be provided with left turn bays for traffic entering the project site. Provide intersection improvements at Alessandro/San Timoteo to include sight distance improvements and widening to provide left and right hand turn lanes. Participate in funding of future traffic signal at Alessandro Road and San Timoteo Canyon Road as directed by the City Engineer. In addition, provide Class I bicycle trail along Alessandro Road from San Timoteo Canyon Road to Sunset Drive.

d. The City shall continue to coordinate with San Bernardino and Riverside Counties if cumulative traffic increases on San Timoteo Canyon Road require the upgrading of the roadway into a multi-lane facility.

e. The bridge along Alessandro Road at the San Timoteo Creek shall be widened and/or relocated to allow improved traffic flow. Consideration shall be given to establishing an assessment district or reimbursement program for this improvement at the first phase of development within Neighborhood 3.

7.Cultural Resources

Pursuant to recommendations contained in the Plan Amendment EIR, a Cultural Resource Survey was prepared by Mark T. Swanson (Research Associates), and is contained in the Technical Appendix G. A records search, literature review, and field survey was conducted in March, 1988, in association with the survey. The survey was conducted to determine the presence or absense of significant cultural resources within the project boundaries.

Three sites were identified as a result of the survey. One was a sparse prehistoric scatter of five groundstone fragments located on a finger ridge immediately north of San Timoteo Creek. Another was a single concrete foundation for an early 20th century bridge that crossed Alessandro Road. The bridge is now gone, but its existence has been attested by four informants, three of whom were previous property owners. The final site is an unidentified cemetery located on the grounds of the equestrian ranch. Its existence has been attested by the previous owners, and it is currently marked by two headstones and one depression (no tombstones remain). If this site is in fact a cemetery, it should remain undisturbed; any movement of cemetary materials must comply with the requirements of the California State Cemetary Board in Sacramento.

The cultural resources identified in the course of this survey are widely varying in significance, as defined by CEQA. The prehistoric site is a small groundstone scatter. Most of the five artifacts associated with the site are now located on the hillside of a narrow finger ridge. Almost surely they are not in situ, nor does there appear to be great chance for buried deposits on the ridge. In short, the site does not appear to be significant.

The former bridge is associated with the Smiley Brothers, who were instrumental in the development of Redlands around the turn of the century. Unfortunately, the bridge has been demolished for at least 60 years. The sole remnant of this construction is a single concrete foundation block that has been surrounded by adobe bricks in order to use this remnant as an equestrian jump. So little remains of this site that it can no longer be considered significant according to CEQA guidelines.

It appears that the only site within the project boundaries that clearly merits additional consideration is the tubercular cemetery. This cemetery cannot be disturbed or moved without first going through the procedures outlined by the California State Cemetery Board. Although the exact size of the cemetery is unknown, it is assumed that the cemetery is largely intact. The cemetery is scheduled to remain within the confines of the equestrian center and will be preserved.

The following mitigation measures for cultural resources are recommended:

a. The subject site shall be monitored for artifact deposits and possible features during initial stages of land alteration. If cultural materials are found in the course of this monitoring, then construction will be halted in the sensitive area in order to properly assess the significance of the materials.

b. While the cemetery is not scheduled for any construction activity, it is recommended that additional work be performed to identify the cemetery. At present it is not known whether it is even listed with the California Cemetery Board.

c. If human bones are encountered, then the San Bernardino County Coroner's office must be contacted and all work halted until a clearance is given by that office and any other involved agencies, including Native Americans, if necessary. (EIR)

8. Noise

The project area contains no major stationary sources of noise. The primary noise sources are intermittent human activities, the noise generated by traffic on peripheral roads, and noise from rail traffic along the main line of the Southern Pacific Railroad to the south. Occasional off-road vehicles may also be a source of noise within the project area. The Plan Amendment EIR contained a mitigation measure which required future specific plans to calculate noise levels based upon site specific land uses. An acoustical analysis was prepared in March, 1989, by Gordon Bricken & Associates, and is contained in Appendix H.

The project was evaluated with special emphasis to railroad noise impacts. Site measurements and calculations indicate that there are potential noise impacts from the railroad and also future traffic along Alessandro.

Alessandro Road shows an existing potential impact area extending into the project site where noise levels exceed 60 CNEL. As a practical matter however, the impact area is reduced by about one-half because of terrain. Even so, there will be an impact unless noise mitigation measures are incorporated in those dwelling units adjacent to the roadway.

The railroad potential noise impacts extend into about one-third of the project site, neglecting the effects of terrain. Introducing terrain differences actually shields some of the area and reduces the impact zone. Using a 65 CNEL level as the impact threshold, the site is not currently impacted as the levels on site fall below 65 CNEL.

The following mitigation measures are recommended for adoption:

a. Prior to issuance of building permits, the project(s) will present an acoustical study by a recognized acoustical engineer showing compliance with an exterior level of 60 CNEL and an interior level of 45 CNEL. Additionally, railroad noise levels shall not exceed 55 dBA on the interior based on the average of the highest one-third events.

b. 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. (EIR)

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 and EIR place 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. The Sunset Hills Specific Plan has incorporated into the design of the project the concept of minimizing to the maximum extent possible the development on the major ridges and steep canyon slopes. Where necessary, sensitive land planning has been utilized to provide a pleasing visual character.

By restricting future alteration of the surrounding steep canyons walls and hillsides, the visual pattern that will attract future residents should be maintained. Thus, the potential impact within the projected development areas should not be significant and should actually be enhanced by the proposed peripheral fuel modification and natural drainage course system.

An additional mechanism for the preservation of the visual resources of the project site is the incorporation of a significant open space preservation program whereby development will not occur on major portions of the site. Various forms of private and public open space will be utilized to protect major view corridors and significant ridges, and are discussed in more detail in SECTION 3. MASTER PLANS.

Visual change will be noticeable along Alessandro Road and to a lesser extent from Sunset Drive, but with implementation of mitigation outlined below, the overall impact to visual resources is not forecasted to be significantly adverse.

a. 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 of this Specific Plan will permit the ultimate building of approximately 200 single family homes. The entire development lies within the Redlands Unified School District. The District was contacted regarding student generation factors and attendance facilities. A letter from the School District is contained in Appendix I.

Based upon the student generation factors contained in the letter, the student population that could be generated from this project area when fully developed will be:

Elementary students: 200 x .392 = 78.4
Junior High students: 200 x .154 = 30.8
High School students: 200 x .154 = 30.8

Students generated from the future development of the single family homes would attend the following schools, according to current District school boundary maps:

Elementary: Kimberly School
Junior High School: Cope Junior High School
High School: Redlands High School

Based on the analysis provided above, the following school mitigation measure is recommended:

a. School fees pursuant to AB 1929 shall be due and payable prior to issuance of building permits.

11. Parks and Recreation

The Plan Amendment contains policies regarding the provision of parks and open space within the project boundaries. Specific development policies regarding the preservation of ridges and steep hillsides are being implemented by this Specific Plan, and should provide large expanses of the project site for passive recreation enjoyment. In addition, the Specific Plan proposes the establishment of various levels of parks and recreation opportunities.

A total of 40 acres is proposed within the project boundaries to be dedicated to the City of Redlands as park land to be utilized as a wilderness park. This park is linked throughout the development with a series of trails and paths for the enjoyment of the residents of the area. In addition, the park area has frontage on a proposed major arterial so that it is accessible to the City as a whole.

Other areas of natural open space will be retained within large, private residential lots with appropriate design guidelines and constraints to protect these areas from future intrusion of inappropriate activity.

The following mitigation measure is proposed:

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

12. Law Enforcement

Law enforcement services in the City of Redlands are provided by the Redlands Police Department. At present the project area requires very few responses due to lack of development. The distance from the police station to the project site is approximately five (5) miles.

Future development in the project area under the proposed Specific Plan will not add any new uses that pose different law enforcement problems than currently occur within the City. No significant adverse impact is forecasted based on the land uses and law enforcement issues.

The following mitigation measures are incorporated 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

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, and after completion would provide the backup response to fires in the project area. In addition, mutual aide agreements with County units operated by the California Division of Forestry currently provides 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. The project area is far enough from the serving stations that it may be necessary to install a station in the Plan Amendment area.

Required improvements for a new station can be funded through developer fees, land dedication, or assessment district.

The following mitigation measures are shall be implemented throughout the Specific Plan area:

a. At least two (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 cul-de-sac shall be longer than 350 feet, except in PRD type developments where cul-de-sacs up to approximately 600 feet can be allowed with the approval of the Redlands Fire Department.

d. No dead end street will be allowed to be constructed, temporary cul-de-sacs shall be required.

e. No street shall exceed 14% slope, and all streets shall be paved in all weather, non-skid surfaces.

f. Driveways shall not exceed 150 feet in length or 14% grade, unless specifically approved by the Fire Department and alternative fire mitigation measures are implemented.

g. Perimeter streets shall be placed on the foothill side of development.

h. Non-combustible and reflective street and building markers shall be required to identify all streets and buildings.

i. Vegetation shall be removed 10 feet from all roads and thinned for an additional 100 feet.

j. 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.

k. A minimum of 2 private spigots will be provided facing the foothills at each structure.

l. Each fire hydrant shall be identified with approved blue reflecting markers.

m. Each cul-de-sac greater than 300 feet in length requires a minimum of 1 hydrant.

n. Fire flow gpm, duration and hydrant spacing shall be provided according to the City of Redlands minimum standards.

o. All utilities shall be underground.

p. 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.

q. Decking material shall be of at least 1 hour fire resistant rating.

r. No eave vents shall be allowed.

s. Other vents shall be covered by 1/4 inch corrosion resistant wire mesh, not to exceed 144 square inches.

t. No combustible materials shall be allowed such as patio covers with plastic, bamboo, straw or fiberglass.

u. No eave vents shall be allowed facing the natural open space.

v. Any exposed piping shall be non-combustible, all other piping must be underground.

w. All accessory buildings, guest housing and secondary housing shall also comply with fire standards.

x. All exterior walls shall be 1 hour fire walls.

y. All roofing shall be UBC noncombustible and non-wood roofing materials.

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

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

bb. 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.

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

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

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

ff. When buildable pads on natural slopes of less than 30% are adjacent to slopes greater than 30%, the 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.

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

hh. 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 the 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.)

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

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

kk. Require homeowners associations or assessment districts to maintain the firebreak, fuel modification zones.

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

mm. Provide residential fire sprinklers within all homes.

nn. The above measures and others as appropriate shall be addressed in the specific plans that will be prepared for each planning sector. Final development designs shall be reviewed and approved by the fire department.

oo. The City shall establish an assessment district or other means to acquire a fire station site as outlined in the discussion above. An assessment district or other means should be considered to support future increased Department manpower requirements; alternatively, the City shall increase funding from general funds to maintain the present manpower/population ratio.

14. Solid Waste

The collection of solid waste in the City of Redlands is provided by the City's Disposal Department. The 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. Based on the projected waste generation rates, including growth, the landfill is expected to be filled within the next 8-10 years. The City is looking into the possibility of expanding the landfill and increasing the number of years of service.

If expansion of the City's facility is not feasible, the City anticipates using County disposal facilities. The nearest County facility is the San Timoteo Disposal site, located southwest of the project site.

At present the site generates very little solid waste because of the lack of residential development. The equestrian center does generate small amounts of waste which are transported to the County's San Timoteo site.

In order to mitigate potential solid waste impacts, the following mitigation measures shall be implemented:

a. The establishment of recycling centers and programs to reduce the amount of solid waste materials which must be disposed of from the project. The City can impose a source segregation program, a voluntary recycling center, or a mandatory recycling center to accomplish mitigation of from 20% to 50% of the existing waste stream.

b. Independently pursue and obtain a permit to expand the existing City operated landfill facility within the life of the existing facility.

c. Support County efforts to develop an acceptable waste management scheme that will be affordable and environmentally sound.

15. Water Supply

The Plan Amendment EIR investigated the various alternatives to providing a water supply and distribution system to the project boundaries. These ranged from connection into the existing system to the development of private systems within various planning sectors. After consideration, the Sunset Hills Specific Plan has determined the most practical solution to the water supply for the area is the connection into the City's existing system and the development of new distribution lines throughout the project boundaries. The Plan Amendment EIR found that the provision of water to the project area under current City ordinances and policies can be considered non-significant.

Within the boundaries of the existing equestrian center are wells which have historically provided domestic water to the facility. This water has also been utilized for the irrigation of the grounds and the sprinklering of the various arenas, stables, and paddock areas. The owners intend to determine the

future water needs for the equestrian facility, and if excess water is available from the existing wells, to provide these facilities to the City for landscape irrigation purposes of the open space areas contained throughout the Sunset Hills Specific Plan.

The following applicable mitigation measures are contained in the Plan Amendment EIR, and are hereby incorporated:

a. The City shall provide or identify a funding source that will fund a study of the project area to determine the best (technically, environmentlally, and economically) alternative for providing water to the project area. This shall include a detailed look at existing water wells and perhaps include the drilling and development of a well in order to evaluate the ground water resource beneath the project area.

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

16. Wastewater Management

As in the water supply situation, several alternative wastewater management options are available to the City in the project area. The Plan Amendment recommended the use of subsurface septic/leach line systems. The approved density formula makes such disposal systems consistent with Water Quality Control Board Policy. Another alternative available to the City is the extention of the sewer trunk line up San Timoteo Canyon to the project area and the connection of individual lots to this system.

The Sunset Hills Specific Plan proposes the development of subsurface septic/leach line systems for wastewater management in connection with the development of "dry sewers" throughout most of the project boundaries.

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., Inc., a summary of which is contained in Appendix J.

Data from the exploratory borings indicates that the soils at the site typically consists of silty sands, poorly to well graded sands, sandy gravels, and clayey sands to the maximum depths attained. No strata that could be considered impermeable to water was encountered within any of our the exploratory borings to the maximum depths attained. A more detailed description of the subsurface soil conditions encountered within the exploratory borings is contained within C.H.J.'s boring logs.

Percolation testing at the site was conducted in accordance with the generally accepted "Falling Head" test method for seepage pit type systems, as recommended by San Bernardino County Environmental Health Services. A total of 29 test holes were initially proposed to provide data for a preliminary evaluation of the percolation characteristics of the native materials.

Based upon the field investigation and percolation testing, it is the opinion of C.H.J. that the proposed development is feasible from the standpoint of geotechnical engineering, subject to the pertinent geologic factors at the site.

Based upon the analysis contained within the Plan Amendment EIR and the Percolation Feasibility Study, the following mitigation measures are recommended:

a. The San Timoteo formation (Qts) soils generally indicate percolation rates ranging from 2.1 gallons/sq.ft./day (Q) to 6.1 gallons/sq.ft./day (Q). These rates indicate application rates on the order of 20 to 50 square feet of seepage area per 100 gallons septic tank capacity.

b. The Alluvium (Qal) soils exhibited the most conducive percolation rates for effluent disposal systems. These rates generally ranged from 3.2 gallons/sq.ft./day to 8.3 gallons/sq.ft./day. Application rates within these soils would range from 20 to 35 square feet of seepage area per 100 gallons septic tank capacity.

c. The Paleosol (Qps) soils generally exhibited the poorest percolation rates at the site. Generally, percolation rates within these limited soil units were on the order of 0.67 gallons/sq.ft./day to 1.48 gallons/sq.ft./day. Application rates within these soils would be on the order of 70 to 90 square feet of seepage area per 100 gallons of septic tank capacity. (It is possible that these soils would exhibit even poorer percolation characteristics than encountered, and may not meet requirements of San Bernardino County Department of Environmental Health. More site specific percolation testing is recommended for these areas if development is proposed within these soil units.

d. Based upon the wide range of percolation rates obtained, effluent disposal systems should be designed so as to maintain the minimum separation between groundwater and the bottom of the seepage pit system, per San Bernardino County Environmental Health Services criteria.

e. Final system locations relative to structures and other critical site features should be reviewed by a qualified firm and the project engineering geologist.

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 proposed 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.

3. MASTER PLANS

SECTION III. MASTER PLANS

A. Relationship to Southeast Plan

The Sunset Hills Specific Plan No. 43 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 consistent with the goals and objectives of all the above City guidelines.

The Plan Amendment'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 identified Planning Sectors which make up the study area. A General Plan Map was prepared and is reproduced herein as Exhibit 4. The General Plan Map was intended "to conceptually illustrate how policies could be implemented, not where specific features would be required, as in a Specific Plan."

The Specific Plan boundaries correspond to three separate Sectors as identified by the Plan Amendment, Sectors 1, 3 and 4. The Specific Plan boundaries were determined primarily by existing ownership patterns, and, specifically, by the fact that one ownership crosses three separate sectors. Thus, this Specific Plan, with 465 acres represents nearly one-fourth (1/4) of the area contained within the Southeast General Plan Amendment.

As stated previously, this Specific Plan intends to be consistent with the various policy statements contained in the Plan Amendment. In order to accurately address the various levels of discussion, this Specific Plan discusses the Plan Amendment's policy statements by category (i.e.- traffic, land use, grading, etc.). In this manner, specific design criteria can be reviewed on a category by category level. Thus, the following discussion of the master plans contains the Specific Plan's design solutions as well as its relationship to the Plan Amendment.

The Plan Amendment 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 further than the Plan Amendment in accomplishing these objectives in a meaningful way and establishing a master plan for a high quality residential development which will be a prestigious area for the City of Redlands and its future residents.

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 policy, and actually addresses portions of three sectors. The Master Plan sections following address the other specific policy statements and solutions.

POLICY 32: Each Planning Sector within the study area has a series of signature characteristics the perception of which whall 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. As shown previously, this Specific Plan has been developed to preserve and enhance the signature features of the individual neighborhoods as well as the whole Sunset Hills Specific Plan project site. The land use exhibits and plans have been discussed based upon a property ownership/neighborhood level, but each neighborhood shares common design guidelines and development standards which will enhance the community identity feeling within the project. It is hoped that through this planning effort, the Sunset Hills, following development, will be known as a prestigious residential environment, similar to existing areas within the City of Redlands.

A major element of the Plan Amendment was the establishment of future residential densities based upon the slope condition of the property. The density of residential use was assigned on the basis of slopes, with the less sloping land being assigned the calculated "high density" and the steeper being assigned the "medium density" and the steepest, "low density". The Plan Amendment and subsequent implementing ordinances established the requirement for future slope/density calculations to be performed on a sector by sector basis.

Density within the plan area is allowed pursuant to the following slope/density relationship:

TABLE 3
PLAN AMENDMENT SLOPE/DENSITY FORMULA

Percent Slope	Acres/Dwelling Unit
0% to 15%	1.0 acre
16% to 30%	2.5 acre
over 30%	10.0 to 5.0 acres

Slope maps pursuant to the above guidelines have been prepared for the project site on a neighborhood level respecting the property ownership patterns within the Specific Plan boundaries. Each neighborhood is allocated a finite number of dwelling units based on its slope/density calculations, and subsequently a specific land use plan has been prepared at the neighborhood level. Thus, no transfer of density between neighborhoods is allowed, and the total number of dwelling units within the specific plan boundaries is the same regardless of whether the slope map was prepared individually or as one map. In addition, the basic framework for designating location of lots has been pursuant to planned residential development concepts. This enables lots to be located throughout a given neighborhood irrespective of the slope category, with the end result being the preservation, to a greater extent, of various natural features including trees, slopes, ridges, etc.

