

ATTACHMENT 2

ORDINANCE 1319

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, APPROVING MUNICIPAL CODE TEXT AMENDMENT 20-05, AN AMENDMENT TO CHAPTER 18.518 – SPECIFIC PLAN 11, OF THE SAN DIMAS MUNICIPAL CODE TO AMEND GRADING LIMITS WITHIN PLANNING AREA I AND MAKE VARIOUS CLEAN-UP TEXT AMENDMENTS, WHICH REQUIRES ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM.

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by the City of San Dimas; and

WHEREAS, the Amendment is described as an amendment to Chapter 18.518 – Specific Plan 11, in response to an initiation by City Council; and

WHEREAS, the Amendment would affect residential areas of the City within Specific Plan 11 - Planning Area: 1; and

WHEREAS, on June 3, 2021, the Planning Commission considered the item and due to concerns about the CEQA categorical exemption, the item was continued to a date uncertain to allow for a thorough review of the environmental determination; and

WHEREAS, on October 7, 2021, the item was brought back to the Planning Commission after a draft Mitigated Negative Declaration (MND) was prepared by City Staff, and the Commission voted 3-0-2, with Commissioners Davis and Ross recusing themselves, to recommend approval of the Amendment and the MND to the City Council; and

WHEREAS, on October 26, 2021, the item was scheduled to be considered by the City Council; however, the item was pulled after potential issues with the City prepared MND were raised in a letter prepared by the Via Verde Ridge Homeowners Association's (HOA) legal counsel; and

WHEREAS, on January 11, 2022, the City Council voted 3-2 (Council Members Ebner and Bertone Davis opposed) to enter into an agreement with UltraSystems, an environmental consultant, to prepare a new MND for the project that would address the issues that were raised by the HOA's legal counsel; and

WHEREAS, on January 19, 2023, the Planning Commission considered the Amendment and new MND, and voted 3-0-2, with Commissioners Davis and Ross recusing themselves, to adopt Resolution PC-1657 recommending approval of Municipal Code Text Amendment to the City Council, and denied Resolution PC-1658 recommending denial of the MND to the City Council, with a recommendation that City Council direct Staff to seek a peer review of the biological analysis to validate the report and the proposed mitigation measures and if possible, to reduce the onerous mitigation measure requirements on the residents; and

WHEREAS, on February 28, 2023, the City Council considered the Amendment and new MND, and voted 5-0 to continue the item to the March 14, 2024, meeting, at which the Council voted 5-0 to continue the item to a date uncertain and directed Staff to seek a peer review of the UltraSystems prepared biological analysis and proposed mitigation measures; and

WHEREAS, the City hired Psomas, an environmental consultant, to prepare a peer review of the UltraSystems' MND, and prepared a revised biological analysis and updated the mitigation measures; which required a recirculation of the MND from June 21, 2004, to July 21, 2024; and

WHEREAS, on November 21, 2024, the Planning Commission considered the Amendment and voted 4-0-1, with Commissioner Davis recusing himself, to approve Resolution PC-1689 recommending adoption of the Mitigated Negative Declaration, and to approve Resolution PC-1670 recommending approval of Municipal Code Text Amendment 20-05 to the City Council; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on December 10, 2024, at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, the application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a Mitigation Monitoring and Reporting Program has been prepared for the Project pursuant to CEQA Guidelines Section 15097, which specifies responsible departments, monitoring frequency, timing and method of verification and possible sanctions for non-compliance with mitigation measures.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The proposed amendment allows residents the ability to further develop their property and will allow for the addition of onsite amenities to all properties affected. In addition, a Mitigated Negative Declaration was prepared which includes mitigation measures to address reduce impacts to less than significant.

- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare.

The proposed amendments will provide current and future property owners within the affected area the opportunity to improve their backyards with additional onsite recreational uses for all residents. An environmental analysis was prepared to ensure impacts were mitigated, and future grading or improvement projects will be reviewed by the City's Building and Engineering divisions to ensure all work is completed per Code.

- C. The proposed Municipal Code Text Amendment is consistent with the General Plan and applicable zoning.

The General Plan designation for the affected properties is Single Family Very Low. The code text amendment does not increase the density of the affected properties or allow for uses which are inconsistent with single family zoning. The proposed amendments will allow property owners within the affected area to improve their backyards which is a right that other owners of single of SP-11 enjoy.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:

SECTION 1. ADOPTION. Municipal Code Text Amendment 20-05, an amendment of Chapter 18.518 Specific Plan 11 of the San Dimas Municipal Code, to amend the grading limits within Planning Area I and make various clean-up text amendments, is hereby adopted.

SECTION 2. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

SECTION 3. CEQA DETERMINATION. The City Council hereby finds and determines pursuant to the California Environmental Quality Act (CEQA), that the City's environmental consultant, UltraSystems prepared a Draft MND for the proposed Amendment and was circulated for a 20-day public/responsible agency review on December 22, 2022 through January 18, 2023 and was also made available for review on the City's website at www.sandimasca.gov. During both the Planning Commission and City Council public hearings concerns were raised related to the biological analysis and the biological mitigation measures. Therefore, City Staff sought a peer review of the MND. Psomas performed a peer review of the MND and . After reviewing the prepared biologic analysis section of the MND and performing field studies, Psomas rewrote the biologic analysis section of the MND and the mitigation monitoring and reporting program, which warranted the MND to be recirculated on June 21, 2024 through July 21, 2024 and was also made available for review on the City's website at www.sandimasca.gov. The revised Draft MND determined that all potential environmental impacts from the Amendment were less than significant or could be mitigated to a level of insignificance.

S
SECTION 4. EFFECTIVE DATE AND PUBLICATION. This Ordinance shall take effect 30 days after its final passage. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within 15 days after passage and adoption as may be required by law in a newspaper of general circulation in the City of San Dimas hereby designated for that purpose; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within 15 days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS, that the City Council recommends to the City Council approval of Municipal Code Text Amendment 20-05 as set forth in Attached Exhibit A.

PASSED, APPROVED and ADOPTED, the 14th day of January, 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Emmet G. Badar, Mayor

ATTEST:

APPROVED AS TO FORM:

Debra Black, City Clerk

Jeff Malawy, City Attorney

I, DEBRA BLACK, CITY CLERK of the City of San Dimas, do hereby certify that Ordinance 1319 was introduced at a regular meeting of the City Council of the City of San Dimas on the 10th day of December, 2024, and thereafter passed, approved and adopted at a regular meeting of said City Council held on the 14th day of January, 2025.

