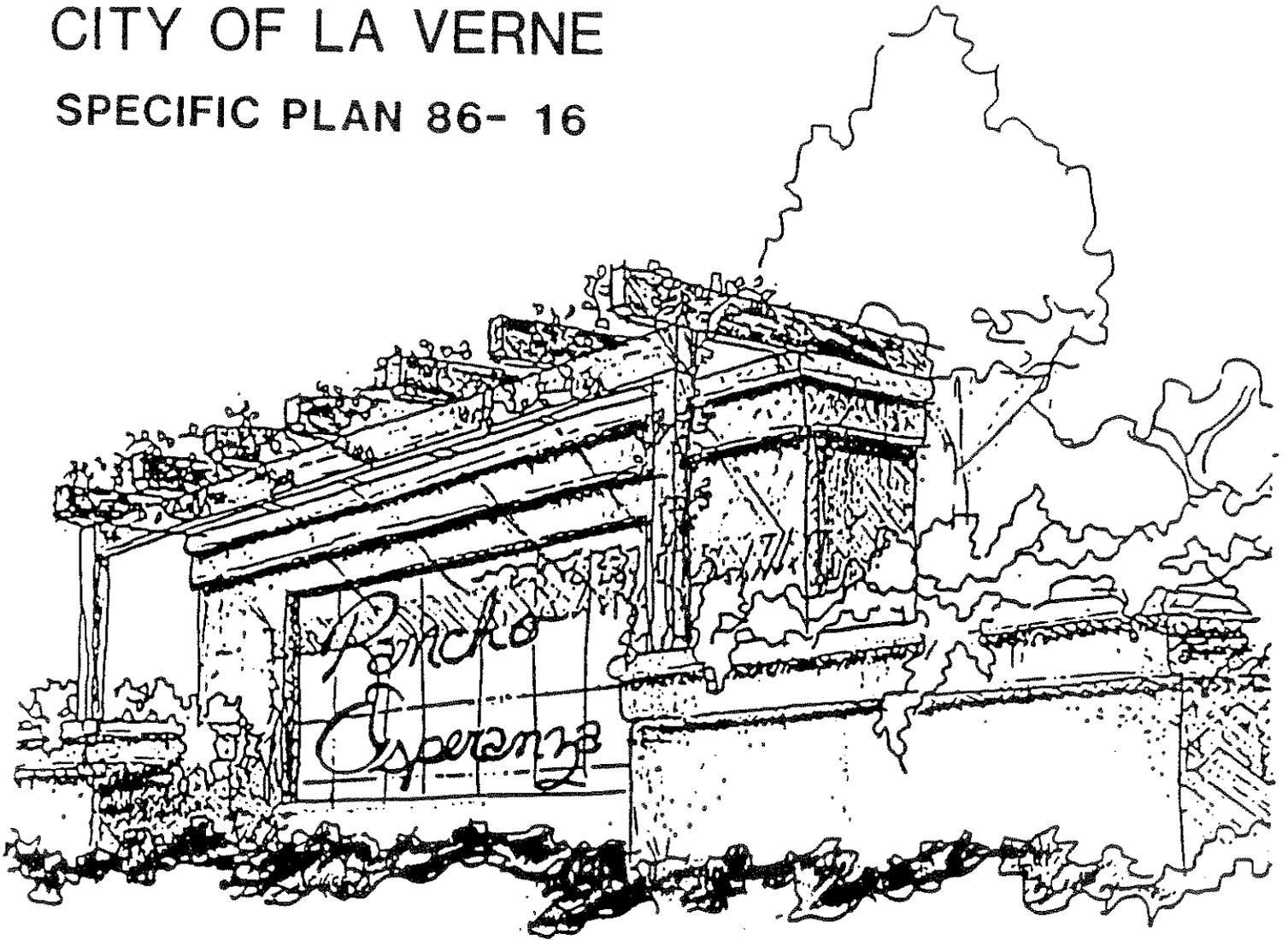


CITY OF LA VERNE
SPECIFIC PLAN 86- 16



RANCHO ESPERANZA

A Project Of Brian Barbuto Corporation

RANCHO ESPERANZA SPECIFIC PLAN

86-16

for

THE CITY OF LA VERNE

by

BRIAN BARBUTO CORPORATION

247 W. Bonita Ave.
San Dimas, CA 91773

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1.0 INTRODUCTION

1.1 PROJECT LOCATION AND LEGAL DESCRIPTION

Specific Plan 86-16 applies to the area located north easterly of the intersection of Stephens Ranch Road and Esperanza Drive. Approximately 10 acres in size, the property is adjacent to the Marshall Canyon Country Club. It is bounded by the Marshall Canyon County Golf Course on the east and north, Stephens Ranch Road on the west, and Esperanza Drive on the south. The legal description is a meets and bounds description and is attached as Appendix A. The regional location is illustrated in Figure 1 and a Vicinity Map is included as Figure 2.

1.2 PURPOSE AND INTENT

The purpose of Specific Plan No. 86-16 is to provide development standards for the development and long term maintenance of a subdivision of single family lots for a distinctive, private residential community. The regulations established by this Specific Plan are intended to allow custom-designed single family detached homes. It is anticipated that the lots will be marketed and sold individually to new owners who will be required to construct custom homes on their respective parcels. Development standards, covenants, conditions and restrictions and development objectives created specifically for the project area will insure substantial compliance with the spirit, intent, and provisions in the City of La Verne municipal code and the long term maintenance of a quality environment.

1.3 PROJECT HISTORY

The project site had previously been held in private ownership by the Nardulli Family for more than 15 years. It was originally purchased for the development of a family home which would have been allowed under the County Land Use and Zoning Classifications.

