

SOUTHEAST AREA GENERAL PLAN AMENDMENT

SECTOR 8 SPECIFIC PLAN

February, 2006

Approved by
the City Council on
February 7, 2006 Date
Signature Mamadou Bant

Prepared for:

CITY OF REDLANDS
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PREFACE

The Southeast Area General Plan Sector 8 Specific Plan (Plan) has been written and prepared to serve as a tool for use by local decision makers, City staff, and property owners in the planning and development of the project area into a cohesive residential neighborhood. The Plan has been prepared according to accepted professional planning principles and fulfills the criteria of the Specific Plan guidelines as set forth by the City of Redlands and the State of California. In the development of this Plan a commitment has been made to create a superior residential neighborhood through comprehensive land planning.

SECTION 1. INTRODUCTION

A. INTRODUCTION

1. Purpose and Intent

The Sector 8 Specific Plan is intended to provide for the planning of a large residential neighborhood in conformance with the adopted Southeast General Plan Amendment. The Plan has been prepared in conformance with a policy contained within the City's Southeast GPA specifically requiring the preparation of a Specific Plan for each of several sectors making up the Southeast GPA area. Through the application of the specific plan land use technique, the project area can be more effectively master planned into a cohesive residential neighborhood, and can be more thoroughly reviewed in context with the City's design guidelines.

The plan assumes a comprehensive approach toward dealing with land use relationships, circulation patterns, infrastructure requirements and open space/landscaping components. In addition, the Plan intends to incorporate specific design standards and guidelines tailored toward the unique characteristics of the physical features of Sector 8. As a result, the existing and surrounding neighborhoods will benefit through the provision of efficient infrastructure, pleasing streetscapes, and the placement of residential homes sensitive to the local area and natural environment.

2. Authority and Scope

The authority and scope for the preparation and adoption of the Sector 8 Specific Plan is contained in the California Government Code, Sections 65450 through 65457, and as implemented by the City of Redlands.

3. Project Background

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

The planning effort culminated in the adoption at the Southeast General Plan Amendment No. 38 and accompanying Environmental Impact Report in December, 1987. The GPA established an overall residential density for the area based upon a slope/density criteria. The planning approach utilized for the GPA was based upon sensitive site planning and preservation of the unique characteristics of the project area, including the preservation and enhancement of

significant canyons and ridgelines. The GPA did not identify site specific uses; rather, it established a general framework through text and maps that allows for site specific interpretation by subsequent Specific Plans. Indeed, a major policy contained within the GPA was the requirement for all land divisions to be processed under the Specific Plan framework on a sector by sector basis. This approach guaranteed the level of comprehensiveness which enables the City to view master planning of the larger areas, rather than piece-meal development.

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

The subject property was annexed into the City of Redlands during 1990 as part of a large, City initiated Annexation No. 72. At the time, all land within the canyon areas were pre-zoned Agricultural (A-1), with the intent that the Southeast GPA land use designations would be applied to the area. However, the Sector 8 Specific Plan proposes to retain the current A-1 density limitations.

4. Project Description

The Sector 8 Specific Plan intends to implement the provisions of the GPA and City ordinances through a master planned framework, creating a residential neighborhood which comprehensively addresses land use, circulation, infrastructure and landscape design on a large scale basis.

Sector 8 is located in the central portion of the Southeast GPA boundaries, located between Live Oak Canyon Road and Sunset Drive at approximately Helen Drive, consisting of 221 acres. A maximum of 36 single family residential lots are allowed over the entire site, for an overall density of 1 DU/6.1 acres. The project design contemplates custom estate homes to be built on the flatter portions of the site, with a substantial amount of natural open space to be preserved. Access to the lots will be via Live Oak Canyon Road, with a smaller portion accessing Helen Drive. The existing terminus of Helen Drive will be developed with a cul-de-sac, while allowing only emergency access to the south. Access into the internal portion of Sector 8 will follow generally the historic dirt access roads and drainages. Significant ridgelines and hillsides will be preserved into natural open space.

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

B. PROJECT SETTING

1. Location and Physical Setting

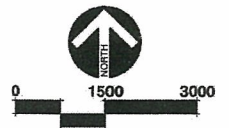
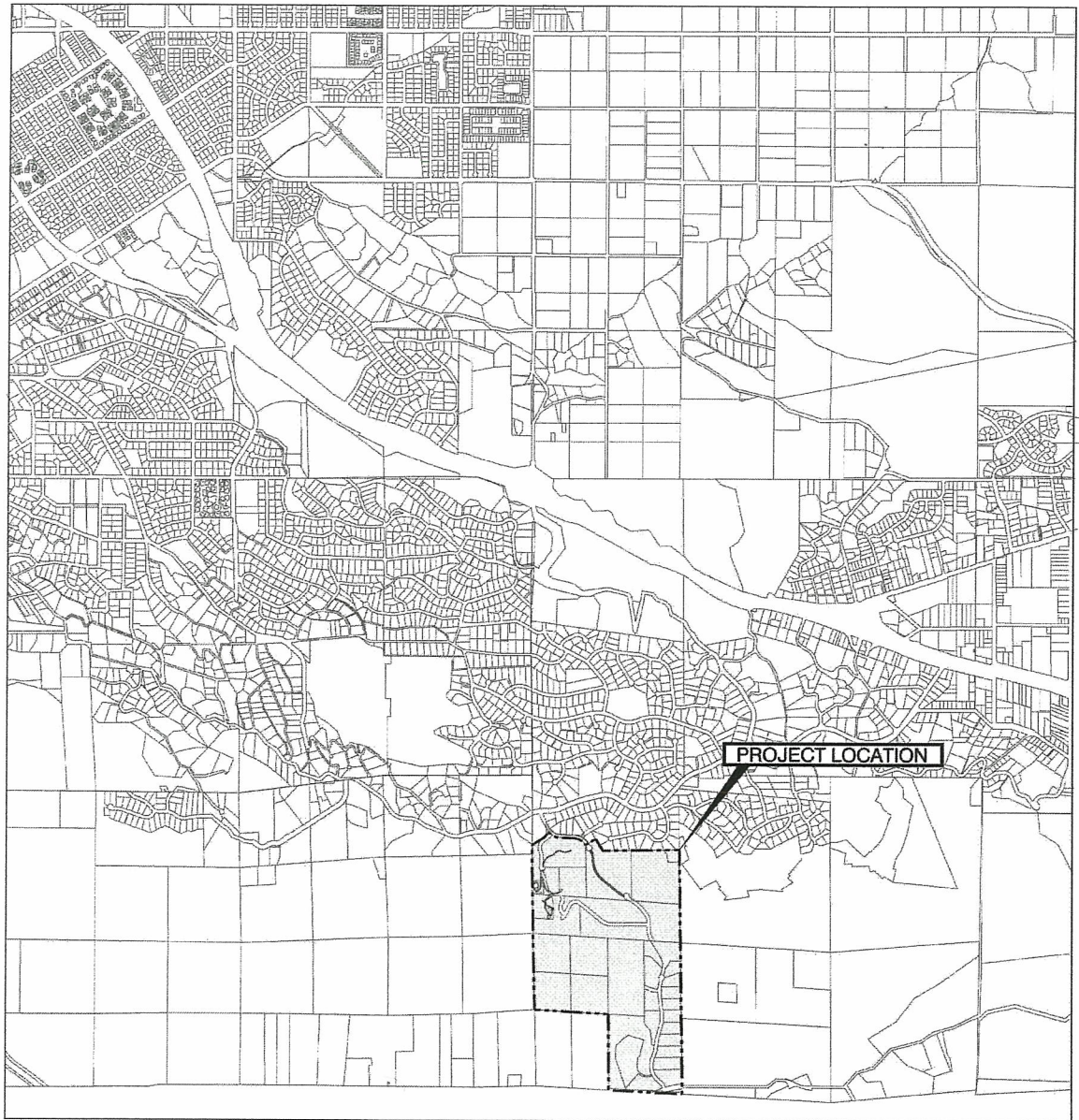
The Sector 8 project site is located within the southeasterly hills of Redlands, in an area generally at an extension of Helen Drive down canyon to Live Oak Canyon Road, consisting of approximately 221 acres. Exhibit 1 depicts the Regional Location, while Exhibit 2 depicts the Project Boundaries. In addition, Exhibit 2 shows the existing property ownership and street patterns, a major factor in the overall planning of the area.

The actual project boundaries of Sector 8 were determined through a review of the Southeast GPA Sector Map and a comparison with the actual property ownership. Exhibit 3 is an Aerial Photo Overlay exhibit depicting the various ownership, surrounding land uses, and significant topographic features of the area.

The project site consists of mostly vacant land, and shows no physical evidence of ever having any improvements within the project boundaries other than in the northern area off of Helen Drive. The site consists of steep slopes and canyons, and forms the primary separation between the developed area of southeast Redlands and the Live Oak Canyon. Three significant drainages exist, all of which carry storm run-off from the surrounding development and street system to the north. Contained within the sector is a City of Redlands water reservoir, a series of cell towers, and two private single family residences. All these improvements are located in the northwestern portion of the sector along Helen Court.