The Plan Amendment recommended various levels of residential, equestrian, and preserved natural area land uses within the Specific Plan boundaries. This Specific Plan intends to refine and implement these general land use categories through specific site planning techniques. The most significant thing about the Plan Amendment's land use plan is stated as its approach to the preservation of the historic character of the area. The Plan Amendment identifies the major perceived characteristic features of the area as the signature characteristics. The Plan Amendment approaches all development proposals and requirements from the point of view of preserving these perceived signature characteristics. These characteristics can be seen on the Southeast Plan Amendment (Exhibit 4) within the boundaries of the property, and will be discussed in detail at the appropriate master plan level.

B. Land Use Plan

The Land Use Plan is depicted in Exhibit 5. This Land Use Plan is intended to depict the relationship between various properties within the Specific Plan and also to show graphically how the Specific Plan further implements the Plan Amendment.

A unique element of this Specific Plan is the creation of four distinct "neighborhoods." These neighborhoods correspond to individual property ownership and enables property owners to remain independent in terms of development of their property, while ensuring that regional infrastructure and planning is carried out consistently across the whole planning sector. Thus, while the various master plans within this specific plan depict how the project as a whole will develop with proper infrastructure, vehicular circulation, and compatible development standards, it has been designed to permit each neighborhood to be "free-standing". This neighborhood concept also directly implements the following policy contained in the Plan Amendment.

> 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.

After calculating the density allowed within each neighborhood, the most important aspect of the specific plan is the placement of these "units" consistent with the goals and objectives of the Plan Amendment. In other words, to protect the perceived character of the area. This plan attempts to accomplish this goal, and presentation of this is best accomplished on the neighborhood level. Separate description on each neighborhoodis included in following sections.

The primary land use within the Sunset Hills Specific Plan is single family residential, estate lots. This land use is planned for custom single family detached homes on large lots ranging in size from three-fourths (3/4) of an acre to over ten (10) acres. This range in lot sizes will provide a very desirable mix of housing styles while retaining the community identity image which is very important to the overall success of the project. A statistical summary of lot sizes is provided in Table 4. This Table represents the lot range within Neighborhoods 1 and 3 only.

****

TABLE 4
LOT SIZE DISTRIBUTION

Lot Size (Square Footage)	Number of Lots
25,000 - 40,000	51
40,000 - 80,000	84
80,000 - 160,000	18
over 160,000	15
Total	168

****

The land use exhibit depicts how the residential lots have generally been clustered in the flatter areas of the project site, while the steeper slopes and ridges are generally incorporated into large custom lots. In this manner, the perceived character of the natural land forms are preserved through sensitive site planning.

A Public Park has been designated within the project boundaries consisting of approximately forty (40) acres. This park is located specifically in the most southern portion of Neighborhood 3, adjacent to the San Timoteo Creek. This park is intended to be developed as a natural, wilderness park with trails and enhanced natural landscaping. A complete description of the park concept can be found in the following sections of the plan.

Also included within the project boundaries is the existing equestrian center located along Alessandro Road within Neighborhood 3. This plan intends to preserve and enhance the equestrian center. The equestrian center area will consist of approximately 27 acres, and a complete description follows in the subsequent section of this report.

Approximately 42 acres of the plan will be utilized for the roadway network, including the various trail and drainage systems. This roadway/drainage network is consistent with the Plan Amendment and will provide an enhanced streetscape within the Sunset Hills Specific Plan.

Of particular importance in the Southeast Plan Amendment was the preservation of unique natural areas throughout the project site. The Land Use Plan depicts the preservation of approximately 123 acres of land as preserved natural area. This acreage will increase as the development plans for Neighborhoods 2 and 4 are submitted for processing. The total number of acres which could be designated preserved natural area could reach approximately 150 acres, following the incorporation of Neighborhoods 2 and 4.

Thus, the total number of acres within the project boundaries which have been designated as open space areas, including the equestrian center, public park, and preserved natural areas will be approximately 215 acres. This will represent approximately 47% of the overall project site.

The following sections describe in detail the various land uses and neighborhoods within the Sunset Hills Specific Plan.

1. Neighborhood 1

Neighborhood 1 consists of approximately 27 acres and is located at the northwest portion of the project site along Allesandro Road. This neighborhood consists of a minor series of east-west ridges ending at Allesandro Road, with a major flat ridgetop. There is evidence of an attempt to irrigate and farm the ridgetop in the past, and a unique eucalyptus grove was planted on the flatter canyon bottom.

A slope analysis map was prepared by ESRI of Redlands consistent with the City's guidelines, and is depicted in Exhibit 6. The following table indicates the various categories of slope for Neighborhood 1.

****

TABLE 5
SLOPE CALCULATION - NEIGHBORHOOD 1

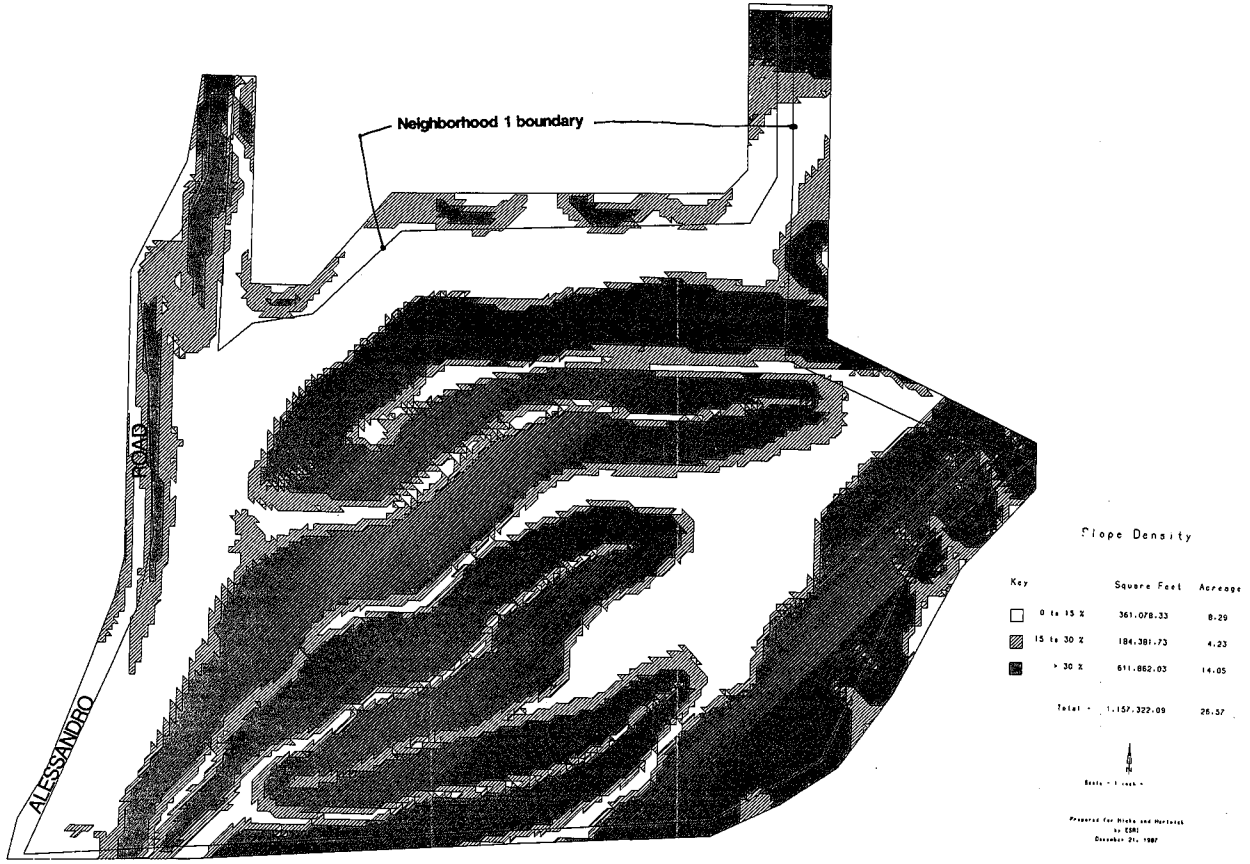
Percent Slope	Acres	Units
0 - 15%	8.29	8.29
15 - 30%	4.23	1.69
> 30%	14.05	1.40
Totals	26.57	10

****

Thus, the total number of lots permitted for Neighborhood 1 is ten (10). The lot layout is depicted in Exhibit 7, Neighborhood 1 Development Plan.

The concept behind the design of Neighborhood 1 is the preservation of the unique eucalytus grove and natural drainage course located along the northerly portion of the property and adjacent to Alessandro Road. The intent is to cluster the lots along the flatter ridgetop, taking advantage of view opportunities, and preserving the valley floor as natural open space to be held in common by the future homeowners of Neighborhood 1. Thus, Neighborhood 1 will utilize the PRD concept for placement of homesites.

Access to Neighborhood 1 will be via two points along Alessandro Road.



NEIGHBORHOOD 1
SLOPE MAP

exhibit 6

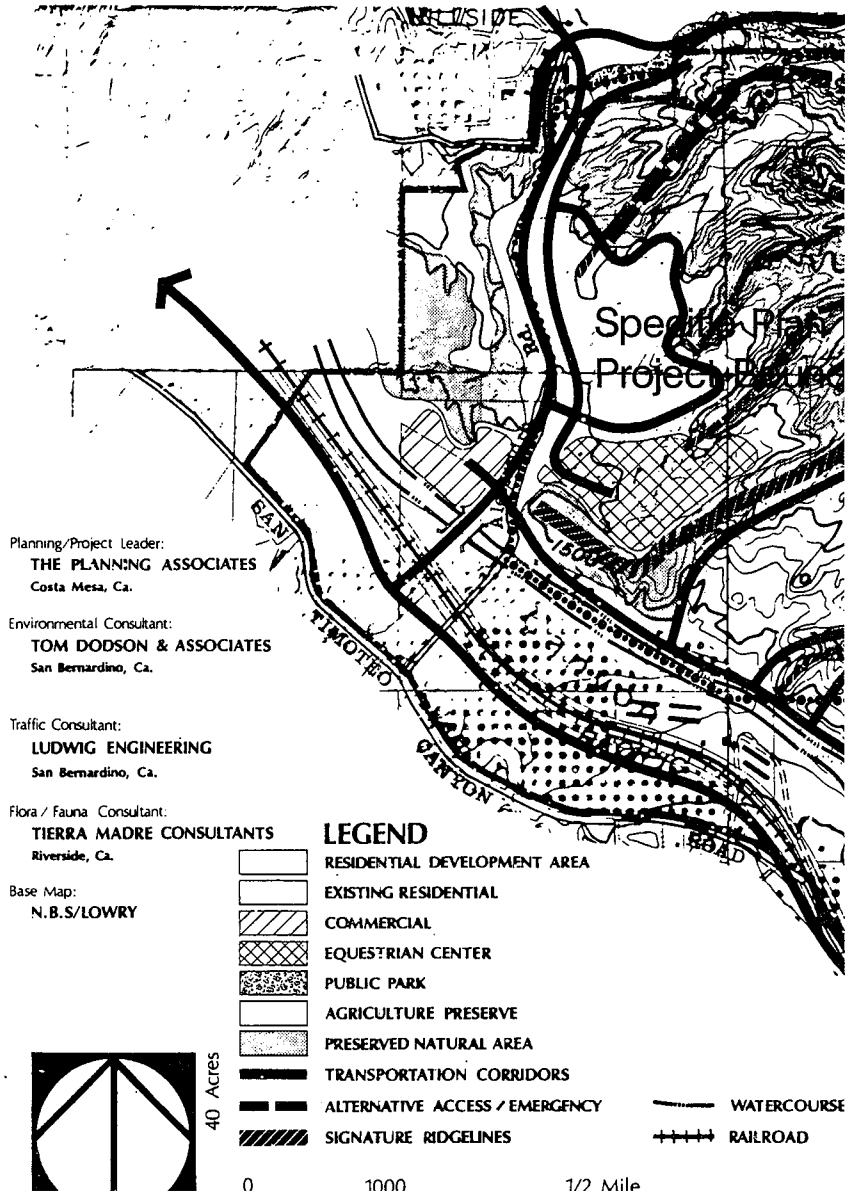


exhibit 4 Part 1

CITY OF REDLANDS

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

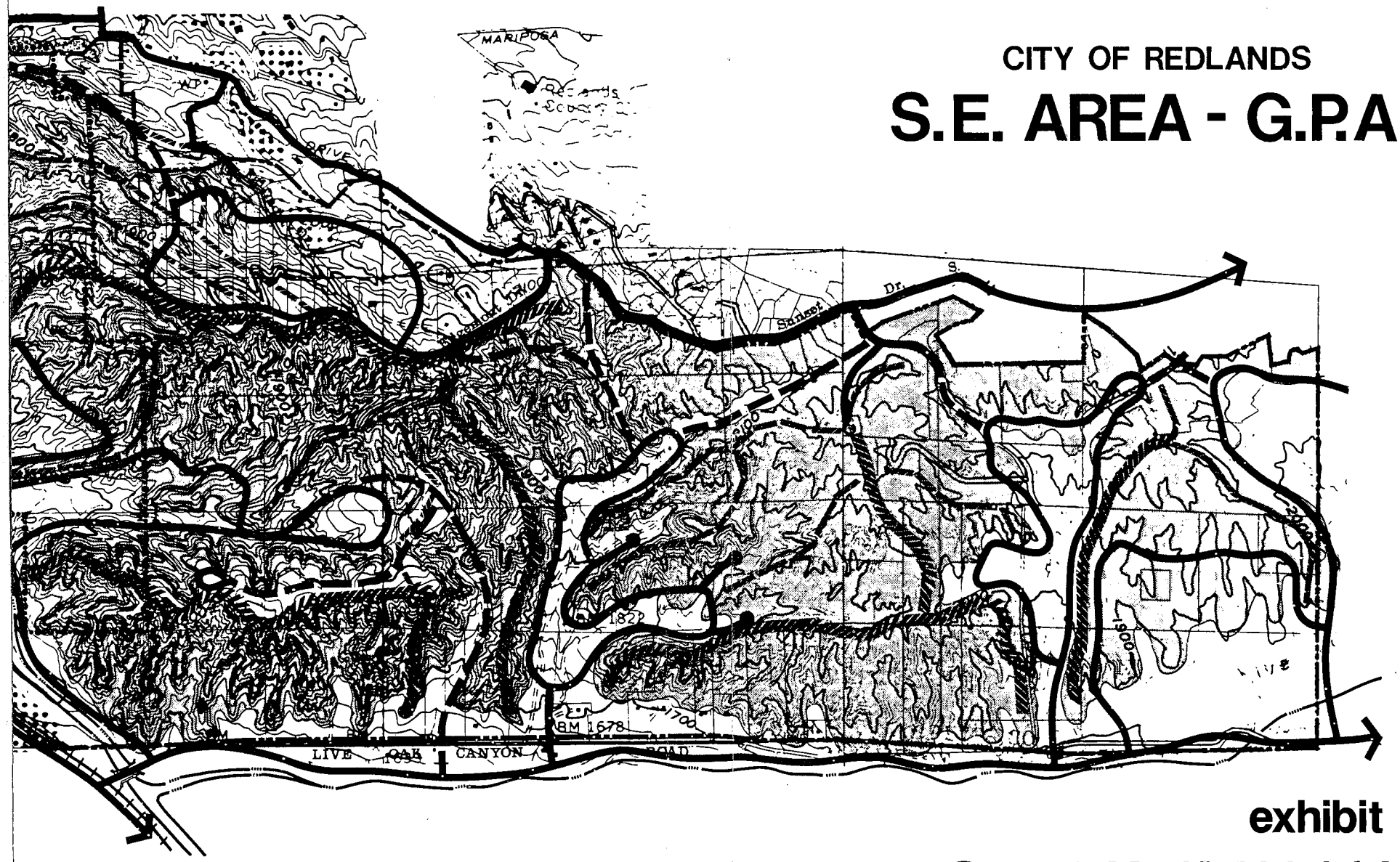
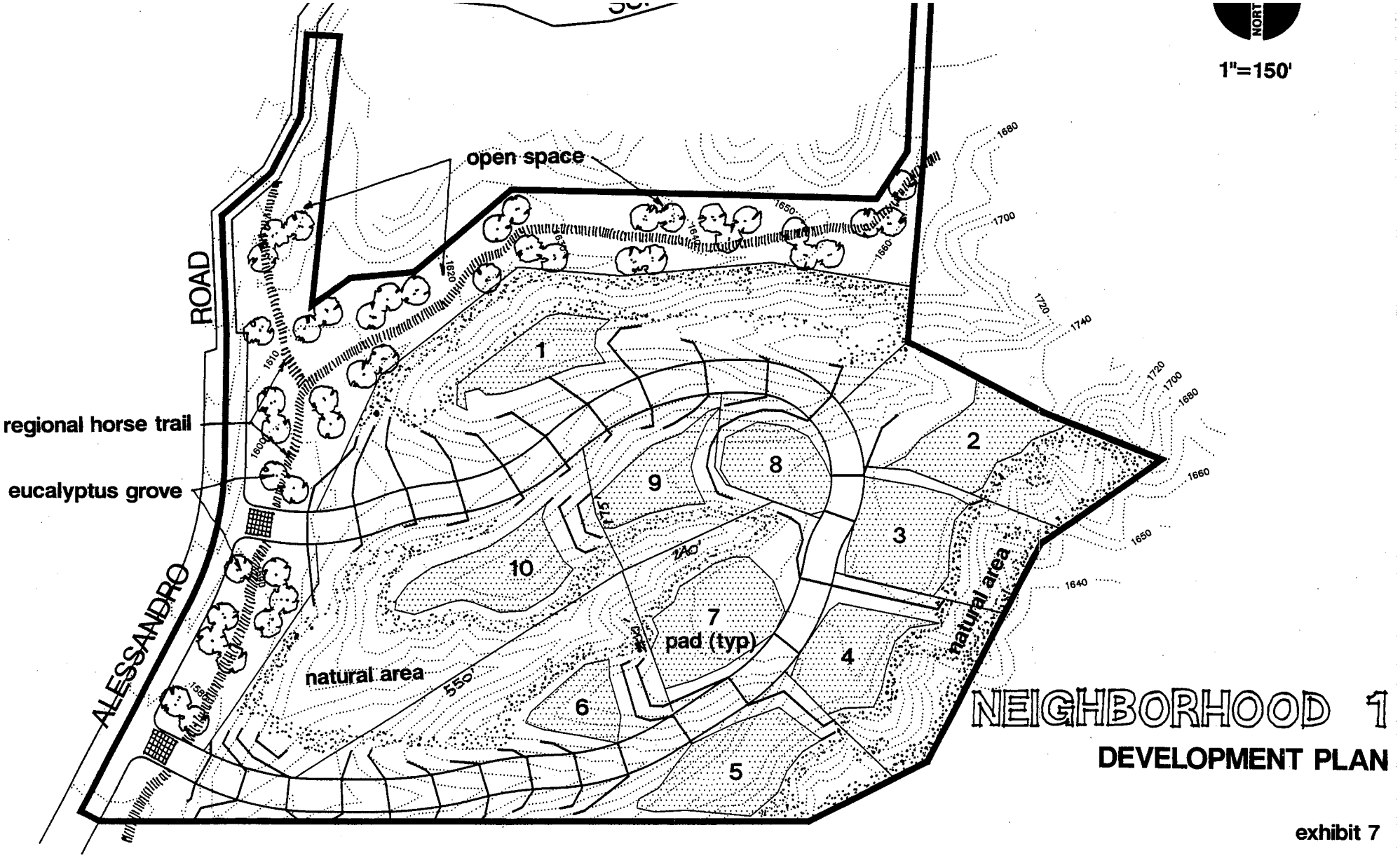


exhibit 4

SOUTHEAST AREA GENERAL PLAN MAP

Part 2



NEIGHBORHOOD 1

DEVELOPMENT PLAN

exhibit 7

NEIGHBORHOOD 2 DEVELOPMENT PLAN

To be supplemented

2. Neighborhood 2

Neighborhood 2 consists of approximately 48 acres and is located along Alessandro Road, midway between Sunset Drive and the San Timoteo Creek. This neighborhood is characterized by two minor ridges and a substantial flat area. In the recent past, this land was a portion of the equestrian center training area.