On March 15, 1982, the City adopted the Hillside Development Element of the General Plan in conjunction with its certification of the Hillside Final Environmental Impact Report. The Hillside Development Element contains policies and regulations to guide future planning and development in the hillside areas of the City. It includes areas such as Rancho Esperanza which may be annexed to the City over a period of time. The Hillside Overlay Zone was also adopted by the City on March 15, 1982 and contains certain more detailed development standards designed to implement the goals and policy statements of the Hillside Development Element. On April 19, 1982, the City also pre-zoned certain hillside locations in the sphere of influence. The project is located in the sphere of influence of the City of La Verne. The Project site was thought to be unused County owned park area since it was adjacent to the golf course. It was therefore designated as open space by the City.

There is a parcel of unused County land immediately abutting the project site to the north. At one time, according to the County Department of Parks and Recreation, the Nardulli family was interested in acquiring the 1.7 acre parcel. The sale was never consummated, however, because of the complicated County regulations involved in the disposal of public land. The 1.7 acre parcel is owned by the Los Angeles County Retirement Board and the lessee and operator of the golf course also has veto power over the disposition of the site under the terms of his lease with the County.

In 1985, the current applicant and subdivider purchased the subject property from the Nardulli family for the purpose of creating a custom home subdivision on the approximate 9.63 acre site. The County of Los Angeles General Plan shows the property as being in the Hillside Conservation land use classification and the county zoning is Residential-Agricultural at a density of 1 unit for each 10 acres. The current owner is proposing this Specific Plan and a General Plan amendment which are being processed concurrently along with the annexation of the property to the City of La Verne.

1.4 PHYSICAL CONSTRAINTS AND OPPORTUNITIES

Adjacent Land Uses

One of the most important reasons for regulating the use of land is the need to locate compatible uses near each other--and to exclude or control uses which become a nuisance to their neighbors. The uses in the east and north are recreational and open space in nature. To the west and southwest, however, low density single family residential homes have been developed. Although the land westerly of Stephens Ranch Road is vacant, it is to be developed to low density urban residential uses. The project as proposed is consistent with these uses and densities.

Slopes and Drainage

As illustrated on Figure 3, Existing Site Conditions, the site as it exists in its natural state is rolling terrain with high elevations in the south central portions of the site with a spine extending north to the northeast corner of the site. Geologically, the site is situated on an old colluvial terrace deposit near the toe of the San Gabriel Mountains east of the San Dimas Wash. Locally, the terrace deposit is undergoing erosion by natural processes and is transversed by a northeast-southwest trending ravine of moderate size in the northwest portion of the property. Heavy rainfall in recent years has resulted in significant channeling of this ravine as well as in the smaller ravine entering through a culvert underneath Stephens Ranch Road from beyond the northwest corner of the property. The two water courses merge in the northwestern portion of the site and drain to the south through a debris basin and culverts under Esperanza Drive. Both of these stream beds are dry during the summer season.

The applicant proposes to retain the dry water course exiting the property under Esperanza Drive in its natural state. The deeply channeled stream bed entering the property from the golf course will be partially filled and compacted as part of the area for building sites. A substitute unlined drainage channel will be provided along the extreme northerly property draining into the main stream bed along Stephens Ranch Road. Both of these areas consist of 35 percent natural slope (see slope exhibit).

Geology

A recent geotechnical feasibility study revealed that natural soils in the project area consist of top soils overlaying an old red/brown terraced deposit which may be part of the San Dimas Formation. No man-made fills were recognized during the field exploration. The top soils are generally 12" thick and consist of silty sands in a slightly porous condition. Terrace soils consist of alternating units of coarse sand, sandy silts and silty sand in a moist and dense condition extending to the depths explored by the soil report. A one to two half foot thick layer of very weathered terrace are colluvial soils as developed under the top soils in some locations. These soils consist

of silty sands and clayey silts. The silty sands are generally in a moist and slightly dense condition, whereas, the clayey silts are in a moist and very firm or stiff condition and were determined to be moderately expansive.

The soils report indicated that the shallow foundations and the light loads proposed for the one and two story single family structures of frame and stucco type construction should pose no problem to development. The soil may be used after compacting and for compacting fills when free of organic or deleterious materials.

Vegetation

Vegetation on the project site consists of many shrubs and moderate to large specimen trees generally in the north end and southwest corner of the site. Figure 4 plots the general location of specimen trees on the project site. Thirteen specimen coast live oak trees have been identified in areas of the project where they must be removed to accommodate slopes, street widening or building pads. Removed oaks will be replaced with 20 inch box trees at a four to one ratio as required in the Hillside Environmental Impact Report on page 12, Mitigation Measure No. 2 and Section 2.6 of this Specific Plan. Eleven oaks will be relocated in the Specific Plan area as shown in Figure 4. All preserved and relocated trees will be trimmed and the brush removed as part of the site preparation process. The trees are grouped in three areas at the northwest corner, southwest corner and southerly location adjacent to the street entry.

The grading and site plans incorporate the use of retaining walls, positioning of trees in yard setback areas and other design features to preserve and minimize oak tree loss. Oak trees that are retained will not be altered by cutting or filing within the dripline of the tree. See Section 6.0 General Condition W. During construction, special protection of trees near the roadway shall be provided by erecting temporary fences or barricades between the driplines of the trees and the construction activities. When it becomes necessary to sever roots in cut areas or during trenching, such roots shall be flush cut by a chain saw and treated with a tree seal. Where root loss is great, compensatory foliar pruning shall be performed to balance the root loss. To prevent disturbance of oxygen, water, and nutrient infiltration, ventilation pipes shall be placed in fill areas within the driplines of existing oak trees.

