

**APPENDIX 3.0**

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**Existing and Proposed Code Language**

## Chapter 18.504

## SPECIFIC PLAN NO. 4\*

## Sections:

- 18.504.005 Definitions.
- 18.504.010 Location.
- 18.504.020 Purpose and intent.
- 18.504.030 General notes.
- 18.504.040 Development plan—Review and disposition.
- 18.504.050 Permitted uses.
- 18.504.060 Incidental and accessory uses.
- 18.504.070 Uses in the equestrian area and scenic easement area.
- 18.504.080 Conditional uses.
- 18.504.090 General development standards.
- 18.504.100 Density.
- 18.504.110 Grading design.
- 18.504.120 Building height.
- 18.504.130 Minimum floor area of dwellings.
- 18.504.140 Setbacks.
- 18.504.150 Off-street parking and driveways.
- 18.504.160 Trails and walkways.
- 18.504.170 Storm drainage.
- 18.504.180 Landscaping.
- 18.504.190 Signs.
- 18.504.200 Lighting.
- 18.504.210 Fencing.
- 18.504.220 Patio and deck areas.

\* Editor's Note: Exhibits and appendices relating to Specific Plan No. 4 are located at the end of this chapter.

**18.504.005 Definitions.**

A. Equestrian Area. The "equestrian area" is defined as the area designated as E or Equestrian Paddocks on Exhibit B. The only lots where the equestrian area is present are those lots designated as "E" lots on Exhibit A.

B. "E" Lots. The term "E" lots refers to lots where equestrian uses may be permitted, as noted

Code as of March 2002.

on Exhibit A. The only portion of "E" lots that may be improved with equestrian uses is the equestrian area.

C. Residential Development Area. The "residential development" portion of lots, in this chapter, means the portion designated in Exhibit B for residential uses. The residential development portion of the lot is the only portion of the lot that permits residential structures.

D. Scenic Easement. The "scenic easement" area means the portion of the lot designated "D" on Exhibit B. The scenic easement area is limited to native landscape, temporary irrigation and unpaved walkways.

E. Tract 47310. Tract 47310 was approved by the city in 1990 and added nineteen lots to the Specific Plan No. 4 area. It is noted on Exhibit A. Since Tract 47310 was not officially recorded there may be a new tract number associated with the project in the future. For the purposes of this chapter, the Tract 47310 area is defined as the area noted on Exhibit A, regardless of any future changes in official tract numbers.

F. Type A, Type B and Type C Lots. Type A, Type B and Type C lots are designated in Exhibit A and are defined in Section 18.504.110. (Ord. 1018 § 1 (part), 1994)

**18.504.010 Location.**

Specific Plan No. 4 applies to the area located west of Valley Center Avenue and north of Walnut Creek Regional Wilderness Park. Exhibit A depicts the specific plan area. (Ord. 1018 § 1 (part), 1994)

**18.504.020 Purpose and intent.**

A. The purpose of Specific Plan No. 4 is to provide for the classification and development of parcels of land as coordinated, comprehensive projects so as to take advantage of the superior environment that will result from large-scale community planning.

B. The regulations established by this chapter are intended to allow a diversity of housing types and development standards created specifically for the

project area while ensuring substantial compliance with the spirit, intent and provisions of this code.

C. Alternative development standards have been incorporated in this chapter in return for development sensitivity and increased amenities to serve the inhabitants of this and surrounding community areas.

D. Development standards are proposed to achieve the following objectives:

1. To minimize the alteration of existing landforms;
2. To minimize the intrusion of man-made structures into the Walnut Creek County Regional Park viewshed;
3. To conserve the scenic qualities of the area;
4. To provide an enriched residential environment with aesthetic cohesiveness, harmonious massing of structures, and interfacing of open space through the utilization of superior land planning and architectural design. (Ord. 1018 § 1 (part), 1994)

#### **18.504.030 General notes.**

A. Unless otherwise specified, all development within Specific Plan No. 4 shall comply with this code.

B. Terms used in this chapter shall have the same meaning as defined in this code, unless otherwise defined in this chapter.

C. Any details or issues not specifically covered by this chapter shall be subject to the regulations of this code.

D. All references in this chapter relate to ordinances of this code currently written unless expressly provided to the contrary. In the event that any condition or term set forth in this chapter is declared illegal or unenforceable, the other terms and conditions shall remain in full force and effect to the full extent permitted by the law. (Ord. 1018 § 1 (part), 1994)

#### **18.504.040 Development plan—Review and disposition.**

A. Unless otherwise provided, before any grading or building is erected on any lot or parcel in the Specific Plan No. 4 area, a development plan shall

be submitted for review and approval in accordance with the process outlined in Chapter 18.12 of this title.

B. The above bodies, in approving any lot or lots in Specific Plan No. 4, shall consider the following:

1. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 4.
2. The proposed improvements are in conformity with the viewshed area from the Walnut Creek Wilderness Park.
3. The house and appurtenances are sited in a manner that minimizes visual impact and disturbance to the natural terrain.
4. The architectural character, style and use of materials harmonize with the natural setting. (Ord. 1018 § 1 (part), 1994)

#### **18.504.050 Permitted uses.**

A. In the Specific Plan No. 4 area, the following primary uses are permitted in the “residential development” portion of lots:

1. Single-family residences. (Ord. 1018 § 1 (part), 1994)

#### **18.504.060 Incidental and accessory uses.**

A. In the Specific Plan No. 4 area, the following uses are permitted when incidental or accessory to an approved primary use:

1. In the “residential development” portion of all lots in Specific Plan No. 4:
  - a. Detached garages;
  - b. Swimming pools;
  - c. Storage sheds and workshops up to two hundred square feet;
  - d. Keeping of three adult dogs or three cats or any combination not to exceed three total;
  - e. Keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice;
  - f. Keeping of fifteen song birds (no chickens, roosters, ducks, geese or similar fowl);
  - g. Noncommercial agricultural and gardening uses including greenhouses up to two hundred square feet;

h. Other similar uses which the development plan review board determines are consistent with the spirit and intent of this chapter. (Ord. 1018 § 1 (part), 1994)

#### 18.504.070 Uses in the equestrian area and scenic easement area.

A. Equestrian Area. The following uses are permitted in the equestrian area of "E" lots. Based on the scenic qualities and environmental sensitivity of the area, the items listed are the only allowed uses.

1. Keeping of horses, in accordance with Chapter 18.112 of this title;

2. Paddocks and corral areas;

3. Barns and similar covered horse keeping facilities when located on "E" lots;

4. Unlighted recreational courts (tennis courts, basketball courts, volleyball courts, etc.) where the equestrian area on the lot has a minimum total area of twenty thousand square feet, when the court and associated facilities does not preclude the keeping of horses and when the following standards are met:

a. No court lighting is permitted;

b. Fencing shall be in compliance with Section 18.504.210(A)(6);

c. The court shall be located a minimum of twenty-five feet from any property line;

d. The entire equestrian area, that is not being used for horse keeping, shall be fully landscaped in such a manner as to adequately screen full view of the court, landscaping shall be in compliance with the Landscape Planting Guidelines for Specific Plan No. 4;

e. There shall be a minimum of ten thousand square feet of equestrian area remaining for equestrian use;

f. A conceptual plan shall be submitted that shows potential or existing equestrian facilities in the equestrian area, along with the recreational court;

5. Native landscape in accordance with Section 18.504.180;

6. Fencing in accordance with Section 18.504.210;

7. Nonpaved walkways that provide access from equestrian area to residence.

B. Scenic Easement. The following uses are permitted in the scenic easement area. Based on the scenic qualities and environmental sensitivity of the area, the items listed are the only allowed uses in the scenic easement.

1. Native landscape in accordance with Section 18.504.180;

2. Fencing in accordance with Section 18.504.210;

3. Nonpaved accessway from the residential development portion of the lot to the equestrian area, on "E" lots only. (Ord. 1018 § 1 (part), 1994)

#### 18.504.080 Conditional uses.

A. The following uses are subject to a conditional use permit on the "residential development" portion of Type B and C lots only.

1. Lighted and nonlighted recreational courts (tennis courts, basketball courts, volleyball courts, etc.);

2. Storage sheds, workshops and greenhouses two hundred square feet and larger;

3. Cabanas;

4. Retaining wall supported or cantilevered patios and decks. (Ord. 1018 § 1 (part), 1994)

#### 18.504.090 General development standards.

Sections 18.504.090 through 18.504.220 of this chapter are intended to provide standards for residential development on Type B and Type C lots. Type A lots shall be subject to all requirements of Chapter 18.24 of this title. (Ord. 1018 § 1 (part), 1994)

#### 18.504.100 Density.

The total number of residential lots permitted is one hundred ninety-seven. No lots established by this specific plan may be further subdivided. The lots and configurations shall be as provided in Exhibit A. (Ord. 1018 § 1 (part), 1994)

#### 18.504.110 Grading design.

A. General. All grading must conform to stan-

standards set forth in Exhibits A, C, D, E, H, H-I and H-2 and the standards set forth in this section both of which outline the intended grading techniques.

B. Lot Type Classification. All lots within the specific plan have been classified into one of three categories: Type A, Type B or Type C lots. Lot classifications are indicated on Exhibit A.

1. Type A Lots. Type A lots are located in areas that are relatively flat. Grading of the entire developable lot area is permitted on Type A lots. The drainage of runoff water will be redirected to the adjacent streets.

2. Type B Lots. Type B lots are grouped throughout the specific plan. These lots are characteristically located on minor inclined terrain that represents moderately sensitive landform. Grading on Type B lots is permitted for the placement of an access to permitted uses. This grading may include a slab-on-grade foundation and driveway access to the garage. The grading of the entire lot is not consistent with the intent of a Type B classification. The drainage of runoff will follow its natural course. Minor grading outside the house pad and access may be permitted with development plan review board approval. For the purposes of this section, minor grading shall mean grading that does not exceed a total of two hundred cubic yards of cut and fill (e.g., one hundred fifty cubic yards of cut and fifty cubic yards of fill). The two hundred cubic yard limit does not count export required for in-ground pools and spas. The maximum height of retaining walls created by minor grading shall be four feet. In cases where the development plan review board determines that additional grading will reduce the overall mass and bulk of the proposed structure, the two hundred cubic yard limit may be increased to five hundred total cubic yards (e.g., three hundred cubic yards of cut and two hundred cubic yards of fill).

3. Type C Lots. Type C lots are predominately located along major changes in topography and are highly visible to the surrounding community. These lots are located on the most sensitive landform. Grading on Type C lots is restricted to only that earth movement necessary for roadway access and

excavation for retaining-type building foundations where there will be no visible signs of grading beyond the structure's main walls. The drainage of runoff will follow its natural course. Minor grading outside the house pad and access may be permitted with development plan review board approval. For the purposes of this section, minor grading shall mean grading that does not exceed a total of two hundred cubic yards of cut and fill (e.g., one hundred fifty cubic yards of cut and fifty cubic yards of fill). The two hundred cubic yard limit does not count export required for in-ground pools and spas. The maximum height of retaining walls created by minor grading shall be four feet. In cases where the development plan review board determines that additional grading will reduce the overall mass and bulk of the proposed structure, the two hundred cubic yard limit may be increased to five hundred total cubic yards (e.g., three hundred cubic yards of cut and two hundred cubic yards of fill).

C. Cut and Fill Slopes. No manufactured slopes shall exceed a maximum of two feet horizontal to one foot vertical unless approved by the planning commission through the conditional use permit process as set forth in Chapter 18.200. Manufactured slopes of less than two to one may be permitted where adequate slope control measures such as retaining walls or rip-rap embankments are utilized. The slope shall in no case exceed the natural angle of repose of the material. Cut and fill slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with the natural topography to the maximum extent possible.

D. Erosion Control. All manufactured slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slopes with the surrounding terrain and development. Manufactured slopes in rock shall be provided with soil pockets to contain landscaping where appropriate. Irrigation facilities shall be required where necessary to provide for property maintenance of the planted areas.

E. Slope Maintenance. All slopes shall be maintained in accord with one or both of the following provisions:

1. A declaration of covenants, conditions and restrictions relating to the maintenance of the slope areas, signed and acknowledged by those parties having any record title to the land to be developed and which are enforceable by the city shall be recorded. The covenants, conditions and restrictions shall ensure that:

a. All improvements included within the slope areas, such as landscaping and irrigation, shall be maintained in a safe condition and a state of good repair.

b. Failure to maintain such improvements, located on slope areas, is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

2. A landscape maintenance district established pursuant to the provisions of the Landscape and Lighting Act of 1972.

F. Grading Design Approach. The reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. The improvements should be designed to conform to the terrain. Where grading is necessary, the following guidelines shall apply to Type B and Type C lots:

1. Transition Design. The angle of the grading slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular Forms. Angular forms shall not be permitted. The graded form shall reflect the natural rounded terrain.

3. Exposed Sloped. Graded slopes shall be concealed wherever possible.

G. Additional Standards. The grading criteria for the nineteen lots created by Tract No. 47310 shall conform to the grading design contained within this chapter and the standards noted on Exhibits H, H-I and H-2. (Ord. 1018 § 1 (part), 1994)

#### **18.504.120 Building height.**

A. No building or structure within Tract Nos.

34857, 35612 and 35613 shall exceed two stories, as defined by the Uniform Building Code, or thirty-five feet in height.

1. Habitable attic area does not constitute an additional story; however, in no case shall the improvement of an attic area increase the maximum height permitted in this section. Attic space may be improved as habitable space when the total habitable area does not exceed forty percent of the story below it, when it meets all Building Code requirements and when approved in accordance with Chapter 18.12 of this title.

B. No building or structure within Tract No. 47310 or its successors, shall exceed one story or twenty feet in building height unless a conditional use permit is reviewed and approved in accordance with Chapter 18.200 of this title.

C. The following lots, to the maximum extent possible, should be designed to the low profile performance standards described in Exhibit F. These lots shall be specifically approved by the development plan review board:

1. Lots 4-19, 22-27, 29-32, 58, 68-73 Tract No. 34857; and

2. Lots 8-17, Tract No. 47310.

D. For lots 29, 30, 31 and 32 of Tract No. 34857, the height of the building shall be limited to the contour elevation as listed in this subsection:

1. Lot 29—705 maximum structure elevation at ridge of house;

2. Lot 30—703 maximum structure elevation at ridge of house;

3. Lot 31—696 maximum structure elevation at ridge of house;

4. Lot 32—710 maximum structure elevation at ridge of house. (Ord. 1018 § 1 (part), 1994)

#### **18.504.130 Minimum floor area of dwellings.**

A. Two-bedroom dwellings shall have a minimum floor area of one thousand four hundred square feet.

B. Three-bedroom dwellings shall have a minimum floor area of one thousand six hundred square feet.

C. An additional one hundred fifty square feet shall be required for each bedroom in excess of three. (Ord. 1018 § 1 (part), 1994)

#### **18.504.140 Setbacks.**

A. Front yard setback. Front yard setbacks shall vary according to topographic conditions and shall be approved by the final decision-making body as outlined in Chapter 18.12 (Development Review).