A slope analysis map was prepared for this neighborhood by ESRI of Redlands consistent with the City's guidelines, and is depicted in Exhibit 8. The following table indicates the various categories of slope for Neighborhood 2, and the resultant density calculation.

****

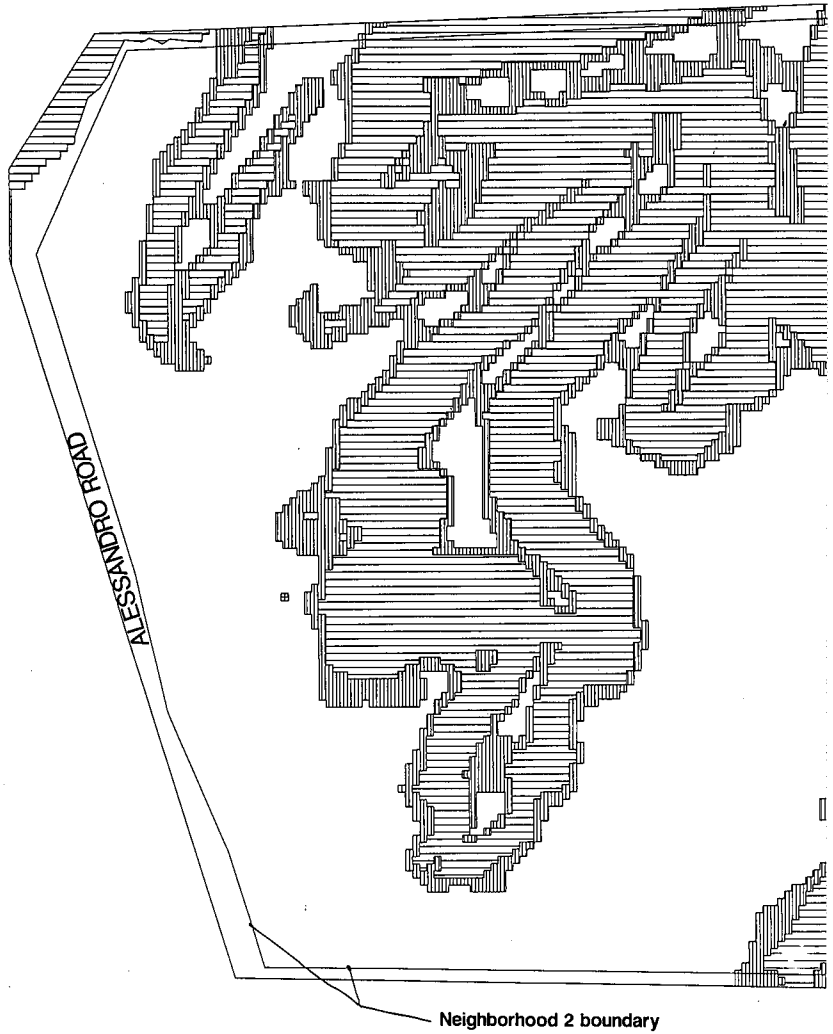
TABLE 6
SLOPE/DENSITY CALCULATION - NEIGHBORHOOD 2

Percent Slope	Acres	Units
0 - 15%	23.41	23.41
15 - 30%	7.34	2.93
> 30%	20.68	2.06
Totals	51.43	27

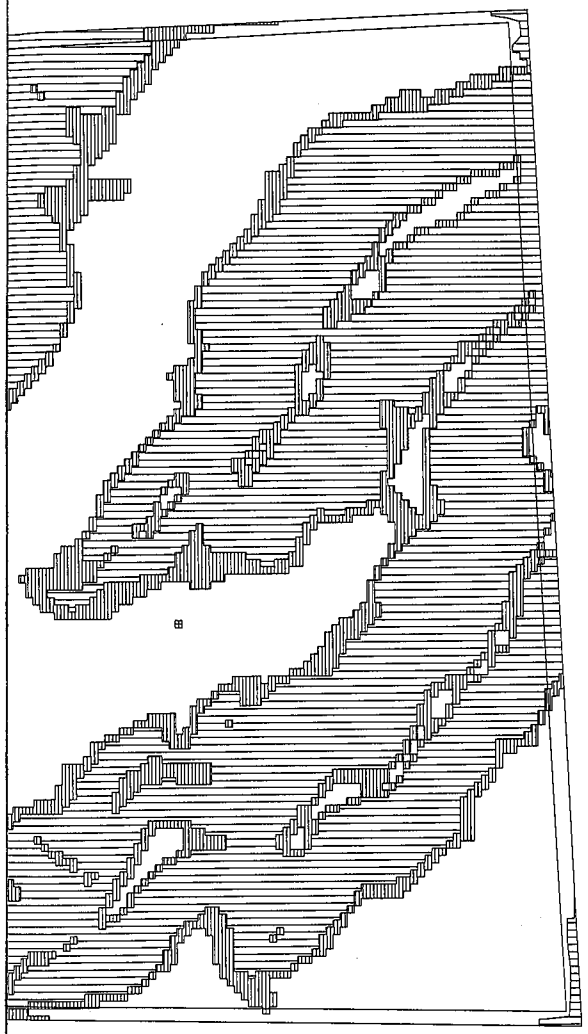
****

Therefore, pursuant to the above slope/density calculation, the permitted number of dwelling units which will be permitted within Neighborhood 2 is 27. At the time of preparation of this Specific Plan, the property owner did not desire to prepare a development plan for this neighborhood. Therefore, a supplement to this specific plan will be required for further processing of the development plans and tentative tract mapping for Neighborhood 2.

A Development Plan will be prepared in the future and will be supplemented in this specific plan as Exhibit 9. All other portions of this specific plan, including street standards, design guidelines, development standards, and Plan Amendment policies will apply to the future development of Neighborhood 2.



Neighborhood 2 slope Map Part 1



Slope Density

Key		Square Feet	Acreage
	0 to 15 %	1,019,522.52	23.41
	16 to 30 %	319,768.41	7.34
	> 30 %	900,706.77	20.68
	Total -	2,239,997.70	51.43

N

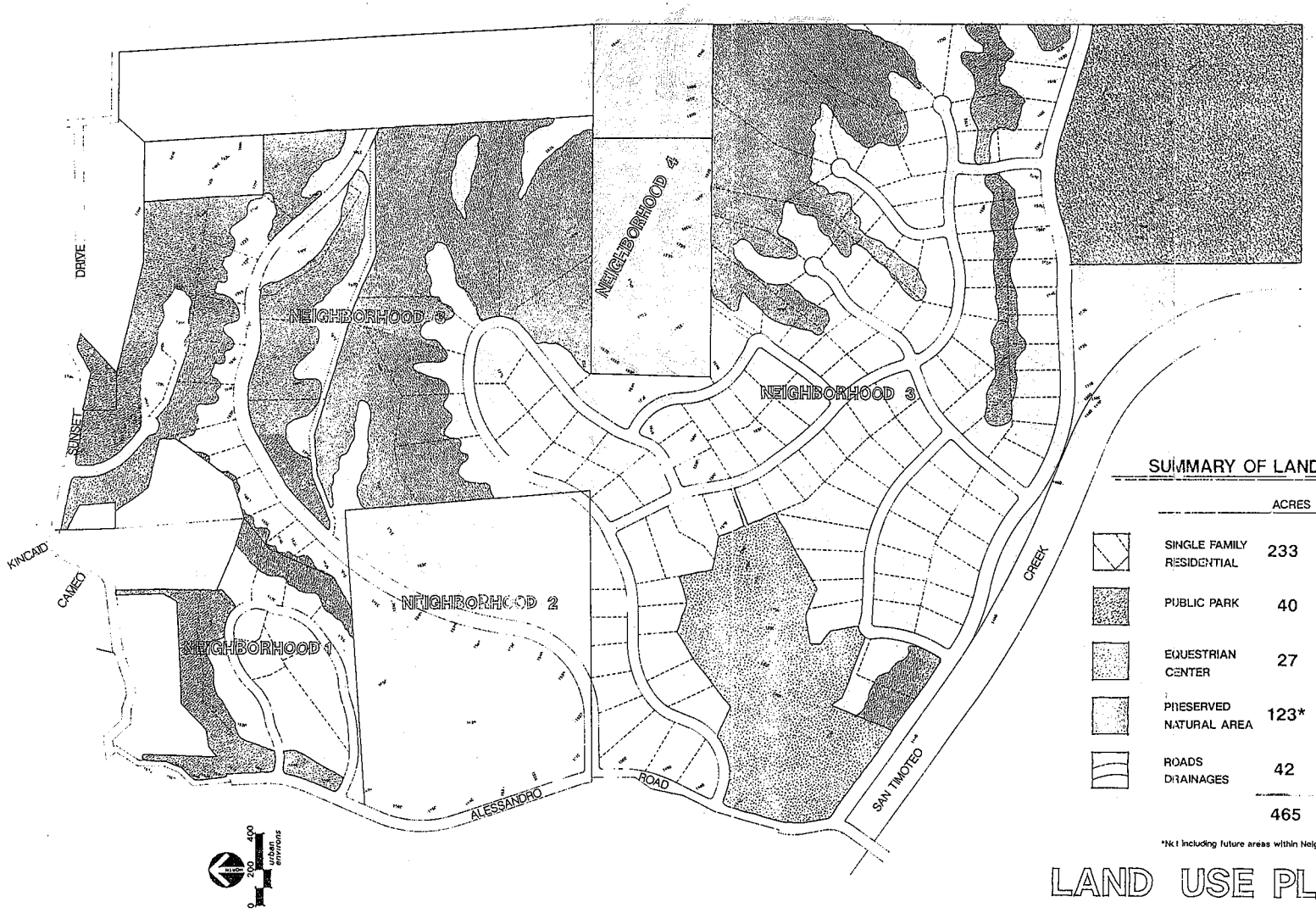
Scale - 1 inch = 100 feet

Prepared for Urban Environs
by ESRI
March 29, 1989

NEIGHBORHOOD 2 SLOPE MAP

exhibit 8

Part 2



SUMMARY OF LAND USE

	ACRES	UNITS	PERCENT
SINGLE FAMILY RESIDENTIAL	233	198	50.1%
PUBLIC PARK	40	-	8.6%
EQUESTRIAN CENTER	27	-	5.8%
PRESERVED NATURAL AREA	123*	-	26.5%
ROADS DRAINAGES	42	-	9.0%
	465	198	100%

*Not including future areas within Neighborhoods 2 & 4

LAND USE PLAN

exhibit 5

3. Neighborhood 3

Neighborhood 3 consists of approximately 370 acres and is the most dominant neighborhood within the specific plan boundaries. Neighborhood 3 encompasses portions of the project site ranging from Sunset Drive on the north to San Timoteo Creek on the south; from Alessandro Road on the west to the project boundaries on the east; and has the most significant diversity of terrain. Included within this neighborhood is the existing equestrian center.

A slope analysis map was prepared for this neighborhood by ESRI of Redlands consistent with the City's guidelines, and is depicted in Exhibit 10. The following table indicates the various categories of slope for Neighborhood 3 and the resultant density calculation.

****

TABLE 7
SLOPE/DENSITY CALCULATION - NEIGHBORHOOD 3

Percent Slope	Acres	Units
0 - 15%	110.62	110.62
16 - 30%	76.21	30.48
> 30%	186.20	18.62
Totals	373.03	158

****

Therefore, based upon the slope/density calculation, the total number of dwelling units permitted within Neighborhood 3 is 158. Neighborhood 3 has the most diversified topography, and an attempt has been made to preserve to the maximum extent possible, the natural features of the site, while still permitting a quality single family development. Therefore, several factors have been implemented into the project design in recognition of these natural features.

The equestrian facility and the public park are both located within Neighborhood 3, and the preservation of the two areas will be a significant contribution to the perceived character of the area remaining intact. Together, the two areas amount to approximately sixty-seven (67) acres, or eighteen (18%) percent of the neighborhood.

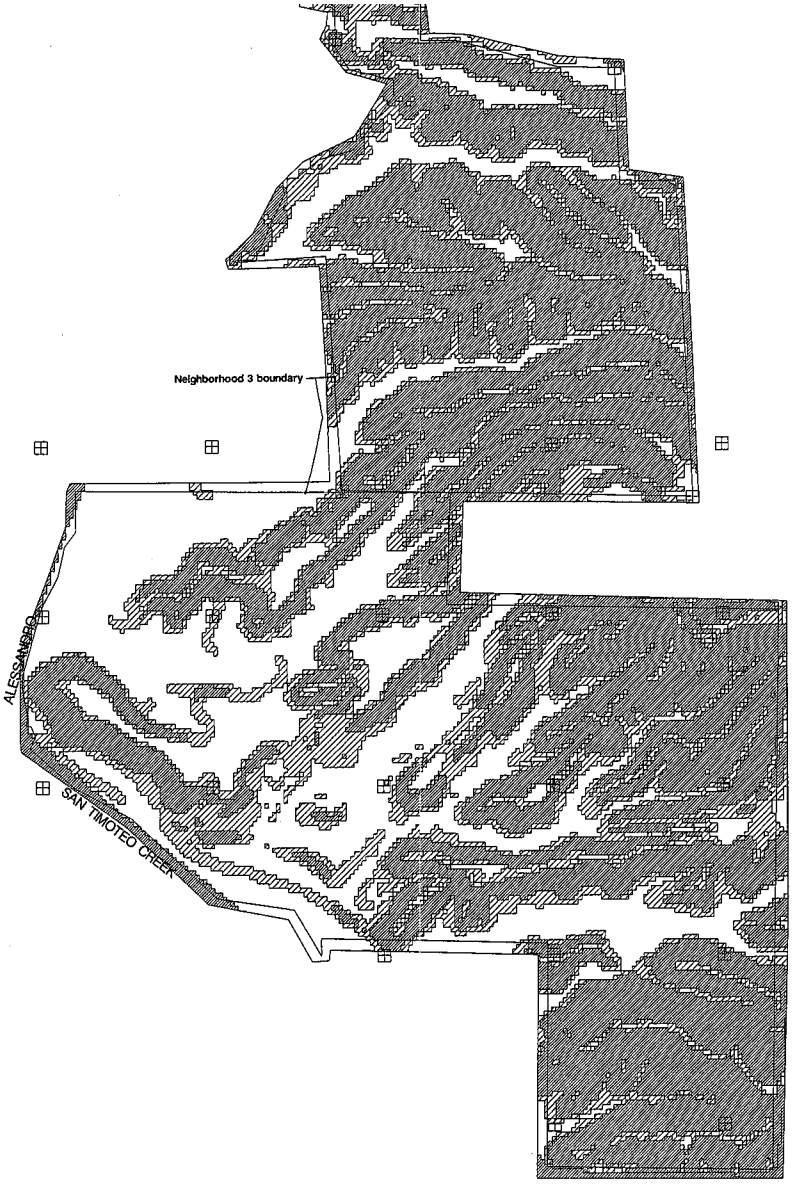
Another factor important to maintaining the perceived character is the preservation of large natural areas by incorporating them into large estate lots ranging in size from four to ten acres. This is most notable in the central and northerly portions of Neighborhood 3. These areas have been designated "preserved natural area", and specific design guidelines have been incorporated into Section V. of this specific plan to insure the future preservation.

The lot layout for Neighborhood 3 utilizes the PRD concept by clustering the lots generally on the flatter portions of the site surrounding the equestrian center. As stated previously, the steeper areas of the site are incorporated into large estate lots. Exhibit 11 depicts the Development Plan for Neighborhood 3.

Utilizing the PRD concept, the dwelling units which would have been permitted under the slope/density calculation have been permanently transfered onto the surrounding developable areas. Therefore, no dwelling units will ever be permitted within the equestrian center or public park areas, and they will remain in perpetual open space.

Also, because the slope/density calculations only permit a finite number of dwelling units, no further subdivisions or lot splits will be permitted within the neighborhood beyond the permitted 158 dwelling units. Therefore, the larger lots will always remain and can never be further subdivided, even though an individual slope calculation may permit it in the future.

Lots 1, 2, 16, 17, 18, 26, 101, and 102 within Neighborhood 3 shall be subject to a Ridgeline Impact Study to determine the suitability of building homes on these ridges. The study shall include (a) silhouette simulations from four vantage points defined by the Community Development Department (b) architectural detailing including structure, materials, colors, reflectivity, landscape plans (c) fire safety site management plans, and (d) soils information to establish foundation and septic suitability.



Slope Density

Key		Square Feet	Acreage
☐	0 to 15 %	4,818,783.72	110.62
▨	16 to 30 %	3,319,735.85	76.21
▨	> 30 %	8,110,630.81	186.20
	Total -	16,249,150.38	373.03

N

Scale - 1 Inch = 250 Feet

Prepared for Urban Environs
by ESRI
March 28, 1989

NEIGHBORHOOD 3 SLOPE MAP

exhibit 10

NEIGHBORHOOD 4 DEVELOPMENT PLAN

To be supplemented

4. Neighborhood 4

Neighborhood 4 consists of approximately 20 acres and is located in the central portion of the specific plan, surrounded by Neighborhood 3. This neighborhood is characterized by two dominant ridges and steep slopes, with very little flat land. Because of its steep topographic conditions, it is not anticipated that Neighborhood 4 is going to generate more than 2-3 dwelling units under the slope/density guidelines. Therefore, a slope analysis was not performed for this neighborhood.

As is the case in Neighborhood 2, the property owner of Neighborhood 4 did not desire to participate in the preparation of the Specific Plan at this time. Therefore, a supplement to this specific plan will be required for processing of development plans and tentative parcel map for Neighborhood 4. All the design guidelines and development standards contained within the Sunset Hills Specific Plan shall be applicable to Neighborhood 4.