Debra Black, City Clerk

Exhibit A

New Text in Blue Underlined

~~Deleted Text in Red~~

Chapter 18.518

SPECIFIC PLAN NO. 11*

Sections:

Article I. General

- 18.518.010 Purpose and intent.**
- 18.518.020 Authority and scope.**
- 18.518.030 Location.**
- 18.518.040 General notes and conditions.**

Article II. Land Use Development Plan

- 18.518.050 Location.**
- 18.518.060 Maximum allowable units.**
- 18.518.070 Open space.**
- 18.518.080 Primary uses.**

~~18.518.090 Incidental uses.~~

18.518.100 Accessory uses.

~~18.518.110 Temporary uses.~~

~~18.518.120 Conditional uses.~~

Article III. Development Standards

- 18.518.130 Intent.**
- 18.518.140 Density and land use.**
- 18.518.150 Residential hillside development.**
- 18.518.160 Lot sizes, dimensions and unit size.**
- 18.518.170 Grading design.**
- 18.518.180 Open space.**
- 18.518.190 Erosion control.**
- 18.518.200 Slope maintenance.**
- 18.518.210 Building height.**
- 18.518.220 Setbacks.**
- 18.518.230 Parking and driveways.**
- 18.518.240 Street standards and geometrics.**
- 18.518.250 Storm drainage.**
- 18.518.260 Landscaping.**
- ~~18.518.270 Signs.~~**
- 18.518.280 Lighting.**

- 18.518.290 Fencing.**
- 18.518.300 Patio or deck areas.**

Article IV. Architectural Guidelines

- 18.518.310 Purpose.**
- 18.518.320 Building design.**
- 18.518.330 Relation to site.**
- 18.518.340 Landscape design.**
- 18.518.350 Selection of materials.**

~~Article V. Plan Review and Disposition~~

- ~~18.518.360 Review requirements—Development plans.~~**
- ~~18.518.370 Precise plan review requirements.~~**
- ~~18.518.380 Plan disposition.~~**

* **Editor's Note:** Exhibits ~~and appendices~~ relating to Specific Plan No. 11 are located at the end of this chapter.

Article I. General

18.518.010 Purpose and intent.

A. Responsible development of the Via Verde area of the city can be ensured through the adoption of a development control mechanism which reflects thorough and comprehensive land use planning. The most suitable development control mechanism is the specific plan, which when adopted, serves both a planning function and a regulatory function.

B. The purpose of Specific Plan No. 11 is to provide for the classification and development of parcels of land as a coordinated, comprehensive project so as to take advantage of the superior environment which will result from site specific community planning. Specific Plan No. 11 establishes the type, location, intensity and character of development to take place. It functions as a general blueprint of future development, focusing on the physical characteristics of the site and the integration of the same with surrounding urban uses.

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

1. To minimize the alteration of significant natural landforms, vegetation and landmarks;
2. 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;
3. To minimize the impact of new development into the surrounding viewshed, especially as seen from adjacent existing development;
4. To utilize current practices of good design, architecture, landscape architecture, civil engineering, and hillside land planning to preserve, enhance and promote the existing and future appearance and resources of hillside areas;

5. To provide alternate approaches in hillside areas to conventional flat land development practices;
6. To provide for the planning, design, and development of single-family home sites that provide ample safety with respect to fire hazards, exposure to geological and geotechnic hazards, drainage, erosion, siltation, and materials of construction;
7. To provide a safe means of ingress/egress for vehicular, equestrian and pedestrian traffic to and within hillside areas, with minimum disturbance to the natural terrain. (Ord. 786 § 1, 1983)

18.518.020 Authority and scope.

- A. The adoption of Specific Plan No. 11 by the city is authorized by the California Government Code Title 7, Divisional Chapter 3, Articles 8 and 9, Sections 65450 through 65507.
- B. Specific Plan No. 11 applies only to ~~that property~~ those properties within the city indicated on Exhibit A attached to and located at the end of this chapter. (Ord. 786 § 1, 1983)

18.518.030 Location.

Specific Plan No. 11 applies to the 262± acre area located west of Via Verde, south of Puente Street and north of Covina Hills Road indicated on Exhibit A attached to and located at the end of this chapter. ~~The legal description for the property is contained in Attachment A, codified as Exhibit A and located at the end of this chapter.~~ (Ord. 786 § 1, 1983)

18.518.040 General notes and conditions.

- A. Unless otherwise specified, all development within Specific Plan No. 11 shall comply with the provisions of this code. Terms used in this chapter shall have the same meaning as defined elsewhere in this code unless otherwise defined in this chapter.
- B. Any details or issues not specifically covered by this specific plan shall be subject to the regulations of this code.
- C. The approval of development within the specific plan area shall be governed by Section 65450 et seq., of the Government Code.
- D. All construction within the boundaries of this specific plan area shall comply with all provisions of the Uniform Building Code and the various mechanical, electrical and plumbing codes adopted by the city.
- E. Minor modifications to the specific plan which do not give rise to a conflict with the intent of the specific plan as approved, may be approved by the director of community development at his discretion.

F. A focused environmental impact report which analyzes the “worst case” situation for the accumulative impacts for the physical and economic development, proposed by the specific plan, has been certified by the city council and is referenced by this section.

G. The area of each planning area is calculated in gross acres exclusive of major perimeter roadways.

H. Any land use designation not specifically covered by Specific Plan No. 11 shall not be permitted.

I. If any regulation, condition, program or portion thereof of the specific plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions thereof.

J. The maximum number of allowable dwelling units and their approximate location is established for each residential planning area as specified in the land use development plan, Exhibit A. Such development shall be subject to the development standards stated in this chapter, or in the event of a conflict with any other ordinance of the city, the most restrictive shall apply.

K. The maximum number of buildable lots and residential units are established on the tentative tract map at the time of approval by the planning commission and city council based on the topographic conditions, minimization of grading, street and lot layout, orientation of structures and the need for open space. The approval shall also establish the general grading conditions and approximate lot dimensions. (Ord. 786 § 1, 1983)

Article II. Land Use Development Plan

18.518.050 Location.

The general location of all [planning areas](#) ~~land uses~~ is shown on Exhibit A. All development within the specific plan area shall conform to Exhibit A and the development standards established in Article III of this chapter. The site is divisible into distinct planning areas as delineated on Exhibit A. (Ord. 786 § 1, 1983)

18.518.060 Maximum allowable units.

The total number of allowable dwelling units is two hundred sixty-two as established for the specific plan area and for each planning unit in the land use development plan, Exhibit A. The density and number of dwelling units for each planning area is as follows:

- A. Planning area I permits thirty-six dwellings at 0.33 dwelling units per acre;
- B. Planning area II permits thirty-four dwelling units at 1.26 dwellings per acre;
- C. Planning area III permits forty dwellings at 1.04 dwellings per acre;
- D. Planning area IV permits eighty-eight dwellings at 1.84 dwellings per acre; and

E. Planning area V permits sixty-four dwellings at 1.57 dwellings per acre.

~~Conceptual locations for units within the specific plan area are presented in the illustrative site plan, Exhibit B.~~ (Ord. 786 § 1, 1983)

18.518.070 Open space.

Open space areas are contained in all planning areas and are included in the gross acreage figures for each planning area. The total open space area on site, including public, owned in common and large contiguous private open space, is one hundred forty-eight plus/minus acres. (Ord. 786 § 1, 1983)

18.518.080 Primary uses.

Primary uses in Specific Plan No. 11 are as follows:

A. Detached single-family residential;

~~B. Maid's quarters (when residence exceeds four thousand five hundred square feet minimum);~~

~~B.~~ Open space;

~~C.~~ Public and private trails. (Ord. 1226 § 1, 2014; Ord. 786 § 1, 1983)

18.518.090 Incidental uses.

~~Incidental uses in Specific Plan No. 11 are as follows:~~

~~A. Household pets as described and regulated in Chapter 18.20 Residential Zones Generally;~~

~~B. Public utility facilities as approved by the directors of community development and public works;~~

~~C. Other uses similar to those stated in subsections A and B of this section which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 1226 § 1, 2014; Ord. 786 § 1, 1983)~~

18.518.100 Accessory uses.

The following uses are permitted when they are accessory to the primary permitted uses ; ~~and when their location and design has first been recommended and approved by the development plan review board as consistent with the spirit and intent of the specific plan.~~