B. Side yard setbacks. The minimum required side yards shall be five and twelve feet, with the twelve-foot side yard being provided on the garage side of the lot. On corner lots, the side yard adjacent to the street shall be ten feet.

C. Setback for accessory structures shall be as provided for the main building except where otherwise provided by a conditional use permit. (Ord. 1018 § 1 (part), 1994)

#### **18.504.150 Off-street parking and driveways.**

A. A minimum of two off-street parking spaces shall be provided for each dwelling unit. These spaces shall be located within a fully enclosed garage.

B. Driveways and drives shall be designed to a grade and alignment that will provide the maximum safety and convenience for vehicular, emergency and pedestrian use and in a manner that will not interfere with drainage or public use of the sidewalks or street area. Driveways should be located and designed to minimize disturbance to natural terrain. Driveways shall have a minimum width of sixteen feet, unless modified to preserve natural terrain, as approved by the development plan review board. (Ord. 1018 § 1 (part), 1994)

#### **18.504.160 Trails and walkways.**

A. Walkways. Walkways of four feet minimum shall be provided along or in the proximity of public streets. The exact location of walkways and the material of walkways shall be determined by the director of public works.

B. Equestrian Trails. Equestrian trails shall be provided where indicated on Exhibit A. They shall be constructed of decomposed granite or other city-

approved material. The width shall be a minimum of twelve feet, unless modified by the development plan review board. (Ord. 1018 § 1 (part), 1994)

#### **18.504.170 Storm drainage.**

The design of storm drain facilities shall ensure the acceptance of disposal of storm runoff without damage to the street or to adjacent properties. The use of special structures to accept design storm runoff shall be incorporated into the street design where appropriate. (Ord. 1018 § 1 (part), 1994)

#### **18.504.180 Landscaping.**

A. Design Concepts. The general landscape design concept is to maintain the natural scenic amenity represented by the existing natural vegetation. Introduced plant materials and landscaping improvements shall harmonize with the natural character of the site. The following landscape concepts refer to areas indicated in Exhibits A and B of this chapter.

B. Landscaping on Type A Lots. Conventional landscaping is permitted providing it does not distract from the overall natural community appearance.

C. Landscaping on the Residential Development Portion of Type B and Type C Lots and All Lots in Tract 47310. Landscaping shall be designed to blend with the existing native vegetation in the Walnut Creek corridor. Informal patterns of native materials shall be used. Formal patterns, unnatural appearing shapes or assertive colors shall not be permitted.

D. Landscaping in the scenic easement and equestrian areas. To the maximum extent possible, these areas shall remain in their natural state with no removal of vegetation. Native and native compatible vegetation may be planted and temporary irrigation installed, with approval of plans by the development plan review board. No planting other than native and native compatible vegetation is permitted in these areas. In the scenic easement area, temporary irrigation shall only be permitted when above ground irrigation piping is used. All irrigation systems installed in the scenic easement and equestrian areas shall be required to have moisture sensors installed to reduce overwatering.

E. **Landscape Design Standards.** All landscaping within Specific Plan No. 4 shall comply with the following design standards:

1. **Landscape Plan.** Prior to the issuance of any building permits, a conceptual landscape and irrigation plan for all developer-installed landscape areas shall be approved by the development plan review board. For each phase, a corresponding final landscape and irrigation plan shall be approved by the development plan review board. The landscape and irrigation plan shall clearly indicate the general location, size and species of plant material and the proposed irrigation of the area.

2. **Plant Material List.** Unless specifically approved by the development plan review board, all landscape material shall be compatible with the Landscape Planting Guidelines for Specific Plan No. 4 that is on file in the community development department.

3. **Landscape Installation.** All cut and fill slopes in excess of five feet in vertical height shall be planted and irrigated to promote growth of plants and to prevent erosion. In developing a site, the developer shall plant and maintain all slopes until the property is occupied by reason of lease or purchase. The developer shall provide suitable guarantee, satisfactory to the city council for planting and maintenance as provided in this chapter. All manufactured slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slope with the surrounding terrain and development. Manufactured slopes in rock shall be provided with soil pockets to contain landscaping where appropriate. Irrigation facilities shall be required where necessary to provide for property maintenance of the planted areas.

4. **Landscape Maintenance.** To ensure maintenance of plant materials, an automatic irrigation system shall be provided. Irrigation systems shall be designed to provide uniform coverage and maximum water efficiency. (Ord. 1018 § 1 (part), 1994)

#### **18.504.190 Signs.**

All signs within the Specific Plan No. 4 area shall comply with Chapter 18.156 of this title regarding signs in single-family residential zones. (Ord. 1018 § 1 (part), 1994)

#### **18.504.200 Lighting.**

A. All hillside public streets shall be provided with a level of street lighting designed to protect the health, safety and welfare of those living within the hillside areas. Streetlights shall be mounted on ornamental electroliers. Prior to the installation of any lighting or other developer-installed community lighting other than street lighting, a general lighting plan shall be approved by the development plan review board.

B. Spot, flood or decorative lighting that intrudes into the Walnut Creek Wilderness Park shall not be permitted.

C. Security lighting may be permitted in the equestrian area when associated with an approved horse keeping facility and when the security lighting is approved by the director of community development. (Ord. 1018 § 1 (part), 1994)

#### **18.504.210 Fencing.**

A. Prior to the issuance of any building permits, a conceptual fencing plan for the entire development described in this chapter shall be approved by the development plan review board. For each phase, a corresponding final fencing plan shall be approved by the development plan review board. The community fencing plan shall clearly indicate the location, height, type and materials and color selection for fencing along Valley Center Avenue and Lyman Avenue. In addition to the provisions of the fencing plan, the following standards shall apply:

1. Fences and walls within the front setback may not exceed forty-two inches in height.

2. The maximum height for any fence or similar structure shall be thirty inches within the triangular area formed by drawing a straight line between two points located on, and twenty-five feet distance from any intersection of two streets.

3. The maximum height for any residential fence shall be six feet. Exact location and style of fencing shall be as approved under the community fencing plan.

4. Corral fences shall be metal pipe construction, a minimum of five feet in height. The maximum height of corral fencing shall be six feet;

5. No fencing of any type is permitted in the scenic easement area, indicated on the concept plan, Exhibit B of this chapter, with the exception of equestrian "E" lots on which black tubular steel fencing six feet in height is allowed with development plan review board approval.

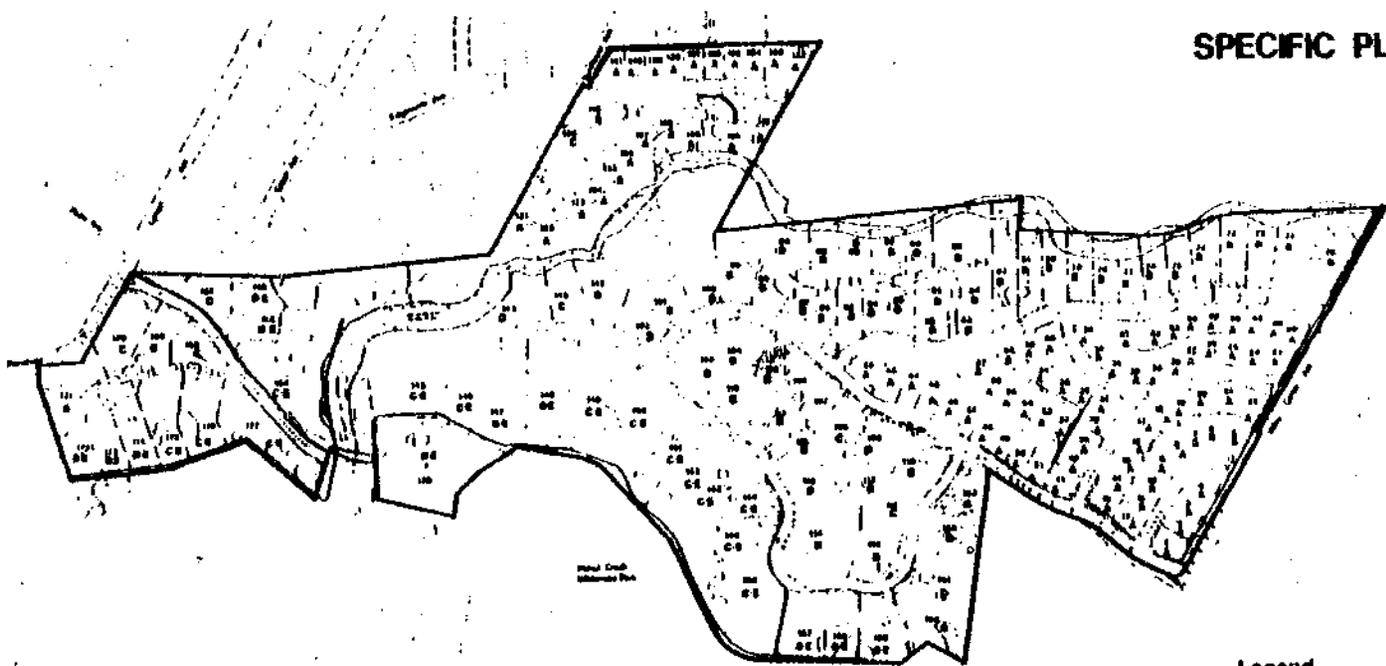
6. The maximum height of fencing for recreational courts shall be eight feet in height on the sides of the court and ten feet in height on the ends of the court; however, the development plan review board may reduce the maximum allowed height of individual fences based on the impact of the proposed fence. Chain-link fencing is not permitted unless it is vinyl dipped in a color compatible with the surrounding landscape. (Ord. 1018 § 1 (part), 1994)

#### **18.504.220 Patio and deck areas.**

A. All development plans shall show a patio or deck area on each hillside lot. Unless required as a condition of approval, a developer shall not be required, pursuant to this section, to install a patio or deck area.

B. Any person wishing to install a patio or deck area, shall do so in accordance with a development plan approved by the development plan review board, pursuant to Chapter 18.12 of this title. (Ord. 1018 § 1 (part), 1994)

**EXHIBIT A**  
**SPECIFIC PLAN**



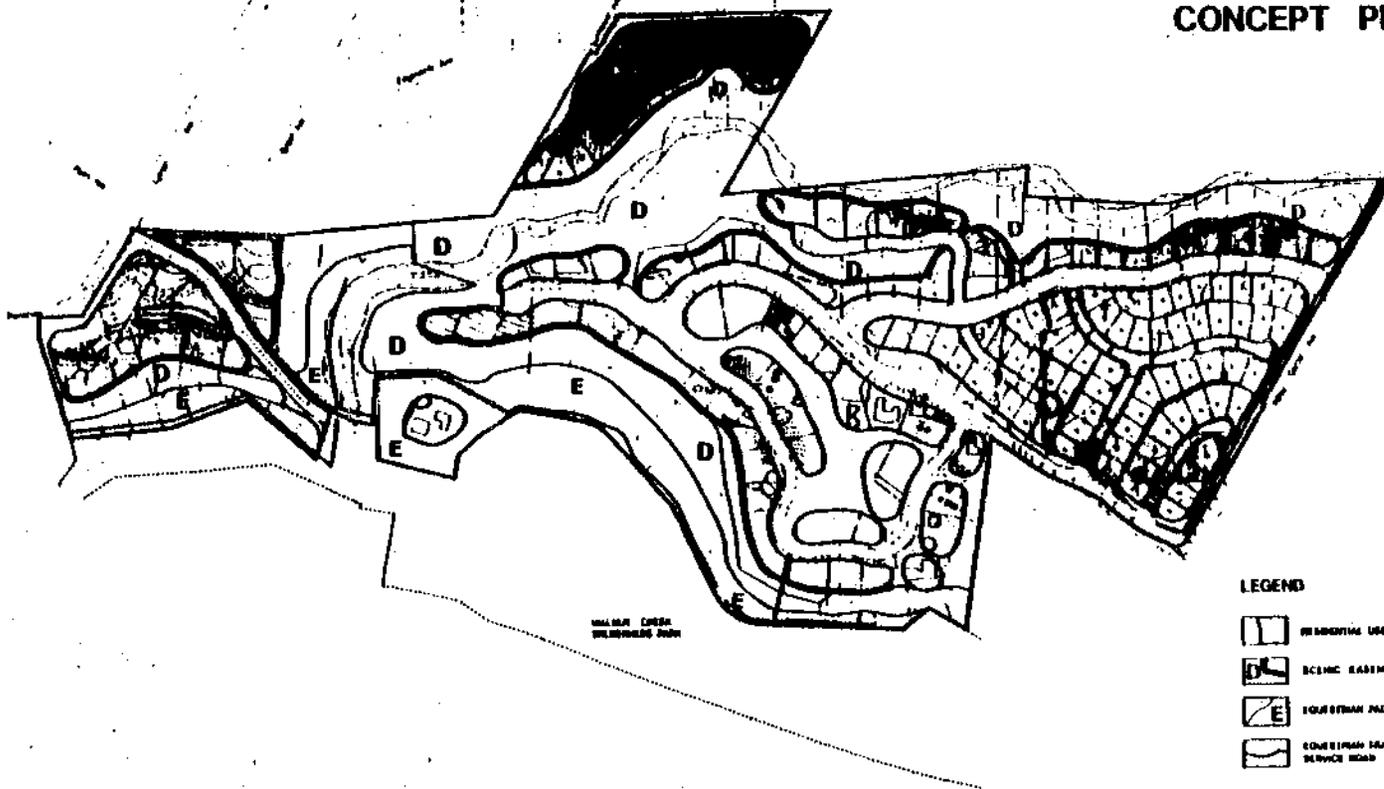
- Legend**
- 125 LOT NUMBER.
  - B GRADING TECHNIQUE
  - E SUBSIDIARY LOT

A north arrow pointing towards the top right of the page. Below it is a graphic scale bar with markings for 0, 100, and 200 feet. To the right of the scale bar is the logo for "M. J. BROCK &amp; SONS, INC. ENGINEERS &amp; ARCHITECTS" with the year "1928" below it.