At such time that development is proposed within Neighborhood 4, the applicant shall submit a slope analysis, if appropriate (Exhibit 12) and a development plan (Exhibit 13).

5. Equestrian Center

The Southeast Plan Amendment recognized the existing equestrian facilities along Alessandro Road "to be a longtime, if not historic, perception to many people and a characteristic of the area." As such, its preservation was recognized as being consistent with the concept of the Plan Amendment. Indeed, as the area is developed as rural estate lots and equestrian trails are developed linking the historic trails throughout the region, the equestrian facilities could remain viable at this location. In addition, this equestrian facility has been recognized as a community asset worthy of preservation. The Sunset Hills Specific Plan shows the equestrian center as being preserved.

The existing equestrian center and proposed boundaries are depicted on Exhibit 14. The exhibit has been prepared from a topographic relief map, and depicts the existing features throughout the facility and its relationship to the surrounding proposed street system, lot layout, and trail network. The center as shown consists of approximately 27 acres.

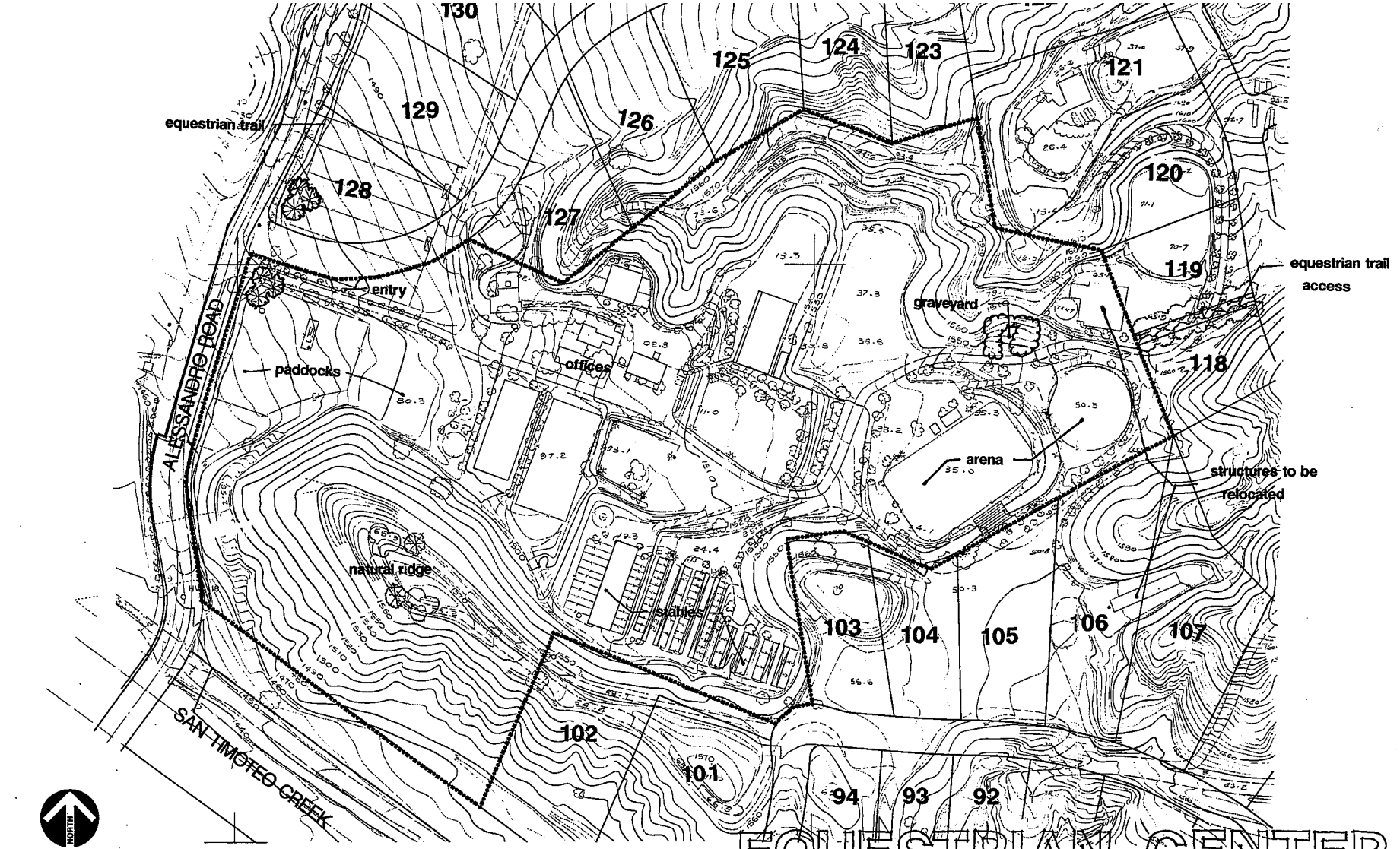
The existing facilities within the equestrian center include paddocks, covered and uncovered stables, barns, hot walkers, a formal arena, and several structures utilized as offices, storage, and caretaker quarters. Most of these facilities will be retained as part of the center. The exceptions will be those structures on the periphery of the center which are badly dilapitated, or no longer used as part of the equestrian operation.

Of particular note is the existence of an historic graveyard located in a pepper tree grove in the central portion of the center. (This graveyard has been discussed in the environmental section of this Specific Plan.) The graveyard will remain intact within the facility, and the necessary steps will be taken as outlined within the Cultural Resource Survey.

Although the Plan Amendment suggested the equestrian facility remain, it did not determine in what form this was to occur. Therefore, this Specific Plan has had some latitude in deciding how the facility would integrate with the surrounding development.

The slope analysis which was prepared for Neighborhood 3 also included the calculation of slope and acreage for the existing equestrian facility. Therefore, the resultant density calculation also included units which were generated from the flatter portions of the equestrian facility. These units have been permanently transferred to other areas within Neighborhood 3 utilizing a "PRD" technique as recommended within the Plan Amendment. Thus, after the adoption of the Specific Plan, the equestrian center will have no residential development rights, and it will be retained as permanent recreation/open space.

The operation will continue as a commercial/recreational horse boarding and training facility. Development standards have been created for this land use and are contained in Section IV. B.



EQUESTRIAN CENTER

exhibit 14

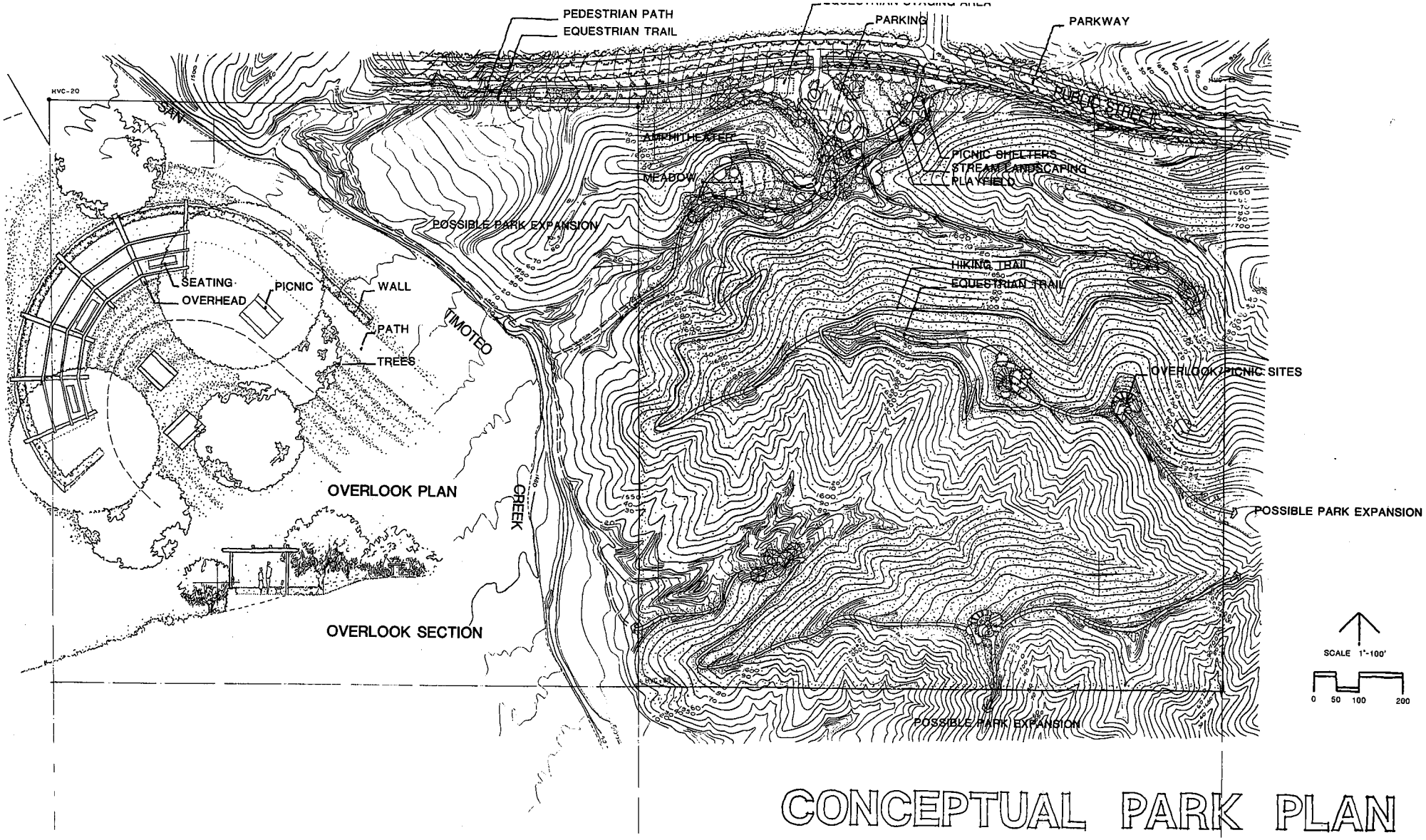
6. Public Park/Open Space

A significant land use consideration within the Plan Amendment was the preservation of natural open space. The Sunset Hills Specific Plan proposes to retain a forty (40) acre area in the southerly portion of Neighborhood 3 as a natural public park/open space area. The park is situated in an area identified as a signature ridge, and in fact is generally located at the intersection of Live Oak Canyon Road and San Timoteo Canyon Road, very prominantly visible.

The Plan Amendment contained a discussion of the various methods the City of Redlands could utilize in order to preserve the large amount of open space recommended within the Plan. Those methods included the use of outright purchase, of dedication in conjunction with development, of agricultural preservation, of density trading via PRD's and density transfer, of gift, and even of condemnation. The Sunset Hills Specific Plan has retained approximately one-half (1/2) of the project site in various forms of open space, utilizing a combination of the above methods.

The Sunset Hills Specific Plan proposes the dedication of a forty (40) acre public park to the City of Redlands. This park is located in the most southerly portion of the project site adjacent to San Timoteo Creek. The park is intended to be developed as a natural wilderness park, with minor public improvements. Hiking/equestrian trails, look-out points, a small parking facility, and enhanced natural landscaping are those types of improvements recommended for the park. A Conceptual Park Plan is depicted in Exhibit 15. The density permitted within this area has been permanently transfered via the PRD method to flatter, more developable areas of Neighborhood 3.

Another open space preservation technique utilized was the preservation of large natural areas within canyon walls and slopes. These areas are retained within large estate lots of up to ten (10) acres in size. The total preserved natural area is depicted on Exhibit 5, and has been discussed previously.



CONCEPTUAL PARK PLAN

exhibit 15

C. Circulation/Drainage Plan

A major component of the Sunset Hills Specific Plan is the provision for an efficient and comprehensive transportation and circulation system. The project site is currently located with several hundred feet of frontage along Sunset Drive, and has almost the entire frontage along Alessandro from Sunset Drive to the San Timoteo Creek. No streets currently exist within the project boundaries, however, some unimproved access roads and trails have been utilized since the turn of the century for various recreational purposes.

The Southeast Plan Amendment recognized the severe limitations of the surrounding street network, particularly Sunset Drive, to adequately handle increased traffic loads generated by the addition of housing within the plan area. This plan intends to implement the circulation guidelines contained in the Plan Amendment through upgrading existing streets and constructing an internal street system consistent in both the spirit and intent with the Plan Amendment. Also included within the circulation plan is the surface drainage system as proposed within the Plan Amendment.

The Circulation/Drainage Plan is depicted in Exhibit 16. The circulation system has been designed to provide not only excellent vehicular transportation, but also emergency access, and a trail system recognizing the long term use of the property as a recreational amenity to the surrounding community. As proposed, the circulation system will be developed to serve not only the future residents of the project site, but will also provide direct and emergency access to properties located to the east.

The Plan Amendment spent a great deal of discussion regarding the inadequate existing street system within the Plan Amendment's boundaries. The natural access to the subject property has historically been up-canyon from Alessandro Road. The Plan Amendment recognized this historic access as providing major access to all the Planning Sectors involved in the Specific Plan. In fact, these sectors enjoy several thousand feet of frontage along Alessandro Road, which will be adequate in providing an external circulation system for the project site. The only exception, as recognized in the Plan Amendment, is the ridge immediately south of Sunset Drive on the most northerly portion of the project site.

The Plan Amendment contained several policy statements regarding traffic, circulation and drainage, and the following are applicable to the project site.

> 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.

The Specific Plan is consistent with the above policy in that primary access into the project site is via connections with Alessandro Road. The only exception is the cul-de-sac which will be necessary to provide continued access to the ridge off Sunset Drive. However, this is not intended to provide through access for any portion of the development other than existing development and that proposed for the ridge. In addition, two major roads to be constructed as a part of Neighborhood 3 provide access to properties located to the east of the project site, which will allow future development within those planning sectors to have access out to Alessandro Road.

> 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.

The Circulation exhibit depicts the system as proposed to service the 465 acre site. Without exception, the road pattern has been designed to preserve and enhance the natural landform and to recognize historic patterns of access. By and large, the Circulation Plan follows that identified within the Plan Amendment and as depicted herein as Exhibit 4. The roads have been refined to address site specific conditions, but generally the system closely follows that conceptually approved within the Plan Amendment.

The only exception to this is the road which was depicted on the most northerly ridge, running from Planning Sector 2 over to Alessandro Road. This road would have required massive ridge-top grading and canyon filling, and it was deemed inappropriate to the stated goals and objectives of the Sunset Hills Specific Plan. This road was replaced by one in the canyon immediate south of the ridge, and connecting with Planning Sector 2. This road solution is more consistent with policy statements, requires much less grading, and still provides the desired secondary access to Planning Sector 2.

POLICY 25: A comprehensive design study of Alessandro Road from Crescent to San Timoteo Canyon Road shall be undertaken to redesign Alessandro to accomodate the traffic projected by the development of the study area and to specifically address the currently inadequate narrow bridge, the curve approach to the bridge, the intersection with Sunset Drive, and the intersection with Crescent.

A Traffic Study was performed addressing this policy statement and is contained within the technical appendix. Mitigations measure have been developed requiring the improvement of the Sunset Drive/Alessandro intersection, the widening of Alessandro Road, and the construction of an improved bridge over San Timoteo Creek.

A major design goal contained within the Plan Amendment was a drainage proposal for a natural-like, gravity flow, surface drainage system, with a perimeter collector system in each canyon which in turn flows by gravity to the mouth of the canyon and out to the San Timoteo Creek. The Plan Amendment proposed to route the watercourses around the edge of the canyon bottom rather than through the center, whether or not that is the current alignment of the watercourse. Further, in order to enhance the whole canyon bottom perception and enhance the watercourse characteristic specifically, it was proposed that this perimeter watercourse become the backbone of a perimeter parkway/open space. The above watercourse description has been utilized to design the backbone drainage plan within the Sunset Hills Specific Plan, and specifically, the following policy has been addressed through the drainage plan design.

> 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.
>
> 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.

Without exception, the internal system of roads has been designed to follow the natural contours, and as such, naturally fit into low speed roadways. The curvilineer nature of the roads was predicated upon by the natural contours, and the desire to minimize grading by following the flatter portions of the canyon bottoms. The ridges were purposely avoided in order to minimize grading.

The Circulation/Drainage Plan is depicted in Exhibit 16, and shows the overall concept of traffic movement within the project area, as well as the various equestrian trails, drainage courses, and major entry features. The streets and trails within the project boundaries have been identified as to location and cross-section, and are discussed individually below. All streets will be public.

1. Street Section A-A

Street Section A-A is depicted on Exhibit 17, and represents the implementation of the Plan Amendment's Canyon Bottom Perimeter 'Perfumaa'. This street section will be utilized in two locations, one through Neighborhoods 2 and 3 in the central portion of the project site, and the other within the southerly portion of Neighborhood 3. The northerly street will provide a connection for secodary access from Sector 2 of the Plan Amendment, while the southerly street will extend into portions of Sectors 3, 4, 5 and others.

The street will be provided within an eighty (80) foot right-of-way, and will provide several features identified within the Plan Amendment. The actual paved section will be forty (40) feet, and at this time it is envisioned that some form of curb and gutter will be necessary for drainage purposes. These details will be studied during the Tract Map improvement drawing stage of development.

In addition to the standard street pavement, the right-of-way will contain landscaping and footpaths on either side of the roadway, the natural drainage course handling the canyon storm drainage, and a regional equestrian trail. No concrete sidewalks are recommended for this section.

This street section will become the backbone street network for the majority of the project site linking to Alessandro Road. The design will provide for the ultimate development of a truly scenic drive.

2. Street Section B-B

Street Section B-B is depicted by Exhibit 18, and is essentially a duplicate of Section A-A. This street section will be utilized adjacent to San Timoteo Creek. The difference in the design is the proposed greenbelt which will be provided adjacent to the creek. Where possible, the roadway will be meandered away from the creek creating a large greenbelt area for both visual attractiveness and some recreational opportunities.

3. Street Section C-C

Street Section C-C will be utilized throughout the project site as a local street, and is depicted by Exhibit 19. This section will be developed with a sixty (60) foot right-of-way, and will provide for a thirty-six (36) foot paved area. In addition, a regional equestrian trail will be provided, along with a smaller natural drainage course.

4. Street Section D-D

Street Section D-D will be utilized for the more localized streets which will not be major water carriers. This street section is depicted by Exhibit 20, and will provide for a sixty (60) foot right-of-way. Thirty-six (36) feet of paving will be provided, and the balance of the right-of-way will be in the form of landscaping and footpaths.

5. Street Section E-E

Alessandro Road is by Exhibit 21, Street Section E-E. This street section will be developed within a sixty-four (64) foot right-of-way, and will provide for a forty (40) foot paved section. It is envisioned that Alessandro Road will be realigned and improved throughout the project boundaries from Sunset Drive to the San Timoteo Creek Bridge. This will require some major improvements to both the east and west sides of the street, and the utilization of retaining/crib walls may be necessary. During the preparation of the improvement plans for Alessandro Road, the Developer shall work closely with the City Engineer to insure the successful design of the roadway, including the widening of the bridge at San Timoteo Creek.