A. Detached garages ~~and carports~~;

B. Accessory Dwelling Unit, subject to the provision of Section 18.38 of this code;

~~B. C.~~ Fences and walls subject to the provisions of Section 18.518.2960;

~~C. D.~~ Community recreation buildings and recreation facilities;

~~D. E.~~ Guard or security gating structures at community entrance locations;

~~F. Patios, either attached or detached, and gazebos;~~

~~G. Patios and decks including cantilever design;~~

~~H. Swimming pool and spa;~~

~~I. Pool house with no kitchen facility;~~

~~J. Tennis Courts~~

~~K. Household pets as described and regulated in Chapter 18.20 Residential Zones Generally;~~

~~L. Public utility facilities as approved by the directors of community development and public works;~~

~~E. M.~~ Other accessory uses of a similar nature which the Director of Community Development development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 1226 § 1, 2014; Ord. 786 § 1, 1983)

18.518.110 Temporary uses.

~~—Temporary uses in Specific Plan No. 11 are as follows:~~

~~—A. Model homes, real estate offices and parking compounds associated with the sale of residential homes, subject to approval by the development plan review board only;~~

~~—B. Temporary storage compounds for contractor's trailers and construction equipment during actual construction only;~~

~~—C. Real estate and model complex signs relating to the sale, lease, or other disposition of the real property on which the sign is located and which are temporary in nature subject to the regulations of Chapter 18.152;~~

~~—D. Such other uses as are permitted pursuant to Section 18.196.050. (Ord. 786 § 1, 1983)~~

18.518.120 Conditional uses.

~~—A. Unless otherwise provided in accordance with Section 18.12.050, conditional uses shall include, but not be limited to, landscape components such as cabanas and cantilevered or retaining wall-supported patios, decks, swimming pools, tennis courts and other such structures, as may be determined by the director of community development, which are determined to be similar and not more obnoxious or detrimental than the other uses in this subsection. The determination of the director of community development may be appealed to the development plan review board in accordance with Section 18.12.050.~~

~~—B. Unless otherwise provided in accordance with Section 18.12.050, conditional structures must be approved by the development plan review board. When the installation of the conditional structures does not require grading which changes the characteristics of the landform or scenic quality of the surrounding area, the action of the development plan review board shall be final unless appealed in accordance with Section 18.12.070. In all other cases, the development plan review board shall provide a recommendation to the planning commission and approval by the planning commission shall be required. (Ord. 897 § 9, 1989; Ord. 786 § 1, 1983)~~

Article III. Development Standards

18.518.130 Intent.

This article is intended to provide standards for development of all residential and open space land uses within the specific plan area. (Ord. 786 § 1, 1983)

18.518.140 Density and land use.

A. Detached Single-Family Residential Estates—Planning Area I.

1. The maximum number of detached single-family residential lots permitted is thirty-six, yielding an average gross density of 0.33 units per acre. No detached single-family residential lots established by this specific plan may be further subdivided.

2. Individual Building Site. Each single-family residential structure (dwelling) together with any accessory structures, shall be located on an individual residential building site (lot). There shall be no more than one single-family dwelling per residential lot. No detached guest quarters are permitted.

B. Detached Single-Family Residential (Planning Areas II, III, IV and V). The maximum total number of single-family detached units permitted in these planning areas shall be two hundred twenty-six, yielding an average gross density of 1.46 units per acre. ~~The number of permitted dwellings on planning area by planning area basis are shown on Exhibit A.~~ The maximum number of residential buildable lots shall be indicated on the tentative tract map. (Ord. 786 § 1, 1983)

18.518.150 Residential hillside development.

A. It is the objective of Specific Plan No. 11 to meet the intent and objectives of the city relative to residential hillside development; therefore, all development within the 108.1 acre area of planning area I shall conform to the provisions of Chapter 18.32 except that uses, alternate development standards and densities established in this chapter shall prevail.

B. Additionally, the standards contained in Chapter 18.32 regarding grading, unit size, building height, required parking, open space, and slope maintenance, Sections 18.32.080, ~~18.32.110, 18.32.120, 18.32.130,~~ 18.32.160 and 18.32.170, shall be met to the extent practical in all other planning areas. (Ord. 786 § 1, 1983)

18.518.160 Lot sizes, dimensions and unit size.

Lot dimensions for all residential planning areas shall be generally as established and approved on the site plan and tentative tract map. Lot size information shall be provided with the tentative tract map submittal.

A. Planning area I lot sizes and dimensions shall meet or exceed the standards of Chapter 18.32 as follows:

~~1. Setbacks. Distances of structures to the property line in planning area I may be varied, in accordance with Article V as long as the distance between structures on adjoining parcels is not reduced below twenty-four feet~~

~~1.2. Minimum Lot Size. Lot size may be reduced to no less than fifteen thousand square feet. The exact square footage shall be shown on the final recorded map. and shall be determined in accordance with the following procedure:~~

~~—a. The developer shall submit a precise plan for development of each lot. The precise plan shall show the most logical location of the custom homes based on the standards as set forth in this section;~~

~~—b. The precise plan shall be reviewed by the development plan review board and its recommendation shall be made to the planning commission for review and approval;~~

~~—c. After the precise plan is approved by the planning commission, the property line shall be determined, based on the location of the precise fence line and shall be shown and recorded on the final map;~~

~~—d. The developer, as a condition of approval, shall construct a decorative open or solid masonry fence as approved by the development plan review board along the property line;~~

~~—e. All property outside the property line shall be shown as open space and maintained by the property owner in accordance with the provisions of Section 18.518.200.~~

3. Lot Width. Lot width may be reduced to no less than one hundred feet at the building location. Average lot width shall be greater than one hundred feet in all cases and general greater than one hundred forty feet.

4. Residential Unit Size. Each residential unit shall have a minimum of two thousand square feet of living area. It is encouraged to build houses which are greater than three thousand square feet.

B. Planning areas II through V lot sizes and dimensions shall meet or exceed the standards of Chapter 18.24 as follows:

1. Setbacks. Minimum setbacks shall be as established in Section 18.518.220;

2. Lot Sizes. Minimum lot sizes shall be no less than eight thousand square feet. Additionally, the average lot size shall be greater than eleven thousand square feet;

3. Lot Width. Minimum lot width may be reduced to no less than seventy feet at the building location. Average lot width shall be greater than seventy feet in all cases.

4. Residential Unit Size. Each residential unit shall have a minimum of one thousand six hundred square feet of living area. (Ord. 786 § 1, 1983)

18.518.170 Grading design.

A. The intent and purpose of this section is to ensure that any onsite grading appears natural and blends into and follows the existing contours present on-site to the greatest extent possible.

B. Grading of the site shall conform to the standards set forth in this section. Construction grading permits shall not be issued unless the grading plans have first been reviewed and approved by the director of community development and city engineer.

A-C. General. The site is divisible into five (5) distinct areas and appropriate grading standards have been outlined in this section for each area on an individual basis. These areas are delineated on Exhibit A.

B D. Planning Area I—Single-family Detached—Estate Lots.