**OAKRIDGE ESTATES**  
A PLANNED COMMUNITY BY M.J. BROCK & SONS, INC.

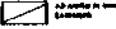
Z-230

**EXHIBIT B**  
**CONCEPT PLAN**



Z-231

**LEGEND**

-  RESIDENTIAL USE
-  SCENIC EASEMENT
-  EQUESTRIAN PADDOCKS
-  CONVERSION TRAIL & SERVICE ROAD
-  NORTH ARROW



**88** DE CONRU  
PLANNING  
& RESEARCH  
INC.

SCALE: 1" = 100'

**OAKRIDGE ESTATES**  
A PLANNED COMMUNITY BY M.J. BROCK & SONS, INC.

# LOT TYPES

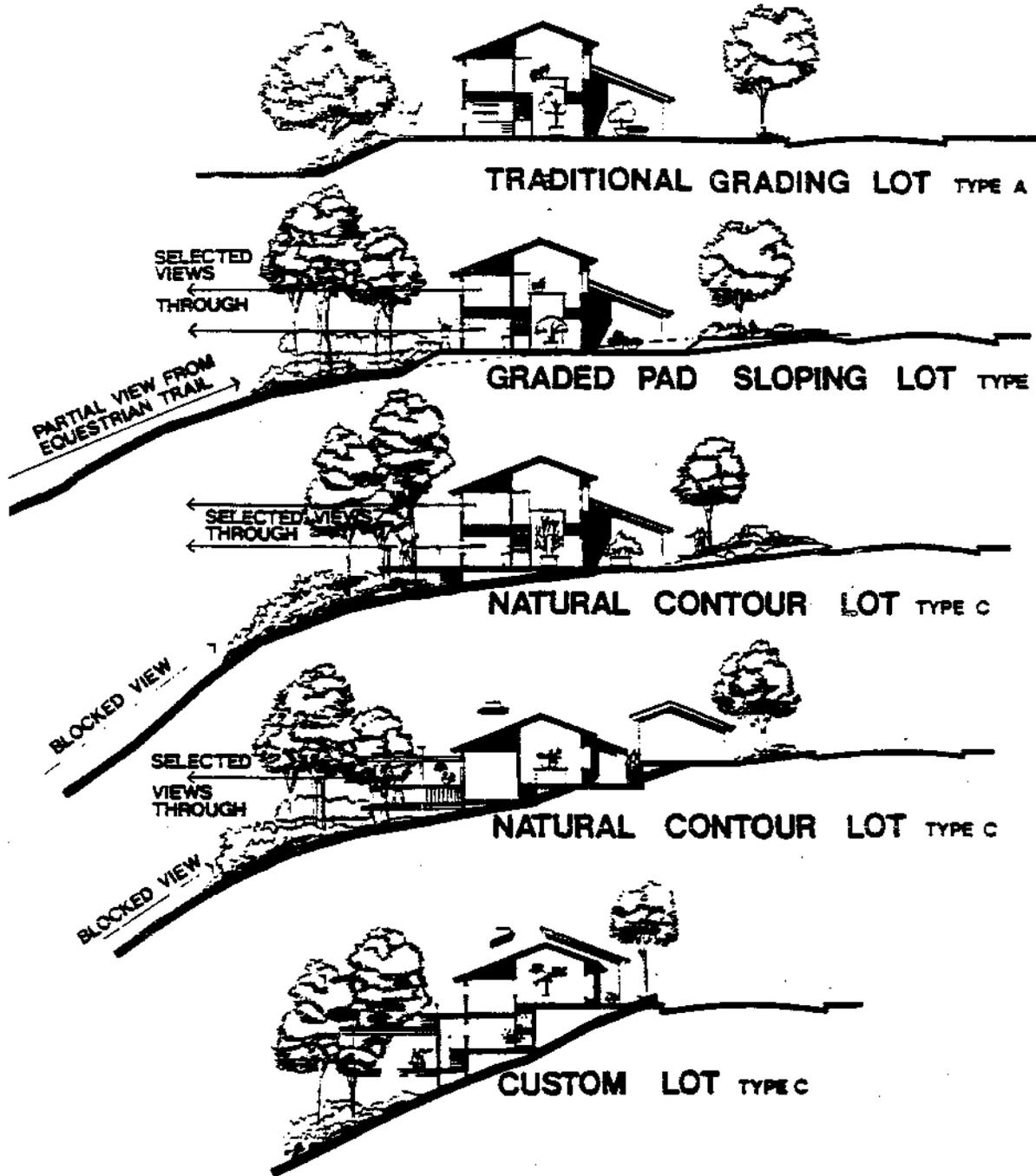
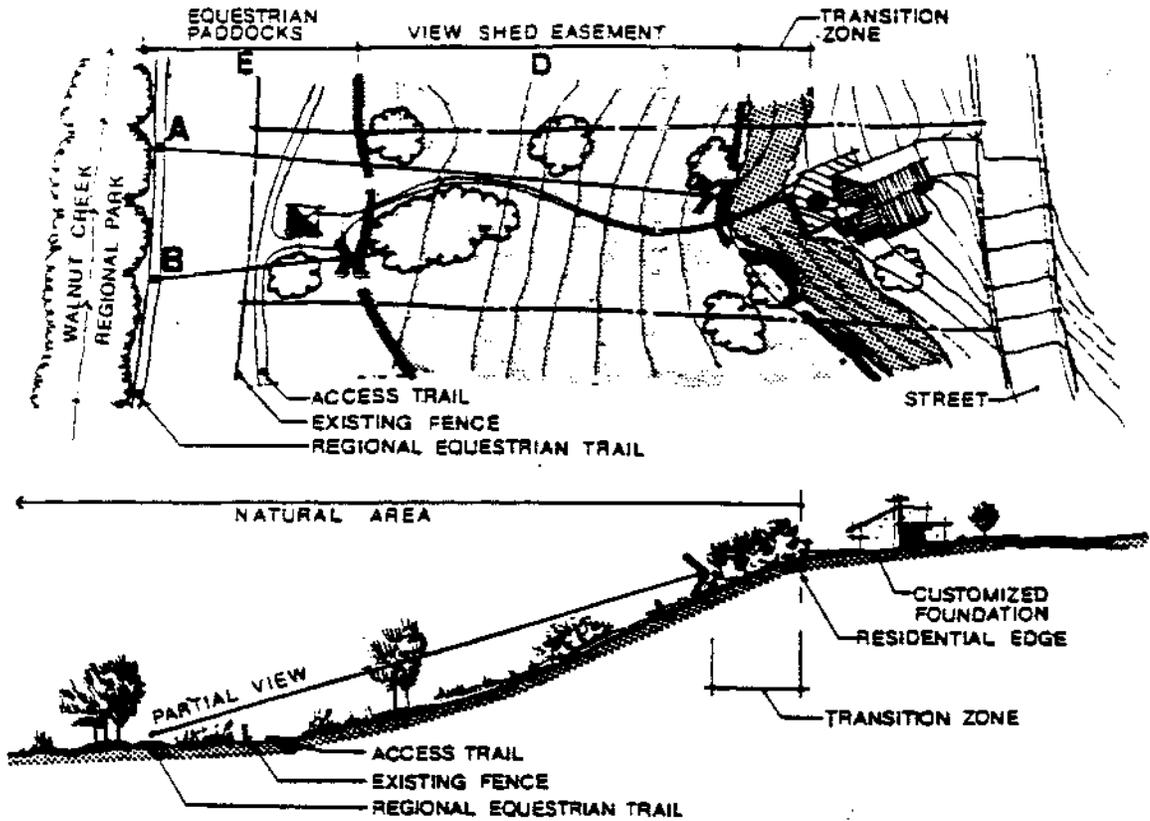
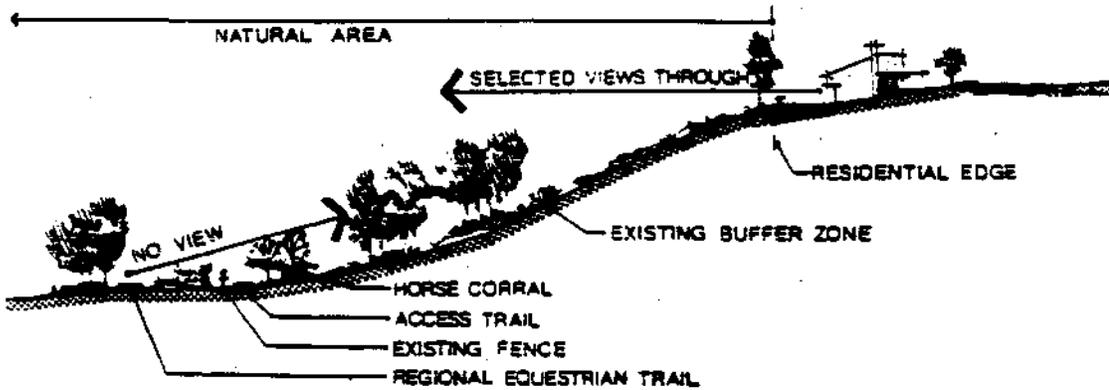


EXHIBIT C

# EQUESTRIAN LOTS



## VIEW SECTION AT A

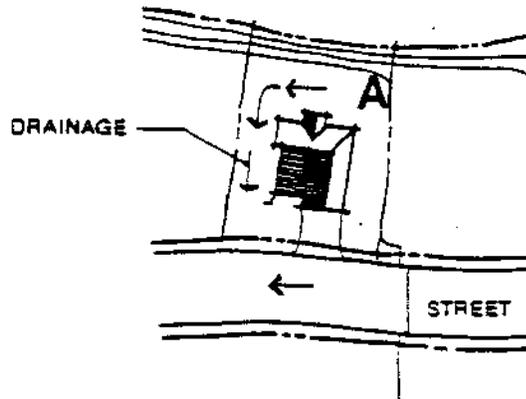
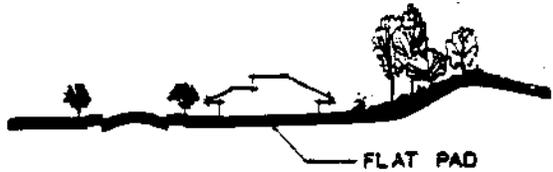


## VIEW SECTION AT B

EXHIBIT D

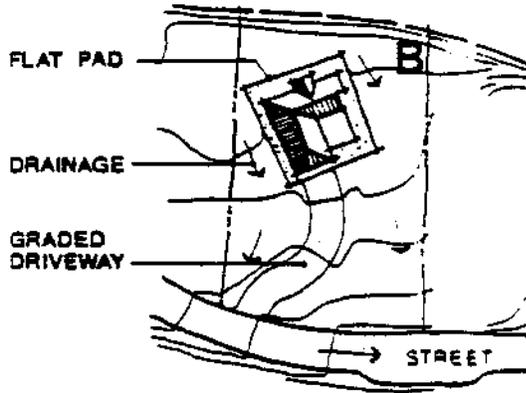
# LOT GRADING TECHNIQUES TRADITIONAL GRADING

Conventional Product  
LOT TYPE A



## GRADED PAD, SLOPING LOT

Conventional Product  
LOT TYPE B



## NATURAL CONTOUR LOT

Customized Foundation  
LOT TYPE C

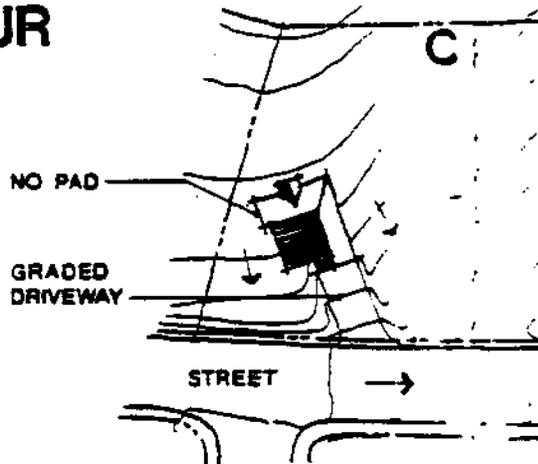
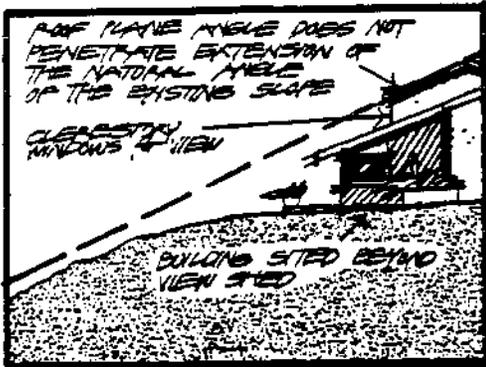