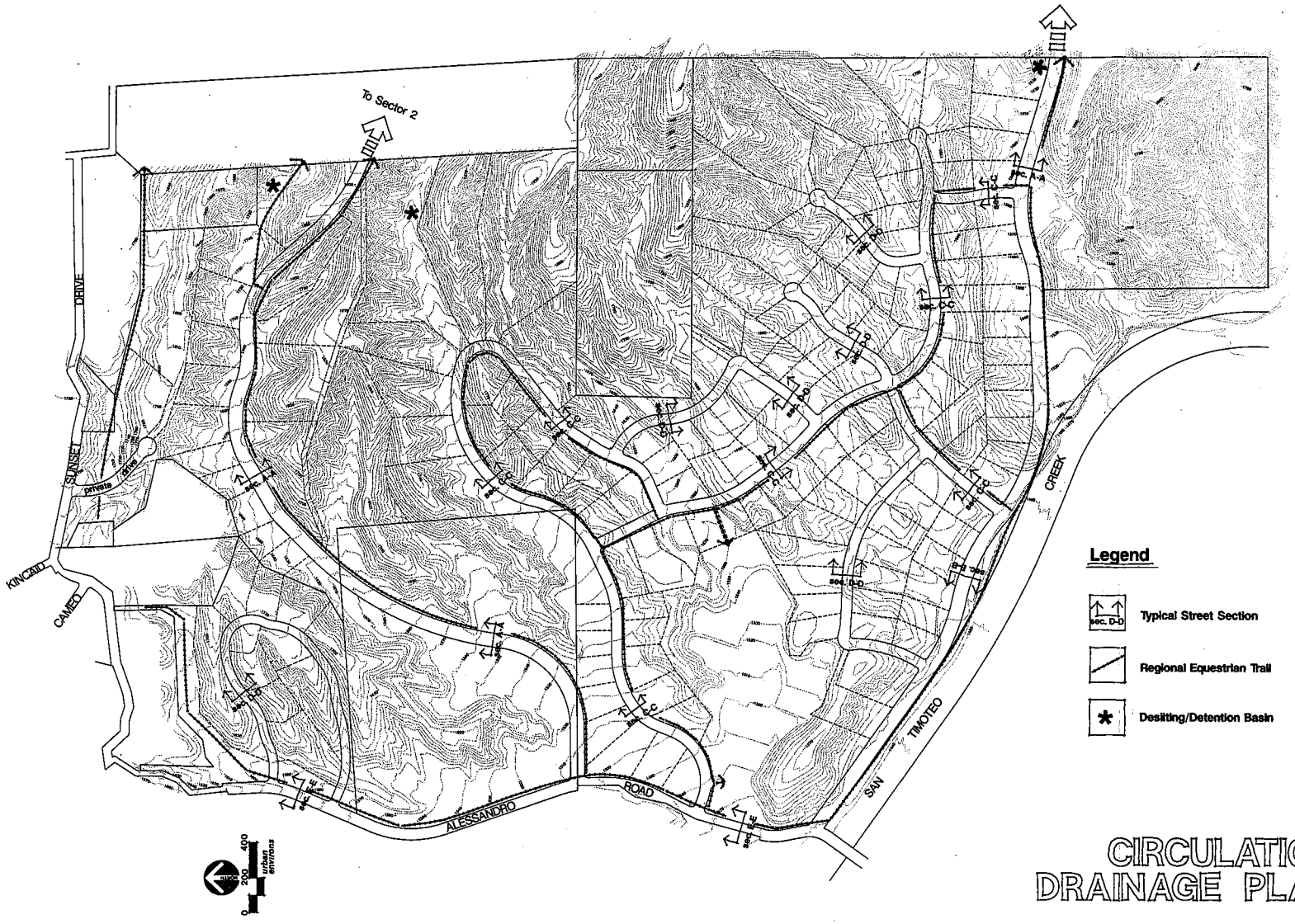
In addition to the major improvements to the roadway, a large open space easement area will be provided along the easterly portion of the right-of-way. This area will provide for the preservation of the existing Eucalyptus trees in the northern portion of the project site, as well as for the development of the regional equestrian trail and natural drainage course system. Also, a Class I Bicycle Trail will meander throughout this area and transition with the roadway at the northerly and southerly limits of the development.

6. Trail Sections

Exhibit 22 depicts the improvements proposed for the regional equestrian trail and path systems which will be provided throughout the project site. The regional trails are depicted on the Circulation Plan, Exhibit 16, and provide a comprehensive equestrian trail system from the equestrian center through the surrounding hills by natural trails and along roadways. These trails have been designed to provide a linkage to the trail system throughout the southerly portion of the City. In addition to these regional trails, a system of local connector trails will be developed in cooperation with the knowledgable horse riders. These trails will be shown on subsequent subdivision maps.

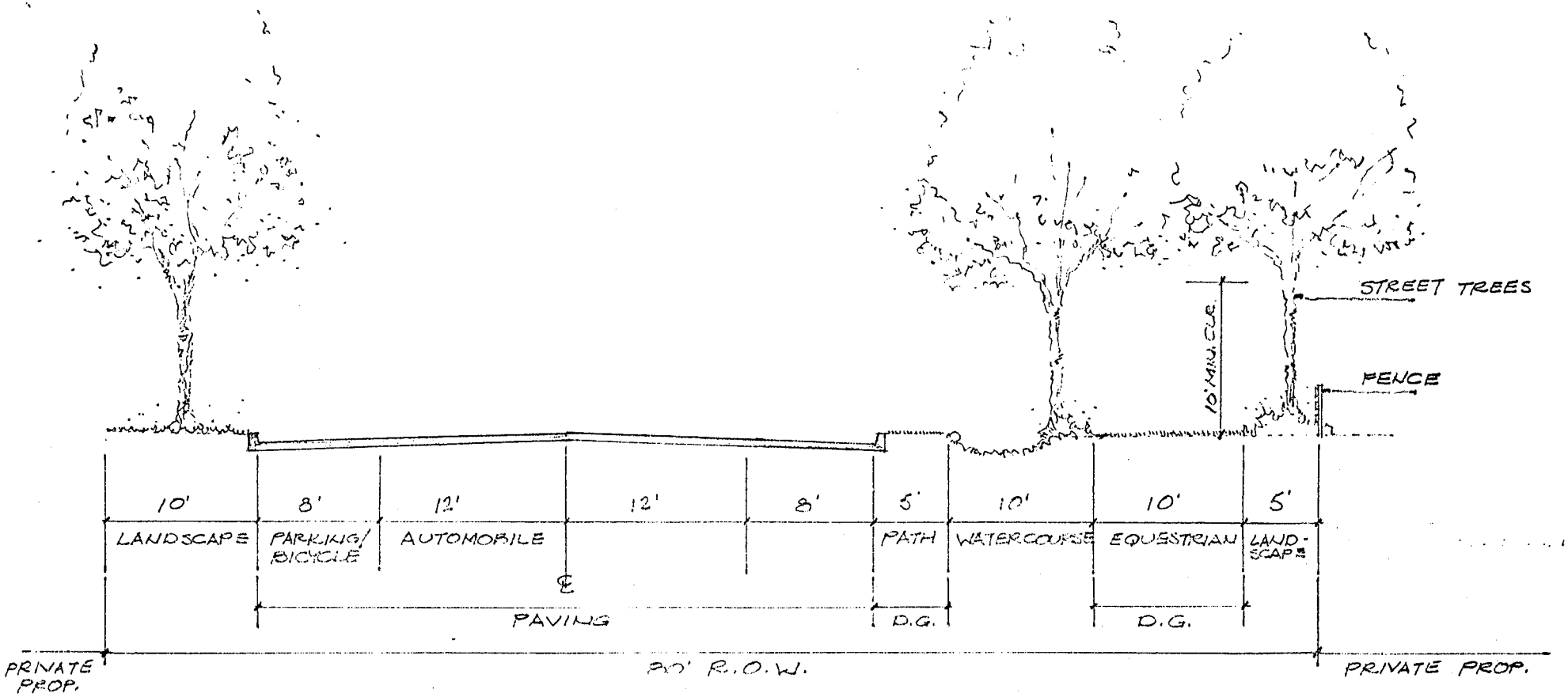
Access to the lots on the most northerly ridge will be provided by a private drive to be constructed. This drive will serve not only the two new lots, but the existing property which has historically taken its access through the project. The drive will be developed with a thirty (30) foot paved area, and will generally fall within its current alignment.

The frontage along Sunset Drive abutting the project boundaries will be studied for minor improvements. At this time, it is proposed to retain the existing alignment and improvements consistent with the Sunset Drive policy.



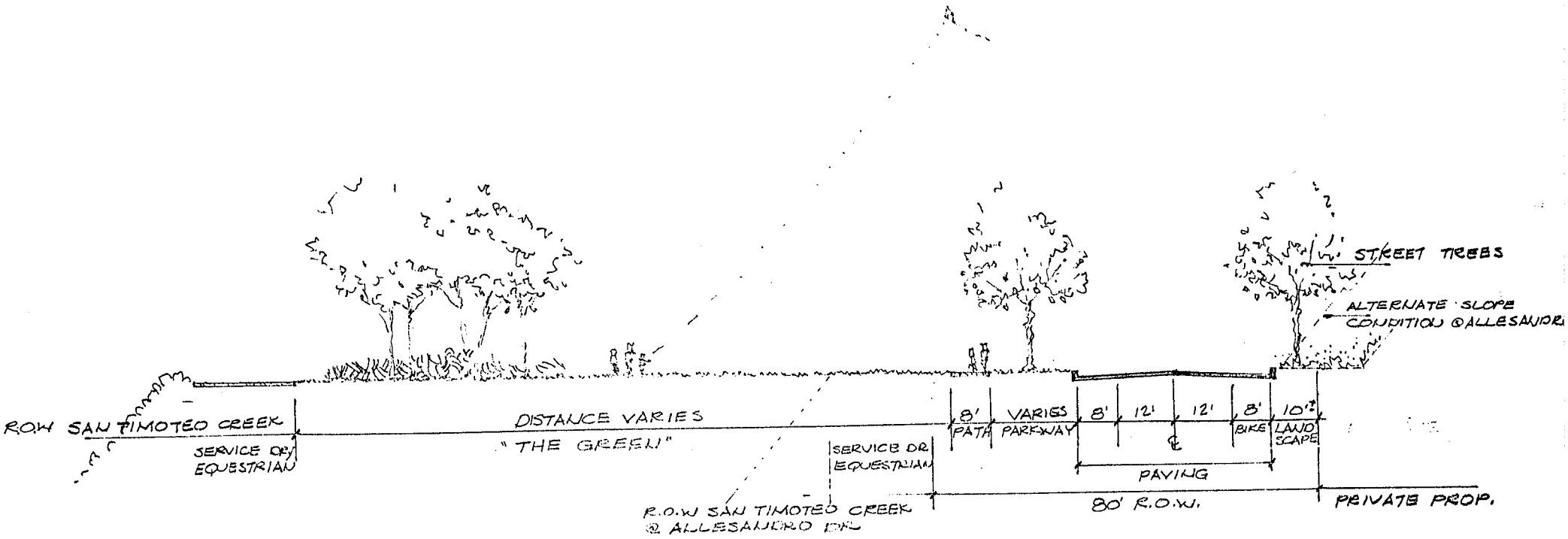
CIRCULATION DRAINAGE PLAN

exhibit 16



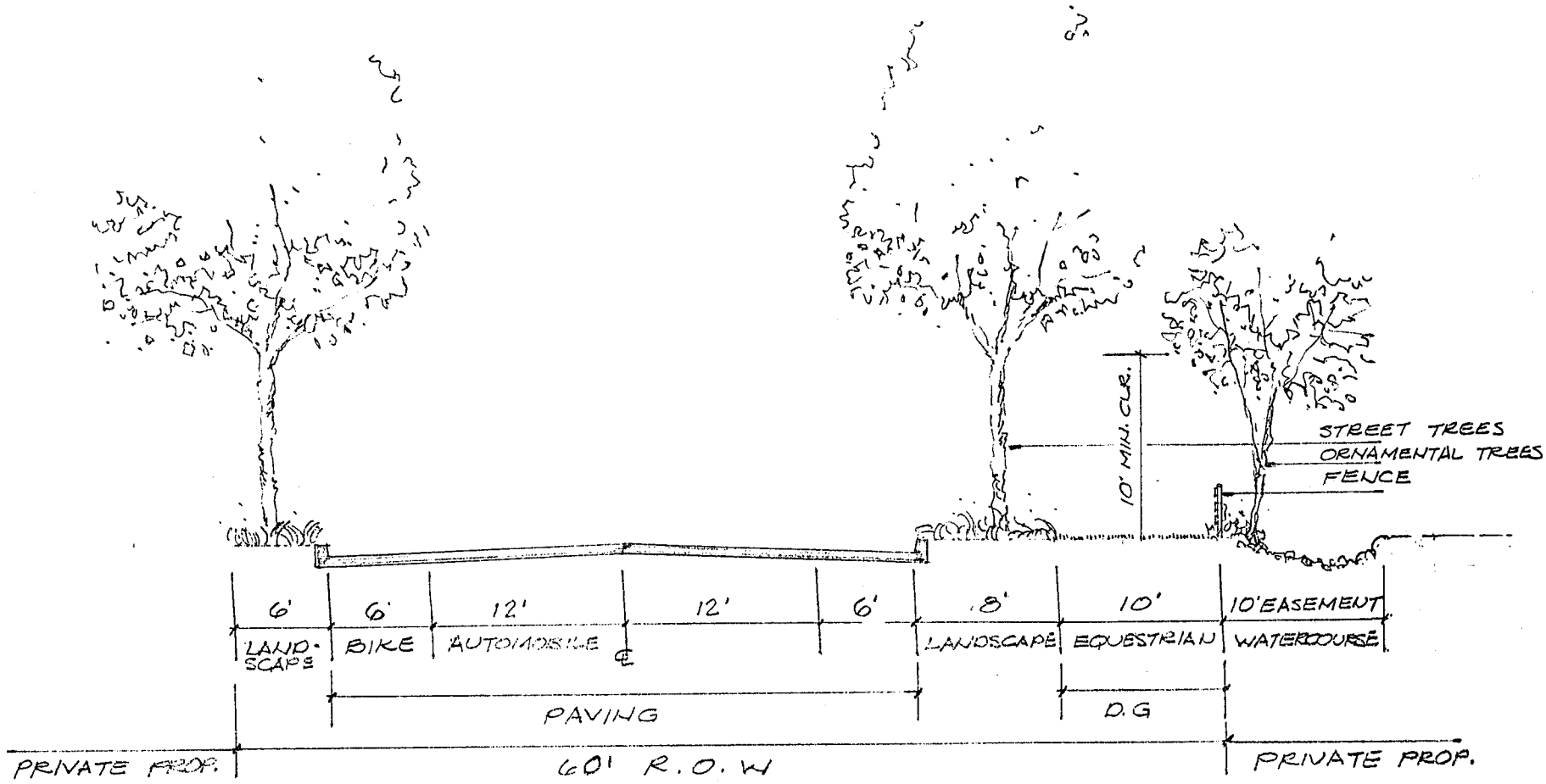
SECTION A-A
1"=10'

exhibit 1



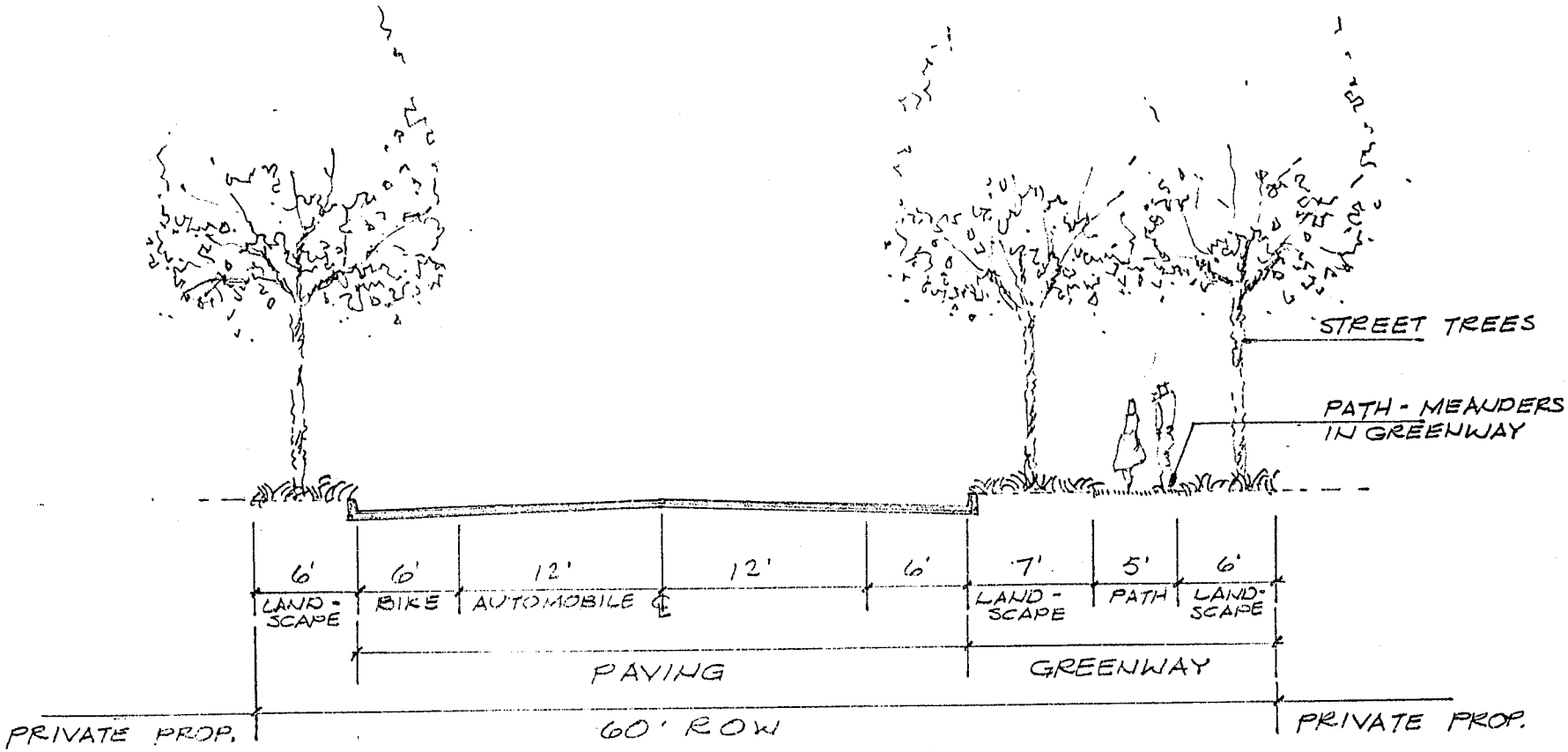
SECTION B-B
1"=30'