The Fire Department characterizes the area as a moderately dangerous wildfire environment in spite of the fact that the County Golf Course is immediately adjacent to the property on the east. Fuel modification has been implemented on the east by the nature of the trees, open space and ground cover normally found on golf courses. There is an area of approximately 1.7 acres located immediately north of the project site which is owned by the County and is part of the golf course but is unimproved and remains in a natural state. This creates special fire fighting problems affecting the project site and shall be included in the fuel modification zone. To the west and south are Stephens Ranch Road and Experanza Drive, respectively. Fuel modification has generally been implemented in the area beyond the respective streets. The Fire Department is also requiring that all homes be sprinklered and fuel modification is required. Additional firefighting concerns are required and are more fully stated in Sections 4.9.5, 4.12, 5.1, 5.2 and 5.12. See Figure 16 for Fuel Modification Zone.

2.0 THE SPECIFIC PLAN CONCEPT

2.1 PROJECT OBJECTIVES

The objectives for the project include the following:

To create a high quality, finished project, offering building sites utilizing and highlighting the natural features of the site for custom single family homes consistent with the requirements of the La Verne Hillside Overlay Ordinance.

To create, through perimeter landscaping, walls, and structures, a distinctive yet harmonious blending of the project with the neighborhood and the natural surroundings. A preliminary Landscape Plan is depicted in Figures 8 and 10.

To conserve the scenic qualities of the area including specimen oak trees and provide a thorough landscape plan to minimize the impact the grading will have on areas surrounding the project.

To provide development standards for future custom home construction which will create a unique neighborhood with aesthetic cohesiveness and high quality architectural design. Provide and require both natural and landscaped open space in private areas of the project. Retain in or return the existing water course to its natural state.

To assure careful development and long term maintenance of improvements through the use of appropriate CC & R's and a Homeowner's Association organization.

2.2 LAND USE CONCEPT

The land use concept for the project area consists of the creation of 19 lots ranging from 10,000 square feet to 43,200 square feet. Table 1 indicates the proposed basic land uses for the site. Figure 5, the Land Use and Circulation Plan, depicts the location of these uses. Table 2 lists the lots by number and their sizes. These sizes are depicted in Figures 5 and 6. Lots 20, 21, 22 and 23 are to be held in common ownership and maintained as passive open space.

The 19 lots created will be sold individually to owners who will be required to build custom one or two story single family homes within a time period set out in the CC & R's and to standards as required in the codes of the City of La Verne, The Rancho Esperanza Specific Plan, private architectural review by the subdivider and Homeowner's Association and the CC & R's.

All of the project identification features such as the perimeter walls, pilasters, fencing and project entries and monument sign landscaping will be installed as part of the site preparation process. In addition to the perimeter landscaping and irrigation, the subdivider shall retain slopes and keep them from eroding by hydro-seeding. Temporary ground cover and plant materials are specified in the conceptual landscape plan. A conceptual site plan has been prepared (see Figure 17). This site plan responds to the city's concerns regarding lot coverage, structure massing, open space, setbacks and building heights.

TABLE 1
LAND USE CHARACTERISTICS

	<u>Area (sq. ft.)</u>	<u>Acres</u>
Total Residential Lot Area	277,600	6.37
Pad Area	207,100	4.75
Total Common Lot Area	79,600	1.82

Source: Kenneth A. Wilch & Associates

The development standards for lot coverage, permitted uses and other provisions are set forth in Sections 4 and 5 in detail. Building coverage cannot exceed 35% of lot area for single story homes and 30% coverage for two story homes. Structures are limited to single family custom homes of not less than 2,800 square feet of habitable areas. Typical setbacks include 30 foot front, 25 foot rear and 8 foot side yards. (See Section 4.5.5 for special setbacks.) Two off-street parking spaces shall be provided as a minimum in a covered garage.

The existing watercourse along the westerly portion of the project site will be either retained in present state or returned to that state including tree replacement after grading and site preparation are complete.

Preservation of natural open spaces is one of the major goals of the Hillside Development Element of the General Plan and the Hillside Overlay Zone. This specific plan is meant to implement the Hillside Development Element and Hillside Overlay Zone of the General Plan.

2.3 CIRCULATION CONCEPT

The street system serving the project consists of two north-south legs connected with a short east-west section of street. Each of the legs terminates in a cul-de-sac with the exception of the entry point. The streets are to be privately owned and maintained by the Homeowner's Association. Figure 5 details a cross section of the proposed private streets. The private street width of 50 feet is consistent with the Hillside Overlay Zone. Cul-de-sacs and sidewalks also meet City requirements. The street widens at the entryway into the project to accommodate a 10 foot planted divider which along with brick paving and small theme structure denotes the project entrance. The street gradients all are within the tolerances of the standards outlined in the Hillside Overlay Zone.

Sections 5.1 and 5.5 of the Specific Plan set forth the City's Access and Circulation requirements, respectively.