EXHIBIT E

# LOW PROFILE PERFORMANCE STANDARDS

Do This



Instead of This

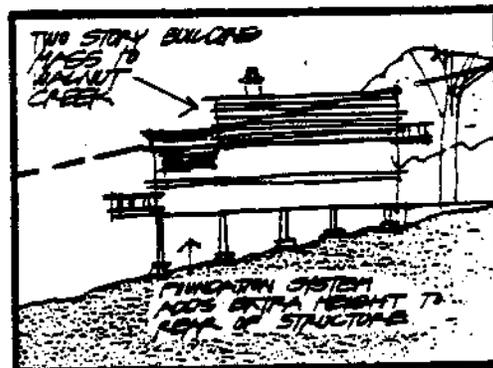
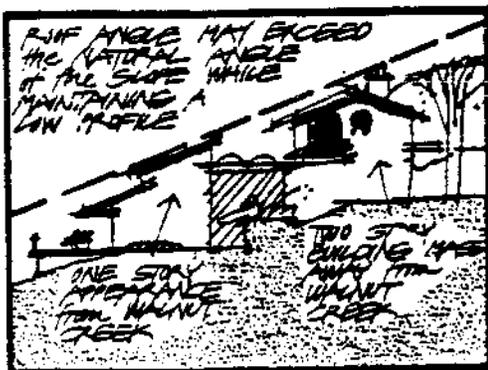
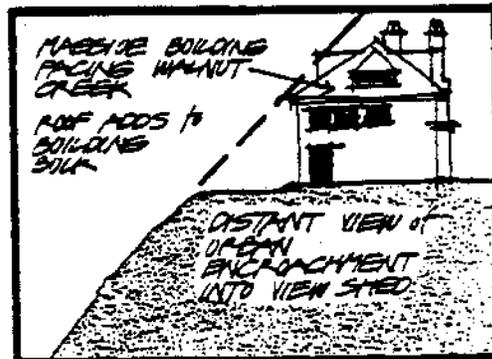
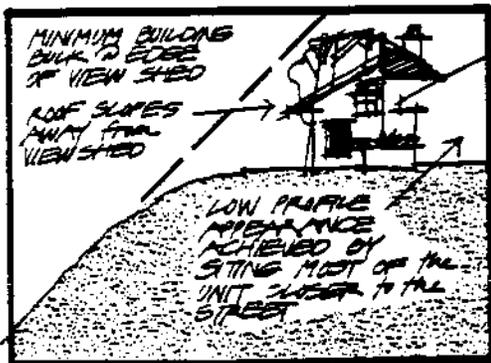
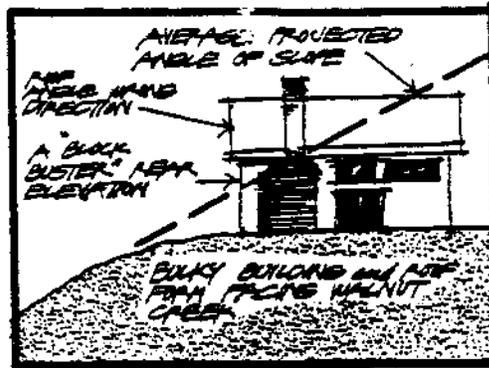
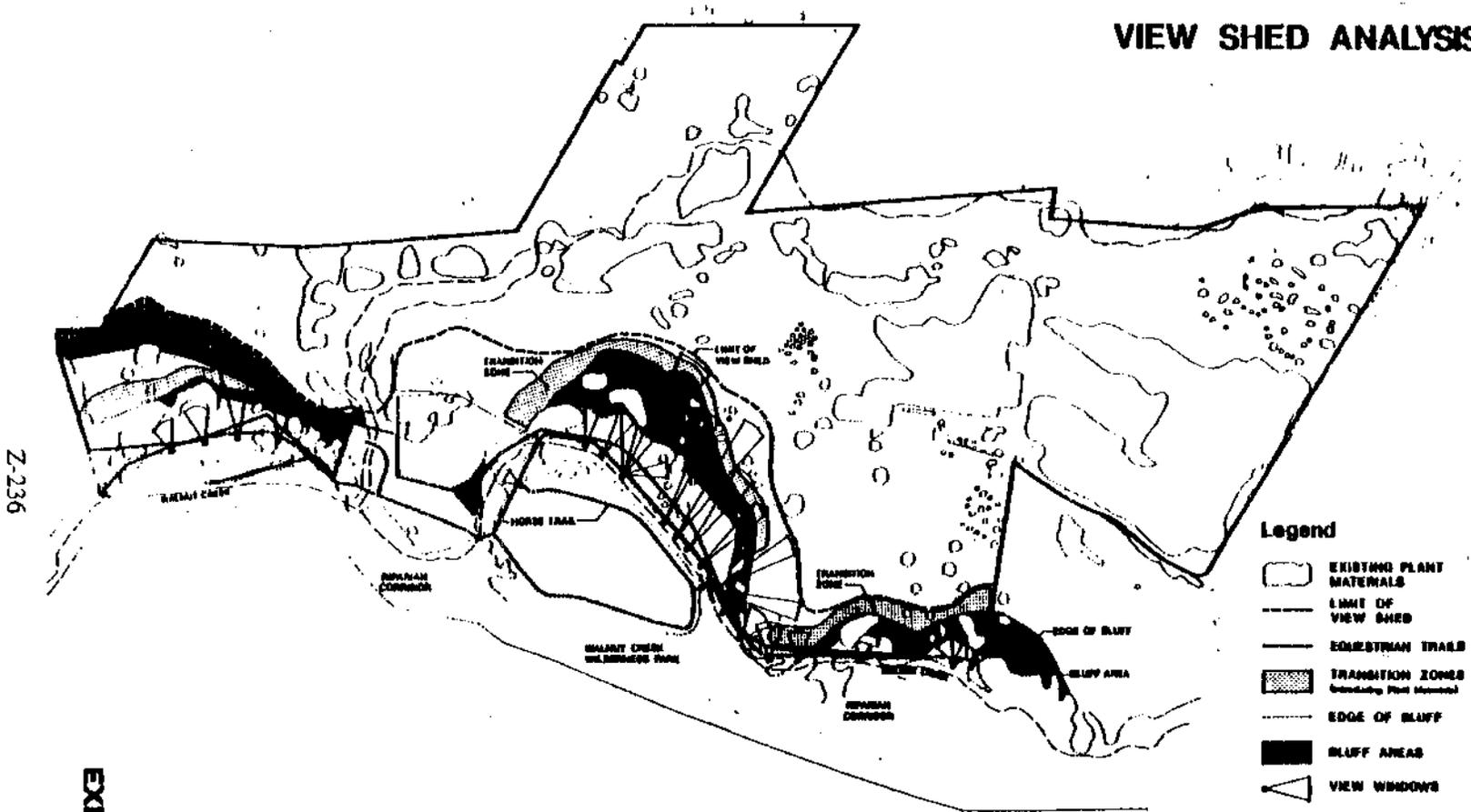


EXHIBIT F

# VIEW SHED ANALYSIS



Z-236

EXHIBIT G

**LOT GRADING TECHNIQUE AND FOUNDATION  
DESIGN BY EXISTING TERRAIN**

The following is a summary of probable lot grading technique and foundation design as dictated by existing lot terrain:

Lot No.	Grading Class	Type Terrain		Grading Technique			Foundation Conventional	Design Custom
		4-20%	Above 20%	Pad	Split-level	Natural*		
1	B	X		X			X	
2	B	X		X			X	
3	B	X		X			X	
4	B	X		X			X	
5	C		X			X		X
6	C		X		X			X
7	B	X			X			X
8	BE	X		X			X	
9	BE	X		X			X	
10	BE	X		X			X	
11	CE		X		X			X
12	CE		X			X		X
13	CE		X			X		X
14	BE	X		X			X	
15	BE	X		X			X	
16	BE	X		X			X	
17	BE	X		X			X	
(18)	B	X		X			X	
19	B	X		X			X	

) Proposed Lot 18 has an existing residence which will remain

E Denotes potential equestrian lot

\* No Lot grading except for driveway and foundation excavation

NOTE: 1) Manufactured slopes shall not exceed a two (2) feet horizontal to one (1) foot vertical unless approved by the City.

2) The grading technique and foundation design is applicable to the lots in tentative tract No. 47310 only.

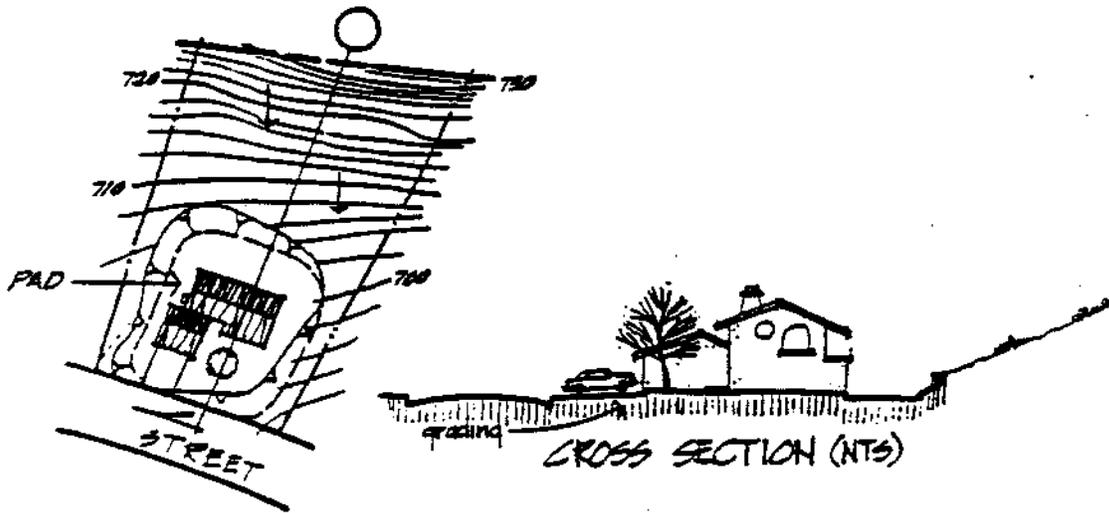
**EXHIBIT H**

TENTATIVE TRACT NO. 47310  
GRADING/BUILDING FOUNDATION CONCEPTS

This information has been prepared to provide guidelines for future lot owners as to which portions of a lot can best be graded and the probable type of dwelling foundation as dictated by individual lot terrain.

For this project, we have classified future lot grading into two categories:

TYPE B - Graded pad restricted to buildable portion of a lot having 20% or less natural slope; design for conventional foundation:



TYPE C - Natural contour lot having greater than 20% slope; design for custom foundation:

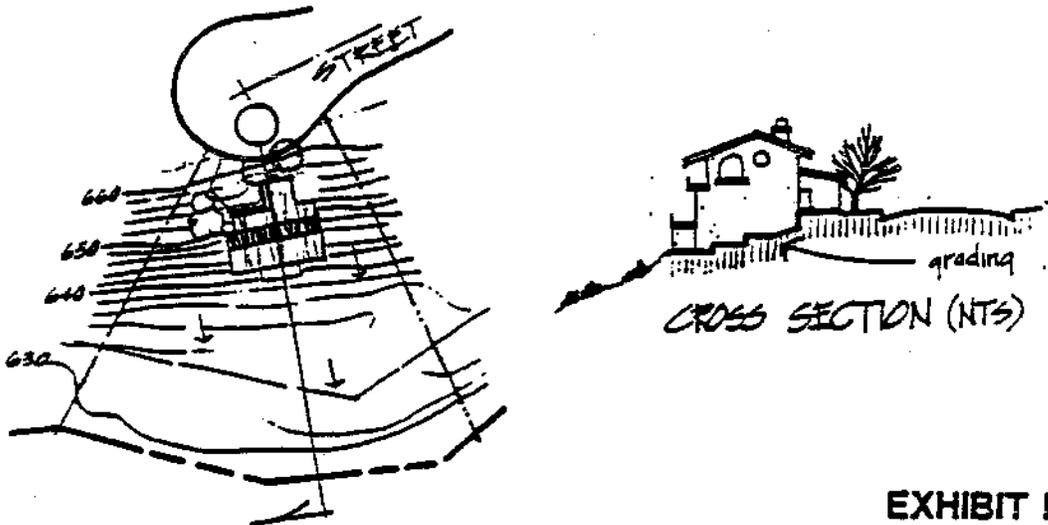


EXHIBIT H-1

Z-239

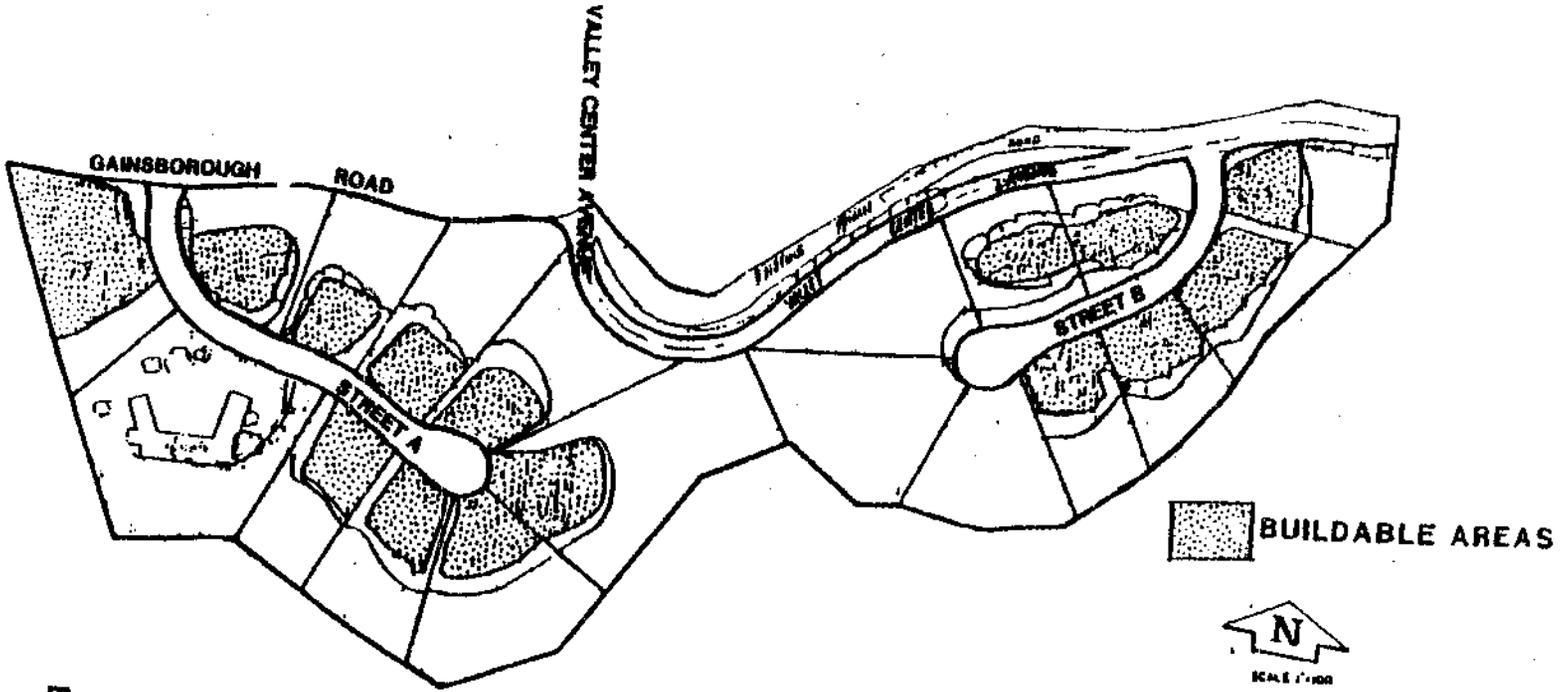


EXHIBIT H2

**THEORETICAL GRADING  
TENTATIVE TRACT NO. 47310  
IN THE CITY OF SAN DIMAS, CALIFORNIA**

BEING A SUBDIVISION OF A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 4 SOUTH, RANGE 15 WEST, SAN BERNARDINO AND SHERMAN OF THE GRADING SAN JOSE IN THE CITY OF SAN DIMAS, AS PER MAP RECORDED IN BOOK 22, PAGES 21 AND 22 OF RECORDS AND RECORDS IN THE OFFICE OF THE COUNTY CLERK, SAN BERNARDINO COUNTY, CALIFORNIA



## Chapter 18.504

### SPECIFIC PLAN NO. 4

#### Sections:

- 18.504.005 Definitions.
- 18.504.010 Location.
- 18.504.020 Purpose and intent.
- 18.504.030 General notes.
- 18.504.040 Development plan--Review and disposition.
- 18.504.045 Density.

#### Area 1

- 18.504.050 Permitted uses.
- 18.504.060 Incidental and accessory uses.
- 18.504.070 Uses in the equestrian area and scenic easement area.
- 18.504.080 Conditional uses.
- 18.504.090 General development standards.
- 18.504.100 Density.
- 18.504.110 Grading design.
- 18.504.120 Building height.
- 18.504.130 Minimum floor area of dwellings.
- 18.504.140 Setbacks.
- 18.504.150 Off-street parking and driveways.
- 18.504.160 Trails and walkways.
- 18.504.170 Storm drainage.
- 18.504.180 Landscaping.
- 18.504.190 Signs.
- 18.504.200 Lighting.
- 18.504.210 Fencing.
- 18.504.220 Patio and deck areas.