1. Grading Limits

a. Lots in this area are predominantly located along the major change in topography and are highly visible to the surrounding community. The lots are located in an area of great landform sensitivity. Except as provided in subsections 18.518.170.D.1.b and 18.518.170.D.3.h, g Grading on these lots is restricted to only that earth movement necessary for; ~~roadway~~

i. vehicular access to the garage/parking area;

ii. ~~and~~ excavation for retaining-type building foundations for the primary residential structure and garage, where there will be no visible signs of grading beyond the structure's main walls; and

~~The drainage of runoff will follow its natural course.~~

iii. A detached or attached ADU

b. Additional grading. Any grading for any primary or accessory use, other than those allowed in subsection 18.518.170.D.1.a, shall be subject to compliance with the Mitigated Negative Declaration Mitigation Measures as required by Resolution 2024-XX. Grading limits for additional grading shall be as follows:

i. Up to one thousand (1,000) cubic yards of grading, cut and fill combined, is allowed in addition to the grading permitted by subsection (D)(1)(a).

ii. Grading for one pool/spa and a five (5) foot wide deck around the perimeter of the pool/spa shall not count towards the one thousand (1,000) cubic yards of grading allowance.

c. Submitted grading plans shall provide the following calculations and delineate the amount of grading as shown.

i. House Pad cut/fill

ii. Vehicular access, garage and parking cut/fill

iii. Pool/Spa cut/fill

iv. Additional Grading cut/fill

d. Grading plans for any new residence and the vehicular access to the garage/parking area will be reviewed and approved by the Development Plan Review Board concurrent with the review of the residence. Grading plans for a pool/spa or any additional grading will be

reviewed at the staff level, unless submitted concurrently with the grading for a new residence.

e. Grading is prohibited on any slope of more than a 65 percent grade.

2. Grading Design

- a. Housing shall be sited to take maximum advantage of any natural flat areas of the site for the location of the dwelling unit and any accessory structures in order to minimize the impact of grading on the natural landforms.
- b. Lots in Planning Area I consist of a mixture of graded pad lots and custom sloping lots. Custom sloping lots may not be later regraded to flat pad configurations unless reviewed and approved by the Development Plan Review Board.
- c. Transitions to adjacent planning areas (Planning Areas II and IV) shall be gradual and blended to the greatest extent possible.
- d. Prior to the issuance of a grading permit, the developer shall submit a tree removal plan for review and approval if any trees are proposed for removal. The removal of any trees must follow the standards set forth in Chapter 18.162 of this code.
- e. All grading on site shall work with the contours present on site. Grading which cuts directly across contour lines shall be avoided. See Figure 1 below.

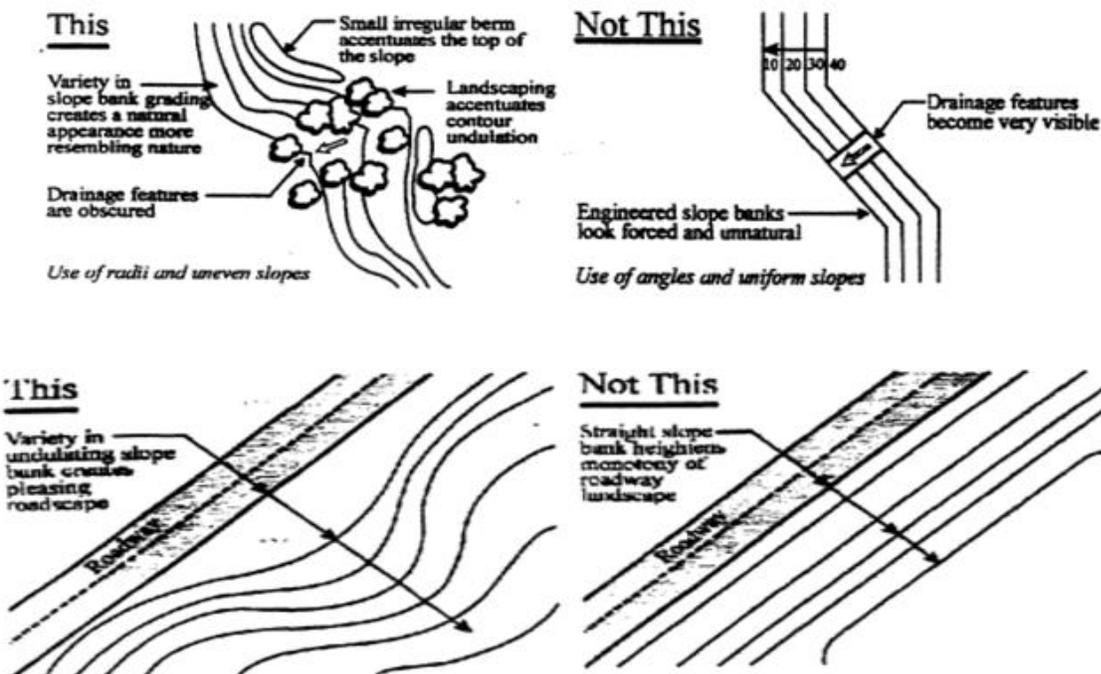


Figure 1 – Preferred Grading Techniques

3. Retaining wall design

- a) The maximum height for any single retaining wall is 12'. The total exposed height of all walls shall not exceed 24'.
- b) If more than one retaining wall will be used, the walls must be separated by one half the height of the taller of the adjacent walls.
- c) Gravity type retaining walls shall be used unless on-site conditions prohibit their use.
- d) Wall material shall be either split or slump stone in an earth tone color; tans/browns.
- e) Retaining walls shall flow with the natural contours found on site and shall not cut directly across contours.

- f) If an infinity pool is placed in the yard, the pool wall shall count towards the height of retaining walls.
- g) Any required drainage features shall be of concrete in an earth tone color; tans/browns.
- h) In lieu of a retaining wall(s), a slope of no more than a 2:1 ratio may be utilized. The use of a slope shall provide a 20% bonus to the additional grading limits, not to exceed two hundred (200) cubic yards or the total cubic yardage necessary to create the slope, whichever is less.

4. Landscape design for retaining walls

- a) The base of the retaining wall(s) shall be planted with drought tolerant shrubbery and trees with staggered planting at 15-foot intervals. Tree type shall be either Coast Live Oak, Scrub Oak, or Southern California Black Walnut.
- b) If more than one wall is used, landscaping must be placed on the terrace between the walls and the base of the lower wall. Landscaping shall be drought tolerant, native and grow tall enough to cover the upper wall.
- c) Irrigation shall be required to be installed for all required landscaping at the time of planting. Irrigation shall be permanent in nature and all landscaping shall be maintained by the property owner.

~~—2.—Housing shall be sited to take maximum advantage of any natural flat areas of the site for the location of the dwelling unit and any accessory structures in order to insure adherence to the grading standards applied in subdivision 1 of this subsection.~~

~~—3.—Lots in planning area I consist of a mixture of graded pad lots and custom sloping lots. Custom sloping lots may not be later regraded to flat pad configurations unless reviewed and approved by the development plan review board.~~

~~—4.—Transitions to adjacent (planning areas II and IV) shall be gradual and blended as much as possible.~~

~~5.—Prior to the issuance of a grading permit, the developer shall submit a tree removal plan for review and approval by the development plan review board. Trees six inches in diameter or larger to be removed shall be identified on the tree removal plan.~~

C E. Planning Areas II, III, IV and V—Single-family Detached Residential.

1. Grading is permitted under the following guidelines:

- a. All graded slopes are to be contoured and blended to harmonize with natural slopes except where the use of contour grading techniques result in significantly greater exposed graded slopes.
- b. The extent of visible exposed cut or fill banks shall be limited to twelve feet except where the use of a specific grading technique minimizes the visual impact or aids in visual screening.
- c. Significant landmark features as determined by the planning division, such as prominent trees and areas of special natural beauty, shall be preserved.
- d. Maximum vertical height of cuts and fills, exposed or retained by walls, shall not exceed the requirements as listed in subparagraph (b) of this subdivision, except when necessary to

provide circulation access, or when an alternate is approved by the development plan review board.