TABLE 2
LOT AREA TABULATIONS

Lot No.	Lot Area (s.f.)	Building Pad Area (s.f.)
1	20,897	11,600
2	14,900	9,700
3	12,500	9,400
4	13,224	12,300
5	13,726	10,700
6	13,400	9,700
7	12,700	8,600
8	12,600	9,300
9	10,700	8,000
10	11,400	9,400
11	14,000	12,600
12	12,600	10,800
13	16,400	10,200
14	13,400	9,000
15	11,200	8,600
16	12,600	10,400
17	11,231	7,200
18	10,373	8,600
19	<u>43,200</u>	<u>30,900</u>
TOTALS:	277,600 s.f. (1)	207,100 s.f. (1)

(1) These totals are approximate and subject to final mapping and surveying.
Source: Brian Barbuto Corporation, 1986

The Circulation Plan is largely dictated by terrain and the street widening design for Esperanza Drive which has been fully designed and is under construction. The location of the entry to the project is dictated by the location of the cut slope above the new finish grade of Esperanza Drive. This requires that a considerable amount of filling be undertaken on Lots 4 and 5 which are substantially higher in elevation than Esperanza Drive. There is only one logical entry point into the project because of terrain difficulties. The natural drainage course along the west border of the site precludes the possibility of an "at grade" crossing.

One of the most important aspects of circulation in the areas close to wildfire areas is the need to have adequate ingress and egress for emergency equipment - particularly fire equipment. The watercourse on the westerly side of the project reduces the feasible possibility for a second entrance without the inclusion of the 1.7 acre County-owned strip to the north. The Fire Department normally requires two access routes and limits cul-de-sacs to 600 feet in length into Hillside subdivisions. Other considerations are its size, the relative fire danger and in the case of wildfires, surrounding fuel, vegetation and topography. The project site, because of its location and the fact that two exposures face a road (Esperanza Drive) and the golf course, rates as a moderate fire risk area under

the Hillside Ordinance provisions. To substitute for the second access, other measures have been agreed to by the subdivider and the Fire Department. These include requirements for adding sprinkling systems to all homes in the development. The installation of sprinkling systems is a mandatory requirement of Section 4.12 of this Specific Plan. This condition of approval would allow the 900 foot long cul-de-sac to remain.

With the other standard mitigation measures, including the proper size waterlines, well-located fire hydrants, proper fire retardant plantings, and proper cul-de-sac radii fire protection for the project site is considered adequate. The fire hydrant locations are illustrated on Figure 6.

Assuming the normal traffic patterns for single family residential units of 10.5 ADT per unit, a total of 220 cars per day will be generated by the project. Street widths are adequate to accommodate this level of use. Street locations and grades will be reviewed in concept form by the City Engineer and needed modifications made.

2.4 RECREATION AND OPEN SPACE CONCEPT

The size of the project precludes a number of common recreational facilities from being accommodated on the site which are characteristically included in larger projects. Natural or restored common open space consists of 1.68 acres. This is 17% of the total net site area.

The usual amenities associated with larger projects such as a clubhouse, putting greens, tennis courts, large swimming pool would be out of scale and character for this size and type of development. The only way such a facility could be accommodated would be with a substantial reduction in density. This would have the effect of spreading more common area costs across fewer parcels. The rolling and hilly terrain, as well as the existence of the natural watercourse complicates the availability of land for common recreational facilities. Hillside park dedication requirements result in approximately a quarter acre of active space. Conversations with the city indicate a "Mini-park" is not desired in this location. An in lieu fee of \$14,375 will be paid to the city with the recordation of the final map.

The development of the custom homes could be expected to include a range of personal and private recreational facilities including sports courts, pools and spas. The anticipated impact of the new residents on the facilities of the City of La Verne and the County is offset by revenues to the park fund and in lieu payments for land.

2.5 LANDSCAPING CONCEPT

The project site is planned to have a wall, view fence and landscaping around the perimeter of the project. Figure 7 details the landscaping and plant materials proposed for the project monument sign and structure at the intersection of Stephens Ranch Road and Esperanza Drive. Figure 8 is a sketch of the proposed sign and structure and the entry statement at Esperanza Drive and "A" Street. Figure 9 illustrates the interior landscaping and plant materials proposed for use in the common areas and on the slopes. Figure 10 illustrates the view fence proposed for the north, east and south perimeters of the project site. Figure 11 illustrates the fencing and landscaping of Stephens Ranch Road. Street trees are depicted

along Esperanza Drive. All of the slopes as illustrated in Figure 13 will be hydro-seeded with erosion controlling plant materials until the individual lots are sold. Landscaping on individual lots will occur with the construction of each home. Landscape plans will be filed with each unit.

As described in the Physical Opportunities and Constraints Section, 7 of the existing specimen trees will be lost. The 7 that will be lost are all on the interior, easterly portion of the project site. The remaining trees will be trimmed and pruned. Lot 19 retains the large oak trees, which create a feeling and identity for the project at the entry.

In terms of passive open space, the project will supply a natural area along Stephens Ranch Road at the westerly edge of the site. This area--approximately 1.3 acres--will be restored to its natural look following development and grading on the project site. To reduce the fire danger, the vegetation will be carefully trimmed so that dead branches and inflammable ground cover is substantially reduced without sacrificing the natural appearance. Street trees will be placed appropriately on the interior street system as illustrated on Figure 9. The landscaping on individual parcels will be controlled by the Specific Plan, the CC & R's and the City requirements in the Hillside Overlay Zone. See Section 5.0.

One impact which will be addressed to the CC & R's and Deed Statements is the noise and possible risk of misdirected golf balls from the abutting golf course. The conceptual landscape and fencing plan has been designed to reduce stray golf balls. Current green arrangement has the area of play towards the east, far away from the houses. The developer will be required to disclose the possibility of stray golf balls to purchasers of each of the perimeter lots (5-10). This disclosure will be recorded, so as to be permanently disclosed to future homeowners.

2.6 GRADING CONCEPT

The project is currently vacant and approximately 42,000 cubic yards of cut and fill will be required to create the pads for 19 lots.