#### Area 2

- 18.504.250 Permitted Uses
- 18.504.260 Incidental and Accessory Uses
- 18.504.270 Setbacks.
- 18.504.280 Lot Coverage.
- 18.504.290 Off-Street Parking.
- 18.504.300 Building Height.
- 18.504.310 Building Mass and Bulk.
- 18.504.320 Grading.
- 18.504.330 Horse Corrals.
- 18.504.340 Street Standards.
- 18.504.350 Slope and Open Space Maintenance.
- 18.504.360 Signs.
- 18.504.370 Lighting.

- 18.504.380 Fencing.
- 18.504.390 Landscaping.

18.504.005 Definitions.

A. Equestrian Area. The "equestrian area" is defined as the area designated as E or Equestrian Paddocks on Exhibit C. The only lots where the equestrian area is present are those lots designated as "E" lots on Exhibit C.

B. "E" Lots. The term "E" lots refers to lots where equestrian uses may be permitted, as noted on Exhibit B. The only portion of "E" lots that may be improved with equestrian uses is the equestrian area.

C. Residential Development Area. The "residential development" portion of lots, in this chapter, means the portion designated in Exhibit C for residential uses. The residential development portion of the lot is the only portion of the lot that permits residential structures.

D. Scenic Easement. The "scenic easement" area means the portion of the lot designated "D" on Exhibit C. The scenic easement area is limited to native landscape, temporary irrigation and unpaved walkways.

E. Type A, Type B and Type C Lots. Type A, Type B and Type C lots are designated in Exhibit B and are defined in Section 18.504.110.

18.504.010 Location.

Specific Plan No. 4 applies to the area located west of Valley Center Avenue and north of Walnut Creek Regional Wilderness Park. Exhibit B depicts the specific plan area.

18.504.020 Purpose and intent.

A. The purpose of Specific Plan No. 4 is to provide for the classification and development of parcels of land as coordinated, comprehensive projects so as to take advantage of the superior environment that will result from large-scale community planning.

B. The regulations established by this chapter are intended to allow a diversity of housing types and development standards created specifically for the project area while ensuring substantial compliance with the spirit, intent and provisions of this code.

C. Alternative development standards have been incorporated in this chapter in return for development sensitivity and increased amenities to serve the inhabitants of this and surrounding community areas.

D. Development standards are proposed to achieve the following objectives:

1. To minimize the alteration of existing landforms;
2. To minimize the intrusion of man-made structures into the Walnut Creek County Regional Park viewshed;
3. To conserve the scenic qualities of the area;

4. To provide an enriched residential environment with aesthetic cohesiveness, harmonious massing of structures, and interfacing of open space through the utilization of superior land planning and architectural design.

18.504.030 General notes.

A. Unless otherwise specified, all development within Specific Plan No. 4 shall comply with this code.

B. Terms used in this chapter shall have the same meaning as defined in this code, unless otherwise defined in this chapter.

C. Any details or issues not specifically covered by this chapter shall be subject to the regulations of this code.

D. All references in this chapter relate to ordinances of this code currently written unless expressly provided to the contrary. In the event that any condition or term set forth in this chapter is declared illegal or unenforceable, the other terms and conditions shall remain in full force and effect to the full extent permitted by the law.

18.504.040 Development plan--Review and disposition.

A. Unless otherwise provided, before any grading or building is erected on any lot or parcel in the Specific Plan No. 4 area, a development plan shall be submitted for review and approval in accordance with the process outlined in Chapter 18.12 of this title.

B. The above bodies, in approving any lot or lots in Specific Plan No. 4, shall consider the following:

1. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 4.

2. The proposed improvements are in conformity with the viewshed area from the Walnut Creek Wilderness Park.

3. The house and appurtenances are sited in a manner that minimizes visual impact and disturbance to the natural terrain.

4. The architectural character, style and use of materials harmonize with the natural setting.

18.504.045 Density.

The total number of residential lots permitted is one hundred ninety-seven. No lots established by this specific plan may be further subdivided.

AREA 1: Area 1 is as defined in Exhibit A.

18.504.050 Permitted uses.

A. In the Specific Plan No. 4 area, the following primary uses are permitted in the "residential development" portion of lots:

1. Single-family residences.

18.504.060 Incidental and accessory uses.

A. In the Specific Plan No. 4 area, the following uses are permitted when incidental or accessory to an approved primary use:

1. In the "residential development" portion of all lots in Specific Plan No. 4:
  - a. Detached garages;
  - b. Swimming pools;
  - c. Storage sheds and workshops up to two hundred square feet;
  - d. Keeping of three adult dogs or three cats or any combination not to exceed three total;
  - e. Keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice;
  - f. Keeping of fifteen song birds (no chickens, roosters, ducks, geese or similar fowl);
  - g. Noncommercial agricultural and gardening uses including greenhouses up to two hundred square feet;
  - h. Other similar uses which the development plan review board determines are consistent with the spirit and intent of this chapter.

18.504.070 Uses in the equestrian area and scenic easement area.

A. Equestrian Area. The following uses are permitted in the equestrian area of "E" lots. Based on the scenic qualities and environmental sensitivity of the area, the items listed are the only allowed uses.

1. Keeping of horses, in accordance with Chapter 18.112 of this title;
2. Paddocks and corral areas;
3. Barns and similar covered horse keeping facilities when located on "E" lots;
4. Unlighted recreational courts (tennis courts, basketball courts, volleyball courts, etc.) where the equestrian area on the lot has a minimum total area of twenty thousand square feet, when the court and associated facilities does not preclude the keeping of horses and when the following standards are met:
  - a. No court lighting is permitted;
  - b. Fencing shall be in compliance with Section 18.504.210(A)(6);
  - c. The court shall be located a minimum of twenty-five feet from any property line;
  - d. The entire equestrian area, that is not being used for horse keeping, shall be fully landscaped in such a manner as to adequately screen full view of the court, landscaping shall be in compliance with the Landscape Planting Guidelines for Specific Plan No. 4;
  - e. There shall be a minimum of ten thousand square feet of equestrian area remaining for equestrian use;
  - f. A conceptual plan shall be submitted that shows potential or existing equestrian facilities in the equestrian area, along with the recreational court;
5. Native landscape in accordance with Section 18.504.180;
6. Fencing in accordance with Section 18.504.210;
7. Nonpaved walkways that provide access from equestrian area to residence.

B. Scenic Easement. The following uses are permitted in the scenic easement area. Based on the scenic qualities and environmental sensitivity of the area, the items listed are the only allowed uses in the scenic easement.

1. Native landscape in accordance with Section 18.504.180;
2. Fencing in accordance with Section 18.504.210;
3. Nonpaved accessway from the residential development portion of the lot to the equestrian area, on "E" lots only.

#### 18.504.080 Conditional uses.

A. The following uses are subject to a conditional use permit on the "residential development" portion of Type B and C lots only.

1. Lighted and nonlighted recreational courts (tennis courts, basketball courts, volleyball courts, etc.);
2. Storage sheds, workshops and greenhouses two hundred square feet and larger;
3. Cabanas;
4. Retaining wall supported or cantilevered patios and decks.

#### 18.504.090 General development standards.

Sections 18.504.090 through 18.504.220 of this chapter are intended to provide standards for residential development on Type B and Type C lots. Type A lots shall be subject to all requirements of Chapter 18.24 of this title.

#### 18.504.110 Grading design.

A. General. All grading must conform to standards set forth in the attached Exhibits and the standards set forth in this section both of which outline the intended grading techniques.

B. Lot Type Classification. All lots within the specific plan have been classified into one of three categories: Type A, Type B or Type C lots. Lot classifications are indicated on Exhibit B.

1. Type A Lots. Type A lots are located in areas that are relatively flat. Grading of the entire develop-able lot area is permitted on Type A lots. The drainage of runoff water will be redirected to the adjacent streets.

2. Type B Lots. Type B lots are grouped throughout the specific plan. These lots are characteristically located on minor inclined terrain that represents moderately sensitive landform. Grading on Type B lots is permitted for the placement of an access to permitted uses. This grading may include a slab-on-grade foundation and driveway access to the garage. The grading of the entire lot is not consistent with the intent of a Type B classification. The drainage of runoff will follow its natural course. Minor grading outside the house pad and access may be permitted with development plan review board approval. For the purposes of this section, minor grading shall mean grading that does not exceed a total of two hundred cubic yards of cut and fill (e.g., one hundred fifty cubic yards of cut and fifty cubic yards of fill). The two hundred cubic yard limit does not count export required for in-ground pools and spas. The maximum height of retaining walls created by minor grading shall be four feet. In cases where the development plan review board determines that additional grading will reduce the overall mass and bulk of the proposed structure, the two hundred cubic yard limit may be increased to five hundred total cubic yards (e.g., three hundred cubic yards of cut and two hundred cubic yards of fill).

3. Type C Lots. Type C lots are predominately located along major changes in topography and are highly visible to the surrounding community. These lots are located on the most sensitive landform. Grading on Type C lots is restricted to only that earth movement necessary for roadway access and excavation for retaining-type building foundations where there will be no visible signs of grading beyond the structure's main walls. The drainage of runoff will follow its natural course. Minor grading outside the house pad and access may be permitted with development plan review board approval. For the purposes of this section, minor grading shall mean grading that does not exceed a total of two hundred cubic yards of cut and fill (e.g., one hundred fifty cubic yards of cut and fifty cubic yards of fill). The two hundred cubic yard limit does not count export required for in-ground pools and spas. The maximum height of retaining walls created by minor grading shall be four feet. In cases where the development plan review board determines that additional grading will reduce the overall mass and bulk of the proposed structure, the two hundred cubic yard limit may be increased to five hundred total cubic yards (e.g., three hundred cubic yards of cut and two hundred cubic yards of fill).

C. Cut and Fill Slopes. No manufactured slopes shall exceed a maximum of two feet horizontal to one foot vertical unless approved by the planning commission through the conditional use permit process as set forth in Chapter 18.200. Manufactured slopes of less than two to one may be permitted where adequate slope control measures such as retaining walls or rip-rap embankments are utilized. The slope shall in no case exceed the natural angle of repose of the material. Cut and fill slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with the natural topography to the maximum extent possible.

D. Erosion Control. All manufactured slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slopes with the surrounding terrain and development. Manufactured slopes in rock shall be provided with soil pockets to contain landscaping where appropriate. Irrigation facilities shall be required where necessary to provide for property maintenance of the planted areas.

E. Slope Maintenance. All slopes shall be maintained in accord with one or both of the following provisions:

1. A declaration of covenants, conditions and restrictions relating to the maintenance of the slope areas, signed and acknowledged by those parties having any record title to the land to be developed and which are enforceable by the city shall be recorded. The covenants, conditions and restrictions shall ensure that:

a. All improvements included within the slope areas, such as landscaping and irrigation, shall be maintained in a safe condition and a state of good repair.

b. Failure to maintain such improvements, located on slope areas, is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

2. A landscape maintenance district established pursuant to the provisions of the Landscape and Lighting Act of 1972.

F. Grading Design Approach. The reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. The improvements should be designed to conform to the terrain. Where grading is necessary, the following guidelines shall apply to Type B and Type C lots:

1. Transition Design. The angle of the grading slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular Forms. Angular forms shall not be permitted. The graded form shall reflect the natural rounded terrain.
3. Exposed Sloped. Graded slopes shall be concealed wherever possible.

#### 18.504.120 Building height.

A. No building or structure within Area 1 shall exceed two stories, as defined by the Uniform Building Code, or thirty-five feet in height.

1. Habitable attic area does not constitute an additional story; however, in no case shall the improvement of an attic area increase the maximum height permitted in this section. Attic space may be improved as habitable space when the total habitable area does not exceed forty percent of the story below it, when it meets all Building Code requirements and when approved in accordance with Chapter 18.12 of this title.

B. The following lots, to the maximum extent possible, should be designed to the low profile performance standards described in Exhibit H. These lots shall be specifically approved by the development plan review board:

1. Lots 4-19, 22-27, 29-32, 58, 68-73 Tract No. 34857; and

C. For lots 29, 30, 31 and 32 of Tract No. 34857, the height of the building shall be limited to the contour elevation as listed in this subsection:

1. Lot 29--705 maximum structure elevation at ridge of house;
2. Lot 30--703 maximum structure elevation at ridge of house;
3. Lot 31--696 maximum structure elevation at ridge of house;
4. Lot 32--710 maximum structure elevation at ridge of house

#### 18.504.130 Minimum floor area of dwellings.

A. Two-bedroom dwellings shall have a minimum floor area of one thousand four hundred square feet.

B. Three-bedroom dwellings shall have a minimum floor area of one thousand six hundred square feet.

C. An addition one hundred fifty square feet shall be required for each bedroom in excess of three.

#### 18.504.140 Setbacks.

A. Front yard setback. Front yard setbacks shall vary according to topographic conditions and shall be approved by the final decision-making body as outlined in Chapter 18.12 (Development Review).

B. Side yard setbacks. The minimum required side yards shall be five and twelve feet, with the twelve-foot side yard being provided on the garage side of the lot. On corner lots, the side yard adjacent to the street shall be ten feet.

C. Setback for accessory structures shall be as provided for the main building except where otherwise provided by a conditional use permit.

#### 18.504.150 Off-street parking and driveways.

A. A minimum of two off-street parking spaces shall be provided for each dwelling unit. These spaces shall be located within a fully enclosed garage.

B. Driveways and drives shall be designed to a grade and alignment that will provide the maximum safety and convenience for vehicular, emergency and pedestrian use and in a manner that will not interfere with drainage or public use of the sidewalks or street area. Driveways should be located and designed to minimize disturbance to natural terrain. Driveways shall have a minimum width of sixteen feet, unless modified to preserve natural terrain, as approved by the development plan review board.

#### 18.504.160 Trails and walkways.

A. Walkways. Walkways of four feet minimum shall be provided along or in the proximity of public streets. The exact location of walkways and the material of walkways shall be determined by the director of public works.

B. Equestrian Trails. Equestrian trails shall be provided where indicated on Exhibit B. They shall be constructed of decomposed granite or other city-approved material. The width shall be a minimum of twelve feet, unless modified by the development plan review board.

#### 18.504.170 Storm drainage.

The design of storm drain facilities shall ensure the acceptance of disposal of storm runoff without damage to the street or to adjacent properties. The use of special structures to accept design storm runoff shall be incorporated into the street design where appropriate.

#### 18.504.180 Landscaping.

A. Design Concepts. The general landscape design concept is to maintain the natural scenic amenity represented by the existing natural vegetation. Introduced plant materials and landscaping improvements shall harmonize with the natural character of the site. The following landscape concepts refer to areas indicated in Exhibits B and C of this chapter.