exhibit 1



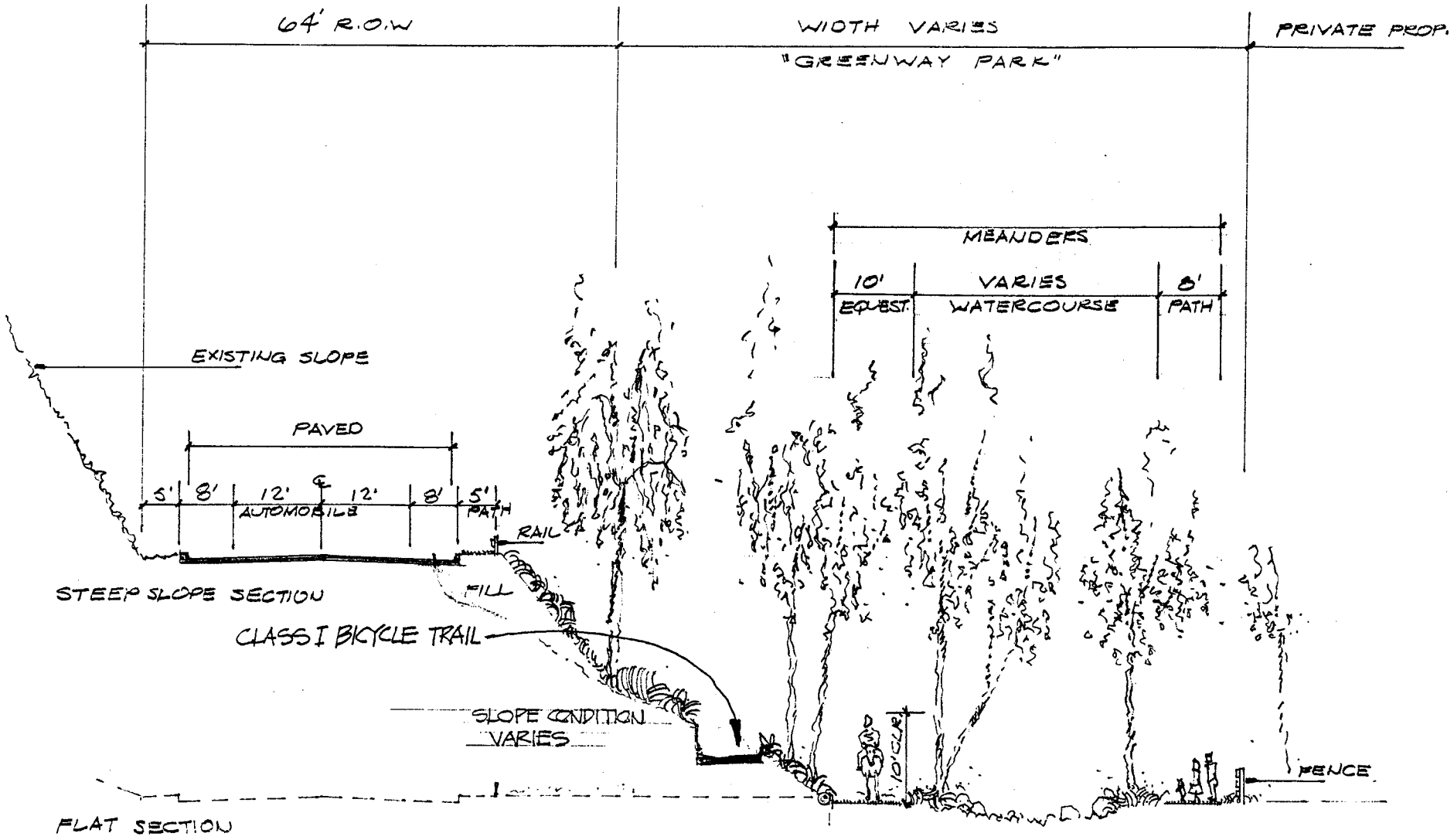
SECTION C-C

exhibit 1



SECTION D-D

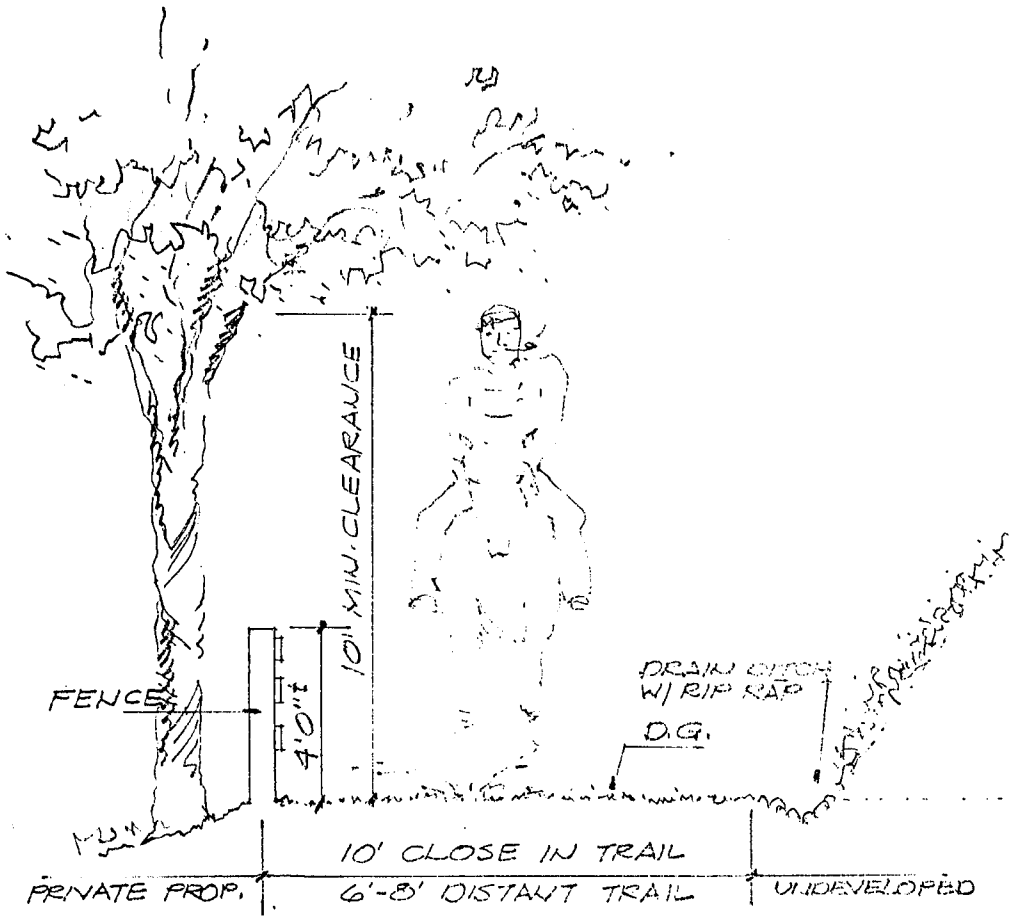
exhibit



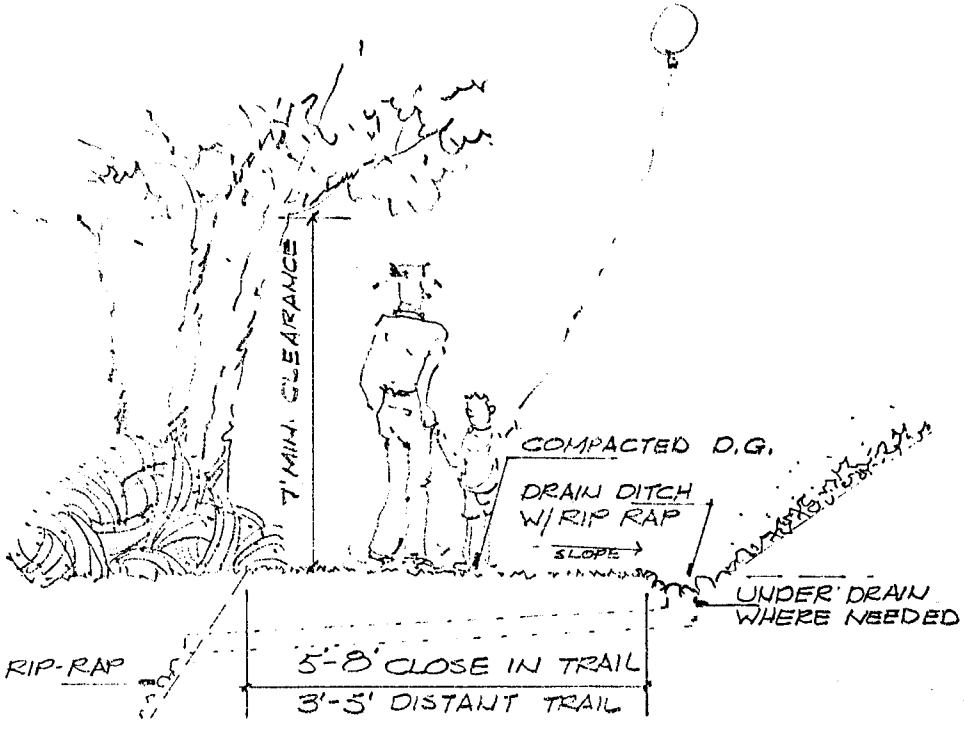
SECTION E-E

1"=20'

exhibit 21



EQUESTRIAN TRAIL (TYPICAL)



PATH / HIKING TRAIL (TYPICAL)

TYPICAL TRAIL SECTIONS

exhibit 2

D. Infrastructure Plan

The Infrastructure Plan designates the location and size of sewer and water lines throughout the project as well as any off-site requirements. Private utility lines, including gas, electricity, cable and telephone, are locally available and are not depicted on the Plan. The sewer and water systems shown on the plan will be public lines, and will therefore be designed and installed in accordance with plans reviewed and approved by the City of Redlands. The Infrastructure Plan is depicted in Exhibit 23.

The City's Plan Amendment did not address a comprehensive sewer and water system for the overall project site. It was left to subsequent specific plans to determine the utility needs necessary to provide domestic water, fire flows, and sewer systems to serve the needs of 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 basic backbone system has been designed as an underground system which follows the road network to a great extent. Thus, the project will be consistent with the above policy by not permitting the construction of above ground or overhead utility lines.

1. Water System

The Plan Amendment EIR required as mitigation measures the preparation of detailed water system analysis and conservation measures. Thus, this section of the specific plan addresses the existing water system as well as the system necessary to serve the project site.

Existing lines which will be utilized to tie into the City's water system are located within Sunset Drive and Alessandro Road. Water service within the project site is proposed to be via a looping of the existing system with eight (8) inch lines throughout, generally following the proposed street system.

The water system will be designed and installed to meet the City of Redlands standards. The City has set fees that developers are required to pay to mitigate the impact of projects on the water system. The payment of these fees is considered to be adequate mitigation for both the direct and cumulative impact of the project.

The project site has some existing wells which are being analyzed for acceptability for public use. The wells are located within the equestrian center area and have been used historically for domestic purposes, including fire flow. It is anticipated that some of the wells will be used for future equestrian facility purposes, including dust spraying, however, there may be the possibility of dedicating one of the wells to the City to supplement their supply. If the wells are deemed to be inadequate or below acceptable domestic water standards, the wells could be utilized for future irrigation purposes for the public park and greenbelt areas within the development. The project proponent will continue to investigate these alternatives with the City.

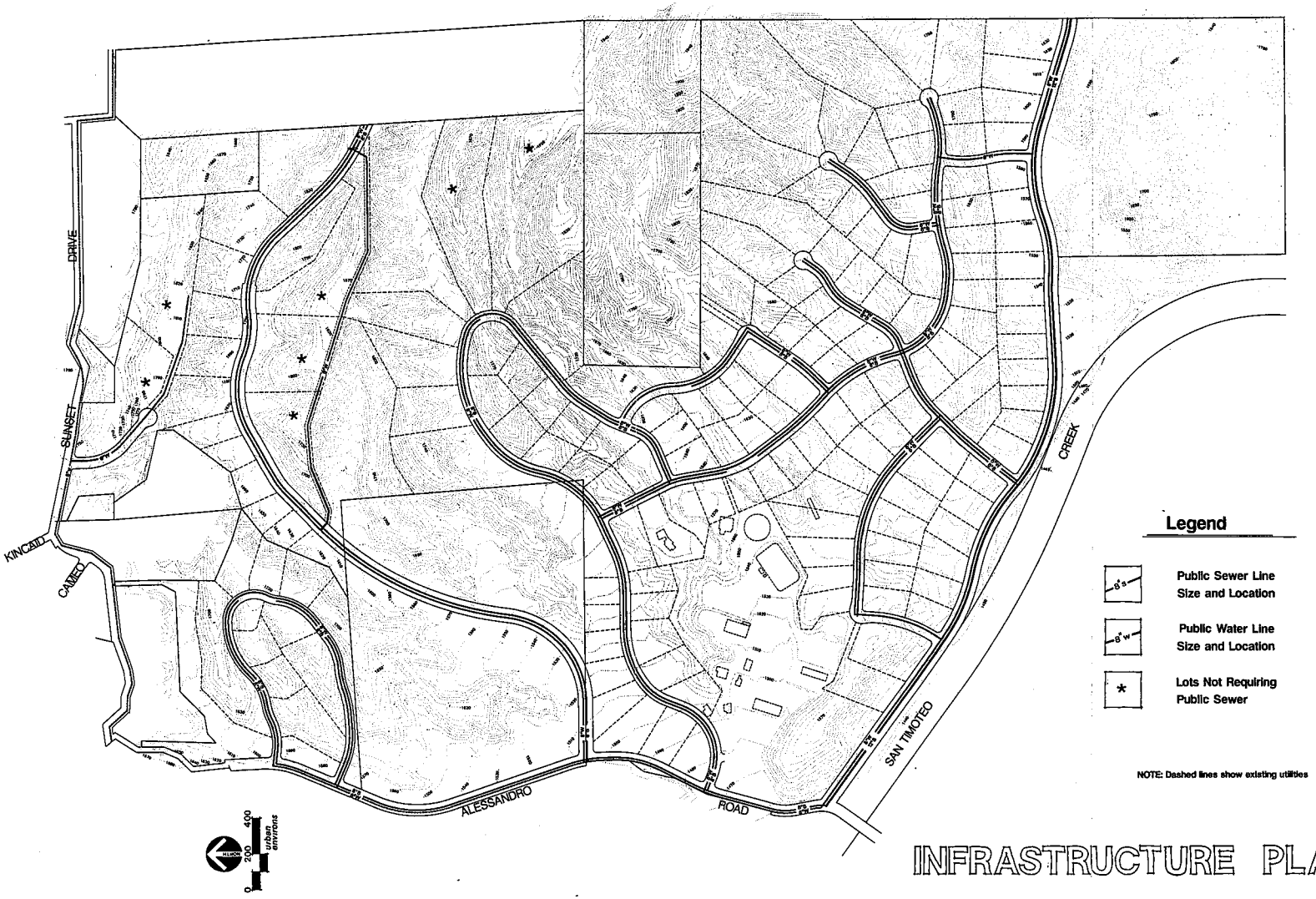
2. Sewer System

No specific policies or guidelines were adopted by the City's Plan Amendment with regard to the future sewer system servicing the project site. However, the EIR for the Plan Amendment did address wastewater management, and adopted specific mitigation measures. Basically, the EIR required each planning sector and related specific plan to address the optimum means of managing wastewater within the project boudaries.

At the present time, there are no public sewer lines existing in the project area. The City's Master Plan for Sewers indicates an extension of a sewer trunk line from Barton Road down into the San Timoteo Canyon area, however no specific studies for the location of this line has been done. The Plan Amendment recommends that the City initiate a study for the future alignment of this trunk line to service the canyon.

Therefore, the proposed sewer system for the project site has been designed as a combination of private septic tanks and the installation of public dry sewer line. Exhibit 23 depicts the size and location of these sewer lines. A future trunk system will be installed to facilitate the connection of Sectors located to the east of the specific plan boundaries. Some of the larger lots located in the northerly portion of the project site have been designated for private septic tank systems, without the future connection to a public sewer line. This was deemed appropriate because of the size of the lots, and the fact that the connection would have necessitated extremely long and severe trenching of slopes. When and if the City extends the trunk line into the area, the private systems shall be abandoned and the necessary connections to the public sewer installed.

The City has set fees that developers are required to pay to mitigate the impact of projects on the sewer system. The payment of these fees is considered to be adequate mitigation for both the direct and cumulative impact of the project.



INFRASTRUCTURE PLAN

exhibit 23

E. Conceptual Grading

The grading concept for the Sunset Hills Specific Plan is to preserve, to the maximum extent possible, the natural scenic qualities of the site while permitting the development of quality single family homes. As a result, the Conceptual Grading Plan, depicted in Exhibit 24, has been designed to protect unique natural features of the site 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 slope except where the construction of homesite pads and roads necessitate some grading on the ridges.

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. Among those factors are the following:

* The road system has been designed to follow the canyon bottoms predominately so as to minimize grading required on the ridges. This is by far the single most important design consideration in minimizing grading.

* The project consists of a very low density, which permits the development of large, rural estate lots not necessitating mass grading for the creation of smaller lots.

* The creation of lots on ridges has been been planned very sensitively with minimum grading for house pads only. In addition, the house pads have been contoured into the surrounding natural features.

* A large natural area is to be preserved for public open space. This area is arguably the most visible signature ridge within the development, and its preservation goes a long way in implementing the Southeast Plan Amendment guidelines.

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

The Southeast Plan Amendment contains several policy statements which reflect upon the ultimate alteration and preservation of the landform within the project site. In order to evaluate the proposed plans consistency with these policies, the following discussion has been provided. In addition, the Conceptual Grading Plan depicts graphically in more precise detail those signature features which are described in the Plan Amendment.

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

As depicted on the Conceptual Grading Plan, the Plan Amendment designated two signature ridges, one at the most southerly area of the project site, and the other crossing generally in the middle of the Neighborhhoods 3 and 4 and ending at Allesandro Road. The southerly signature ridge falls within an area which has been designated for open spaceal on this specific plan. Thus, this signature ridge will remain intact.

The second signature ridge is very dominant as it passes through Neighborhood 4, but loses its signature feature through a large portion of Neighborhood 3 until it reaches near Allesandro Road. Both the east and west ends of this signature feature are planned to be preserved to the extent possible, while allowing minor alteration for house pads only. The interior portion of this feature is not as significant, and is planned for alteration although it will remain contoured and the appearance of the ridge will remain.

Thus, this plan implements Policy 2 through the recommended preservation and enhancement techniques.

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 can be seen on the Conceptual Grading Plan, several canyon walls throughout the development will not be touched throughout the grading process. (These areas have been designated preserved natural area on the land use plan.) In some cases, canyon walls are being preserved which are much more significant than those identified in the Plan Amendment. Clearly, this plan goes far beyond the recommendations contained in the Plan Amendment relative to preservation of canyon walls.

POLICY 4: Both signature ridges and major ridges within canyons shall be identified and shall be preserved and enhanced. Significant modification of these ridges shall occur only where offsetting need is demonstrated. Development on ridge lines is allowed as long as it stays within the parameters of this policy. Offsetting need is defined as demonstration that the grade of a specific parcel requires modification of an existing ridge line to produce sufficient space to site a building pad and that the result will not eliminate the continuity of the ridge line 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.

