



## Appendix







# Appendix

## APPENDIX A—LEGAL DESCRIPTION

### *Subarea 29*

Section 23, Township 2 South, Range 7 West, San Bernardino Meridian, in the County of San Bernardino, State of CALIFORNIA, according to official plat thereof.

Together with the northeast quarter of Section 22, Township 2 South, Range 7 West, San Bernardino meridian, in the County of San Bernardino, state of CALIFORNIA, according to official plat thereof.

Excepting therefrom that portion lying westerly of the easterly line of that portion conveyed to the San Bernardino County Flood Control District by deed recorded September 9, 1977 in book 9259, page 335 of official records.

Also Excepting therefrom that portion lying westerly of the easterly line of that portion conveyed to the San Bernardino County Flood Control District by deed recorded November 18, 1977 in book 9308, page 683 of official records.

## APPENDIX B—GLOSSARY OF SPECIFIC PLAN TERMS

### *A. Glossary of Specific Plan terms*

**Accessory Structures** —“Accessory structures” shall mean a detached subordinate structure located on the same lot, which is devoted exclusively to a use customarily incidental and subordinate to the principal structure.

**Building Height** – “Building” Height shall mean the vertical distance measured from the average level of the highest and lowest point of the building site covered by the building, to the highest point of the structure.

**Casita**—An additional bedroom, home office, or use area located on the same lot as a single-family detached residence, which does not require subdivision. A Casita may contain its own bathroom facilities but not a kitchen. It also may not, by deed restriction, be rented or sold separately from the appurtenant residence.

A Casita shall meet main building setbacks, standard height limits, overall lot coverage, floor area ratios, and other applicable requirements.

**Conditional Use** – “Conditional Use” shall mean a use permitted on a particular site and within a zoning district only upon finding that such use in a specified location will comply with all the conditions and standards for the location or operation of such use.

**Front Yard** – “Front Yard” shall mean a yard extending across the full width of the lot, having at no point a depth of less than the minimum required, horizontal distance between the front lot line, or its tangent, and the closest permissible locations of the main building. A line at right angle to the front lot line or its tangent shall measure said distance. Front yard setbacks shall be measured from back of walk or R/W, if no walk.

**Home Occupations** – “Home Occupations” shall mean an occupation customarily conducted as a secondary use entirely within a dwelling by the occupant of the dwelling in connection with which there is not display, no stock in trade, or commodity sold on the premises, and no persons employed: and which is conducted in such a manner that the outward appearance of the premise gives no indication of other than residential use, and which is not detrimental to the residential character of the neighborhood by virtue of traffic flow, noise, odor, or other adverse conditions.

**Lot Coverage** – “Lot Coverage” shall mean that portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed or otherwise covered (exclusive of eaves or overhangs) and which extend more than three (3) feet above grade level).

**Lot Size** – “Lot Size” shall mean the total area exclusive of public streets within the boundary lines of the lot.

**Lot Width** – “Lot Width” shall mean the horizontal distance between the side lot line measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines.

**Minimum Floor Area** – “Minimum Floor Area” shall mean the minimum total horizontal area expressed in square feet, of all the floors of a building included within the surrounding walls, including shafts and enclosed exterior stairwells.

**Rear Yard** – “Rear Yard” shall mean a yard extending across the full width of the lot, having at no point a depth of less than the minimum required horizontal distance as measured from the part of the main building nearest the rear lot line towards the rear lot line, and such measurement shall be along a line representing the shortest distance between said part of the main building and the rear lot line.

**Side Yard** – “Side Yard” shall mean a yard between the main building and the side lot lines extending from the required front yard, or the front lot line where not front yard is required, to the rear yard, the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point of a side lot line toward the nearest part of a main building.



*Temporary Uses* – “Temporary Uses” shall mean residential or commercial construction activities, including necessary construction offices and materials and equipment storage, subdivision sales and leasing offices, sales information centers, sales pavilions, model home complexes, and signage located within the subdivision.

## APPENDIX C—SUMMARY OF KEY SPECIFIC PLAN BACKGROUND INFORMATION

### *Technical appendices*

- ♦ Traffic Study and/or TIA (Traffic Impact Analysis);
- ♦ Hydrology/Drainage Study and drainage master plan for the Specific Plan area;
- ♦ Sewer Master Plan for the Specific Plan area;
- ♦ Water Master Plan for the Specific Plan area; and
- ♦ Geotechnical/Soils study (if applicable) for the Specific Plan area.