B. Landscaping on Type A Lots. Conventional landscaping is permitted providing it does not distract from the overall natural community appearance.

C. Landscaping on the Residential Development Portion of Type B and Type C Lots and All Lots in Tract 47310. Landscaping shall be designed to blend with the existing native vegetation in the Walnut Creek corridor. Informal patterns of native materials shall be used. Formal patterns, unnatural appearing shapes or assertive colors shall not be permitted.

D. Landscaping in the scenic easement and equestrian areas. To the maximum extent possible, these areas shall remain in their natural state with no removal of vegetation. Native and native compatible vegetation may be planted and temporary irrigation installed, with approval of plans by the development plan review board. No planting other than native and native compatible vegetation is permitted in these areas. In the scenic easement area, temporary irrigation shall only be permitted when above ground irrigation piping is used. All irrigation systems installed in the scenic easement and equestrian areas shall be required to have moisture sensors installed to reduce overwatering.

E. Landscape Design Standards. All landscaping within Specific Plan No. 4 shall comply with the following design standards:

1. Landscape Plan. Prior to the issuance of any building permits, a conceptual landscape and irrigation plan for all developer-installed landscape areas shall be approved by the development plan review board. For each phase, a corresponding final landscape and irrigation plan shall be approved by the development plan review board. The landscape and irrigation plan shall clearly indicate the general location, size and species of plant material and the proposed irrigation of the area.

2. Plant Material List. Unless specifically approved by the development plan review board, all landscape material shall be compatible with the Landscape Planting Guidelines for Specific Plan No. 4 that is on file in the community development department.

3. Landscape Installation. All cut and fill slopes in excess of five feet in vertical height shall be planted and irrigated to promote growth of plants and to prevent erosion. In developing a site, the developer shall plant and maintain all slopes until the property is occupied by reason of lease or purchase. The developer shall provide suitable guarantee, satisfactory to the city council for planting and maintenance as provided in this chapter. All manufactured slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slope with the surrounding terrain and development. Manufactured slopes in rock shall be provided with soil pockets to contain landscaping where appropriate. Irrigation facilities shall be required where necessary to provide for property maintenance of the planted areas.

4. Landscape Maintenance. To ensure maintenance of plant materials, an automatic irrigation system shall be provided. Irrigation systems shall be designed to provide uniform coverage and maximum water efficiency.

#### 18.504.190 Signs.

All signs within the Specific Plan No. 4 area shall comply with Chapter 18.156 of this title regarding signs in single-family residential zones.

#### 18.504.200 Lighting.

A. All hillside public streets shall be provided with a level of street lighting designed to protect the health, safety and welfare of those living within the hillside areas. Streetlights shall be mounted on ornamental electroliers. Prior to the installation of any

lighting or other developer-installed community lighting other than street lighting, a general lighting plan shall be approved by the development plan review board.

B. Spot, flood or decorative lighting that intrudes into the Walnut Creek Wilderness Park shall not be permitted.

C. Security lighting may be permitted in the equestrian area when associated with an approved horse keeping facility and when the security lighting is approved by the director of community development.

#### 18.504.210 Fencing.

A. Prior to the issuance of any building permits, a conceptual fencing plan for the entire development described in this chapter shall be approved by the development plan review board. For each phase, a corresponding final fencing plan shall be approved by the development plan review board. The community fencing plan shall clearly indicate the location, height, type and materials and color selection for fencing along Valley Center Avenue and Lyman Avenue. In addition to the provisions of the fencing plan, the following standards shall apply:

1. Fences and walls within the front setback may not exceed forty-two inches in height.

2. The maximum height for any fence or similar structure shall be thirty inches within the triangular area formed by drawing a straight line between two points located on, and twenty-five feet distance from any intersection of two streets.

3. The maximum height for any residential fence shall be six feet. Exact location and style of fencing shall be as approved under the community fencing plan.

4. Corral fences shall be metal pipe construction, a minimum of five feet in height. The maximum height of corral fencing shall be six feet;

5. No fencing of any type is permitted in the scenic easement area, indicated on the concept plan, Exhibit C of this chapter, with the exception of equestrian "E" lots on which black tubular steel fencing six feet in height is allowed with development plan review board approval.

6. The maximum height of fencing for recreational courts shall be eight feet in height on the sides of the court and ten feet in height on the ends of the court; however, the development plan review board may reduce the maximum allowed height of individual fences based on the impact of the proposed fence. Chain-link fencing is not permitted unless it is vinyl dipped in a color compatible with the surrounding landscape.

#### 18.504.220 Patio and deck areas.

A. All development plans shall show a patio or deck area on each hillside lot. Unless required as a condition of approval, a developer shall not be required, pursuant to this section, to install a patio or deck area.

B. Any person wishing to install a patio or deck area, shall do so in accordance with a development plan approved by the development plan review board, pursuant to Chapter 18.12 of this title.

AREA 2: Area 2 is as defined in Exhibit A.

18.504.250 Permitted Uses.

- A. The following primary uses are permitted in the "residential development" portion of lots:
1. Single-family residences.

18.504.260 Incidental and Accessory Uses.

- A. The following uses are permitted when incidental or accessory to an approved primary use:
1. In the "development" portion of all lots:
    - a. Detached garages;
    - b. Swimming pools;
    - c. Storage sheds and workshops up to two hundred square feet;
    - d. Keeping of three adult dogs or three cats or any combination not to exceed three total;
    - e. Keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice;
    - f. Keeping of fifteen song birds (no chickens, roosters, ducks, geese or similar fowl);
    - g. Other similar uses which the development plan review board determines are consistent with the spirit and intent of this chapter.
  2. In the "non-development" portion of all lots:
    - a. Keeping of horses, in accordance with Chapter 18.112 of this title;
    - b. Paddocks and corral areas, in accordance with Section 18.504.330;
    - c. Native landscape in accordance with Section 18.504.180;
    - d. Fencing in accordance with Section 18.504.210;
    - e. Nonpaved accessway from the development portion of the lot to the corral area.
    - f. Tack sheds, not to exceed 50 square feet, design and location subject to City approval.

18.504.270 Setbacks.

- A. Front yard setback. Front yard setbacks shall vary according to topographic conditions and shall be approved by the final decision-making body as outlined in Chapter 18.12 (Development Review).
- B. Side yard setbacks. The minimum required side yards shall be ten and twelve feet, with the twelve-foot side yard being provided on the garage side of the lot or at a location that will adequately provide for recreational vehicle parking.
- C. Setback for accessory structures shall be as provided for the main building except where otherwise provided by a conditional use permit.

18.504.280 Lot Coverage.

- A. The maximum lot coverage on any lot shall be 35%.

18.504.290 Off-Street Parking.

A. Off street parking shall be required as provided for in section 18.504.150.

18.504.300 Height.

A. Maximum building height is 35 feet and two stories as defined in this Code.

18.504.310 Building Mass and Bulk.

A. To the extent possible, the appearance of boxy, two story structures shall be eliminated. In addition, to mass and bulk on individual lots, the overall mass of Area II shall be considered also by limiting the amount of two story coverage. The following restrictions shall apply:

1. On lots 1,3,7,8,9,12, 17 &19.
  - a. Maximum Second Floor Area. The maximum second floor area for houses shall not exceed 63 percent of the first floor and garage area.
  - b. Maximum House Size. The maximum square footage for any house (including garages) shall not exceed 5,500 square feet. This total does not include patio covers and similar non-habitable structures, although overall lot coverage on a property shall conform to Section 18.504.280.
2. On all lots not addressed in Section 18.504.310.A.1.
  - a. Maximum Second Floor Area. The maximum second floor area for houses shall not exceed 10 percent of the first floor and garage area.
  - b. Maximum House Size. The maximum square footage for any house (including garages) shall not exceed 5,100 square feet. This total does not include patio covers and similar non-habitable structures, although overall lot coverage on a property shall conform to Section 18.504.280.
3. Detached Accessory Buildings. In additions to the provisions addressed in Sections 18.504.310.A.1 and 18.504.310.A.2, Detached accessory buildings may be permitted as follows:
  - a. all structures shall be located within the development area of the property;
  - b. the total maximum height allowed is one story and 18 feet in height;
  - c. the maximum building square footage shall be 400 square feet on lots that are 30,000 square feet in size or greater;
  - d. the maximum building square footage shall be 200 square feet on lots that are less than 30,000 square feet.

18.504.320 Grading

A. Contour grading techniques are required on all graded slopes. The goals of the contour grading concept are as follows:

1. To create a natural appearing hillside development;
2. To provide graded slopes that resemble surrounding natural terrain;
3. To mitigate the need for large retaining walls and other manmade features that detract from the natural, rural feel of the area.

B. Contour Grading Techniques. The following techniques and characteristics are features of contour grading and shall be incorporated into the grading design.

1. Area grading instead of individual lot grading. The intent of contour grading is to study the slope appearance of the natural hillsides in the project vicinity, and design a grading scheme which resembles these natural features. In some cases, this may result in a greater volume of grading to be performed in order to reach the desired design;
2. Split-level pads instead of flat pads. The intent is to better site structures into, or along, hillside terrain. Split-level pads or other creative grading approaches should be used;
3. Where possible pads should follow contours when this type of solution does not conflict with desirable drainage solutions. A series of small pads that are curvilinear, irregularly-shaped and follow the form of the hillside are preferable to large, square-shaped pads
4. Natural-appearing yard areas. Contour grading shall be used to create pads and yard areas which complement hillside features. Contour grading shall not be used for the sole purpose of creating flat yard surface areas.
5. Smooth transitions on slopes. Graded slopes shall have rounded contour edges to provide for smooth cuts and curvatures. Contour grading should soften hard edges left by cut and fill operations where an adverse, mechanically appearing, visual impact may occur;
6. Varied slope bank gradients. Graded slopes shall be designed to have a variety of slope bank gradients to emulate natural conditions. For example, instead of creating a solid 2:1 slope bank, a slope may commence with a 5:1 gradient near the base and rise with 2:1, 3:1 and 5:1 gradients to the top of the bank. In some cases, it may be appropriate to provide 1.5:1 slopes;
7. Undulating slope banks. Graded slopes shall undulate to emulate natural conditions. The intent of contour grading is to employ a variety in the steepness and configuration of slopes. Contour grading should be used to blend the graded slopes with the natural undulating character of the hillside landform.

C. Retaining walls.

1. Retaining walls may not exceed six feet in height and should be designed to be as short as possible.
2. Where possible retaining walls should be curvilinear to blend with the existing and grades topography.

18.504.330 Horse corrals

A. Horse corrals may be permitted on Lots 2-8;10-17 subject to the requirements set forth in this Chapter and in Chapter 18.112 of this title.

B. Minor grading may be permitted within the non-development for horse corrals and tack facilities and where possible all trees shall be preserved in place.

18.504.340 Street Standards. The intent of Area II of this specific plan is to create a single family development while maintaining as much as possible the rural feel of the area. A major portion of achieving this intent is limiting streets width to reduce the dominance of paved area throughout the development while providing basic access to the lots.

A. Street A (Extension of Valley Center Avenue). Street A is a private street. Street A shall have a maximum width of 22 feet and no parking shall be permitted.

1. An Equestrian trail shall be provided adjacent to the existing roadway and, where possible, shall be located in the existing 40 foot right-of-way. This equestrian trail shall provide a link between the existing city trail system and access to the County Equestrian Staging Area.

B. Street B (as provided in Tract 52717). Street B is a private street. Street B shall have a right-of-way of 38 feet and a street width of 28 feet. Parking shall be permitted on only one side of the street and an equestrian trail shall be provided that parallels the street.

C. Street Lighting. In an effort to reduce light intrusion on the Walnut Creek Wilderness Park and to retain a rural atmosphere, the street lighting within Area II of this specific plan shall not be required to meet minimum standard street lighting levels addressed in Chapter 17 of the San Dimas Municipal Code. For any development, the developer shall submit a security lighting plan to the City for approval. The security lighting plan may include minimal lighting along the street for safety purposes.

18.504.350 Slope and Open Space Maintenance.

A. Slope and Non-Development Area Maintenance. A declaration of covenants, conditions and restrictions relating to the maintenance of the slope areas on all lots, signed and acknowledged by those parties having any record title to the land to be developed and which are enforceable by the city shall be recorded. The covenants, conditions and restrictions shall ensure that:

1. All improvements included within the slope areas, such as landscaping and irrigation, shall be maintained in a safe condition and a state of good repair;
2. Failure to maintain such improvements, located on slope areas, is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community; and
3. The non-development area of each property shall be maintained in a manner that is free of weeds and overgrown vegetation and in conformance with the provisions of Section 18.504.390.B.

18.504.360 Signs.

A. All signs shall comply with Chapter 18.156 of this title regarding signs in single-family residential zones.

18.504.370 Lighting.

A. Street Lighting shall conform to Section 18.504.340.C

B. Spot, flood or decorative lighting that intrudes into the Walnut Creek Wilderness Park shall not be permitted.

C. Security lighting may be permitted in the equestrian area when associated with an approved horse keeping facility and when the security lighting is approved by the director of community development.

#### 18.504.380 Fencing.

A. Prior to the issuance of any building permits, a conceptual fencing plan for Area shall be approved by the development plan review board. The community fencing plan shall clearly indicate the location, height, type and materials and color selection for fencing along Gainsborough Road and the Valley Center extension. In addition to the provisions of the fencing plan, the following standards shall apply:

1. Fences and walls within the front setback may not exceed forty-two inches in height.
2. The maximum height for any residential fence shall be six feet. Exact location and style of fencing shall be as approved under the community fencing plan.
3. Corral fences shall be metal pipe construction, a minimum of five feet in height. The maximum height of corral fencing shall be six feet;
4. In the Non-development portion of the lot only black tubular steel fencing six feet in height is allowed with development plan review board approval.

#### 18.504.390 Landscaping.

A. Landscaping in the Development area. The general landscape design concept is to maintain the natural scenic amenity represented by the existing natural vegetation. Introduced plant materials and landscaping improvements shall harmonize with the natural character of the site. Landscaping shall be designed to blend with the existing native vegetation in the Walnut Creek corridor. Informal patterns of native materials shall be used. Formal patterns, unnatural appearing shapes or assertive colors shall not be permitted.

B. Landscaping in the non-development area and common areas. To the maximum extent possible, these areas shall remain in their natural state with no removal of vegetation. Native and native compatible vegetation may be planted and temporary irrigation installed, with approval of plans by the development plan review board. No planting other than native and native compatible vegetation is permitted in these areas and all planting shall conform to the SP-4 Planting Guidelines adopted by the City Council.

C. Landscape Design Standards. All landscaping shall comply with the following design standards:

1. Landscape Plan. Prior to the issuance of any building permits, a conceptual landscape and irrigation plan for all developer-installed landscape areas shall be approved by the development plan review board. The landscape

and irrigation plan shall clearly indicate the general location, size and species of plant material and the proposed irrigation of the area.