- e. The maximum steepness of exposed cuts and fills shall not exceed 2:1.
- f. No grading of finished building pads shall be permitted ~~prior to precise plan approval~~.
- g. No curb cuts shall be permitted ~~prior to precise plan approval~~ unless specifically approved by the director of community development or the director of public works.
- h. Prior to the issuance of a grading permit, the developer shall submit a tree removal plan complying with code section 18.162. if any trees are proposed for removal. for review and approval by the development plan review board indicating trees with trunks six inches in diameter or larger to be removed. (Ord. 786 § 1, 1983)

18.518.180 Open space.

Contained within all planning areas are areas of significant open space totaling approximately 148.0± acres. These areas of the site in which development does not occur will be controlled and protected by the overlay of an open space scenic easement. The intent of this easement is to preserve the open space character of the areas from the introduction of visible man-made structures, preserving and enhancing the natural aesthetics of the area, while also maintaining the health, safety and welfare of the residents and protection of property. Restrictions in the open space easement area, as identified on the tentative tract map are as follows:

- A. Grading is not permitted in these areas except for the following uses:
 - 1. Fuel modification and access for fire control and emergency vehicles;
 - 2. Recreational access for riding, hiking or other open space uses;
 - 3. Protection of property from the effects of storm runoff, erosion, unstable soils or geologic conditions;
 - 4. Road access for surrounding circulation;
 - 5. Construction of underground utilities;
 - 6. Service access for utilities and flood control facilities;
 - 7. Landscaping.
- B. Where grading is warranted as in subparagraph (a) of this subsection, the following techniques shall be employed:
 - 1. A contour grading technique shall be used where the graded areas are visible from off-site areas of development unless the use of this technique results in significantly greater exposed slopes;
 - 2. Grading shall be kept to a minimum and improvements shall be designed to conform to the terrain wherever possible. Graded slopes shall be concealed where possible and transitions between the graded slopes and natural terrain shall be gradually adjusted and blended.

C. No structures, appurtenances, or walls may be constructed in this area except for those conditions listed in subparagraphs (a) and (b) of this subsection.

D. Introduced plant material is encouraged to be restricted to native species and/or those plant types presently existing on-site. (Ord. 786 § 1, 1983)

18.518.190 Erosion control.

All manufactured slopes 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. Irrigation facilities shall be required where necessary to provide for proper maintenance of the planted areas. (Ord. 786 § 1, 1983)

18.518.200 Slope maintenance.

All slopes shall be maintained in accordance with the following provisions:

A. A declaration of covenants, conditions and restrictions shall be prepared by the developer and submitted to the planning director and city attorney for review prior to the issuance of building permits. The covenants, conditions and restrictions shall be signed and acknowledged by all parties having record title interest in the property to be developed, shall make the city a party thereto and shall be enforceable by the city. The covenants, conditions and restrictions shall be approved by the city and recorded by the development prior to occupancy of units or buildings proposed for this project. The covenants, conditions and restrictions shall be subject to the following conditions:

1. The covenants, conditions and restrictions shall be prepared and reviewed at the developer's sole cost and expense;

2. The covenants, conditions and restrictions shall be in the form and content approved by the director of community development and city attorney, and shall include such provisions as are required by this approval and as the officials deem necessary to protect the interest of the city and its residents;

3. The covenants, conditions and restrictions shall provide for the effective establishment, operation, management, use, repair, and maintenance of all common areas and facilities, including all open space and easement areas as set forth in the tentative tract map;

4. The covenants, conditions and restrictions shall provide that the property shall be developed, operated and maintained so as not to create a public nuisance;

5. The covenants, conditions and restrictions shall provide that if the property is not maintained in the conditions required by the covenants, conditions and restrictions then the city, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any maintenance required thereon by the covenants, conditions and restrictions or the city's ordinances. The property shall be subject to a lien in favor of the city to secure any such expense not promptly reimbursed;

6. In addition, the covenants, conditions and restrictions shall contain the following special conditions:

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

b. Failure to maintain such improvements located on slope areas shall be unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community. (Ord. 786 § 1, 1983)

18.518.210 Building height.

A. In planning area I, the maximum building height shall be as follows:

1. Two stories or thirty-five feet; whichever is less;

2. Building high shall be measured from the average of the lowest point and highest point of contact with the ground to the highest portion of the structure;

3. On sloping terrain, three stories or forty-two feet are permitted on downhill lots as measured in subdivisions (1) and (2) of this subsection; provided they do not exceed two stories above street grade.

B. No building or structure in planning areas II through V shall exceed two stories, as defined by the Uniform Building Code, or thirty-five feet in height, whichever is less. (Ord. 786 § 1, 1983)

18.518.220 Setbacks.

A. Front Yard Setbacks.

1. Planning Area I. Front yard setbacks for all residential land uses shall vary according to topographic conditions and shall be as approved pursuant to the development plan review board disposition procedure described in Article V.

2. Planning Areas II through V. Minimum front yard setback shall be eighteen feet from front property line. The average front yard setback shall be twenty feet. In those areas where physical hardship exists, a lesser minimum setback may be reviewed and approved by the development plan review board.

B. Side Yard Setbacks.

1. Planning Area I. Side yard setbacks for all residential development shall be twelve feet minimum;

2. Planning Areas II and V. The minimum required side yards for detached single-family residential development shall be five and twelve feet, with the twelve foot side yard being provided on the driveway side of the lot. On corner lots, the side yard adjacent to the street shall be a minimum of ten feet.

C. Setbacks for Accessory Structures

1. Planning Area I. There shall be a ten-foot minimum setback from the side and rear property lines.
2. Planning Areas II through V. There shall be a five-foot minimum setback to the side or rear yard property line if the structure is located entirely behind the main residence. For any accessory structure built in the side yard adjacent to the main residence, the side yard setbacks found in subsection B will apply., (Ord. 786 § 1, 1983)

18.518.230 Parking and driveways.

In addition to the standards established by Chapter 18.156, the following standards will apply:

A. General. Driveways and drives shall be designed to a grade and alignment that will provide the maximum of safety and convenience for vehicular, emergency and pedestrian use and in a manner which will not interfere with drainage or public use of the sidewalks and/or street areas. Driveways shall be located and designed to minimize disturbance to natural terrain.

B. A minimum of two off-street parking spaces within a fully enclosed garage shall be provided for each dwelling unit. In addition, two off-street parking spaces for guests shall be provided for each dwelling unit.

C. Driveways shall have a minimum width of sixteen feet, except turn-in driveways which shall have a minimum width of twelve feet unless modified to preserve natural terrain pursuant to the plan disposition procedure.