Several major and minor ridgelines are contained within the project site. Vegetation varies widely throughout the sector, from disked land in the southerly valley floor to heavy chaparral and scrub oak to the north along Helen Drive. A few scattered oak trees occur throughout the project. Lands to the west and east are generally vacant and are similar in nature to the project site. To the north of the project site is a developed tract of homes along Helen Drive, Burns Lane and Sunset Drive. South of the project site is Riverside County, generally being developed with five-acre horse-style ranches.

The sector is depicted in a photo montage, Exhibits 4 through 8. These photographs show the unique characteristics of Sector 8, including the large ridgelines on the east and west sides of the sector, the broad valley running up from Live Oak Canyon Road, the City owned water tank/cell tower in the northwest portion, and the existing roadway system providing access to the various portions of the sector.



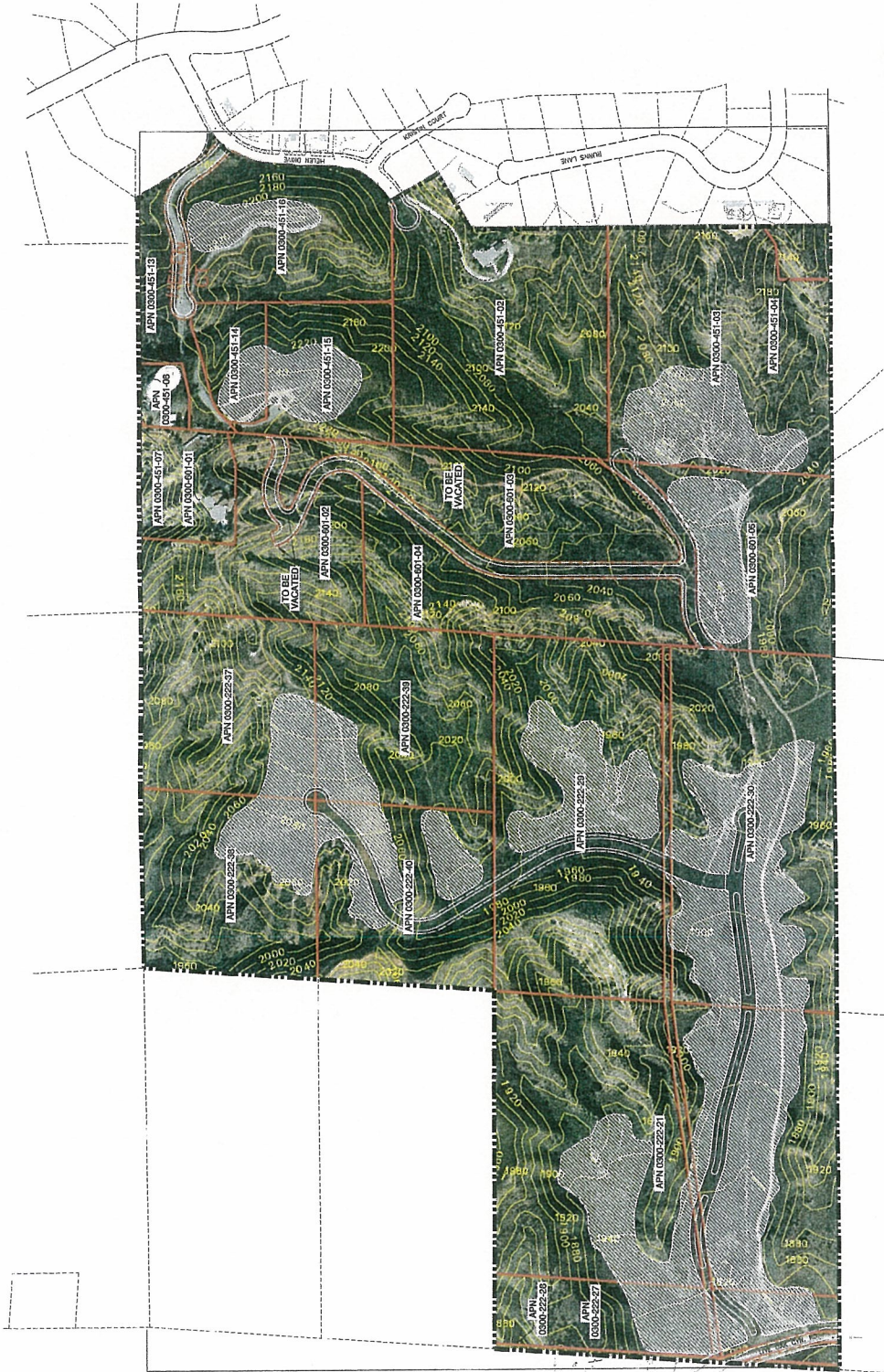
REGIONAL LOCATION MAP

SECTOR 8 SPECIFIC PLAN

**urban
environs**
Land Planning
Environmental Studies

Exhibit 1

SECTOR 8 SPECIFIC PLAN



221.17 TOTAL ACRES



AERIAL PHOTO OVERLAY

**urban
environs**
Lead Planners
Environmental Studios

Exhibit 3

Live Oak Canyon Road frontage.



Helen Drive deadend into project site.



PHOTO 1

Looking across southerly portion towards the west ridge.



Looking northerly through central valley.



Looking from northwest portion of Sector 8 down-canyon.



Helen Court and City reservoir.



PHOTO 3

Looking northerly along east ridgeline.



Oak tree in central valley.



Looking west into central canyon and westerly ridge.



Central canyon looking north towards northern ridgeline at Burns Lane.



2. Legal Description

Sector 8 consists of portions of the Northwest ¼ and the Southwest ¼, Section 7, Township 2 South, Range 2 West, San Bernardino Meridian, in the County of San Bernardino, State of California.

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

<u>APN</u>	<u>ACRES</u>	<u>OWNER</u>
300-451-02	17.03	Jutzy
300-451-03	17.10	LOC Investments
300-451-04	1.08	Moersch
300-451-07	-	GTE
300-451-08	1.00	City of Redlands
300-451-13	3.20	Macknet
300-451-14	2.50	Macknet
300-451-15	5.87	Macknet
300-451-16	9.15	Macknet
300-601-01	3.72	Laymon
300-601-02	8.78	Hamilton
300-601-03	10.57	Bonita Development
300-601-04	8.90	Hamilton
300-601-05	10.00	Rescue Medical
300-222-21	31.50	Bonita Development
300-222-27	9.42	Bonita Development
300-222-28	.58	Bonita Development
300-222-29	21.12	Laymon
300-222-30	21.12	Bonita Development
300-222-37	11.16	Laymon
300-222-38	11.16	Jechart
300-222-39	11.16	Shin/Park
300-222-40	11.16	Cziraki

Said property consists of approximately 227.28 APN acres.

C. GOALS AND OBJECTIVES

The overall concept of the Sector 8 Specific Plan is to provide a planning framework which will guide the future subdivision and development within the project area in a manner which responds to the unique characteristics of the area, and fosters a sense of community identity. This will be accomplished through a series of design considerations, including grading, infrastructure, streets, landscaping and open space. The end result will be the creation of a superior residential environment sensitive to the needs of the existing residents, natural community, and surrounding area in general.

The Sector 8 Specific Plan has incorporated the following specific goals and objectives:

1. To provide a framework for the creation of an enriched residential neighborhood of custom housing, consistent with the adopted Southeast General Plan Amendment and implementing ordinances.
2. To foster a sense of identity and pride within the Sector 8 area, and to create a feeling of a well coordinated and custom home designed residential neighborhood.
3. To provide for the coordination and extension of public services and infrastructure into the project area, without disrupting the existing neighborhood.
4. To ensure that development occurs compatible to the surrounding existing residential areas through the utilization of sensitive land planning and landscaping techniques, and to preserve the existing high quality residential standards and values in the immediate area.
5. To establish an overall circulation system which will conveniently serve the needs of the area, ensure that all properties are adequately provided access to public streets, and limit to the maximum extent possible vehicular impacts to the surrounding residential areas.
6. To maintain a significant, visible amount of natural open space through design techniques consistent with the Southeast General Plan Amendment.
7. To minimize grading and alteration to the existing natural environment while allowing the development to occur.
8. To provide the framework for existing landowners to subdivide and develop their private property in a manner which implements the various policies and design guidelines contained within the Southeast General Plan Amendment.

D. GENERAL NOTES

The following general notes shall apply to all land contained within the Sector 8 Specific Plan boundaries.

1. Any details or issues not specifically addressed by this Specific Plan shall be subject to the regulations of the City of Redlands. Definition of terms shall also be as defined in the codes of the City of Redlands.
2. Water service to the area shall be domestic water provided by the City of Redlands.
3. Sewer service to the area shall be provided through private systems (septic tanks).
4. Electrical power shall be provided by Southern California Edison Company; natural gas shall be provided by Southern California Gas Company; phone service shall be provided by Verizon; and Cable TV shall be provided by Adelphia.
5. Solid waste disposal shall be provided by the City of Redlands.
6. The project site is within the Redlands Unified School District boundaries.
7. Minor deviations to the location of lot lines, streets, infrastructure and similar physical improvements may be permitted during the subsequent subdivision stage of development, as long as the changes conform to all aspects of this Specific Plan.

SECTION 2. 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 certified 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, it is intended that the Southeast GPA Environmental Impact Report will be used as a Master Environmental Assessment for the Sector 8 Specific Plan.