2. **Plant Material List.** Unless specifically approved by the development plan review board, all landscape material shall be compatible with the Landscape Planting Guidelines for Specific Plan No. 4 on file in the community development department.

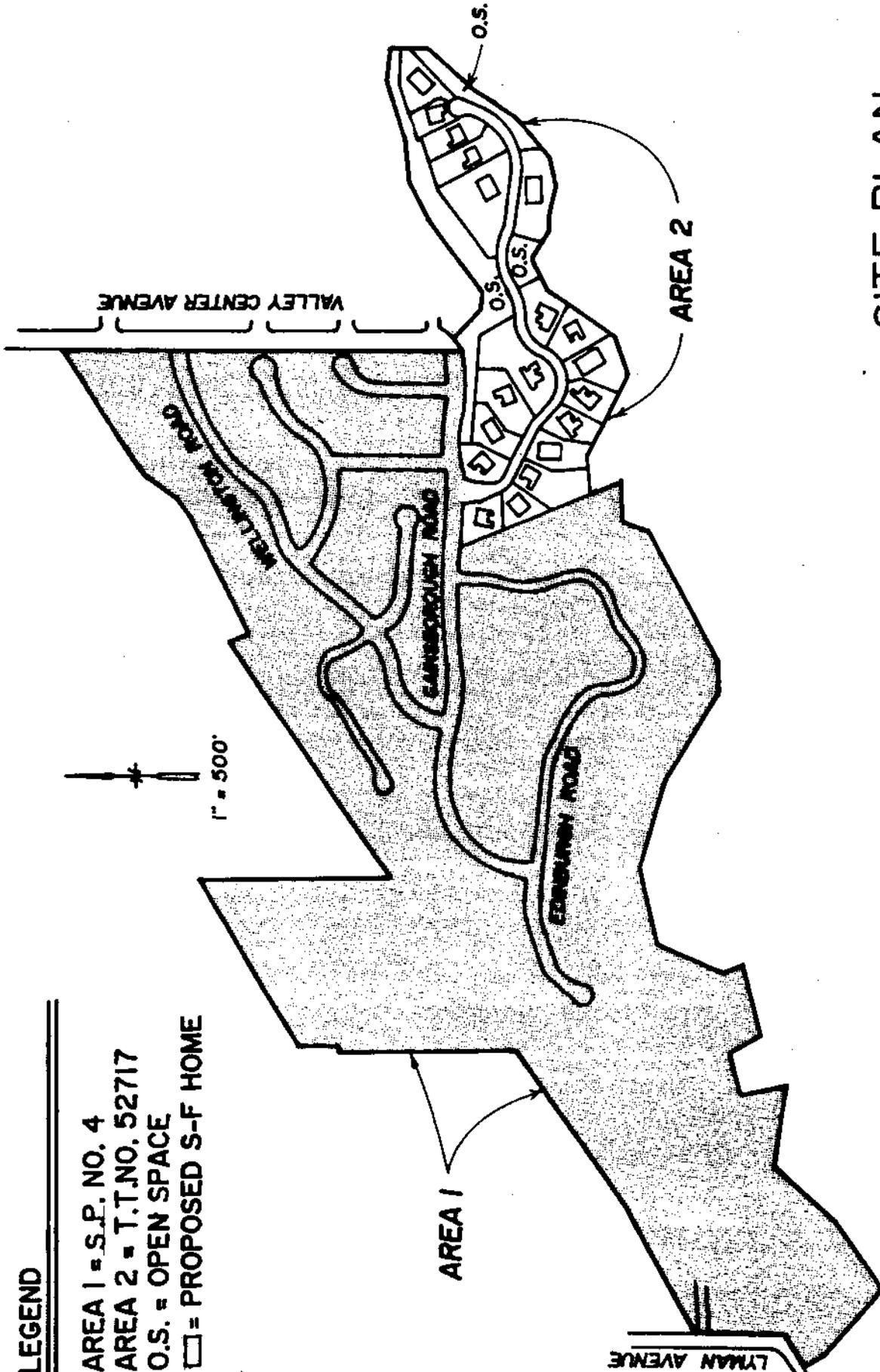
3. **Landscape Installation.** All cut and fill slopes in excess of five feet in vertical height shall be planted and irrigated to promote growth of plants and to prevent erosion. In developing a site, the developer shall plant and maintain all slopes until the property is occupied by reason of lease or purchase. The developer shall provide suitable guarantee, satisfactory to the city council for planting and maintenance as provided in this chapter. All manufactured slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slope with the surrounding terrain and development. Manufactured slopes in rock shall be provided with soil pockets to contain landscaping where appropriate. Irrigation facilities shall be required where necessary to provide for property maintenance of the planted areas.

4. **Landscape Maintenance.** To ensure maintenance of plant materials, an automatic irrigation system shall be provided. Irrigation systems shall be designed to provide uniform coverage and maximum water efficiency.

<b>List of Exhibits</b>	
A	Specific Plan
B	Specific Plan Area 1
C	Concept Plan Area 1
D	Specific Plan Area 2
E	Lot Types
F	Equestrian Lots
G	Grading Techniques Area 1
H	Low Profile Performance Standards
I	View Shed Analysis

**LEGEND**

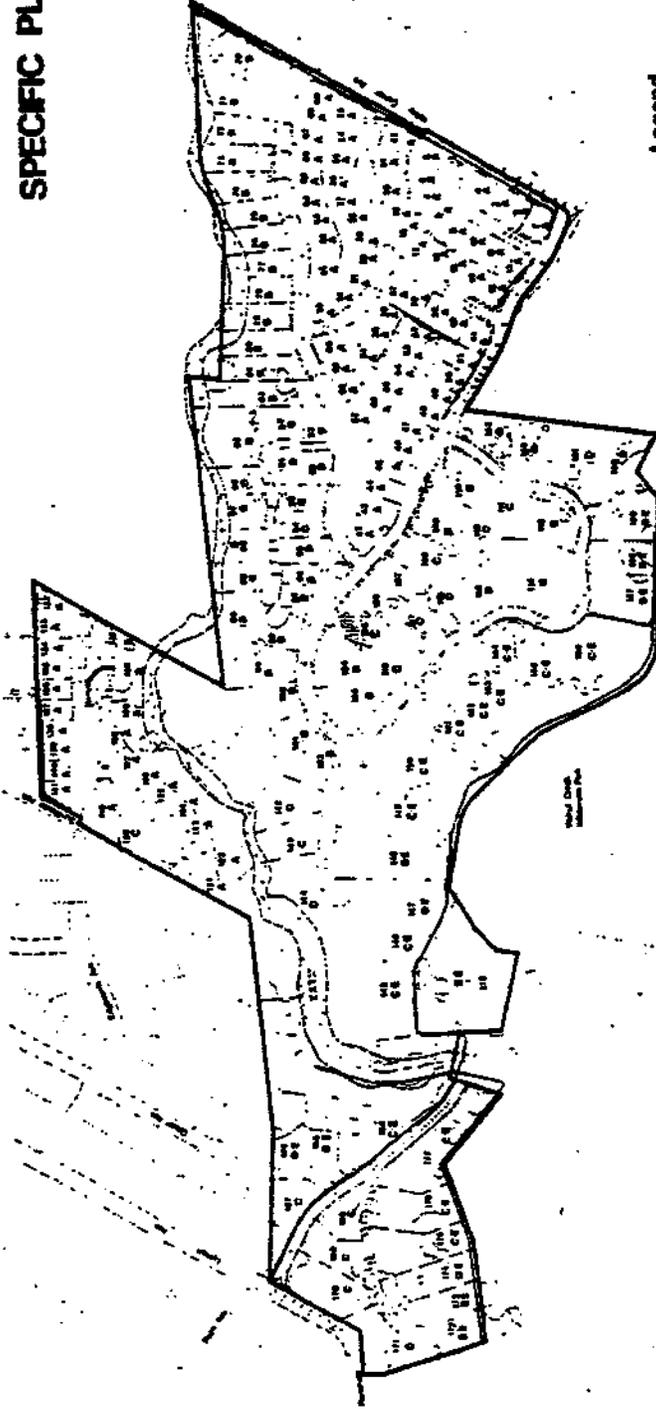
- AREA 1 = S.P. NO. 4
- AREA 2 = T.T. NO. 52717
- O.S. = OPEN SPACE
- = PROPOSED S-F HOME



**SITE PLAN**

TENT. TRACT NO. 52717  
FEB. 2001

**SPECIFIC PLAN**



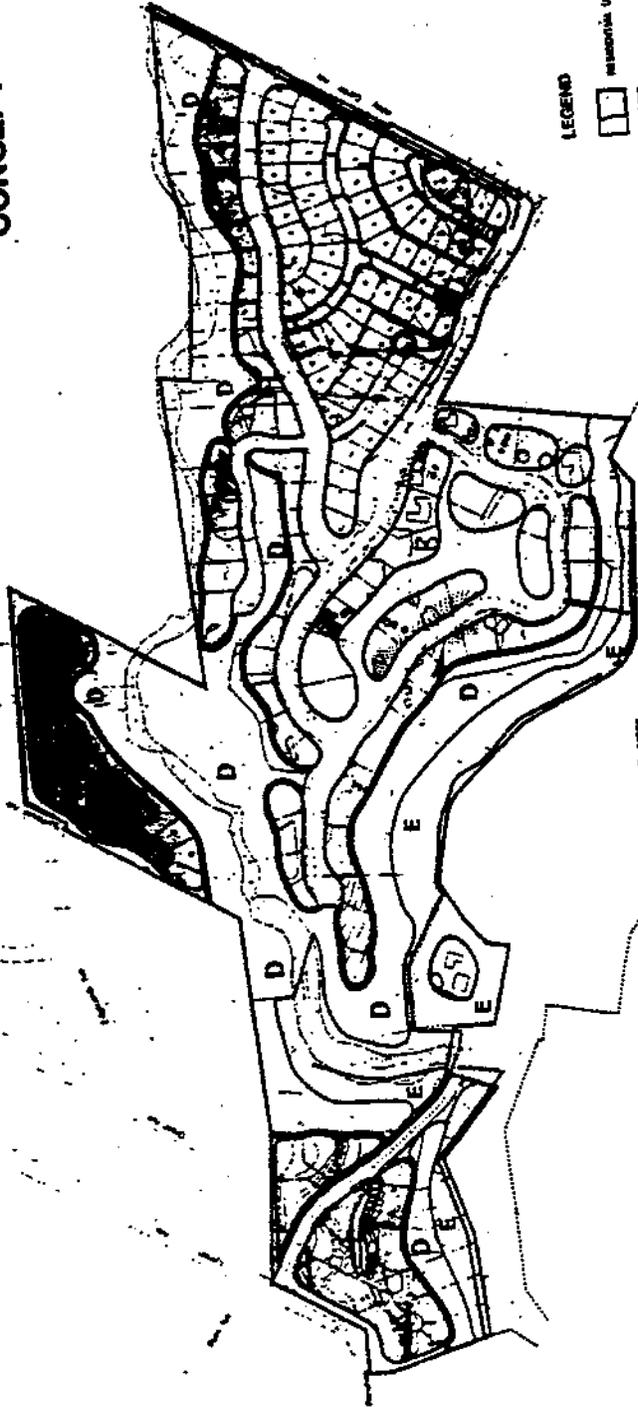
**Legend**

- 125 LOT NUMBER.
- CHANGED TECHNIQUE
- CONDITIONAL LOT

**88** RETURNING TO PLAN

**OAKRIDGE ESTATES**  
 A PLANNED COMMUNITY BY M.J. BROCK & SONS, INC.

**CONCEPT PLAN**



- LEGEND**
- UNDEVELOPED LAND
  - DEVELOPED LAND
  - ZONING DISTRICT
  - EXISTING ROADS
  - PROPOSED ROADS
  - EXISTING UTILITIES
  - PROPOSED UTILITIES

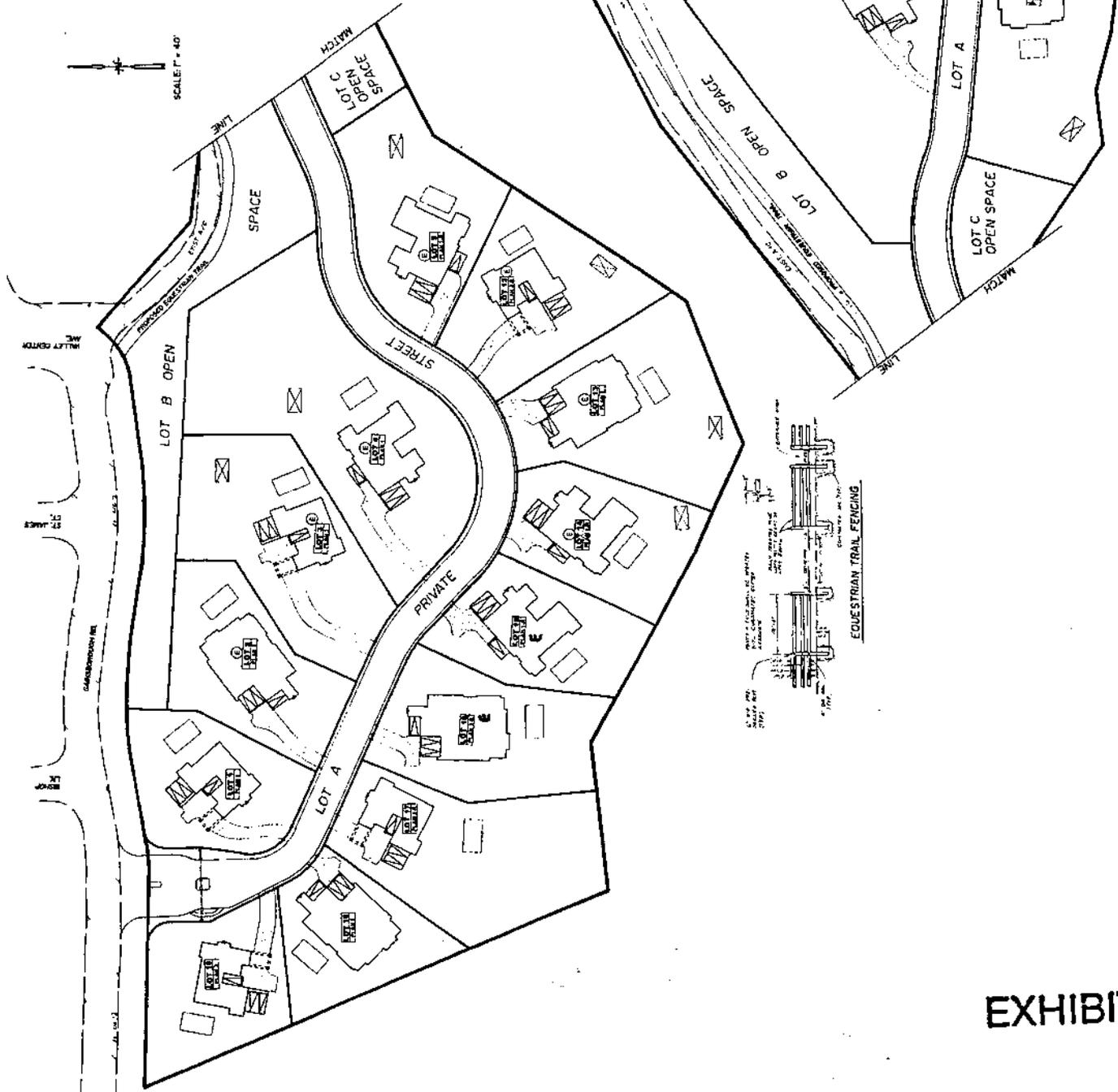


**OAKRIDGE ESTATES**  
 A PLANNED COMMUNITY BY M.J. BROCK & SONS, INC.

**EXHIBIT C**

**SITE PLAN**  
**TENTATIVE TRACT NO. 52717**  
 NOVEMBER 2000

**THE**  
**CREEK**  
**SAN DIMAS RANCH**



**PROPOSED HOUSE SIZES AND LOT COVERAGES**

LOT NO.	LOT AREA (SQ. FT.)	MIN. HOUSE SIZE (SQ. FT.)	MAX. HOUSE SIZE (SQ. FT.)	MIN. LOT COVER. (%)	MAX. LOT COVER. (%)
1	10,000	1,000	10,000	10	100
2	10,000	1,000	10,000	10	100
3	10,000	1,000	10,000	10	100
4	10,000	1,000	10,000	10	100
5	10,000	1,000	10,000	10	100

\* THIS PLAN IS SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS.