The grading concept for the subdivision is, again, like the circulation, largely dictated by the combination of terrain and the Esperanza Drive improvements now underway bordering the site on the south. The subdivider is firmly committed to meeting the requirements of the Hillside Grading Ordinance. The grading plan previously submitted by the applicant proposed large cut and fill slopes, encroached into areas of 35 percent slope and disturbed two natural drainage channels. Modifications to the grading plan permit adherence to all Hillside Overlay Zone and Hillside Development Element requirements. The modifications are following:

- Limit grading in areas of 35 percent slope to that necessary for roads, except for minor grading in conformance with the grading plan in order to stabilize the ravine adjacent to Lots 11 and 16.

- Use retaining walls to protect oak trees identified as 1, 2, 3, 8, 10, 13, 14, 15, 16, 17, 18, 19, 22, 29, 30, 33, 34 and 39. The retaining walls shall be constructed of decorative slumpstone block.

- Use of 2 to 1 slopes on all manufactured slope areas with the exception of portions of Stephens Ranch Road widening where it may be necessary to have a 1.5 to 1 slope to avoid drainage problems in the natural drainage area.

As depicted in Figure 5, the area long Stephens Ranch Road with the exception of Lot 19 is to be left as undisturbed as possible so that it will be a visual and natural barrier between the project and the road. The area along the easterly side of the ravine and the slope created by the grading for the road will be heavily landscaped to restore, insofar as possible, the natural appearance of the existing embankment. All manufactured slopes within the project site shall be constructed so as to simulate natural contours. Sharp edges and flat planes in finished slope contours shall be avoided. Relandscaping of slopes immediately after grading as a condition of pad certification will be required. All oaks removed by grading shall be replaced with 20-inch box trees at a four to one ratio required by the Hillside Overlay Zone.

The large deduction of land required for Esperanza Drive and Stephens Ranch Road, the finish grade of the street as designed, the land needed for the cut slope along Esperanza Drive, and the existing contours on the project site itself allow less use of natural grading techniques in the area. To the extent it is possible, such techniques will be employed. The ravine in the northcentral portion of the property will also be partially filled and compacted to provide street access. The origins of the watercourse creating the ravine are on the Marshall Canyon Golf Course and the configuration on the golf course has long ago been altered to provide usable playing area and this reduced the need for this to be a major drainage facility. The grading concept for the building sites, therefore, takes full advantage of the slopes on the site and the low ridge running from north to south. The lots shelf downward from the ridgeline in a north to south orientation. To protect the northerly lots from the filled ravine and watercourse, the developer will construct a concrete open drainage channel across the northerly boundary of the site.

2.7 UTILITIES

Necessary utilities are available in either Stephens Ranch Road or Esperanza Drive. The utility and provider include: electrical (Southern California Edison), natural gas (Southern California Gas), telephone (General Telephone Company), water (City of La Verne) and sanitary sewer (City of La Verne). Storm drainage areas of the Common Area of Lots 20 and 23 shall be maintained by the Rancho Esperanza Home Owners Association unless they are constructed to and are accepted for continued maintenance by Los Angeles County Flood Control District.

During construction, the electrical, gas, telephone, and cable television lines will be placed underground and stubbed out at each lot, as required by code by the respective provider who will be reimbursed by the subdivider. The power and telephone lines that are on the property adjacent to Stephens Ranch Road will also be placed underground, as required by code, by the respective provider who will be reimbursed by the subdivider.

3.0 GENERAL PLAN CONSISTENCY

Consistency of this Specific Plan with the City's adopted General Plan is based primarily upon the Hillside Development Element which addresses a variety of general plan issues as they relate specifically to hillside development; including land use, environmental and physical constraints, circulation land form alteration and other issues.

3.1 LAND USE PLAN

The Land Use Plan of the General Plan (pages 11 and 12) specifies the development of Single Family Detached Residential at (2 dwelling units per acre). Natural open space, including the watercourse as illustrated in Figure 5, is designated open space.

3.2 APPLICABLE GENERAL PLAN POLICIES

General Community Goals

GOAL: To establish land use, circulation, transportation, community design and housing patterns in a manner that preserves and enhances the physical environment and will promote the optimum degree of health, safety, efficiency, improvements of property value, and the well-being and beauty of all areas of the community.

NOTE: Responses to policies on behalf of the Project Plan are highlighted by being printed in boldface type like this note.

The City shall permit development only when it is satisfied that necessary public services and utilities can be provided.

The public services for the project area are provided by the City of La Verne. Utilities located in Stephens Ranch Road or Esperanza Drive would be extended to serve the project site by the utility companies or the subdivider depending on the service.

The City shall prohibit development involving human occupancy within any flood plain or geologically hazardous areas unless it can be demonstrated that the health and safety of the public are protected.

Development sites are all located above the flood plain. With proper grading and compaction, no geological hazards are anticipated.

General Plan Policies

The City shall prohibit development within the most environmentally sensitive and potentially hazardous areas to those activities which can demonstrate specific siting and design features that will protect the health and safety of the general public.

Natural open space areas cluster development away from environmentally sensitive areas. The proposed development proposes to leave (or restore to) the natural state the creek bed area in the westerly portion of the project site.

The City shall require a review of slope stability conditions by a registered geologist before any development in the North La Verne Hillside Development Area.

This review is required by Section 5.5 Geotechnical Study Requirements.

All plans for graded slopes (cut or fill), including roadsides shall include an erosion control plan which must include permanent revegetation in a timely manner to minimize chance of erosion and siltation.

Required by Section 5.6 D General Grading Requirements.

