

RESOLUTION NO. 5485

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS REVISING GENERAL PLAN FIGURES 4.2 AND 4.3 TO CLARIFY THE BOUNDARIES OF THE SOUTHEAST AREA PLAN, CLARIFY AND ADJUST THE LOCATION OF THE SECTOR BOUNDARIES, DELETE SECTORS 11 AND 12 AND MAKE MINOR CHANGES TO THE TEXT OF SECTION 4.42 OF THE LAND USE ELEMENT.

WHEREAS, the Planning Commission of the City of Redlands has recommended an amendment to the Southeast Area Plan maps and text of the Redlands General Plan pursuant to Planning Commission Resolution No. 878 after holding a public hearing upon notice in accordance with the Government Code of the State of California; and

WHEREAS, R.P.C. Resolution No. 878 has been certified to the City Council of the City of Redlands; and

WHEREAS, on the 25th day of February, 1998, a Notice of Public Hearing was published in the Redlands Daily Facts and the San Bernardino County Sun; and

WHEREAS, following said public hearing, the City Council declares that the proposed amendment is in the interest of the public health, safety and general welfare; and

WHEREAS, all of the provisions of the Government Code relating to the amendment of the General Plan have been complied with;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands:

That the amendment to the General Plan adopted by the Planning Commission in R.P.C. Resolution No. 878 shall be adopted as follows:

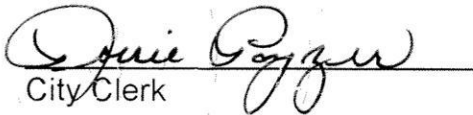
AMENDMENT NO. 66 d TO THE GENERAL PLAN OF THE CITY OF REDLANDS

Revise General Plan Figures 4.2 and 4.3 to clarify the boundaries of the Southeast Area Plan, clarify and adjust the location of the sector boundaries, delete sectors 11 and 12 and make minor changes to the text of Section 4.42 of the Land Use Element as particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference.

ADOPTED, SIGNED AND APPROVED this 17th day of March, 1998.

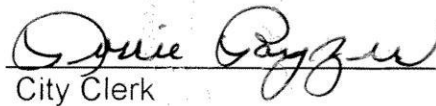

Mayor of the City of Redlands

ATTEST:


City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 17th day of March, 1998, by the following vote:

AYES: Councilmembers Banda, George, Freedman; Mayor Cunningham
NOES: None
ABSENT: None
ABSTAIN: Councilmember Gilbreath


City Clerk

Replace General Plan Figure 4.2 with a revised General Plan Figure 4.2

Replace General Plan Figure 4.3 with a revised General Plan Figure 4.3

Modify the text in Section 4.42, Southeast Area, of the Land Use Element of the General Plan as follows:

- * Page 12, modify first paragraph to indicate 10 subsectors.

Planning Sectors - The Southeast Area Plan identifies ~~12~~ 10 sectors, the "Planning Sectors", as shown in GP figure 4.3. Because of the number and complexity of the Planning Sectors, the Southeast Area Plan does not provide a detailed plan of development for each sector. A specific plan shall be developed for each of those sectors consistent with the Guiding Policies in this section. Policy 4.42a (at the end of this section) requires the preparation of a specific plan for each of the Planning Sectors. *Notwithstanding Policy 4.42a, a specific plan shall not be a prerequisite for the approval of any residential development project consisting of four (4) dwelling units or less within Planning Sector 2.*

- * Page 14, second and eighth paragraphs, modify Figure 4.42B to 4.42. Delete the word "basing" from fourth paragraph.

The easiest features to describe and quantify are the signature ridges. These ridges are those which define a significant edge, either in the foreground or at a distance. On-site observations and an examination of the topography of the Southeast Area led to the designation of five ridge formations as "signature" ridges. These ridges also separate the major drainage basins within the area. Signature ridges in the Southeast Area are shown in Figure ~~4.42B~~ 4.42.

Policy 4.42d deals with the protection of ridges within the Southeast Area.

EXHIBIT "A"

These basins ~~basing~~ between the signature ridges are designated signature basins.

In addition to the signature ridges are the myriad of lesser ridges which thrust out of these major walls into the canyons below. These ridges and the canyons between are a part of the internal canyon perception, since they are perceived as being "in the canyon". As internal features they do not individually make signature statements, but collectively they do to some degree. Lesser ridges which are considered especially important due to their size or location are shown as "major" ridges on Figure 4.42B 4.42.