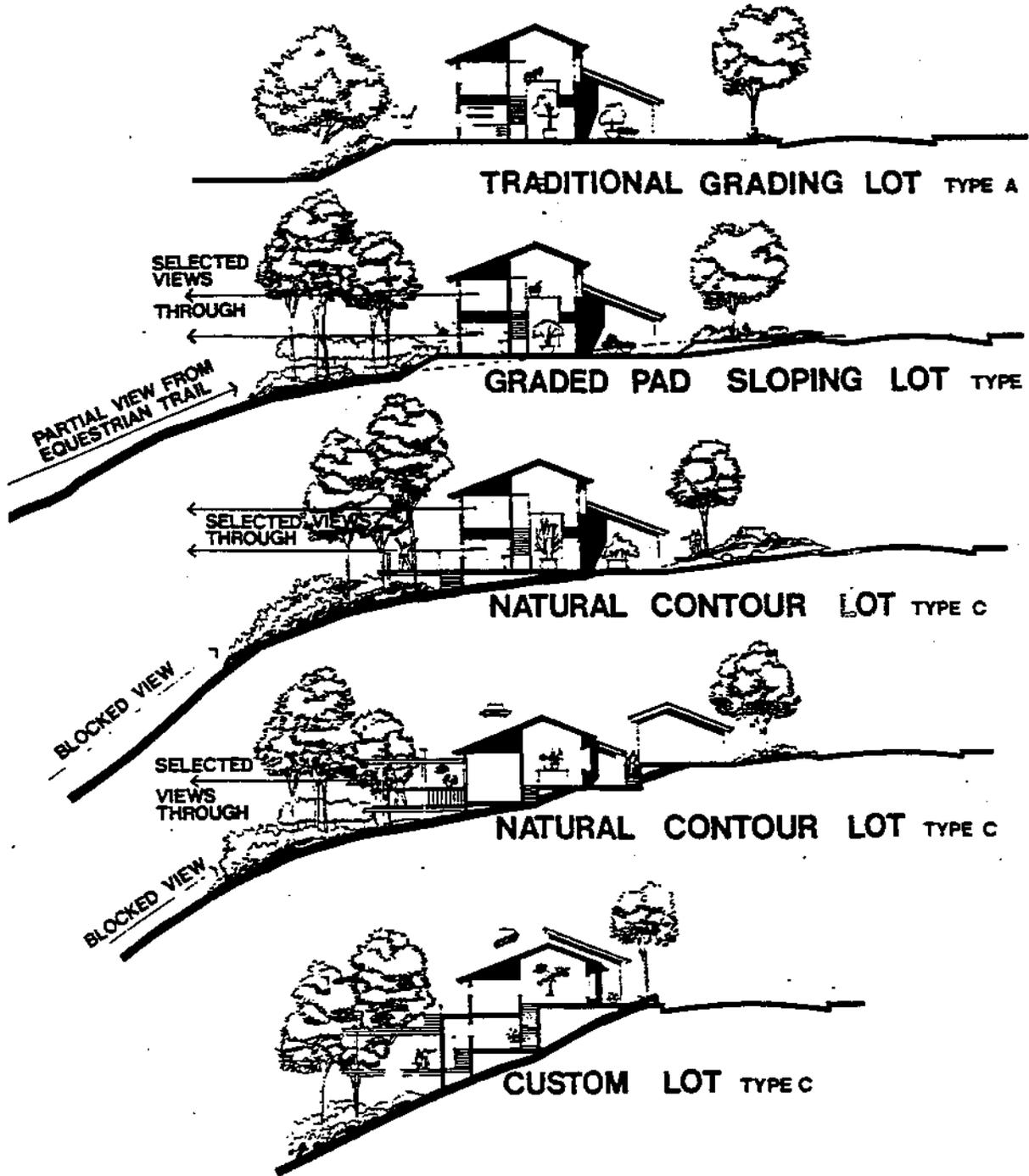
**LEGEND**  
 [Symbol] UNDESIGNATED OPEN SPACE  
 [Symbol] UNDESIGNATED OPEN SPACE  
 [Symbol] UNDESIGNATED OPEN SPACE

**SITE PLAN**  
 TENTATIVE TRACT 52717

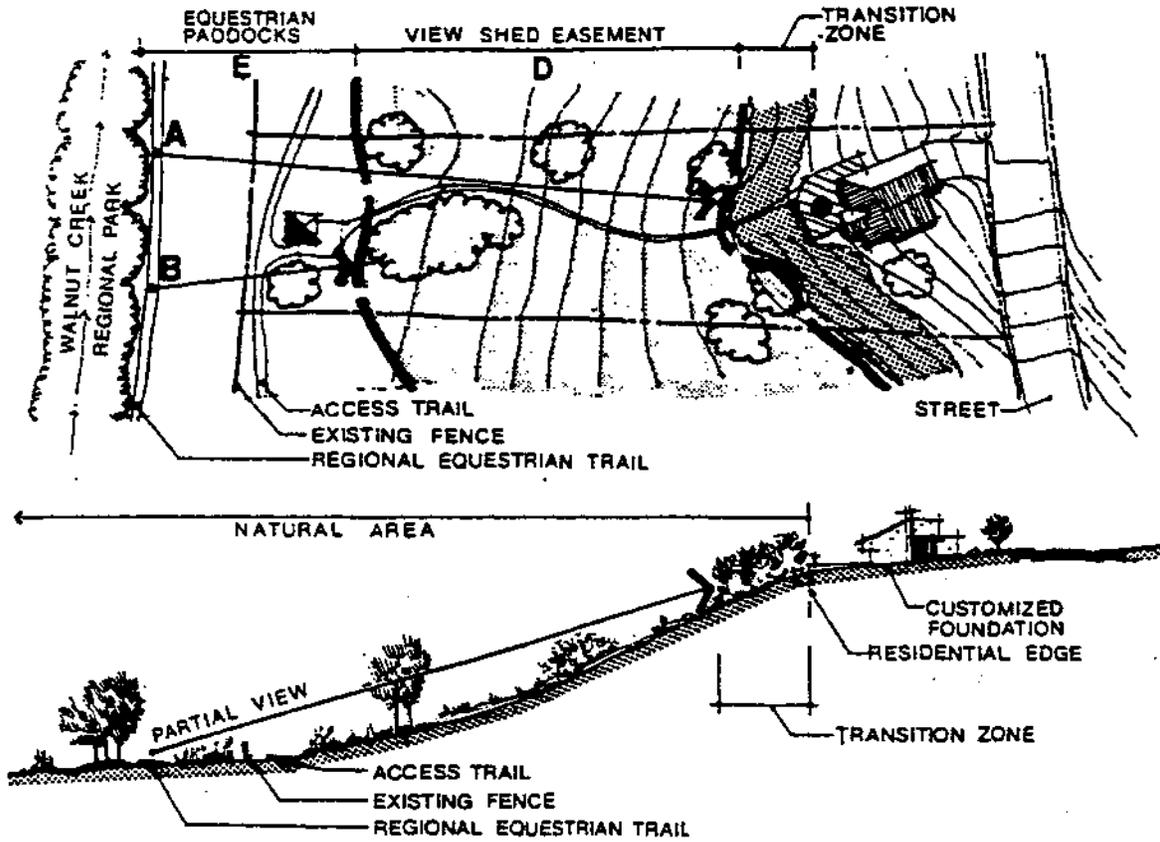
DESIGNED BY:  
 L.S. BROWN ARCHITECTS  
 10000 S. GARDEN AVENUE, SUITE 100  
 GARDEN GROVE, CA 92640  
 (714) 941-1111

DATE: 11/15/00

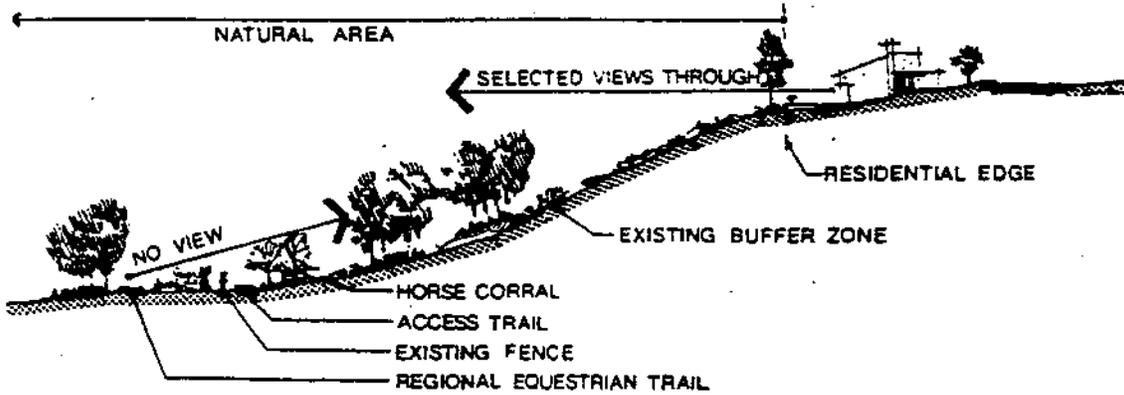
# LOT TYPES



# EQUESTRIAN LOTS



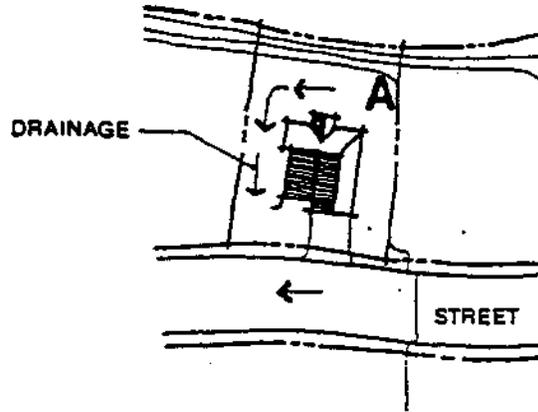
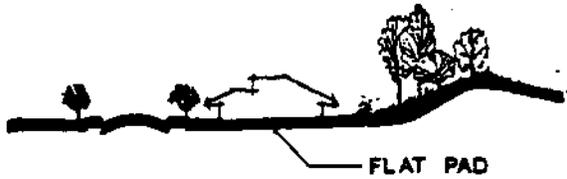
## VIEW SECTION AT A



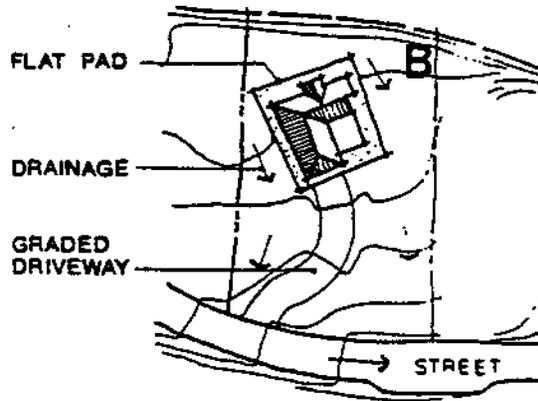
## VIEW SECTION AT B

**LOT GRADING TECHNIQUES  
TRADITIONAL  
GRADING**

Conventional Product  
LOT TYPE A

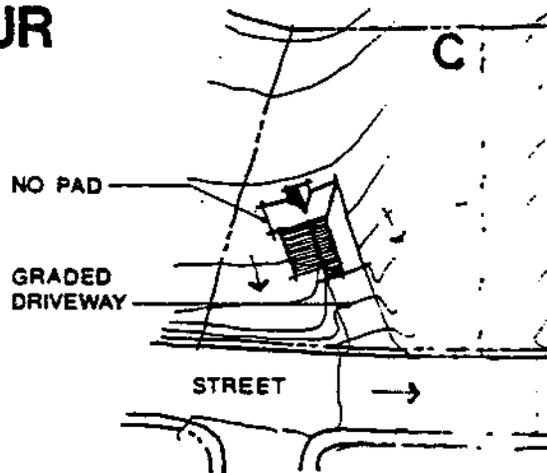


**GRADED PAD,  
SLOPING LOT**  
Conventional Product  
LOT TYPE B



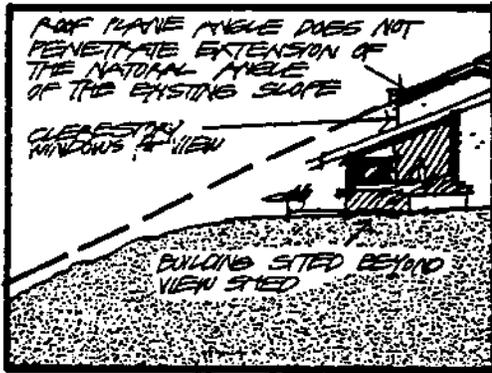
**NATURAL CONTOUR  
LOT**

Customized Foundation  
LOT TYPE C



# LOW PROFILE PERFORMANCE STANDARDS

## Do This



## Instead of This