D. The occasional use of common driveways serving two or more residences can drastically reduce the potential monotonous repetition of driveways as well as reduce grading and the on-site costs of development. This arrangement shall be encouraged. (Ord. 786 § 1, 1983)

18.518.240 Street standards and geometrics.

~~—Street designs shall be in accordance with the hillside street development standards contained in Sections 18.32.230(B)(8) through 18.32.250. In addition, the minimum horizontal radius for local residential streets shall be one hundred feet. The minimum right-of-way width for local residential streets shall be thirty five feet, with twenty eight feet of paving and parking permitted on one side. All street sections shall be shown on the tentative tract map. Modifications to the standards in this section shall be as approved by the city engineer. (Ord. 786 § 1, 1983)~~

18.518.250 Storm drainage.

~~—The design of storm drainage facilities shall ensure the acceptance and disposal of storm runoff without damage to streets or to adjacent properties. The use of special structures to accept design storm runoff shall be incorporated into the street design where appropriate. All storm drainage facilities shall be subject to the approval of the city engineer. In addition, the net~~

~~increase of storm runoff into the Covina Hills Road drainage way which drains westward shall be prohibited. (Ord. 786 § 1, 1983)~~

18.518.260 Landscaping.

~~—A. Design Concept. The general design concept is to maintain the scenic amenity represented by existing natural landforms and vegetation, with introduced plant materials designed to harmonize with the natural character of the site. The major open space areas will be retained in their natural state, and additional landscaping will be incorporated in specific perimeter areas to eliminate negative visual impacts both on and off the site through selective screening. Locations of key entries, visual screening and conceptual design shall be required as part of the conceptual landscape plan.~~

~~—B. Landscape Plan and Plant Materials List.~~

~~—1. Prior to the issuance of lot building permits, a conceptual landscape plan for all developer-installed areas shall be submitted to the director of community development for review and approval. The landscape plan shall include design features sensitive to maintaining solar access for each dwelling unit where possible, subject to the approval of the development plan review board.~~

~~—2. For each phase, a corresponding final landscape plan shall be approved by the director of community development. The landscape plan shall clearly indicate general location, size and species of plant materials.~~

~~—3. In addition, a suggested plant material list for use by individual homeowners in their selection of plant materials shall be submitted.~~

~~—C. Fire Prevention. In order to reduce potential fire hazards, existing fire prone plant materials shall be eliminated along main roads. Landscape material used shall be selected for its fire retardant characteristics. All plant material shall meet with the requirements of the Los Angeles County fire department.~~

~~—D. Installation and Maintenance Responsibility.~~

~~—1. Installation. All cut and fill slopes in excess of three feet in vertical height shall be planted and irrigated with a temporary or permanent sprinkler system as appropriate to promote growth of plants and ground cover to prevent erosion. In developing a site, the developer shall plant and maintain all slopes until the property is occupied by reason of purchase. The developer shall provide suitable guarantees, satisfactory to the city council for planting and maintenance as required by this chapter.~~

~~—2. All manufactured slopes 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. Irrigation facilities shall be required where necessary and possible to provide for proper maintenance of the planted areas.~~

~~—3. Maintenance. To ensure continued maintenance of plant materials, an automatic irrigation system shall be provided by the developer. Sprinkler systems shall be designed to provide~~

~~uniform water coverage. In no event shall the rate of precipitation or duration of sprinkling be permitted to create an oversaturated condition or cause an erosion problem. A functional test of the sprinkler to drip irrigation system shall be performed by the installer in the presence of a building inspector. (Ord. 786 § 1, 1983)~~

18.518.270 Signs.

~~—Prior to the installation of any sign, a sign program shall be submitted to the development plan review board for review and approval. The sign program shall show signs drawn to scale, dimensioned and easily readable, containing but not limited to, the following:~~

- ~~—A. General location and bulk of major community identification or directional signs;~~
- ~~—B. Location of major community components, such as streets, permanent open space, entry statements and development areas;~~
- ~~—C. Model complex signs. (Ord. 786 § 1, 1983)~~

18.518.280 Lighting.

~~—All public streets shall be provided with a level of street lighting designed to protect the health, safety and welfare of those living within the development. Street lights 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 submitted to the development plan review board for review and approval. Further, street lighting engineering data shall be approved by the city engineer. (Ord. 786 § 1, 1983)~~

18.518.290 Fencing.

The purpose of this plan is to prohibit the arbitrary placement of fences on the visible slopes of the hillside areas.

Planning Area I

All fencing to be installed shall meet the standards set forth in section 18.24.040(G) of this code, except for front yard fences which may be up to six feet in height. No fencing shall be permitted within the open space easement areas within this specific plan, as set forth in Exhibit B.

Planning Areas II, III, IV, V

All fencing to be installed shall meet the standards set forth in section 18.24.040(G) of this code. Fencing is typically located at the top of slope or the toe of slope of downslope properties. No fencing shall be permitted within the open space easement areas within this specific plan, as set forth in Exhibit C.

~~—A conceptual fencing plan is included as Exhibit C which indicates the general areas where fences are permitted. The purpose of this plan is to prohibit the arbitrary placement of fences on the visible slopes of the hillside areas. Prior to the issuance of grading permits, a community~~

~~fencing plan for each development described in this chapter shall be submitted to the development plan review board for review and approval. The community fencing plan shall clearly indicate the location, height, type of materials and color selections to be utilized for fencing. Areas prohibited from fencing shall be indicated on the community fencing plan. Homeowner installed fencing shall be reviewed and approved by the director of community development.~~(Ord. 786 § 1, 1983)

18.518.300 Patio or deck areas.

—All development plans shall show a patio or deck area on each hillside lot where appropriate. Unless required as a condition of approval, a developer shall not be required, pursuant to this section to install a patio or deck area. However, any persons wishing to install a patio or deck area shall do so in accordance with a development plan approved by the director of community development and the development plan review board. The development plan shall provide for the installation of the patio or deck area by one or more of the following methods:

- A. ~~Cut/fill;~~
- B. ~~Retaining walls;~~
- C. ~~Cantilevered decks;~~
- D. ~~At grade construction.~~

—The planning commission shall by resolution adopt standards and findings governing the designation and installation of patio or deck areas. (Ord. 786 § 1, 1983)

Article IV. Architectural Guidelines

18.518.310 Purpose.

The purpose of the architectural guidelines is threefold:

A. To provide the city with the necessary assurances at the time of adoption of Specific Plan No. 11 that the community will develop in accordance with the quality and character proposed in this chapter;

B. To provide policy guidance to builders, home residents, engineers, architects, landscape architects, and other design professionals in order to maintain design continuity throughout the development and within the home area;

C. To provide guidance to the development plan review board, planning commission and the city council in the subsequent review of building plans as noted in plan review and disposition procedures. (Ord. 786 § 1 (D), 1983)

18.518.320 Building design.

Architectural statements should convey a feeling or impression rather than standing out as any particular style. Each residential area should convey its own blend of building forms, textures and site relationships. There is not one particular style but rather an atmosphere which should be the result of building designs, sensitively integrated with the site, the topography and character of the property. Desirable building design goals include, but are not limited to, the following:

- A. The creation of a human scale of buildings such that the structures do not appear to be monumental in size or visual scale;
- B. The promotion of controlled variety by the use of such techniques as breaking up long wall surfaces and roof lines into staggered masses, employing natural or highly textured materials on buildings or walls and employing balconies to provide useable outdoor space as well as visual relief;
- C. Variation in roof forms by the mixing of single with two-story elements, occasional turning on end, the addition of architectural details, or the use of differing heights of roof peaks;
- D. Avoidance of conflicting or “hodge-podge” effects in style or materials ~~within planting areas~~. (Ord. 786 § 1 (D), 1983)

18.518.330 Relation to site.

Buildings and other improvements should be appropriate in mass and scale to the site on which they are placed. The site and its relationship to other structures, scenic values, climatic orientation, solar access circulation and topography should be dominant factors in the design or orientation of structures on each site. (Ord. 786 § 1 (D), 1983)