This section of the specific plan discusses the environmental aspects of the project site on a site specific basis. The Southeast GPA EIR has been used extensively for a reference document and to determine mitigation measures, while additional site specific studies have been prepared to supplement the EIR. These additional studies are included within the Technical Appendix, and are summarized below.

A. SUMMARY OF ENVIRONMENTAL SETTING

The Sector 8 project site is located in southeast Redlands at an extension of Helen Drive down canyon to Live Oak Canyon Road, consisting of approximately 221.17 acres. The project site is mostly vacant, and its predominant characteristics are the steep sided canyons and ridges which make up the westerly and easterly topography of the site. Two existing single family residences are located on the northern portion of the site.

An Engineering Geologic Investigation was prepared for Sector 8 by CHJ, Incorporated (June 1, 2004). The results of the investigation are contained in Appendix A, and summarized herein. The most extensive soil unit on the site as identified by the engineering geologist, is the San Timoteo formation. These soils are clayey sands underlain by inter-bedded silty sands, and poorly graded sands. These soils make up the moderate to steep hillside terrain on the site. In general, these soils will provide adequate support for the residential structures near existing grade utilizing a compacted fill mat under foundations and slabs-on-grade. No significant environmental impacts from soils is expected.

The site is not included within a State of California Special Studies Zone for fault rupture hazard. However, the site is located in a geologically complex area associated with the intersection of northwest-trending faulting and northeast-trending faulting. As described in the investigation, and shown on Enclosure A-2, five faults were mapped within Sector 8. Furthermore, each of these five faults has a recommended restricted use zone associated with it. These recommended restricted use zones should not be developed with human occupancy structures unless future subsurface investigations of faulting shows

that the areas to be developed within the zone are free of active or potentially active faulting. These restricted use zones have also been plotted upon the Conceptual Grading Plan, Exhibit 12.

No permanent springs or surface water sources exist within the project area. Several small drainage areas within the canyon bottoms traverse through the site and eventually empty into Live Oak Canyon. Nuisance drainage water from the developed areas to the north has impacted the site from an erosion standpoint in the past. There are two blue-line drainages associated with the project site. Formal jurisdictional delineations will be conducted in order to determine the acreage of potential jurisdiction that falls under the various regulatory agencies. If the on-site drainages fall under the jurisdiction of any or all of the affected agencies, then development of the drainages will be subject to respective permit requirements.

A Biological Technical Report was prepared for Sector 8 by the Chambers Group, Inc., in August 2004, and is contained in Appendix C. The dominant vegetation community on the project site is the chamise chaparral series, encompassing approximately 168 acres. Additional vegetation communities present on the site include the California buckwheat series, coast live oak series, and California annual grassland series. Some ornamental landscaping and disturbed areas are also present on the project site. Of the 17 special status plant species evaluated for their potential occurrence on the site, 13 are considered to have a low potential of occurrence or are absent, 3 species have a moderate potential to occur (thread-leaved brodiaea, Plummer's mariposa lily and Robinson's pepper-grass), and one species has a high potential to occur (Nevin's barberry). It is recommended that focused surveys be conducted for these species in June, as the blooming periods for these species overlap in this month.

A total of 34 sensitive wildlife species were identified as having the potential to occur within the project site. Twelve of the 34 species were determined to be either absent from the site due to lack of suitable habitat or have a low potential for occurrence due to the limited amount of low quality habitat. Of the remaining 22 species that are either present or have a moderate to high potential for occurrence, three are federally and/or state-listed as endangered or threatened and 19 are former federal species of concern or are state species of concern. It is recommended that focused surveys should be conducted for certain species of wildlife.

The project site is currently serviced by two public streets, Helen Drive and Live Oak Canyon Road. An interior network of historic dirt access roads and partially dedicated streets exist within the canyon bottoms of the sector. These historic routes will be utilized to provide access to the various parcels within the site. Utilities exist within the developed area to the north and will be extended into the project site via Helen Drive. Because of the very low density nature of the development within Sector 8, no significant traffic impacts are expected to

occur.

A Cultural Resources Assessment was prepared by Archaeological Associates in August, 2004, and is contained in Appendix D. A records search and field reconnaissance was conducted for the study area. The records search failed to indicate the presence of any recorded prehistoric or historic resources within the boundaries of the study, as was the results of the field assessment. No further work in conjunction with cultural resources was recommended.

SECTION 3. MASTER PLANS

A. RELATIONSHIP TO SOUTHEAST GENERAL PLAN

The Sector 8 Specific Plan has been designed and written utilizing the policies and guidelines contained within the Southeast General Plan Amendment, accompanying Environmental Impact Report, and the various implementing ordinances of the City of Redlands, including the A-1 Zone density standards. As such, this Specific Plan is intended to be consistent with the goals and objectives of all the above City of Redlands guidelines.

The Southeast GPA's stated purpose was a study effort focusing on developing a compilation of logical and integrated general plan policy statements which when adopted would provide guidance to specific planning efforts which would follow for each of the planning sectors which make up the study area. A copy of the Southeast General Plan Amendment map, depicting Sector 8, is reproduced herein as Exhibit 9. The General Plan Amendment map was intended "to conceptually illustrate how policies could be implemented, not where specific features would be required, as in a Specific Plan". The features and graphic representations of the General Plan map have been transposed for discussion and comparison purposes onto a larger scale map for the specific project boundaries.

As stated previously, this Specific Plan intends to be consistent with the various policy statements contained in the Southeast GPA. In order to accurately and comprehensively discuss the various issues and design criteria, this Specific Plan has been organized to address the Southeast GPA's policy statements by category (i.e. land use, traffic, grading, etc.). In this manner, specific design criteria and solutions can be discussed on an individual basis relating to specific mapping and its relationship to the Southeast GPA.

The Southeast GPA contained the following Statement of Objectives:

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

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

It is the intent of this Specific Plan to show both graphically and in writing how this plan is consistent with the above Statement of Objectives. Further, it is

believed that this plan actually goes beyond the Plan Amendment in accomplishing these objectives in a meaningful way, and will establish a plan for a high quality residential development which will continue to facilitate the prestigious area and neighborhoods for the City of Redlands.

POLICY 1 (GP 4.42a): A Specific Plan shall be developed for each of the designated Planning Sectors consistent with the Policies contained herein as the means of implementing this General Plan.

As stated previously, this Specific Plan has been prepared in response to the above directive for Sector 8.

A major element of the Southeast GPA was the establishment of future residential densities based upon the degree of natural slope for a given property. The density of residential use was assigned on the basis of a slope/density formula, with less sloping land being assigned the higher residential densities. The Southeast GPA, and subsequent implementing ordinances, established the requirement for future slope/density calculations to be performed on an individual parcel basis. However, the Sector 8 Specific Plan has incorporated the density limitations contained in Section 18.20.100 of the A-1 Zone, pursuant to the following Table 1:

TABLE 1 SOUTHEAST GPA SLOPE/DENSITY CRITERIA	
<u>Percent Slope</u>	<u>Acres/Dwelling Unit</u>
0 to 15%	2.5 acre
16 to 30%	2.5 acres
over 30%	10.0 acres

A slope analysis of the subject property was performed by Hicks and Hartwick, Inc., and is depicted in Exhibit 10. The following Table 2 indicates the various categories of slope contained within Sector 8, and the corresponding density pursuant to the above formula.. This Table 2 represents the maximum density allowed if the entire area was under single ownership. However, after calculating under individual ownership, the maximum density is 36 dwelling units.

**TABLE 2
SECTOR 8 SLOPE/DENSITY ANALYSIS**

<u>Percent Slope</u>	<u>Acres</u>	<u>Units</u>
0 to 15%	55.83	22
16 to 30%	24.03	9
over 30%	141.31	14
TOTALS	221.17	45

By comparison, the Southeast GPA contained a statistical summary of the various sectors making up the Plan boundaries. Sector 8 was calculated to have approximately 61 dwelling units; thus, the Sector 8 density will be much less than what was anticipated in the Southeast GPA.

The Southeast GPA contained a planning sector by planning sector analysis and description. (In the following description, it may be useful to refer to Exhibit 9 where the Southeast GPA development guidelines have been mapped.) Sector 8 was described as follows:

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

Several features were mapped relative to Sector 8, including internal street patterns, development areas and signature ridges. These features are depicted on Exhibit 9 and will be discussed in further detail within the appropriate sections to follow. This specific plan is intended to be generally consistent with the Southeast GPA in terms of density, retention or significant features, and key circulation and drainage components. As consultants we have taken the liberty to design a plan which we feel exceeds the expectations contained within the Plan Amendment and creates a living environment for future homeowners which will be an asset to the city, the surrounding residential neighborhood, and the future residents of Redlands.

Furthermore, the Plan Amendment recommended various levels of residential and preserved natural areas for the project site. This Sector 8 Specific Plan intends to refine and implement these general, broadly located land uses through specific, detailed site planning techniques. The Plan Amendment attempted to identify the major perceived characteristics and features of the natural environment, and these can be seen graphically on Exhibit 9. The Plan Amendment approaches future development of these sectors from the point of view of preservation of these perceived features. It is the goal of this Plan to comply with this approach toward land planning, and feel the following text and maps fully accomplishes this goal.