- * Page 16, sixth paragraph, change to reflect Sectors 1 and 4.

The San Timoteo Canyon watercourse is a graded channel throughout its length in the Southeast Area. This channel should, as in Live Oak Canyon, be the backbone of a linear parkway which includes the watercourse, an equestrian/hiking trail, bike/pedestrian paths, linear park improvements, and a parkside roadway. The parkside roadway envisioned serves the park and also the land uses to the north and west within the interior of Planning Sector 3 Planning Sectors 1 and 4.

- * Page 19, third paragraph, change to reflect Sector 3 and delete Sector 12.

On the other hand, it also appears that there exists several areas of Grade 1 agricultural soils which are of sufficient size as to perhaps warrant preservation consideration. In order of size these are:

1. San Timoteo Canyon, except for the watercourse itself, Planning Sector ~~11~~ 3.
2. Live Oak Canyon, except the watercourse, ~~Planning Sector 12~~ and the Southerly portion of Planning Sector 9.
3. Alessandro Canyon and the canyon bottom fingers related thereto , Planning Sector 1.
4. The canyon bottom in Planning Sector 8, and
5. The canyon bottom in Planning Sector 6.

Policy 4.42 addresses the preservation of agricultural uses in the Southeast Area.

- * Page 20, eighth paragraph, change to reflect the revised Sector 3.

~~Planning Sector 3: This major canyon basin is made up of a series of lesser canyons, all following the same basic alignment, running from the edge of Planning Sector 2 southerly and westerly into San Timoteo Canyon. Because the canyon wall escarpment which is the dividing line between Planning Sectors 2 and 3 is quite steep, access to the canyons within this basin have historically been up-canyon from San Timoteo.~~

~~Because there is but a low ridge separating Planning Sectors 1 and 3, there has been historical access into 3 over this ridge from Alessandro.~~

~~Similarly, the ridge separating Planning Sector 3 from 5 appears to have been a historical access route of a sort. In this instance the ridge is of a significant size, but the western side of it (the Planning Sector 3 side) is made up of a series of relatively gentle slopes. Thus, it has provided "easy" access to the ridge top area which also happens to be rounded in character.~~

This Sector is located in San Timoteo Canyon and has historically taken access from San Timoteo Canyon Road and Alessandro Road.

- * Page 22, seventh paragraph, change Exhibit 4.42A to 4.42.

The General Plan map is intended to *conceptually* illustrate how policies could be implemented, not where specific features would be required, as in a Specific Plan. (See Exhibit 4.42A 4.42.)

- * Page 29-31, Revisions to Exhibit A, Statistical Summary.

Exhibit "A", Statistical Summary, (shown below and on the following pages) presents the results of the application of these densities. These results are expressed in terms of the most commonly considered impacts resultant therefrom, acres involved, number of dwelling units, population, number of

school age children, automobile trips per day and peak hour automobile trips. Presented are estimates for each planning sector; specific slope analysis and densities shall be determined as part of the Specific Plan for each sector.

**EXHIBIT A: SOUTHEAST AREA PLAN
STATISTICAL SUMMARY**

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Planning Sector	Slope	Density	Acres	D.U.'s	Pop. @ 3.00	K-6	Junior High	Senior High	Total	ADT	Peak Hour Trips
1	0 to 15 %	1.0	118	118	351	40	20	20	80	1180	118
	> 15 to 30 %	2.5	35	14	42	4	2	2	9	140	14
OS		0	62	0	0						
RC	> 30 %	0	81	0	0						
	Min. [2]	10.0	192	19	57	6	3	3	12	190	20
	Max. [3]	5.0	192	39	141	12	6	6	24	390	39
	s.t. (Min.)		488	150	450	50	25	25	100	1500	150
2	0 to 15 %	1.0	74	74	222	24	12	12	48	740	74
	> 15 to 30 %	2.5	22	8	24	2	1	1	5	80	8
RC	> 30 %	0	118	0	0						
	Min. [2]	10.0	93	9	27	4	2	2	8	90	9
	Max. [3]	5.0	93	19	57	6	3	3	12	190	19
	s.t.		307	90	273	30	15	15	60	900	90
3	0 to 15 %	1.0	23	23	69	6	3	3	15	230	23
	> 15 to 30 %	2.5	8	3	9	2	1	1	3	30	3
OS		0	5	0	0						
RC		0	16	0	0						
	Min. [2]	10.0	43	4	12	2	1	1	3	40	4
	Max. [3]	5.0	43	8	24	2	1	1	5	80	8
	s.t.		95	29	87	10	5	5	19	290	29
4	0 to 15 %	1.0	73	73	219	24	12	12	48	730	73
	> 15 to 30 %	2.5	1	1	1	0	0	0	1	10	1
OS		0	7	0	0	0	0	0	0	0	0
RC	> 30 %	0	199	0	0	0	0	0	0	0	0
	Min. [2]	10.0	3	1	3	0	0	0	1	10	1
	s.t.		283	74	223	24	12	12	50	740	74
5	0 to 15 %	1.0	20	20	60	6	3	3	13	200	20
	> 15 to 30 %	2.5	2	1	3	0	0	0	1	10	1
RC	over 30 %	0	79	0	0	0	0	0	0	0	0