Natural drainage routes shall be used for runoff, and major grading activity or clearing of vegetation will not be permitted within major drainage courses or floodways.

The major drainage routes will not be either filled or rerouted. They will be maintained and/or restored to a natural function and look.

All development plans shall be reviewed and approved by the City Fire Department with regard to access, architecture, hydrant location, water supplies, construction and landscape, in conformance with fire hazard severity zones.

Fire protection standards and review by the Fire Department are specified by Section 4.12 Fire Protection Standards. The unavailability of a second access route will require that all residences be sprinklered.

Residential Land Use Goal

GOAL: To continually improve as a place for living by ensuring that those portions of the City which are best suited for residential use will be developed into healthful, safe, pleasant, attractive neighborhoods which are served by adequate open space and appropriate community facilities for all citizens.

General Plan Policies

Development within the most environmentally sensitive and potentially hazardous areas of the City (the rural Hillside Development Areas), shall be built under a Specific Plan.

Portions of Specific Plan 86-16 include such environmentally sensitive areas which are proposed for retention.

Within these steeper, environmentally and visually sensitive areas, gross residential density shall vary between zero to one dwelling unit per acre of either single family detached/attached or clustered single family residential units.

The gross density proposed is 1.87 du/ac. The bulk of the Specific Plan area is rolling terrain with minimal environmental constraints while areas to the west contain a natural watercourse with moderate to steep slopes.

Development will not be permitted in large areas with a natural slope of 35 percent or greater. Development in areas with a slope in excess of 20 percent will be permitted only on a showing that the development complies with the goals and policies of this element.

Development is not proposed in areas over 35 percent slope.

Building forms should not dominate the natural environment. The development should be developed in such a way as to preserve and enhance vistas, particularly those seen from public places.

Rooflines and silhouettes will be broken up visually and carefully controlled by architectural review so that building massing on the skyline does not occur. Additionally, the types and colors of exterior architectural detailing will be unobtrusive and oriented strongly to earthtones. Existing and new specimen trees which will be provided as individual construction of homes. Additionally, the groupings of specimen trees along Stephens Ranch Road will help to screen the homes from surrounding viewpoints. Structures facing Esperanza Drive will be limited to one-story in height.

Control and limit height and massing of structures to minimize view obstruction and visual impact.

Structures will be designed to meet standards imposed on this plan, the CC&R's and Hillside Standards. Rooflines and silhouettes will be carefully controlled by architectural review process required by the subdivider and the City.

Alteration of the natural terrain is to be controlled and where earthwork is required grading concepts must provide variety in the steepness of slopes and configuration of pads, along with the rounding and tapering of any manufactured slope to complement the natural contours of the land.

The grading plan proposes that slope revegetation, contour grading, softening and undulation of slope, creating a natural appearance to finish grades.

Wherever possible, well adopted fire retardant, indigenous vegetation is to be retained. Significant trees, in particular, are to be preserved.

With the proximity of the golf course, and plans requiring fire retardant plants, no fuel modification areas are proposed at the east edge of development. The final landscaping to be accomplished by the purchasers of the particular lot will meet all the local requirements regarding fire-retardant plantings. A copy of the Plant Material List is attached hereto as Appendix "B" and incorporated herein by this reference. Significant oaks, in particular, will be retained in the westerly portion of the site and will be kept pruned and trimmed to reduce fire hazards. A maintenance easement will be provided from Los Angeles County to provide the required fire perimeter on the north of the subdivision.

Enhance the environmental quality of the community by requiring new housing developments to provide adequate landscaping, open space, and other urban design amenities (e.g., street signs, furniture, pedestrian and bicycle paths, etc.).

The custom homes to be developed will all contribute to the quality of the environment in the community without overbuilding on the site. This plan, CC&R's and City Hillside Development Standards, and the architectural review assure this quality.

Require landscaping in development adjacent to natural brush/grassland areas to utilize fire retardant planting and placement of greenbelts around the development.

The project as proposed devotes approximately 17 percent of the gross site area to natural or restored open space in the form of the natural drainage channel on the westerly side of the property. No common active recreation space is proposed. The individual sites can include private recreational facilities as they are large enough for sport courts, pools, etc. Fire retardant landscaping material will be specified in plant palettes.

Parks - Open Space - Recreation Goal

GOAL: To promote the design and development of an attractive public system of parks and open spaces which will provide a complete range of facilities and recreational activities for all age groups and which will meet the City park standards of 4.0 acres of park per 1000 individuals.

General Plan Policies

The City shall require land dedication for public recreational use as a condition of approval for residential subdivisions.

The project is too small to require the provision of a local park facility. The subdivider or his successors in interest have agreed to contribute money to develop off-site park facilities.

Where open space and recreational facilities with the exception of the active recreation area are incorporated into a development plan, legal guarantees shall be provided to prohibit further development and to guarantee maintenance.

Open space will be maintained in perpetuity to City standards by the Rancho Esperanza Homeowner's Association.

Circulation and Transportation Goal

GOAL: To develop a circulation and transportation system, including all classes of streets and pedestrian walkways, that will promote the health, safety and general welfare of the citizens by convenience, attractive appearance, ability to carry necessary traffic, and the high quality of development standards and performance.

General Plan Policies

The City shall limit direct and (particularly backward) entry access from residential driveways on the arterial and collector streets. Collector streets connect local residential streets to the City's system of arterial streets and highways. Collector roads form the spine of neighborhoods and are designed for higher speeds and traffic volumes than other residential streets and thus should have limited direct access from driveways.

There are no arterial or collector streets in the interior portions of the Specific Plan area. All lots will take direct access from the other interior streets or Stephens Ranch Road.