B. LAND USE PLAN

The land uses within the Sector 8 Specific Plan is single family residential and open space, as depicted upon the Land Use Plan, Exhibit 11. After calculating the density allowed pursuant to the slope/density analysis, the most important aspect of the specific plan is the design and placement of these dwelling units and/or lots, and the road system accessing these units within the project site. This was done in such a fashion as to be consistent with the goals and objectives of the Southeast GPA, primarily to protect the perceived character of the area. The design of the project has been driven by the unique topographic features which dominate the site and in direct response to the following policy;

POLICY 32 (GP 4.42u): 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 or the individual character of that section and shall include criteria to preserve and enhance the characteristics identified. Each Planning Sector shall be planned so as to result in an identifiable neighborhood within the community at large.

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

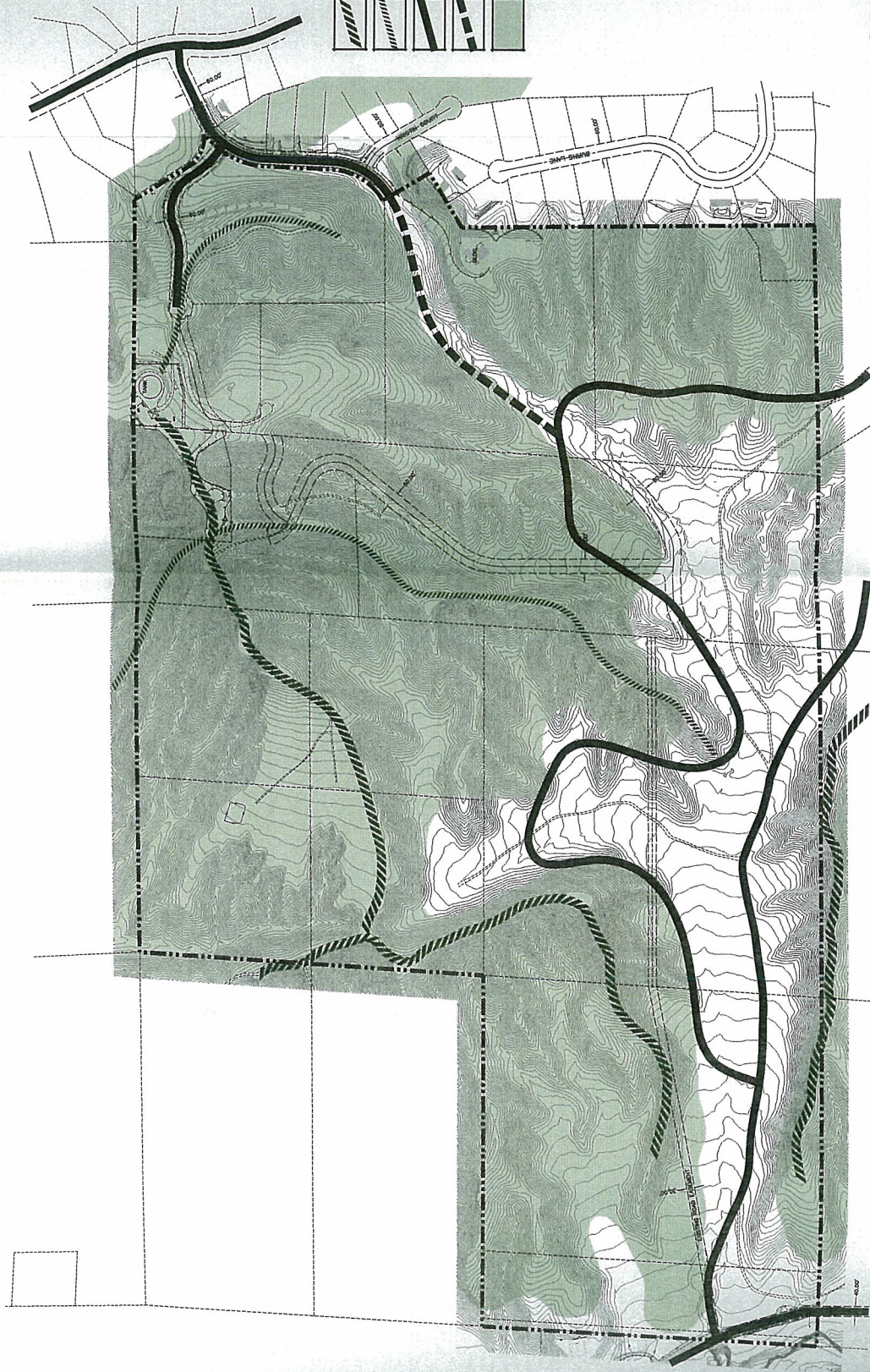
The lot sizes range from approximately one and one-half acres to ten acres in size. This range of lot sizes will permit the development of a wide range of custom homes and life styles, while retaining the community identity cherished in Redlands.

The land use exhibit depicts the residential lots being located primarily in the flatter portions of the site, following the basic theme as outlined graphically on the Plan Amendment for Sector 8 (Exhibit 9). The Plan Amendment generally considered the developable area to be located within the central and southeasterly portions of the project site, and the land use plan depicts this trend. It has been refined based upon precise topographic mapping, road alignments and property ownership. At the same time, the greater sloping terrain, significant ridges and valleys have been preserved as natural open space within individual lots, and within large expanses in the central portion of the project site. Controls will be in place to prevent the destruction of the natural areas, and are further discussed within the landscaping and design guidelines portion of this specific plan.

Individual subdivision within the Sector 8 Specific Plan will be permitted pursuant to the guidelines contained herein. In some cases, Sector 8 property owners will elect not to subdivide their properties, while some properties may be combined through subsequent acquisition, and subdivided pursuant to future tentative tract maps and parcel maps. However, all these efforts will be required to be consistent with this Specific Plan. In the end, it is anticipated that the development within the sector will result in a lesser number of lots than permitted under the slope/density formula and the Southeast Area GPA.

The total amount of natural open space which could be preserved is approximately 160 acres, or approximately 72.7% of the overall project site. The actual amount of land used for the construction of house pads and roads in this specific plan is less than that preserved for natural open space. Roads account for approximately 12.5 acres (5.7%), while the residential portion of the project accounts for 47.9 acres (21.6%). Finally, with an open space and conservation acquisition effort, additional natural open space may be preserved within Sector 8.

SECTOR 8 SPECIFIC PLAN



- LEGEND
- SIGNATURE RIDGELINES
 - MINOR SIGNATURE RIDGELINES
 - TRANSPORTATION CORRIDORS
 - ALTERNATE ACCESS / EMERGENCY
 - PRESERVED NATURAL AREA



SOUTHEAST AREA GENERAL PLAN MAP

**urban
environs**
Landscape Planning
Environmental Studies

SECTOR 8 SPECIFIC PLAN



SLOPE ANALYSIS SUMMARY

SLOPE	ACRES	LOTS
SLOPE UNDER 15%	55.83 AC	22
SLOPE 15% TO 30%	24.03 AC	9
SLOPE OVER 30%	141.31 AC	14
TOTAL	221.17 AC	45

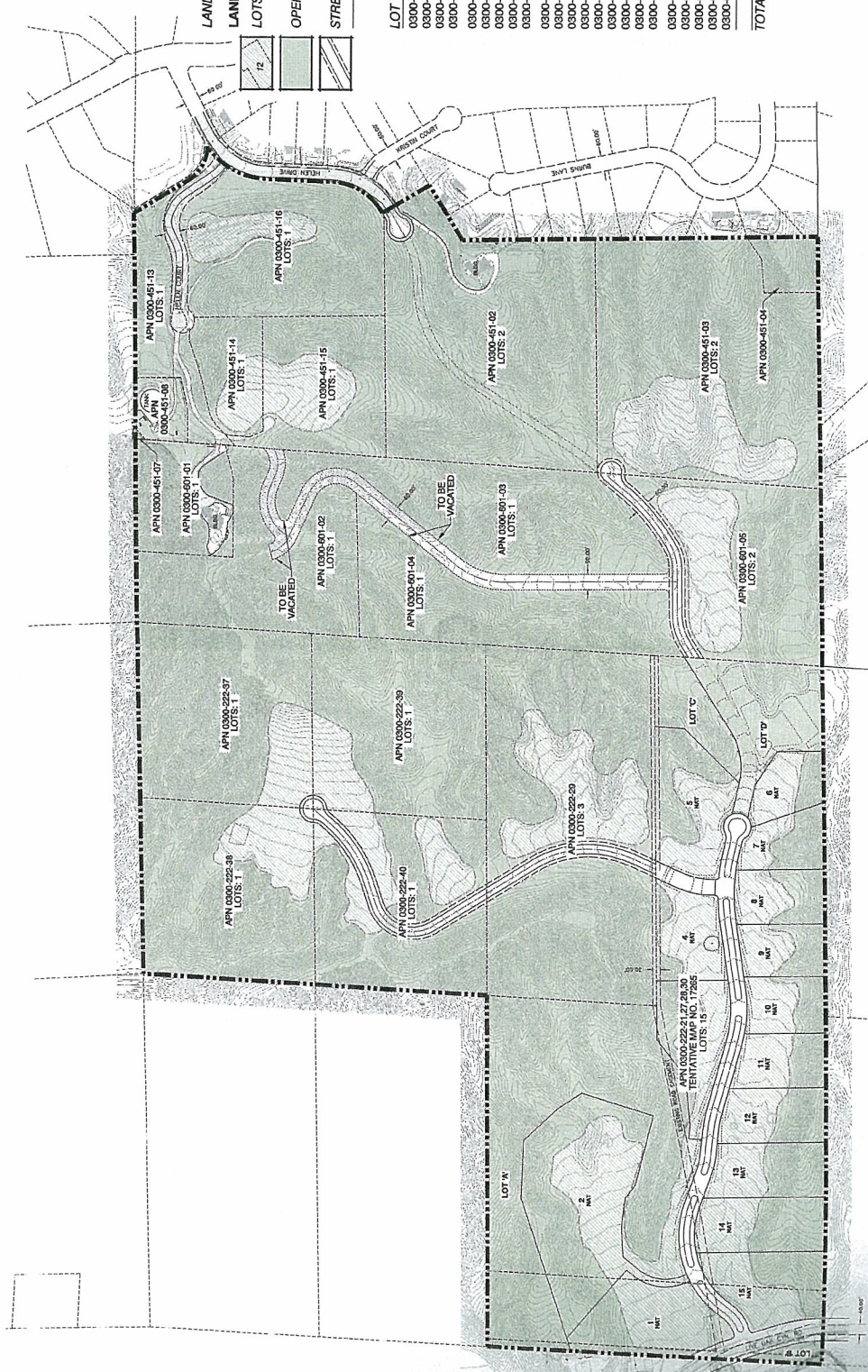
* ACTUAL INDIVIDUAL LAND PARCEL ALLOWS FOR 38 UNITS - (36 PERMITTED AND 2 EXISTING) SEE TOTALS BELOW