The above policies allow the development which is generally described within this specific plan. To a large extent, this specific plan attempts to "cluster" homesites within these areas of the site which are conducive for development and do not necessitate massive grading of ridges and canyon walls deemed significant by the Plan Amendment.

Thus, as can be seen by the Conceptual Grading Plan, grading for homesites and roads is generally concentrated in these areas, away from signature features. Even where development is proposed and homesites are "clustered", the average lot size is large enough to prevent the necessity of requiring mass grading techniques.

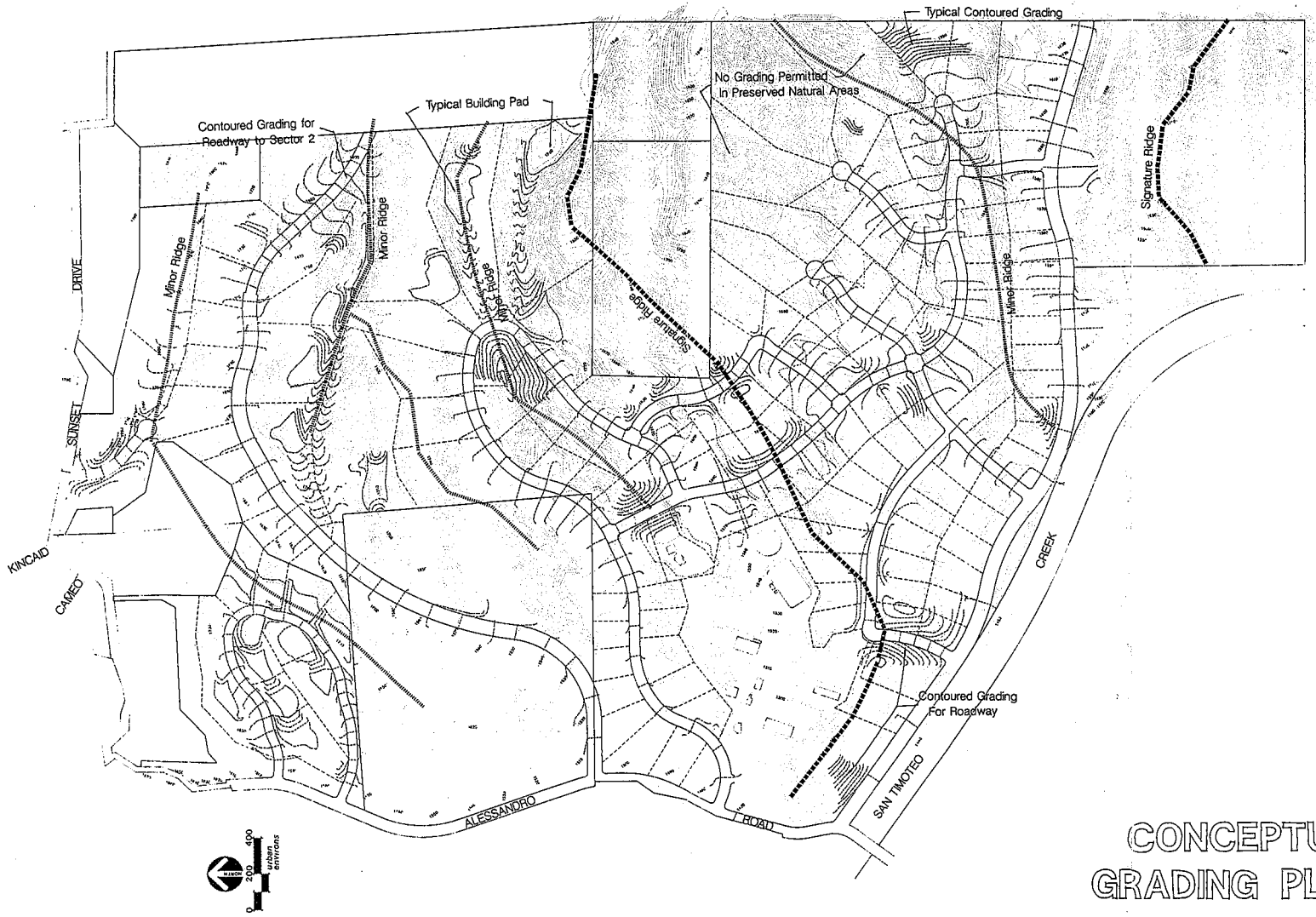
Policy 7: The steep ridge and canyon system between Planning Sectors 1 and 2 shall be maintained intact and enhanced as appropriate.

To the maximum extent feasible, this policy is being implemented through the design of the project. Most of these canyons are remaining intact. Specifically, the canyon located directly south of Sunset Drive is planned to be preserved intact with the exception of a regional horse trail designation. The other narrow, steep canyons paralleling this canyon are also planned intact, with the exception of one canyon necessitating the construction of a road in order to provide the necessary "loop street" for emergency access purposes. These canyons are in an area of very low density within the overall project, and the only intrusion necessary is to provide a circulation system servicing large, custom pad locations.

In addition to the policies contained in the Plan Amendment and described above, the City adopted Ordinance No. 2030 pertaining to hillside grading. This specific plan has been prepared in conformance with the giudelines for establishment of slope/density criteria, and hereby adopts the following grading development standards.

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 alternative.



CONCEPTUAL GRADING PLAN

exhibit 24

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.

The Conceptual Grading Plan shows the overall grading concept, or more appropriately the lack of grading and preservation of natural features, contained within the specific plan. Because of the scale of the development, it cannot depict individual slopes, cut and fills, nor precise pad location. Therefore, at the Tentative Subdivision Map stage of development, a precise and accurate grading plan consistent with the above policies and standards shall be submitted along with the subdivision map for review and approval. In addition, those mitigation measures discussed in Section 2 of this Specific Plan shall be implemented through the grading plans to be submitted with subsequent Tentative Tract Maps.

F. Conceptual Landscaping/Open Space

A major component of the Sunset Hills Specific Plan is the preservation and enhancement of natural resources and the provision of natural and developed open space and recreational opportunities for the benefit of future residents of the community as well as those in the surrounding area. As depicted upon the Land Use Plan, Exhibit 5, major areas of open space have been preserved within the specific plan. These include a 40 acre public park dedication to the City of Redlands, preservation of the Equestrian Center, preservation of large natural areas through sensitive land planning and large lots, a comprehensive equestrian trail network throughout the project site, enhanced natural drainage/streetscape designs, and finally, required slope landscaping.

No specific policies within the Plan Amendment discussed open space and parks, however the following policy indirectly affects this section of the specific plan and has been incorporated herein as appropriate:

> 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 land use plan and the incorporation of the various levels of open space address this policy. Among these are included the preservation as public natural parks the 40 acres within Neighborhood 3, preservation of the major north-facing slopes which contain the scrub oak communities, incorporation of natural drainage areas, and enhanced landscaping within developed areas. It is believed that with the appropriate landscaping techniques incorporated with the development of the subject property, the existing perceived character can actually be improved and enhanced.

The various levels of landscaping and open space are discussed separately on the following pages, and specific design standards and guidelines are contained in Sections IV and V of this Specific Plan. Taken as a whole, the total amount of preserved natural and developed open space represents approximately fifty (50) percent of the project site. The Conceptual Landscaping/Open Space Plan is depicted in Exhibit 25.

The Sunset Hills project site 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 two categories; "Natural Areas" and "Transition Areas". Natural areas are those portions of the site that are planned to remain undisturbed by grading or construction activity, although limited enhancement is possible. Transition areas are unbuilt open spaces where major disturbance will occur, such as manufactured cut and fill slopes for roadways and building pads or visually sensitive areas where an abrupt transition from completely natural vegetation to the contained areas would be undesirable.

The open space system integrates the unique natural and cultural heritage of this area with the planned residential development by weaving the built and unbuilt landscape into an interlocked pattern. This pattern of built and unbuilt spaces at Sunset Hills provides attractive surroundings for residents of the site and pleasing vistas from Alessandro Road, San Timoteo Canyon Road, and surrounding development.

While one purpose of the open space system is to preserve distinctive characteristics of the area, another purpose is to provide opportunities for recreation. The Sunset Hills Specific Plan open space system will include a 40 acre wilderness park, extensive equestrian and hiking trails, and several informal play and picnic areas.

1. Public Park

A 40 acre public park site is proposed within Neighborhood 3. This park site has been selected not only for its central location, but because it represents the most dominant natural ridge feature within the Specific Plan boundaries, as well as within the Plan Amendment boundaries. The park site is located along a future east-west collector street, and overlooks the San Timoteo Canyon watercourse and roadway.

The intent of the public park dedication is to preserve the area in its natural state, with only minor improvements to the park. These improvements could include a parking lot, a hiking trail system throughout

the area, minor building construction such as gazebos and picnic tables, and the planting of natural vegetation. In order to conceptually portray the future look of the park, a Conceptual Park Plan has been provided as Exhibit 15. In addition, Section IV. Development Standards, contains specific standards for the use and development of the site.

The park will be deeded to the City of Redlands during the first phase of development plan preparation and recordation of Neighborhood 3. Thereafter, it is hoped that the City would actively pursue improvement of the park consistent with the conceptual plans and guidelines contained herein.

2. 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. The steep slopes and ridges strongly define the character of the landscape. To provide continuity throughout the site, some of the lower, more level grassland areas which form part of the natural drainage patterns have also been given this designation.

Public access hiking and equestrian trails may be developed in these areas, as well as transition areas and will be designed to follow the natural contours and ridgelines, minimizing the impacts on existing landform and vegetation. Enhancement of natural areas with native plant material is possible utilizing the plant list contained in the design guidelines. However, irrigation is not permitted in the Natural Areas except to aide in the initial growth phase of a new planting.

3. Transition Areas

Most designated Transition Areas will be manufactured slopes and those areas disturbed by grading operations. Grading will be in accordance with the Southeast Plan Amendment and the guidelines contained within this Specific Plan. Revegetation for erosion control in these areas will be necessary as soon as possible. Transition Areas may include zones of slow burning or fire retardant plant material where protection for residences seems advisable. Some

developed trails and park areas, as well as high visibility areas will also be designated as Transition Areas.

Irrigation will be permitted in the Transition Areas for the purpose of encouraging plant growth. However, systems should be carefully designed to prevent excess runoff or overspray into Natural Areas. Both hyro-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.

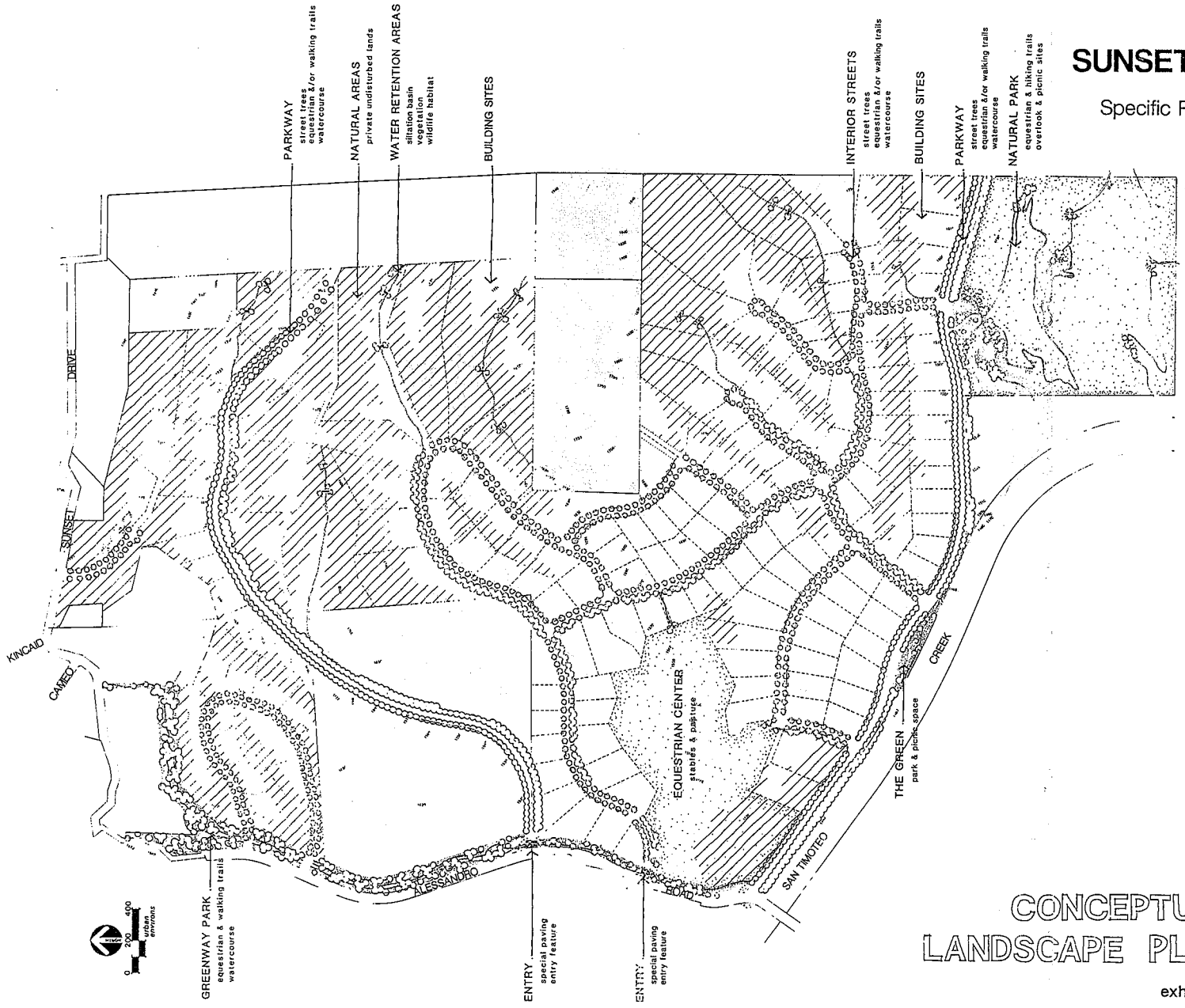
4. Contained Areas

The Contained Areas are essentially the developed portions of each residential lot. 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 of the same lot, the system should be controlled separately from that of the Contained Area. It is suggested 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, three examples have been prepared and are contained in SECTION V.D. Landscape Design, as Exhibits 26, 27 and 28.

SUNSET HILLS

Specific Plan No. 43



CONCEPTUAL LANDSCAPE PLAN

exhibit 25

4. DEVELOPMENT STANDARDS

SECTION IV. DEVELOPMENT STANDARDS

The development standards of the Sunset Hills Specific Plan are designed to ensure the proper and orderly development of the project site. The following standards shall apply to all land and buildings within the project boundaries in order to obtain a coordinated, comprehensive project that will fulfill the stated goals and objectives of the Sunset Hills Specific 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 a high-quality single family residential neighborhood; to ensure a high level of living enjoyment and suitable environment for family life; and provide for the safety, health, convenience, and general welfare of the residents.

2. Permitted Uses. Single family residential, not more than one (1) dwelling unit per lot.

3. Accessory Uses. The following accessory uses shall be permitted:
   a. Attached and detached garages.
   b. Fences, walls, and trellises.
   c. Swimming pools, spas, gazebos, and similar accessory structures.
   d. Guest house.
   e. The keeping of not more than three (3) adult dogs and three (3) adult cats and their litters up to the age of ten (10) weeks.
   f. Such other uses and structures necessary or incidental to the principal permitted use and as permitted by the City of Redlands Municipal Code.

4. Maximum Building Height. The maximum building height shall be two and one-half (2 1/2) stories or thirty-five (35) feet. (See Section 18.152.030 of the Redlands Municipal Code for exceptions.)

5. Minimum Lot Area and Maximum Lot Coverage. The minimum lot area shall be twenty thousand (20,000) square feet; maximum lot coverage by dwellings shall be twenty (20%) percent.

6. Lot Width and Depth. The minimum lot width shall be one hundred (100) feet. The minimum lot depth shall be one hundred fifty (150) feet. Flag lots may be permitted in which case a minimum thirty (30) feet of street frontage is required.

7. Yard Setbacks. The following minimum setbacks for buildings and structures shall apply:
   a. Front yards - The minimum front yard setback shall be twenty-five (25) feet. For lots greater than one (1) acre in size, the minimum front yard setback shall be thirty-five (35) feet.
   b. Rear yards - The minimum rear yard setback shall be twenty-five (25) feet.
   c. Side yards - The minimum side yards shall be not less than ten (10) feet on one side and twelve (12) feet on the opposite side.

8. Off-street Parking. Each dwelling unit shall be provided with two fully enclosed parking spaces.

9. Fences, hedges and walls. Fences, hedges, and walls shall be subject to the regulations contained in Chapter 18.168 of the City of Redlands Municipal Code. In addition, the Design Guidelines contained in Section V.E. of this Specific Plan shall apply.

   Fences and walls are specifically prohibited in natural slope areas and those areas designated as permanent slope easements within private lots.

10. Signs. The provisions of the applicable regulations of the Redlands Sign Code shall apply.

11. Grading. The provisions of the City of Redlands Hillside Grading Ordinance No. 2030 shall apply.

12. Setbacks from Equestrian Center. All future housing shall be setback from the equestrian center pursuant to the regulations contained in Chapter 6.24 of the Redlands Municipal Code.

B. Equestrian Center

1. Purpose. The utilization and enhancement of the existing equestrian center within Neighborhood 3 is a major goal of the Sunset Hills Specific Plan. The property designated equestrian center is intended to provide additional open space and recreational opportunities not only to those residents of the project, but to the City of Redlands as a whole. Therefore, the center will continue to be operated as a commercial/recreational horse boarding and training facility.

2. Permitted Uses. The principal permitted use is the boarding and training of horses.

3. Accessory Uses. The following accessory uses shall be permitted.
   a. Off-street parking.
   b. Manager's residence.
   c. Bridle trails.

4. Uses Prohibited. The following uses are expressly prohibited.
   a. Residential use other than for a manager's residence.
   b. Industrial uses.
   c. Commercial uses other than those incidental to the operation of the equestrian center.

5. Lot Area and Dimensions. The minimum lot area and dimensions shall be as established within the Specific Plan. No further subdivision of the property shall be permitted.

6. Maximum Building Height. The maximum building height shall be two and one-half (2 1/2) stories or thirty-five (35) feet.

7. Maximum Coverage by Structures. Permitted buildings and structures shall not exceed five (5%) percent of the lot area.

8. Yards. The minimum frontyard setback along Alessandro Road shall be fifty (50) feet. All other setbacks shall be twenty-five (25) feet.

9. Off-street Parking. The provisions of Chapter 18.164 of the Redlands Municipal Code shall apply.

10. Fences and Walls. The separation of the equestrian center from the surrounding single family lots will be accomplished by the constuction of a six (6) foot wall or fence on the property line.

11. Signs. Signs identifying the equestrian center are permitted subject to the provisions of the Redlands Sign Code.

C. Public Park/Open Space

1. Purpose. The intended purpose of the Public Park/Open Space land use is to provide for the dedication of a forty (40) acre natural area to the City of Redlands for public park purposes. As described in the Land Use section of this Specific Plan, the park is intended to provide for the development of a natural scenic preserve with limited physical improvement. The following development standards are intended to protect the natural characteristics of the park, and provide specific direction for its future development by the City of Redlands.