The City shall encourage the development of pedestrian, bicycle, and equestrian trail networks which link neighborhoods to community facilities, schools, and provide access to public recreation areas. These circulation systems should be separate from the roadway systems.

Sidewalks are proposed for internal and perimeter pedestrian circulation.

4.0 DEVELOPMENT STANDARDS

4.1 USES PERMITTED

- 4.1.1 Primary Uses: Single family residential detached homes.
- 4.1.2 Incidental Uses: The keeping and maintenance of animals and home occupation pursuant to Sections 6.16.010 and 18.96 of the La Verne Municipal Code.
- 4.1.3 Accessory Uses: The following uses shall be permitted when they are accessory to the primary permitted uses, and when their design and location comply with the Development and Performance Standards of this Specific Plan and Section 18.72.080 of the La Verne Municipal Code; in the event of any inconsistency, the more restrictive standard shall apply:
- a. Swimming pools and spas.
 - b. Landscape components including cabanas and gazebos.
 - c. Play equipment. As used herein, play equipment shall include, but not be limited to, playhouses, treehouses and swing sets.
 - d. Guest quarters. As used herein, guest quarters shall mean an attached or detached structure with sleeping facilities, and may include bathroom facilities, but shall not include a kitchen.
 - e. No second units shall be permitted in the Specific Plan No. 86-16 area. A second unit is any attached or detached dwelling unit which provides complete, independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking and sanitation, on a parcel in which all or part of a primary unit is situated.
- 4.1.4 Temporary Uses: Model homes, temporary real estate offices and parking compounds associated with the original sale of residential lots, subject to approval by the La Verne Planning Director.
- Temporary storage compounds for contractor's trailers and construction equipment during actual construction.

4.2 DENSITY

- 4.2.1 The total number of residential lots permitted is nineteen (19). No lot established by this Specific Plan No. 86-16 may be further subdivided. The lot sizes and configuration shall be as provided in Figure 6, Tentative Tract Map No. 44390. The overall density is described as Residential Planned Development (0-2) dwelling units per acre.
- 4.2.2 Each residential structure (dwelling), together with any accessory structures, shall be located on an individual residential building site (lot), and there shall be no more than one (1) single-family dwelling per building site.

4.3 LOT COVERAGE

Lot coverage shall not exceed thirty-five percent (35%) for single story homes or thirty (30%) for two story homes.

4.4 MINIMUM FLOOR AREA

4.4.1 Each lot shall be developed with at least a two bedroom dwelling and shall have a minimum habitable area of 2800 square feet.

4.5 SETBACKS

4.5.1 Front Yard Setback:

The minimum front yard setback shall be thirty (30) feet measured from the property line to the face of the structure. Special front yard setbacks have been established for lot no. 19 (see Figure 15).

If a side entry garage is proposed, the minimum front yard setback shall be twenty (20) feet measured from the property line to the side of the garage at the nearest point to the street.

No vehicle shall be parked or stored so that it overhangs or encroaches into any portion of any public right-of-way or private street.

Dish antennas shall not be located in the front yard or side yard setback. They must be located and screened from view in accordance with the La Verne Municipal Code.

4.5.2 Rear Yard Setbacks:

The minimum rear yard setback from property lines shall be twenty-five (25) feet.

4.5.3 Side Yard Setbacks:

The minimum required side yard shall be eight (8) feet with a minimum building separation of sixteen (16) feet. Special side yard setbacks have been established for lots 4 and 5 (see Figure 15).

Where the side property line abuts a street, the minimum side yard setback shall be twelve (12) feet measured from the property line to the structure.

Dish antenna shall not be located in the side yard setback.

4.5.4 Accessory Structures:

Setbacks for accessory structures shall be as required by the La Verne Municipal Code.

4.6 BUILDING HEIGHTS

4.6.1 Residential structures shall be no more than two (2) stories in height, or a maximum of thirty-five (35) feet, measured from the pad grade. A single story shall be limited to no more than twenty-five (25) feet in height, measured from pad grade. Lots 1, 4, 5, 13 and 19 have been designated as single story lots. Lot 10 shall be split level.

4.6.2 Structures shall be sited so that roof slope follows slope of natural grade as a means of minimizing the visual impact of structures along the ridgeline.

4.6.3 No play equipment shall exceed eight (8) feet in height, measured from the grade to the top of the structure.

4.6.4 Architectural projections such as fireplace chimneys, ventilating fans skylights and television antennae shall not be included in the height limitations and may project beyond the height limit, subject to review by the Development Review Committee. No roof structures or any space above the height limit shall be allowed for the purpose of providing additional living and usable floor space.

4.7 OFF-STREET PARKING AND DRIVEWAY REQUIREMENTS

4.7.1 Driveways 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 of public use of the sidewalks and/or street area. Driveways should be located and designed to minimize disturbance to natural terrain. Driveways shall be concrete and have a minimum width of sixteen (16) feet, unless modified to preserve natural terrain pursuant to the Precise Plan Review. All drives shall incorporate brick or pavers to break large expanses of concrete.

4.7.2 Garages: Each unit shall have at least a two car enclosed garage.

4.7.3 Recreational Vehicle Parking: No mobile home, recreational vehicle, trailer, dismantled camper unit, or boat shall be stored within the front setback or street side yard setback area. Such vehicles may be stored in a garage or in a non-street-side or rear setback area, provided that the setback is twelve (12) feet or larger and the vehicle is screened behind a six (6) foot fence. Lowering of grade is encouraged to eliminate the visibility of recreational vehicles. Permits for such work shall be obtained from the City of La Verne Building Department.