APN	LOTS	PERMITTED	EXISTING
0300-222-021	1	1	0
0300-222-027	1	1	0
0300-222-028	1	1	0
0300-222-030	1	1	0
0300-222-029	1	1	0
0300-222-037	1	1	0
0300-222-038	1	1	0
0300-222-039	1	1	0
0300-222-040	1	1	0
0300-451-002	2	2	0
0300-451-003	2	2	0
0300-451-004	0	0	0
0300-451-007	0	0	0
0300-451-008	0	0	0
0300-451-013	1	1	0
0300-451-014	1	1	0
0300-451-015	1	1	0
0300-451-016	1	1	0
0300-601-001	1	1	0
0300-601-002	1	1	0
0300-601-003	1	1	0
0300-601-004	1	1	0
0300-601-005	2	2	0
TOTAL	36	36	2

SLOPE ANALYSIS MAP

**urban
environs**
Land Planning
Environmental Studies

SECTOR 8 SPECIFIC PLAN



LAND USE SUMMARY

LAND USE	ACRES	PCT.
LOTS	47.91	21.6
OPEN SPACE	160.68	72.7
STREETS	12.58	5.7
	221.17	100.0

LOT TOTALS

APN	LOTS	PERMITTED	EXISTING
0300-222-021	15	-	-
0300-222-027	15	-	-
0300-222-028	15	-	-
0300-222-030	15	-	-
0300-222-039	15	-	-
0300-222-037	15	-	-
0300-222-038	15	-	-
0300-222-039	15	-	-
0300-222-040	15	-	-
0300-451-002	2	1	1
0300-451-003	2	2	2
0300-451-004	2	0	0
0300-451-007	0	0	0
0300-451-008	0	0	0
0300-451-013	1	1	1
0300-451-014	1	1	1
0300-451-015	1	1	1
0300-451-016	1	1	1
0300-601-001	1	1	1
0300-601-002	1	1	1
0300-601-003	1	1	1
0300-601-004	1	1	1
0300-601-005	2	2	2
TOTAL: 38 UNITS	36	2	2



LAND USE PLAN
urban
environs
 and Planning
 Environmental Studies

Exhibit 11

C. CONCEPTUAL GRADING PLAN

The grading concept for the Sector 8 Specific Plan is to preserve, to the maximum extent possible, the natural scenic qualities and topographic features of the site, while permitting the development of a quality residential neighborhood. As a result, the Conceptual Grading Plan, depicted in Exhibit 12, has been designed to protect unique natural features of the site, including ridgelines and oak trees, and to ease the visual impact of grading by blending those areas to be altered with the surrounding natural terrain. Grading for the most part will be limited to those areas of the lesser sloping ground.

Several major factors affect the ultimate alteration of the land form within the project site, most importantly, the land ownership distribution. An honest attempt has been made to reduce grading and preserve natural features by encouraging the property owners to concentrate housing pads in the flatter portions of their respective sites. Among the factors which influence the grading concept include the following:

- The road system has been designed to follow the historic patterns of travel within the sector, primarily staying on the canyon floors. This is the single most important design consideration in minimizing the grading for the project.
- The project consists of very low density housing, consisting of large, rural estate lots not requiring mass grading for the creation of smaller pad areas.
- The creation of the few lots on the ridge has been planned so as to minimize grading for the house pad only, contouring the grading to blend with natural ground, and require landscaping to visually screen the development from surrounding view corridors.
- Slope planting will be utilized to prevent erosion, to form a transition between natural and manufactured slopes, and to soften the impact of development.
- Large expanses of natural areas are protected from development and preserved as wildlife corridors. The perception of this project area after development will be one of truly rural nature.

The Plan Amendment contained several policy statements which reflect upon the ultimate alteration and preservation of the landform within the project site. In order to evaluate the proposed Sector 8 grading concept and its consistency with the Plan Amendment's policies, the following detailed discussion has been provided. It will be helpful to refer to the Conceptual

Grading Plan from time to time.

POLICY 2 (GP 4.42b): The perception or the signature features of the area shall be preserved, maintained, and, where, possible, enhanced.

As depicted on Exhibit 9, the Plan Amendment designated three north-south ridgelines within Sector 8 as signature ridgelines, and two east-west ridgelines as minor signature ridgelines. These ridgelines have been superimposed on the Conceptual Grading Plan. These ridgelines have been preserved to the maximum extent possible within the preserved natural areas of the Sector, as depicted on the Land Use Plan, Exhibit 11. In addition, several other ridgelines throughout the Sector have been preserved in the natural open space areas. Thus, it is believed that this policy is not only achieved, but the ridgeline preservation is actually greater within this plan than as depicted upon the Plan Amendment.

POLICY 3 (GP 4.42c): The canyon walls immediately below the signature ridges and the vegetation thereon shall be preserved and enhanced when appropriate. Canyon walls associated with the signature ridges wherein a predominance of the slopes are in excess or 50% shall be preserved intact.

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

POLICY 4 (GP 4.42d): Both signature ridges and major ridges within canyon shall be identified and shall be preserved and enhanced. Significant modifications of these ridges shall occur only where off-setting need is demonstrated. Development on ridgelines is allowed as long as it stays within the parameters of this policy. Off-setting need is defined as demonstration that the grade of a specific parcel requires modification of an existing ridgeline to produce sufficient space to site a building pad and that the result will not eliminate the continuity of the ridgeline through grading or structure in position.

POLICY 5 (GP 4.42e): 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 (GP 4.42f): The narrow side canyon bottoms within the lower portions of the major canyons and particularly those around the edges of the major bottoms may be modified to accommodate proposed development consistent with the development criteria herein.

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

The most significant grading could occur on the ridgelines along the westerly portion of the Sector where the ownership pattern will dictate the location of future houses. The plan has been designed to allow just enough grading to occur to locate homes at this location, consistent with Policy 4 above. However, the basic structure and contour of the ridgeline as viewed from afar will remain.

In addition to the various policies relating to grading and landform contained within the Plan Amendment, the City adopted Ordinance No. 2030 pertaining to hillside grading. This specific plan has been prepared in conformance with the guidelines for establishment of slope/density criteria, and has incorporated the specific development standards and guidelines as contained in the hillside ordinance. These provisions are contained in SECTION 5 of this specific plan.

As stated previously, large expanses of natural areas and the vegetation thereon are being retained in the design of this specific plan. Other than for the construction of irrigation and fuel modification, trail construction, and incidental plantings no grading of the natural areas is to be allowed. The future subdivision maps shall have a conservation easement recorded over the areas to be preserved within individual lots, and precise language shall be contained within the project's C.C.&R.s to prohibit grading in these areas. In addition, for clarification, the grading limitation areas shall be clearly depicted, at a reasonable scale, upon the subsequent subdivision maps for Sector 8.

Finally, the Conceptual Grading Plan depicts the location of several recommended restricted use zones as identified the Preliminary Engineering Geology Investigation (Appendix A). Future site specific geologic investigations will be required if development is proposed in the restricted use zones.

