

Community Development Department
Policies and Procedures

Specific Plan No. 11
Tract 23838 (Custom Lots, 1-36)

Grading Design Requirement
"Custom Design" Definition
Plan Review

The Development Plan Review Board has made the determination that a developer/homeowner shall complete the following procedures when developing in Specific Plan No. 11.

NOTE: Prior to the purchase of any lot or close of escrow, the prospective homeowner should contact the City to obtain the development criteria for the subject lot (see below).

I. Grading Requirements

The D.P.R.B. while reviewing residential proposals shall insure that grading be 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 main walls of the structure.

Housing shall be sited to take maximum advantage of any natural flat areas of the site for the location of the dwelling unit. Any accessory structure shall adhere to the grading standard applied above. This means that the proposed residence shall be designed to fit the contours of the site (i.e. step down or up the slope as opposed to grading the site to fit the house.)

Grading, up to 200 cubic yards in excess of the grading necessary for the residence and roadway access shall be reviewed by the Board. Approval or denial of said 200 cubic yards of soil shall be determined on an individual lot basis.

These grading requirements were amended by the D.P.R.B. Board on July 12, 1990 to require that on-site grading be specified into three different categories:

1. Grading for driveway
2. Grading within the building foundation
3. Grading outside of the driveway and foundation.

II. Custom Design

Preamble for D.P.R.B.

- A. Custom homes should incorporate the following architectural elements into their design.

TXTDPRB
PLCYGRAD.ING