18.518.340 Landscape design.

Landscape design and proper use of plant materials can dominate the total visual image presented by the buildings and building clusters. Landscape materials should include native materials. Landscape design should respect solar access rights and should be utilized for microclimatic control around structures and outdoor use areas. The design of fencing and exterior lighting is an integral part of the landscape design process. (Ord. 786 § 1 (D), 1983)

18.518.350 Selection of materials.

The building and its elements should be unified in [architectural style](#), textures, colors and materials to provide an order and coherence, not only with themselves, but with the surrounding environment or natural setting. Nature provides a strong coherent order without monotony which includes symmetrical, asymmetrical, linear and curvilinear forms, and rough and smooth textures. The design of improvements should complement this natural site order in form, texture and color. (Ord. 786 § 1 (D), 1983)

Article V. Plan Review and Disposition

18.518.360 Review requirements—Development plans.

A. Before any grading for residential development is undertaken on any lot or parcel within the Specific Plan No. 11 area, unless otherwise provided in accordance with Section 18.12.050, development plans for any planning area shall be submitted for review and approval by the development plan review board ~~and planning commission~~, pursuant to the provisions of Chapter 18.12. ~~Development plans shall consist of the following:~~

- ~~—1. A scaled plot plan or site plan;~~
- ~~—2. Conceptual architectural floor plans and elevations where applicable;~~
- ~~—3. Rough grading plan;~~
- ~~—4. Conceptual landscaping plan.~~

~~—B. Unless otherwise provided in accordance with Section 18.12.050, development plans shall be subject to final review and approval by the development plan review board and thereafter, the planning commission, unless appealed to the city council in accordance with Chapter 18.12.~~

~~—C. In addition to the standard development plan findings, the development plan review board, the planning commission and the city council, in approving a development plan for any lot or lots in Specific Plan No. 11, shall make the following findings:~~

- ~~—1. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 11;~~
- ~~—2. Structures and appurtenances are sited in a manner that minimizes visual impact and disturbance, to the natural terrain and are in conformance to the intent of Specific Plan No. 11;~~
- ~~—3. The architectural character, style and use of materials harmonize with the natural setting, if applicable.~~

~~—D. Prior to submitting development plans, the applicant shall meet with city planning and engineering staff members to discuss and review the general purpose and objectives of the specific plan in relation to any development concepts proposed by the applicant. (Ord. 897 § 9 (B), (C), 1989; Ord. 786 § 1 (E), 1983)~~

18.518.370 Precise plan review requirements.

~~—A. The applicant shall submit four sets of scaled plans to the planning department which shall include the following, where applicable:~~

- ~~—1. Precise grading plan;~~
- ~~—2. Signing plan;~~
- ~~—3. Fencing plan;~~
- ~~—4. Lighting plan;~~

~~—5.— Landscaping plan;~~

~~—6.— Architectural floor plans and elevations.~~

~~—Precise plans shall be reviewed and approved by the development plan review board only. Appeals are subject to the provisions of Section 18.12.070 (C).~~

~~—B.— The development plan review board shall make the findings in accordance with Section 18.12.060. (Ord. 786 § 1 (E), 1983)~~

-

18.518.380 Plan disposition.

~~—A.— Required tentative tract map submittals shall be considered by the subdivision committee review board on an advisory basis to the planning commission. The planning commission shall consider the plans and recommend to the city council approval, conditional approval or disapproval based upon the public health, safety and general welfare within thirty days of submission and formal acceptance by the city. Upon receipt of the recommendation from the planning commission, the city council shall approve, conditionally approve or disapprove the tentative tract map.~~

~~—B.— Within thirty days after submission of development plans, the development plan review board shall consider the plans and shall recommend to the planning commission approval, conditional approval or disapproval of the plans with any conditions deemed necessary to protect the public health, safety and general welfare. Appeals shall be subject to the provisions outlined in Section 18.518.360.~~

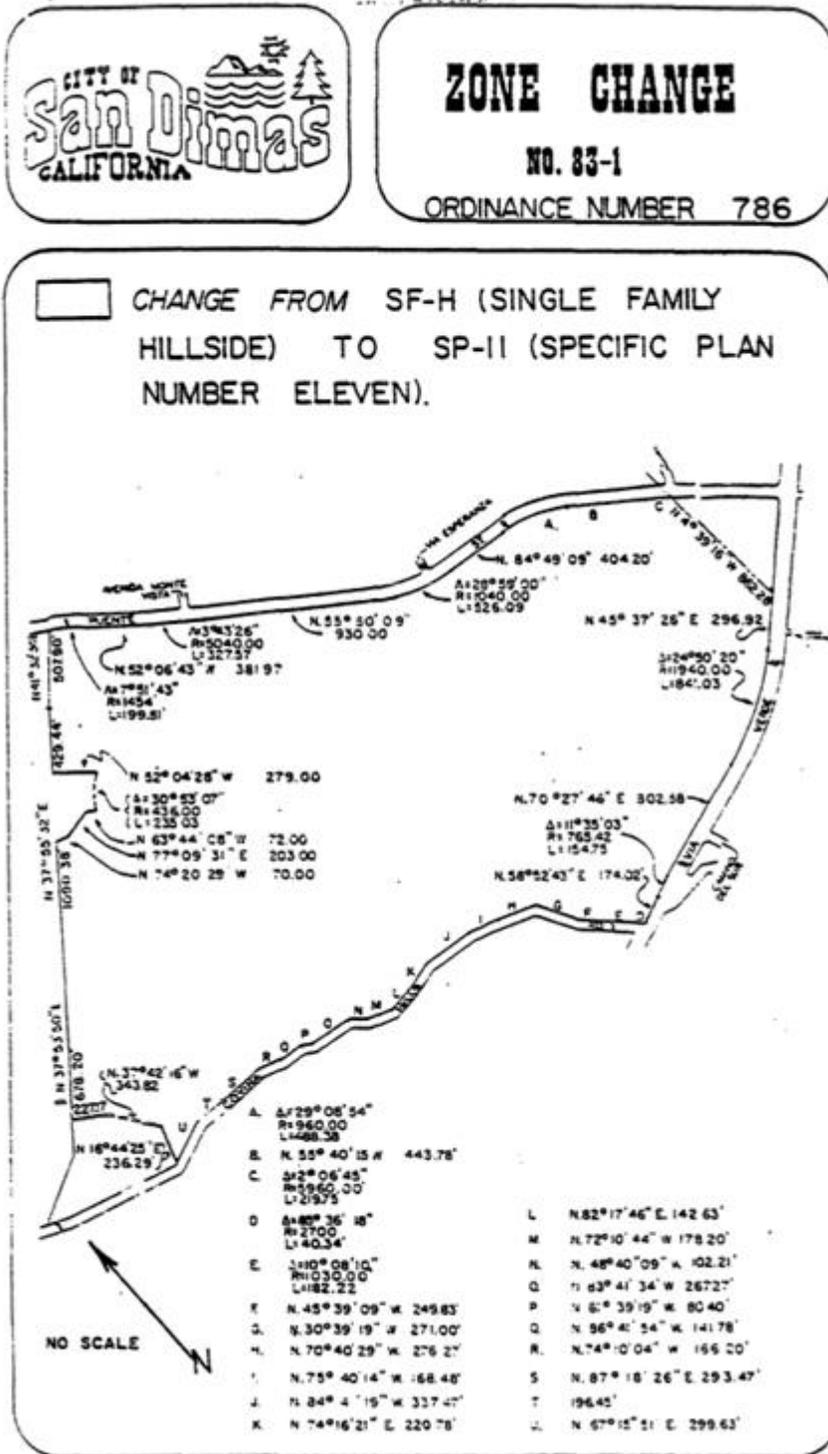
~~—C.— Within thirty days after submission of precise plans, the development plan review board shall consider the plans and shall approve or disapprove the plans. Appeals shall be in accordance with the provisions of Section 18.12.070 (C).~~

~~—D.— Amendments to Approved Plans. Development plans and precise plans may be amended by the same process provided for approval. Minor modifications, which do not substantially change the concept of an approved development plan or precise plan may be approved by the director of community development and reported to the development plan review board.~~

-

Exhibit A

Delete this Exhibit A



CHANGE FROM SF-H (SINGLE FAMILY HILLSIDE) TO SP-II (SPECIFIC PLAN NUMBER ELEVEN).