D. CIRCULATION & INFRASTRUCTURE PLAN

A major component of the Sector 8 Specific Plan is the provision for an efficient and comprehensive circulation and infrastructure system. The project site is strategically located along Live Oak Canyon Road, which will provide the primary access to the project site. Helen Drive and Helen Court are currently utilized for access from Sunset Drive into Sector 8, providing service to two single family houses and the water tower/cell tower complex. It is anticipated that Helen Court will provide additional access for a few lots located easterly of the reservoir site. However, consistent with Southeast GPA, Helen Drive will terminate at its existing location, with only emergency access provided down canyon. The proposed circulation and infrastructure improvements for this specific plan are depicted on Exhibit 13, Circulation & Infrastructure Plan. The proposed roads have been designed primarily to follow the existing dirt road network which exists on the project site. This road design includes no extensions of existing roadways down canyon to Live oak Canyon Road, and no connections to Sunset Drive.

The Plan Amendment recognized the severe limitations of the existing street network, particularly Sunset Drive, to adequately handle the increased traffic loads, and encouraged future projects to find circulation solutions which did not impact the existing roadways. The Plan Amendment contained several policy statements regarding traffic, circulation and drainage. The following policies are applicable to Sector 8:

POLICY 21 (GP 4.42r): 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.

Historic access into Sector 8 has been from Live Oak Canyon Road. A few lots which will be restricted in having this access from Helen Drive and Helen Court will not provide a significant degradation of the public street system surrounding the site.

POLICY 22 (GP 4.42s): Internal access within the area, including roads, trails and paths, shall be routed so as to preserve and enhance the perception of the historic access patterns by generally conforming to the natural contours.

Without exception, the proposed road and trail system within the project

site has been designed to follow the historic access patterns and conform to the topography of the site. This allows for grading to be minimized, tree preservation, and the continuation of the existing trail system. The roads within the project site have been designed very carefully, and are generally consistent with those roadways depicted conceptually with the Plan Amendment.

POLICY 30 (GP 5.71c): Local roadways within the development areas shall be designed for relatively low speed, shall follow the natural contours and shall avoid rather than cut through the inherent obstacles of nature. It is not unintended that this may require that adjacent land use densities be low to insure that this slow speed/low volume system is not overloaded.

As stated previously, the project plans are consistent with the above policy in all ways. In fact, the mere reduction of the total number of lots generated by the slope analysis for Sector 8 helps to further augment this policy. Without exception, the internal roads have been designed to follow the natural contours, and, as such, naturally fit into low speed roadways. The curvilinear nature of the roads was predicated upon by the natural contours, and the desire to minimize grading by following the flatter portions of the site, while providing public street access for individual property ownership.

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

POLICY 18 (GP 4.42o): Flood control and drainage facilities within the study area shall be designed in such a manner as to preserve the perception of natural watercourses flowing down the on-site canyons and into Live Oak Canyon and San Timoteo Canyon.

To the maximum extent possible, the drainage system within the project has been developed to allow the natural drainages to be preserved. In over sixty (60) percent of the site, the natural contours and drainage patterns will be within natural open space. The storm water and nuisance flows which have been eroding the canyons within the project site from the adjacent developed area (primarily Helen Drive) will be contained within and adjacent to the street section in natural drainage swales. The flows will be out-letted at the southerly end of the project site and allowed to continue their historic flow to Live Oak Canyon Wash.

The streets and trails have been located upon the Circulation & Infrastructure Plan, and are discussed below. Two street sections are being utilized for the Sector 8 Specific Plan, and are depicted upon Exhibit 14. All streets within the development will be public streets.

Street Section A-A is depicted upon Exhibit 14 and will be utilized for the

widening and completion of Live Oak Canyon Road.

Street Section B-B is depicted upon Exhibit 14, and will be utilized for the development of the internal rural street. The street section will provide thirty-six (36) feet of paving, located within a sixty (60) foot right-of-way. No sidewalks are being planned for these streets in order to create a rural flavor for the development, and street lighting will be minimized to protect the wildlife and to preserve night views. Within the median of this rural street will be developed a natural drainage swale to control flooding, while allowing natural drainage and bio-swale development. The basic intent of the “perfumaa” street design is carried forward by this specific plan.

Exhibit 13 also depicts the locations of the equestrian/hiking trails which will be included within the development. The trails include both developed and natural trails which will provide a network to the surrounding existing and proposed trails system in Southeast Redlands. The developed trails located within the public right-of-way will be located within the median. Where the trails cross over the natural areas and through future lots, easements will be created to provide permanent trail usage in the future. These easements are planned to be fifteen (15) feet in width. No fencing along the natural trails is proposed. In addition, the trail system can act as a fire break throughout the natural areas. The trail section will be developed pursuant to City guidelines, and trail easements shall be dedicated at the time of future development.

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

POLICY 31 (GP 4.42t): All utilities and public facilities shall be designed and constructed to preserve and enhance the perceived natural and historic character of this area.

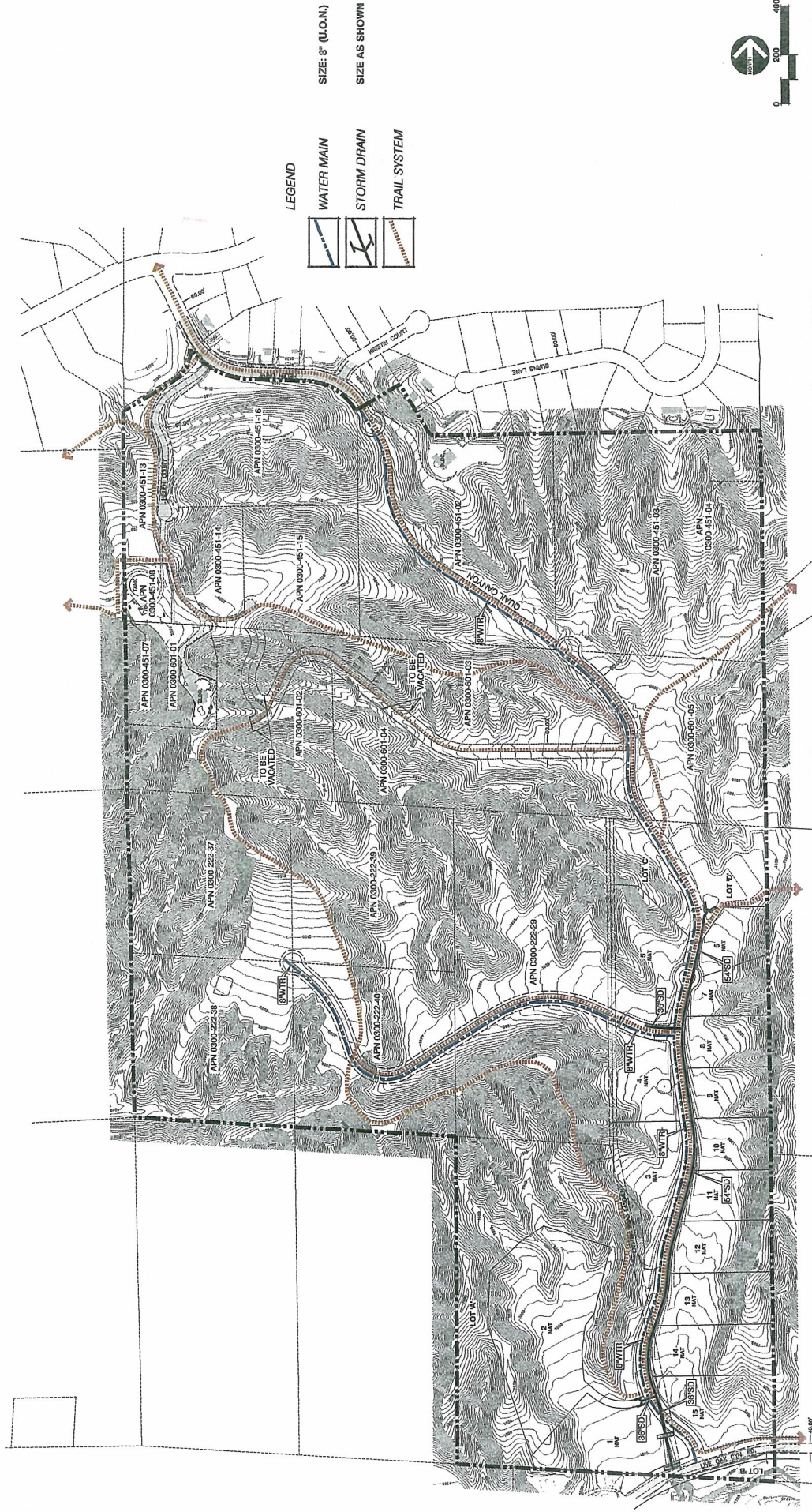
The plan for infrastructure is to extend the existing services and utilities existing to the north of the project site into the road system servicing the project. Private utility lines, including gas, electricity, cable and telephone are locally available within Helen Drive and will be readily extended into the project at the developer’s cost. All these utilities will be installed underground. The infrastructure system has been designed as an underground system to follow the road network which has been designed for the project. Thus, the project will be consistent with the above policy by not permitting the construction of above ground or overhead lines and following the road network which has been designed.

The City of Redlands will provide water service into the project site via lines extending from Helen Drive down canyon to Live Oak Canyon Road. The water

system will be designed to meet the standards of the City of Redlands, and is depicted in Exhibit 13.