2. Uses Permitted. Public park, playgrounds, natural open space and other public uses.

3. Lot Area. No minimum.

4. Lot Dimensions. No minimums.

5. Building Height. Building and structures shall have a height not greater than fifteen (15) feet.

6. Yards. Minimum setback for all property lines shall be twenty-five (25) feet.

7. Off-street Parking. The provisions of Chapter 18.164 of the Redlands Municipal Code shall apply.

8. Signs. Signs related to a public use or purpose are permitted.

5. DESIGN GUIDELINES

SECTION V. DESIGN GUIDELINES

A. PURPOSE

The intended purpose of the design guidelines contained within the Sunset Hills Specific Plan is to encourage and promote a high quality residential development within the project boundaries. In addition to other landscape and streetscape design guidelines contained in previous sections of this Specific Plan, the following design guidelines shall apply to all future projects within the Sunset Hills Specific Plan.

B. SITING

Of major importance to the success of the overall project is the siting of individual custom homes on a majority of the lots. Care must be taken to site each future structure, whenever feasible, so as not to infringe upon view corridors, adjacent structures and homesites, solar exposure, and natural amenities of the area. Therefore, the following site design considerations shall be followed:

1. Physical terrain of the lot.
2. Solar orientation and exposure.
3. Wind orientation and exposure.
4. View orientation.
5. Protection of existing view corridors.
6. Incorporation and protection of preserved natural features including vegetation, slopes, and drainage corridors.
7. Sensitive land contouring and pad grading.
8. Placement and design of driveways to follow contours and minimize grading and slope construction.

C. ARCHITECTURAL

The concept of the Sunset Hills Specific Plan accomodates the development of large custom single family homes. As such, many, if not all, the homes to be built within the project boundaries will be custom oriented and will have certain features and amenities tailored to the subjectiveness of the homeowner. Therefore, these guidelines are intended to insure a professionally designed appearance in all future structures while allowing for individual creativity and tastes in design.

The following building design elements shall apply to all residential structures constructed within the project boundaries. While no specific architectural style is required, dwelling unit design shall incorporate the following typical elements and additional design elements which blend with the unique character and environment of Sunset Hills:

1. Overall design of the floor plan, stressing the relationship of the building mass to the sensitive site.

2. The massing of the structure's exterior and its relationship to the adjacent buildings relative to views, scale and design character.

3. The selection and appropriate use of building materials and colors.

4. The use on non-combustible roof materials. Wood shakes and shingles are prohibited. The use of asphalt shingles may be permitted where its fits the architectural style of the residence.

5. Large, expansive surface treatments of a single material shall be avoided. Changes in texture, use of materials, and architectural design shall be encouraged. The use of decorative features such as planters, varied roof lines, decorative windows and accent features shall be encouraged.

6. Any accessory buildings or structures, whether attached or detached, shall consist of similar architectural design and materials as the main structure.

7. Architectural design shall emphasize a high quality residence with architectural emphasis to all sides of the structure.

D. LANDSCAPE DESIGN

One of the primary objectives of the Sunset Hills Specific Plan is to create a residential development which blends into the natural characteristics and features of the site. Therefore, future development of landscaping within individual homesites will be critical to the overall success of the project. Planting design and material will necessarily depend upon the individual task and site specific requirements. As described in SECTION III. F, Conceptual Landscaping/Open Space, 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 be implemented through the preparation of future landscape plans at the subdivision and building permit stages of development. Plants with an * are those which are fire retardant. Exhibits 26, 27 and 28 depict the various landscape areas described below.

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 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

<u>Annuals and Perennials</u>

Abronia villosa	Sand Verbena
Aquilegia formosa	Western Columbine
Brodiaea spp.	Brodiaea
Clarkia elegans	Clarkia
*Eriophyllum confert.	Golden Yarrow
*Eschschalzia ca.	California Poppy
Iris hybrida	Pacific Coast Iris
Layia platyglossas	Tidy Tips
*Lupinus albifrons	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. 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
Fremontodendron spp.	Flannel Bush
Garrya elliptica	Silktassel
Hypericum calycinum	Creeping St. Johnswort
*Lupinus arboureaus	Lupine
Mahonia repens	Creeping Mahonia
Potentilla fruticosea	Bush Cinquefoil
Prunus lyonii	Catalina Cherry
Prunus 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
Lupinus 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

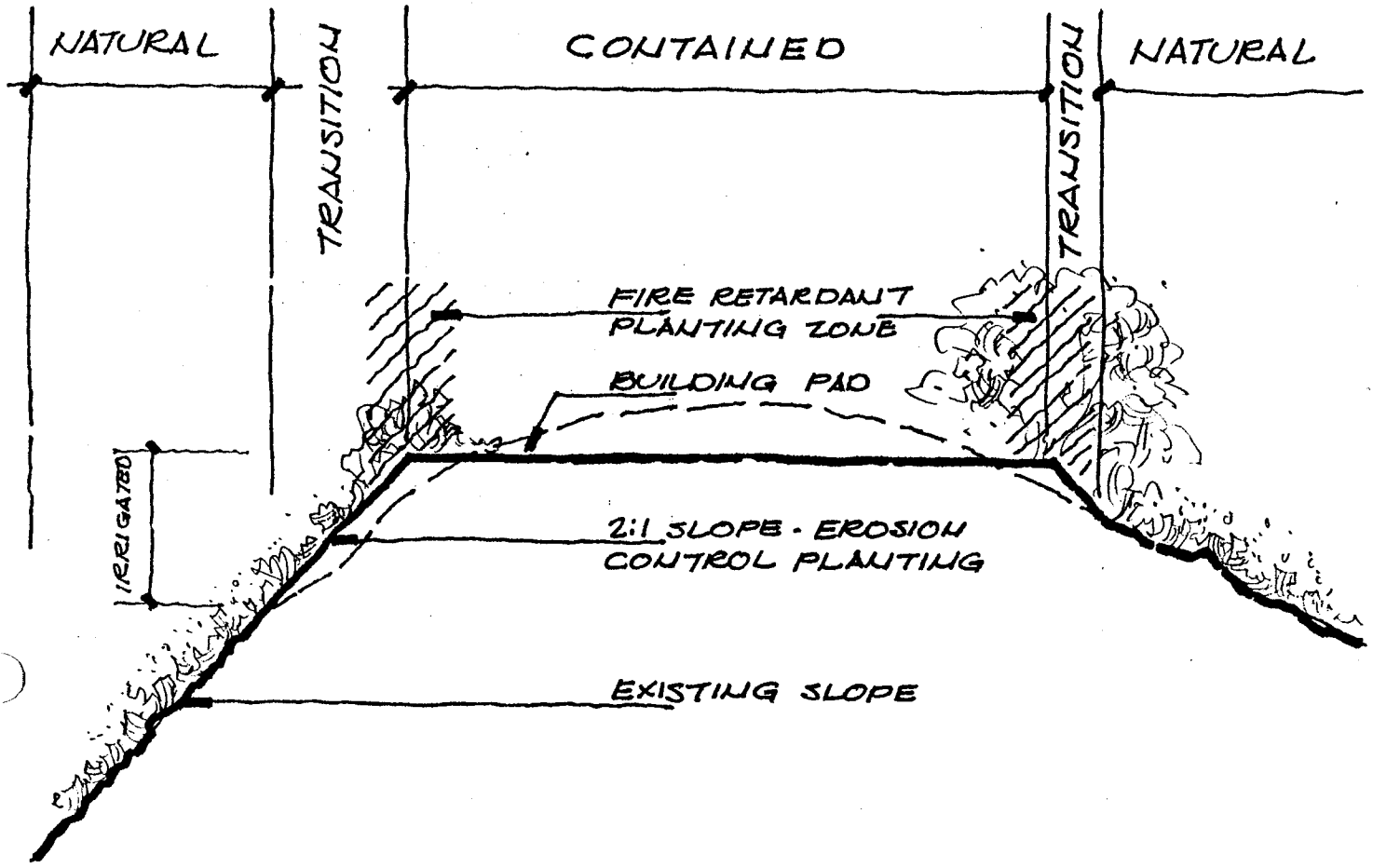
Acacia decora	Graceful Wattle
Acacia farnesiana	Sweet Acacia
Albizia julibrissin	Silk Tree
Arbutus unedo	Strawberry Tree
Bougainvillea	Bougainvillea
Caesalpinia spp.	Bird of Paradise Bush
Calliandra californica	Calliandra
Calliandra eriophylla	Fairy Duster
Calliandra tweedii	Trinidad Flame Bush
Callistemon 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
Trachelospernum jasminoide	Star Jasmine
*Vinca spp.	Vinca

SITE AREAS

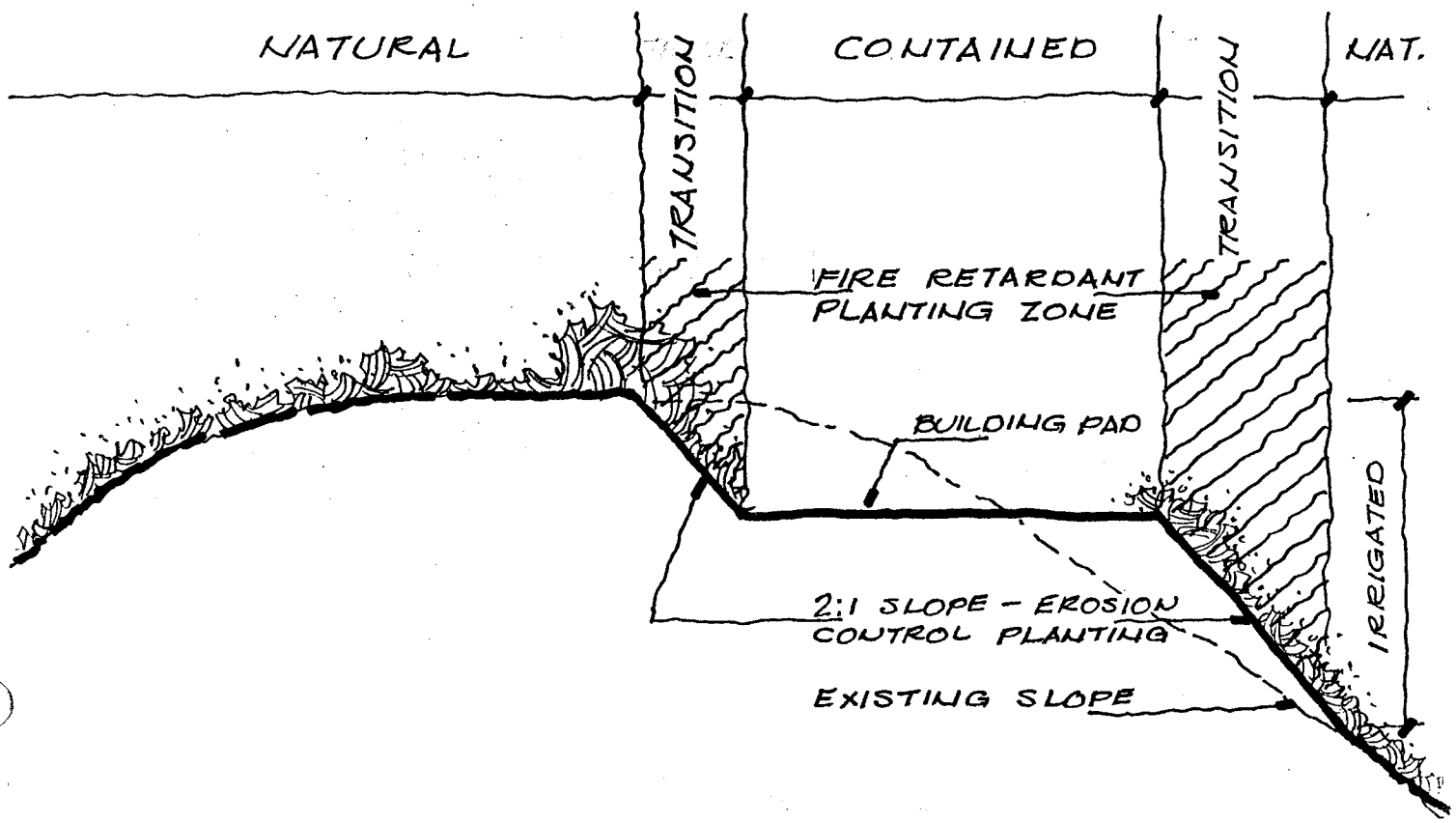


RIDGE CONDITION

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

exhibit 26

SITE AREAS



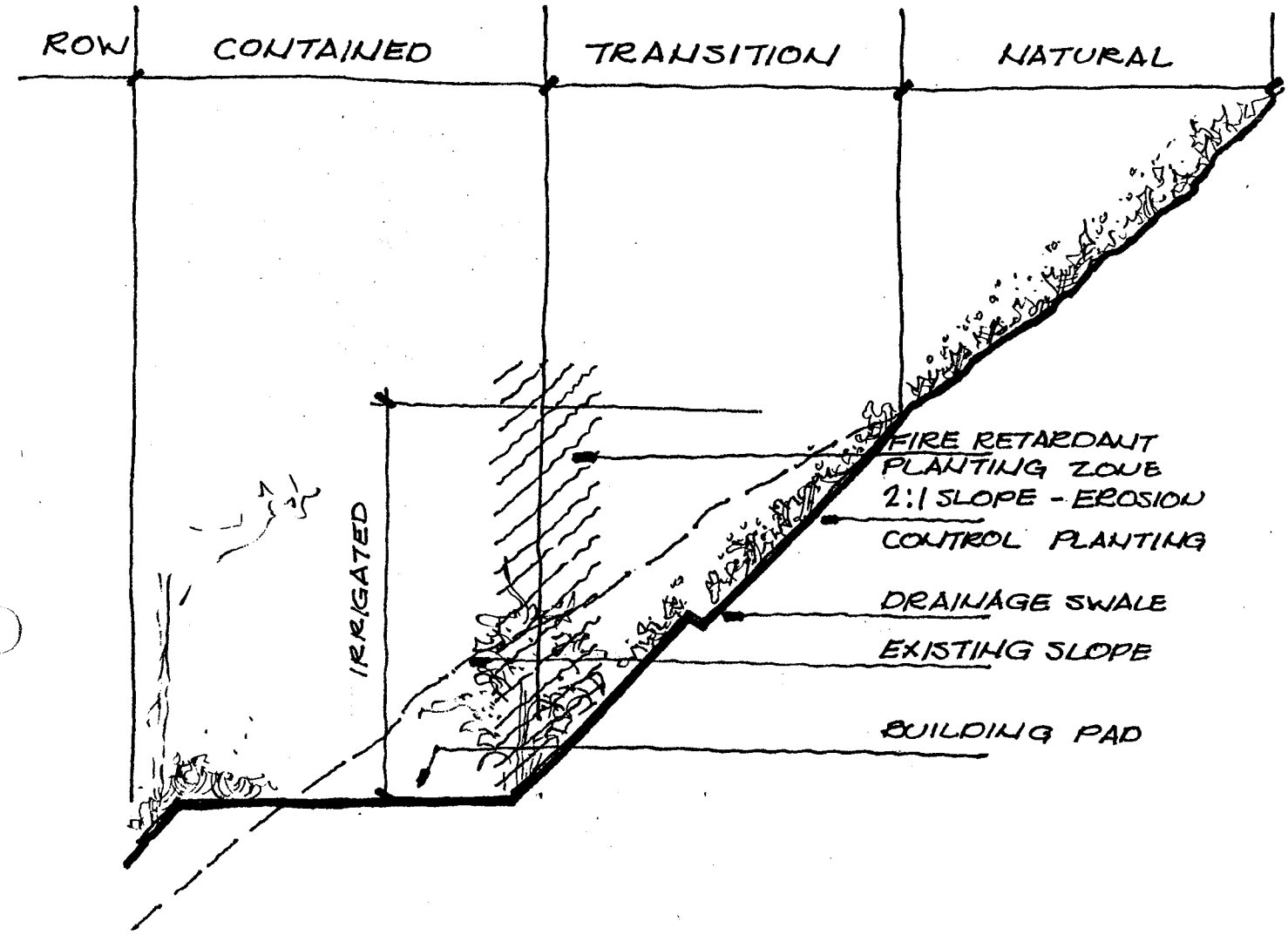
RIDGE CONDITION

(ALTERNATE)

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

exhibit 27

SITE AREAS



VALLEY CONDITION

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

exhibit 28

E. FENCES AND WALLS

Fences and walls should be considered as an extension of the architecture of the residence. They should serve to make a transition between the mass of the architecture and the natural landforms of the building 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 style of architecture of the residence 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.

Periphery walls integrated into the architectural solution and extending into the landscape help to visually integrate building and terrain. Trellis work can also be used to soften building profiles. Fences, walls and planters should consist of, but not limited to, the same materials as described for exterior building walls, and they should be designed with considerations of compatibility to the landscaping and building structures. 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 stongly 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".

6. IMPLEMENTATION

SECTION VI. IMPLEMENTATION

A. Purpose

The purpose of procedural implementation is to insure that development occurs in conformance with the Sunset Hills 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 Sunset Hills Specific Plan No. 43, and the environmental analyis contained therein will act as the Master Environmental Assessment for all future subdivision maps, conditional use permits, and developments plans subsequently filed for the various neighborhoods within the project site. Each implementing tool utilized shall be accompanied with a City of Redlands Initial Study for subsequent environmental review on a phase by phase basis. So long as the plans are consistent and compatible with this Specific Plan, it is intended that each subsequent process will be granted a Negative Declaration by the City of Redlands.

As part of the subsequent environmental analysis, an Environmental Mitigation Monitoring Program shall be established for implementation pursuant to City guidelines. It is anticipated that this monitoring program will be implemented through various stages of development. For example, certain mitigation measures will be implemented through design of subdivision maps, while other mitigation measures are implemented at the actual construction stage. In each case, a monitoring report will be prepared by the project applicant addressing the mitigation measures contained herein within the following Section VI.E.

C. Subdivision Maps

It is intended that the major implementation mechanism for development within the Sunset Hills Specific Plan boundaries will be the Tentative Tract Map/Conditional Use Permit process. Most, if not all, of the Neighborhoods will be utilizing the Planned Residential Development (PRD) guidelines for future development. Therefore, future processing of plans shall be subject to the Planned Residential Development guidelines contained in the City of Redlands Municipal Code.

Subdivision maps will be submitted to and processed by the City of Redlands in conformance with the requirements of the State Subdivision Map Act and the Subdivision Ordinance of the City of Redlands.

D. Amendments to Specific Plan

An amendment to the adopted Sunset Hills Specific Plan shall require the same procedures as adoption outlined within California Government Code Section 65500. In addition, a supplement to this specific plan will be required for those implementing plans for Neighborhoods 2 and 4. The supplements shall require the same procedures as adoption.

E. Mitigation Monitoring Program

The following Mitigation Monitoring Program shall be implemented at various stages of development of the Sunset Hills Specific Plan. The mitigation measures and monitoring program have been designed following extensive review and it is an integral part of the specific plan.