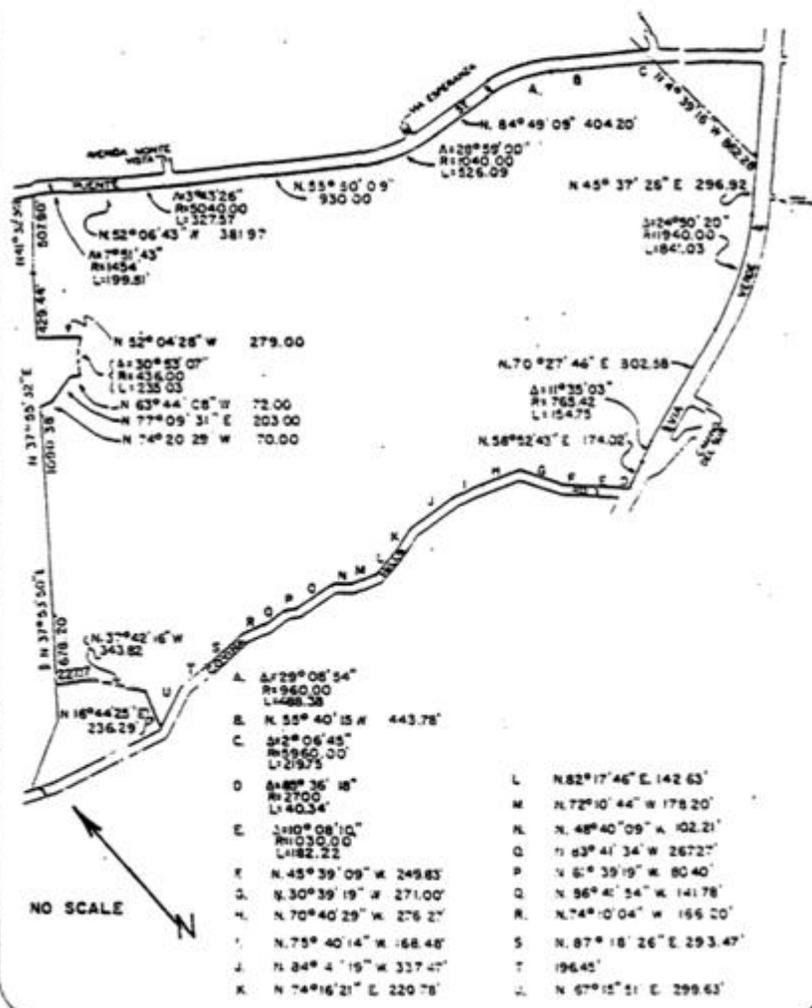
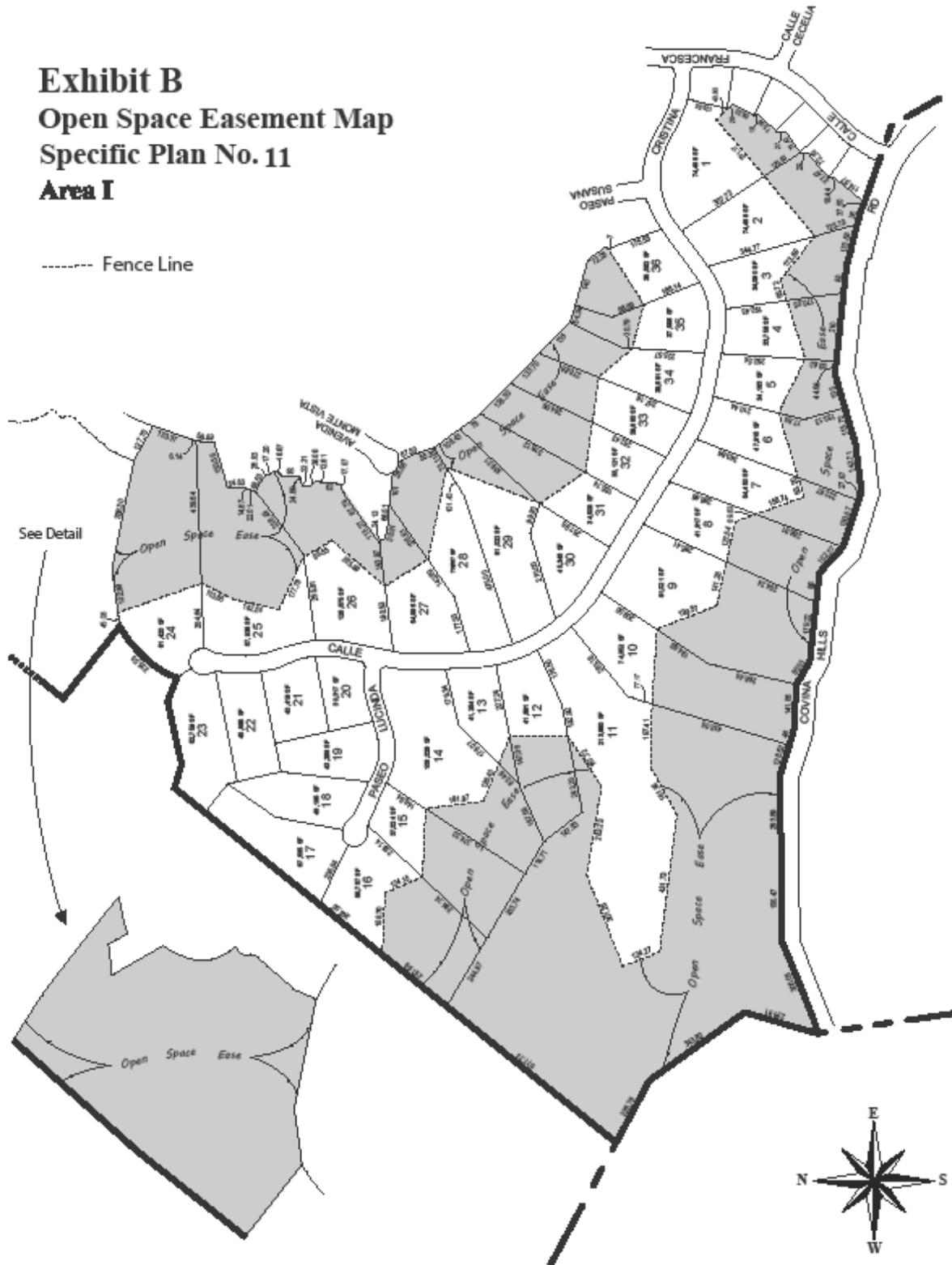


Exhibit B (Reserved).

Exhibit B
Open Space Easement Map
Specific Plan No. 11
Area I



DRAFT