No specific policies or guidelines were contained within the plan Amendment for wastewater discharge. However, the EIR for the Plan Amendment did address wastewater management and adopted specific mitigation measures therefore. Basically, the EIR required each planning sector and related specific plan to address the optimum means of managing wastewater within the project boundaries. At the present time, there are no public sewers existing within or near to the project site. The City's Master Plan for Sewers indicates a future extension of a sewer trunk line from Barton Road into the San Timoteo canyon, however, no specific studies for the location or sizing of this line has been completed. Therefore, it has been determined that the project will be serviced by individual septic tank and leech fields for wastewater management. Preliminary soils investigations have been conducted which indicate that a private system is feasible, particularly given the large nature of the lots. When and if the City of Redlands provides public sewers to the area, the future homeowners could participate with the city in the hook-up to the public sewer system.

SECTOR 8 SPECIFIC PLAN



LEGEND

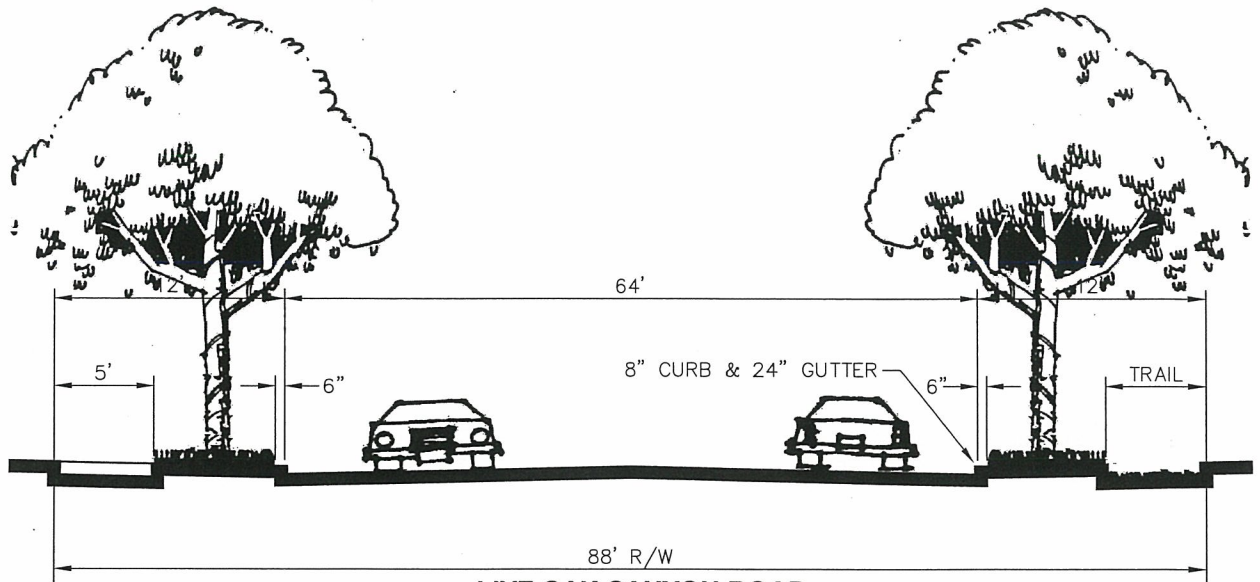
- WATER MAIN
- STORM DRAIN
- TRAIL SYSTEM

SIZE: 8" (U.O.M.)
 SIZE AS SHOWN

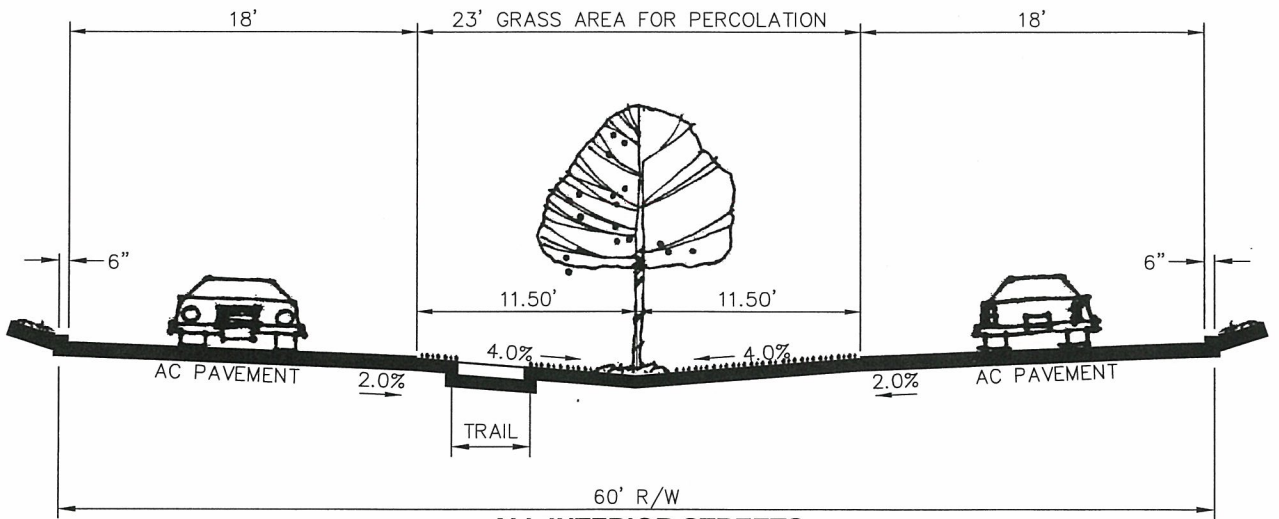


CIRCULATION & INFRASTRUCTURE

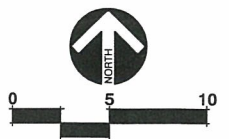
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LIVE OAK CANYON ROAD
 REFERENCE CITY OF REDLANDS STD 701-0 RESIDENTIAL



ALL INTERIOR STREETS
 REFERENCE CITY OF REDLANDS STD 701-0 RESIDENTIAL



TYPICAL STREET SECTIONS

SECTOR 8 SPECIFIC PLAN

E. CONCEPTUAL LANDSCAPE PLAN

A major component of the Sector 8 Specific Plan is the preservation and enhancement of natural resources and wildlife corridors for the project site. As depicted upon the Land Use Plan, Exhibit 11, major areas of open space have been preserved within the specific plan. These preserved natural areas amount to approximately 160 acres of the overall project site, or approximately 72.7 percent. In addition to the natural areas which will be preserved, future development plans will depict the location of enhanced natural landscaping, the equestrian trail network, fuel modification and slope landscaping, and finally the street landscaping theme.

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

POLICY 20 (GP 4.42q): The perceived character of the vegetation and wildlife within the study area shall be preserved and enhanced as appropriate.

Several aspects of the design of the development plan for Sector 8 address this policy. Among these are the preservation of a large amount of natural area, the preservation of the oak trees on-site, the planting enhancement program, and finally the preservation of large wildlife corridors. It is believed that with the appropriate and sensitive use of grading and landscaping techniques, the existing perceived character of this property can actually be enhanced.

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

The Sector 8 development plan can be defined in terms of developed space and open space systems. Developed space or the "contained areas" includes buildings, fenced or walled gardens, and areas where existing grades and cover materials have been altered to accommodate new uses. Open space within the project site has been divided into three categories: "private open space", "natural areas" and "transition areas". Natural areas are those portions of the project site that are planned to remain undisturbed by grading or construction activity, although limited landscaping enhancement is permitted. Transition areas are un-built open spaces where major disturbance may occur, such as manufactured cut and fill slopes for roadways and building pads, or where fuel modification and landscaping is occurring between natural areas and building pads. The private open space areas are those areas within individual lots where large open space areas are provided.

1. Natural Areas

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

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

2. Transition Areas

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

3. Contained Areas

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

Two other forms of developed landscape areas will help to define the landscape concept for the specific plan; the streetscape design and the

enhancement program for the natural areas. It is intended that the public street median will be landscaped with native oak trees in order to continue the theme of the natural environment. In addition, several natural, preserved canyons within the development have been selected for the oak tree planting program in order to enhance the natural areas.

SECTION 4. DEVELOPMENT STANDARDS

The development standards of the Sector 8 Specific Plan are intended to ensure the proper and orderly development of the project site into high-quality single family residences. The following standards shall apply to all land within the project boundaries which is being subdivided in order to obtain a coordinated, comprehensive project that will fulfill the stated goals and objectives of the Plan. No building, structure or land shall be used and no building shall be erected or structurally enlarged except as permitted herein.