Planning Sector	Slope	Density	Acres	D.U.'s	Pop. @ 3.00	K-6	Junior High	Senior High	Total	ADT	Peak Hour Trips
	Min. [2]	10.0	19	1	3	0	0	0	1	10	1
	Max. [3]	5.0	19	3	9	0	0	0	2	30	3
	s.t.		120	22	66	6	3	3	14	220	22
6	0 to 15 %	1.0	55	55	165	18	9	9	36	550	55
	16 to 30 %	2.5	4	2	6	0	0	0	2	20	2
RC	>30%	0	163	0	0	0	0	0	0	0	0
	Min. [2]	10.0	73	7	21	2	1	1	4	70	7
	Max. [3]	5.0	73	14	42	4	2	2	9	140	14
	s.t.		295	64	192	20	10	10	42	640	64
7	0 to 15 %	1.0	18	18	54	6	3	3	12	180	18
	> 15 to 30%	2.5	3	1	3	0	0	0	1	10	1
RC	>30%	0	88	0	0	0	0	0	0	0	0
	Min. [2]	10.0	6	1	3	0	0	0	1	10	1
	Max. [3]	5.0	6	1	3	0	0	0	1	10	1
	s.t.		115	20	60	6	3	3	13	200	20
8	0 to 15 %	1.0	42	42	126	12	6	6	28	420	42
	> 15 to 30%	2.5	36	14	42	4	2	2	9	140	14
		0	1	0	0	0	0	0	0	0	0
RC	>30%	0	85	0	0	0	0	0	0	0	0
	Min. [2]	10.0	57	5	15	0	0	0	3	50	5
	Max. [3]	5.0	57	11	33	4	2	2	8	110	11
	s.t.		221	61	183	20	10	10	40	610	61
9	0 to 15 %	1.0	56	56	195	18	9	9	37	560	56
	> 15 to 30%	2.5	7	2	10	0	0	0	1	20	2
		0	2	0	0	0	0	0	0	0	0
RC	>30%	0	85	0	0	0	0	0	0	0	0
	Min. [2]	10.0	6	1	3	0	0	0	1	10	1
	Max. [3]	5.0	6	1	3	0	0	0	1	10	1
	s.t.		156	59	177	20	10	10	40	590	59

Planning Sector	Slope	Density	Acres	D.U.'s	Pop. @ 3.00	K-6	Junior High	Senior High	Total	ADT	Peak Hour Trips
10	0 to 15 %	1.0	43	43	129	14	7	7	28	430	43
	> 15 to 30 %	2.5	2	1	3	0	0	0	1	10	1
OS		0	7	0	0	0	0	0	0	0	0
RC	> 30 %	0	54	0	0	0	0	0	0	0	0
	Min.[2]	10.0	3	0	0	0	0	0	0	0	0
	Max. [3]	5.0	3	0	0	0	0	0	0	1	0
	s.t.		109	44	132	14	7	7	30	440	44
TOTAL:			2189	613	1843	208	100	100	408	6130	613
Footnotes: [1]. Density is expressed as Acres Required / Dwelling Unit. [2]. Minimum is the Density permitted without a special showing. [3]. Maximum is the maximum Density permitted with a special showing. D.U. = Dwelling Unit s.t. = Subtotal Definitions: Population/household is assumed to be 3.00 persons per household. School system is assumed to be 6-3-3. Average Daily Trips per household (ADT) is assumed to be 10.0. Peak Hour Trips are assumed to be 10% of ADT. OS - Open Space = Parks/Golf Courses/Agriculture/Flood Control/Construction Aggregates/Conservation/Habitat Preservation RC - Resource Conservation											