A. SINGLE FAMILY RESIDENTIAL

1. Purpose: The purpose of this section is to identify those development standards suitable for the development of high-quality single family residences, to ensure a high level of living enjoyment and suitable environment for family life, and to provide for the safety, health, convenience and general welfare of the residents.
2. Permitted Uses: Principal permitted uses within Sector 8 Specific Plan include:
 - a. Single family dwellings, not more than one dwelling for each lot;
 - b. Uses permitted in the A-2 estates agricultural district, provided the area of the lot is not less than that required in the A-2 District;
 - c. Farms or ranches for the grazing, breeding or raising of not more than two horses, cattle, goats or sheep per acre.
 - d. Keeping of horses, provided that stable and corrals for horses are kept not less than forty (40) feet from dwellings on the property and not less than forty (40) feet from side property lines and streets, and not less than one hundred (100) feet from all other structures used or intended for human occupancy, and not less than one hundred (100) feet from a future residential building site, and not less than one hundred (100) feet from a public park or schools, and compliance with the following:
 1. Evergreen planting screens, or other protective devices, shall be required on property lines when minimum distances are used;
 2. No grazing shall be permitted in any required yard, nor within the natural, areas of lots;
 3. Lot area for one horse shall not be less than twenty-five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional

horse;

- e. Home occupations, as defined in the Redlands Municipal Code, and subject to the Redlands Municipal Code.
3. Lot area:
 - a. The minimum lot area shall be one (1) acre.
4. Lot dimensions: The following lot dimensions shall apply:
 - a. Each lot shall have a minimum width of one hundred twenty-five (125) feet for a one acre parcel, one hundred fifty (150) feet for a 1.5 acre parcel, and two hundred (200) feet for a two acre or larger parcel. Flag lots and cul-de-sac lots shall have a minimum thirty (30) feet of frontage.
 - b. Each lot shall have a minimum depth of one hundred twenty-five (125) feet.
5. Density of development: Maximum population density in the Sector is one dwelling unit per two and one-half acres.
6. Maximum coverage: Maximum coverage by structures is twenty (20) percent.
7. Building height: Maximum building height shall be two and one-half (2 1/2) stories, or thirty-five (35) feet.
8. Front yard: Each lot shall have a front yard of not less than twenty-five (25) feet extending across the full width of the lot.
9. Side yard: Each lot shall have a side yard on both sides of the main building, or accessory buildings, of not less than ten (10) feet.
10. Rear yard: Each lot shall have a rear yard of not less than twenty-five (25) feet.
11. Accessory buildings: For accessory buildings, the provisions of the Redlands Municipal Code shall apply.
12. Off-street parking: For off-street parking, the provisions of the Redlands Municipal Code shall apply.
13. Fences, landscaping and walls: For fences, landscaping and walls, the provisions of the Redlands Municipal Code shall apply, as well as those

guidelines contained within SECTION V. of this Specific Plan.

14. Signs: For signs, the applicable provisions of the Redlands Sign Code shall apply.
15. Grading: For grading, the provisions of the Redlands Grading Ordinance and this Specific Plan shall apply, except that grading shall be the minimum necessary to provide for a building site. Mass grading is strongly discouraged. No additional grading is permitted within the natural preserved areas of individual lots.

SECTION 5. DESIGN GUIDELINES

A. PURPOSE

The intended purpose of the design guidelines contained within this specific plan is to encourage and promote a high quality residential development within the project boundaries, consistent with the existing quality built environment. In addition to other landscape and streetscape design guidelines contained within previous sections of this plan, the following design guidelines shall apply to all future projects within the Sector 8 Specific Plan.

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

B. BUILDING SITING AND ARCHITECTURAL TREATMENT

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

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

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

- Overall design of the floor plan, stressing the relationship of the building mass to the site
- The selection and appropriate use of building materials and colors
- The use of non-combustible roof materials; wood shakes and shingles are prohibited. The use of asphalt shingles may be permitted where it fits the architectural style of the structure.

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

In addition to the above general design guidelines, specific attention shall be applied to any housing on top of the ridges.

C. LANDSCAPE DESIGN

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

As described within SECTION 3.E., 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 map and building permit stages of development. Plants with an * are those which are fire retardant.

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

Adenostorna sparsifolium
 Aesculus californica
 Artemisia californica
 Artemisia tridentata

Red Shanks
 California Buckeye
 California Sage Brush
 Big Basin Sagebrush

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

Annuals and Perennials

Abronia villosa	Sand Verbena
Agulegia formosa	Western Columbine
Brodiaea spp.	Brodiaea
Clarkia elegans	Clarkia
*Eriophyllum confert.	Golden Yarrow
*Eschschalzia ca.	Pacific Coast Iris
Iris hybrida	Tidy Tips
Layia platyglossas	Silver Lupine
*Penstemon heter. purdyi	Penstemon
*Penstemon heteraphyllus	Chaparral Penstemon

Phacelia campanularia
*Zauschneria californica

California Bluebells
California Fuchsia

2. Transition areas

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

Trees and Shrubs

Acacia cultriformis	Knife Acacia
Acacia cyclops	Acacia
Acacia greggii	Catclaw Acacia
Acrostaphylos 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 logiflorus	Monkey Flower
Dodonaea viscosa	Hopseed Bush
Encelia californica	California Encelia
Encelia farinosa	Desert Encelia
Eriogonum arborescens	Buckwheat
Eriogonum giganteum	St. Catherine's Lace
Fremontodendron spp.	Flannel Bush
Garrya elliptica	Silktassel
Hypericum calycinum	Creeping St. Johnswort
*Lupinus arboreus	Lupine
Mahonia repens	Creeping Mahonia
Potentilla fruitcosea	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 chamaecyparissus	Lavender Cotton
Schinus molle	California Pepper
Washingtonia filifera	California Fan Palm

Annuals and Perennials

Abronia umbelata	Pink Sand Verbena
Achillea spp.	Yarrow
*Artemisia caucasia	Silver Spreader
Artemisia pycnocephala	Sand Hill Sage
Helianthemum nummularum	Sunrose
Lupinus benthemii	Lupine
*Penstemon spp.	Bearded Tongue
*Salvia sonomensis	Creeping Sage
Sisyrinchium 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
Koelruteria paniculata	Goldenrain Tree
Lagerstosmia indica	Crape Myrtle

Lantana spp.	Lantana
Lyonthamus floribundus	Catalina Ironwood
Mahonia spp.	Mahonia
*Myoporum 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
Siminondsia clinensis	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

4. Oak Tree Preservation

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

a. Oak Tree Protection Plan

An Oak Tree Protection Plan shall be prepared by an oak tree

consultant containing specific information on the location, condition, potential impacts of development, recommended actions and mitigation measures regarding one or more oak trees on an individual lot basis within the Specific Plan. The Oak Tree Protection Plan shall be reviewed and approved by the City of Redlands Community Development Department prior to the issuance of a grading permit.

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

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

D. FENCES AND WALLS

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

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

Fences and walls consisting of brick, decorative concrete block, stone stucco, wrought iron and pilasters are encouraged. Those fences and walls lacking in architectural design and character are strongly discouraged,

particularly where visible from a public right-of-way. As stated previously, no fences or walls are permitted within the areas of lots designated "preserved natural area", except for the containment of horses pursuant to an approved plan by the City Planning Department.

E. GRADING

The following grading development standards and guidelines are excerpted from the Hillside Ordinance and incorporated herein (subsequent amendments to the ordinance shall be applicable):

1. Cut and fill requirements.
 - a. No cut or fill shall encroach upon any Federal Emergency Management Agency (FEMA) floodplain except in conformance with City and FEMA regulations.
 - b. Cut or fill material in excess of that approved for use shall be disposed of in a manner approved by the City Engineer or his designated representative.
 - c. Cut or fill materials that are added to or taken away from the site shall be transported according to a haul route approved by the City Engineer or his designated representative.
2. Erosion and sediment control shall be accomplished according to best management practices defined in Redlands Southeast General Plan Amendment Final Environmental Impact Report (SCH #87070606, Appendix 5).
3. Slope land-forming
 - a. Land-forming shall be accomplished by the use of variable slope ratios, undulating tops and toes, hiding of terraces and down-drains, 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 land-formed.
 - 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.
4. Restricted Use Zone

As depicted on the Conceptual Grading Plan, Exhibit 12, the Preliminary Engineering Geology Investigation identified potential fault zones. Future development shall follow the recommendations contained in the investigation if development in the Restricted Use Zone is proposed.

SECTION 6. PROCEDURAL IMPLEMENTATION

A. PURPOSE

The purpose of Procedural Implementation is to ensure that future development plans are in conformance with the Sector 8 Specific Plan. This implementation section is intended as a guide only, and the ordinances and regulations in effect for the City of Redlands shall prevail.

B. ENVIRONMENTAL REVIEW

It is intended that the Southeast Redlands GPA Final Environmental Impact Report together with the Environmental Assessment for this Specific Plan will comprise the Master Environmental Assessment for future project considerations subsequently filed for individual properties. Each subsequent project which is filed within the Sector 8 Specific Plan boundaries shall be reviewed for environmental impact subject to the consistency review procedures for the City of Redlands.

As part of the subsequent environmental analysis and on-going review, an Environmental Mitigation Monitoring Program shall be established for each independent project to be processed. This monitoring program will be implemented through the various stages of development review and construction. For example, certain mitigation measures will be implemented through the design or subdivisions maps, while other mitigation measures are implemented through actual construction stages.

C. SUBDIVISION MAPS

It is intended that the major implementation method for development within the Sector 8 Specific Plan will be the Subdivision Map process. A Tentative Tract Map or Tentative Parcel Map will be prepared in accordance with City regulations and submitted for review and approval. The Tentative Map shall be consistent with the adopted Specific Plan, and show in greater detail the actual implementation of the designs contained within the Specific Plan, as well as the locations of all streets, utilities and other public improvements. In addition, the map shall depict the implementation of any required mitigation measures.

D. AMENDMENTS

An amendment to the adopted Sector 8 Specific Plan shall require the same procedures as adoption, outlined within California Government Code section 65500.