4.8 FENCING

Prior to final map approval, a conceptual Fencing Plan for the entire development shall be approved by the Development Review Committee. The Community Fencing Plan shall clearly indicate the location, height, type and materials and color selections for fencing along the project perimeter. In addition to the provisions of the above, the following standards shall also apply:

4.8.1 Fences and walls within the front setback may not exceed thirty-six (36) inches in height (3').

4.8.2 The maximum height for any fence or similar structure shall be thirty (30) inches within the triangular area formed by drawing a straight line between the two points located on, and twenty-five (25) feet distance from any intersection of two streets.

4.9 LANDSCAPING AND MAINTENANCE

4.9.1 Design Concepts: The general design concept is to maintain the natural scenic amenity represented by the existing natural vegetation wherever possible. Introduced plant materials and landscaping improvements shall harmonize with the natural character of the site. The landscaping concept is illustrated in Figures 7 - 11 and described previously in Section 2.0.

4.9.2 Landscape Plan and Plant Materials List: Prior to the issuance of grading permits, a conceptual landscape plan for the entire site shall be approved by the Development Review Committee of the City of La Verne. This plan shall indicate all developer installed areas of landscaping. In addition to the landscaping to be provided by the developer, the individual homeowners shall utilize the Plant Material List (attached hereto as Appendix B) in their selection of plant materials.

A tree plan, indicating existing tree location, species, size and health as well as trees which are to be removed, shall be submitted with the grading plan. The established number of replacement trees will be reflected on the above described conceptual landscape plan.

4.9.3 Installation and Maintenance Responsibilities: Landscape installation and maintenance is divided into three categories: Developer, Homeowner and Homeowner Association. The following outlines responsibilities of each entity:

A. Developer

Perimeter landscaping, irrigation, fences, walls, project entry, project monument sign, drainage areas and Esperanza slopes. Ground cover and irrigation for manufactured slopes. The manufactured slopes shall be planted as a condition of pad certification. The developer shall maintain the lots free from weeds and debris until sold.

Fire protection perimeter, including 100 feet of brush clearance to the north of site.

The developer shall maintain all common areas until the Rancho Esperanza Homeowners Association assumes responsibility.

B. Homeowner

With application for precise plans, each homeowner will be required to submit landscape and irrigation plans. Irrigation systems must be completed prior to the issuance of the Certificate of Occupancy by the City of La Verne.

Upon lot purchase, each homeowner will be required to continually maintain landscaping and irrigation on the respective lot.

C. Rancho Esperanza Homeowner's Association (R.E.H.O.A.)

(Refer to Section 4.9.6 below)

Maintenance of the perimeter landscaping, fences, monument sign, project entry and gate system.

Drainage facilities and landscaping.

Private street system and parkway landscaping.

Fire perimeters.

4.9.4 Installation Standards

- A. All cut and fill slopes in excess of five (5) feet in vertical height, shall be permanently planted and irrigated with a sprinkler system to promote growth of plants and ground cover to prevent erosion.
- B. 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. Irrigation facilities shall be required where necessary to provide for proper maintenance of the planted areas. .

4.9.5 Property Maintenance and Fire Perimeter Standards

All areas and structures in Specific Plan No. 86-16 shall be maintained in conformity with the standards as follows:

- A. Underbrush shall be removed around oak trees. Oak trees shall be deadwooded only.
- B. Clearing of underbrush shall be carried out on a regular basis by the property owner.
- C. If vegetation, such as grass, is planted below trees, it shall not hinder brush removal.
- D. Oak trees shall be retained on lots. However, all bamboo and other natural shrubbery shall be removed and replaced with fire-retardant vegetation which is acceptable to the Fire Department.
- E. To ensure continued maintenance of plant materials, an automatic irrigation system shall be provided to irrigate all common area landscaping provided by the developer, all street associated parkway areas held in common and large manufactured slopes between houses as shown on Figure 9. Sprinkler systems shall be designed to provide uniform water coverage.
- F. In no event shall the rate of precipitation or duration of sprinkling be permitted to create an over saturated condition causing an erosion problem or endangering the oak trees.
- G. A functional test of the sprinkler or drip irrigation system shall be performed by the installer in the presence of the Building Inspector.

4.9.6 R.E.H.O.A. General Requirements

The maintenance of the common areas shall be in conformance with the following provisions:

- 1. A Declaration of Covenants, Conditions and Restrictions ("CC & R's") shall be prepared by the developer and approved by the Planning Department, City Attorney and City Council. The CC & R's shall be signed and acknowledged by all parties having any record title interest in the property to be developed, shall make the City a party thereto, and provide that the City has the right to enforce said CC & R's. The CC & R's shall be subject, but not limited to, the following additional conditions:
 - a. The CC & R's shall provide for the establishment of a homeowners' association which shall carry out the effective establishment, operation, management, use, repair and maintenance of all common areas including, but not limited to landscaping, sprinklers, brush clearing, etc.
 - b. Through provisions in the CC & R's, the homeowners association shall ensure that all landscaping and sprinklers located within the common areas are maintained in a state of good repair and safe condition.
 - c. Through provisions in the CC & R's, the homeowners association shall ensure that all brush areas are cleared for a distance of one hundred (100) feet from any residential structures, and that low water/fire retardant ground cover shall be used throughout the development, including private yards being maintained by the Homeowners Association. See Plant Material List-Appendix "B".
 - d. The CC & R's shall provide that if the homeowners association does not maintain the common areas in the condition required by the CC & R's, then the City, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's expense, any maintenance required thereon by the CC & R's or the City's ordinances. The owner's property shall be subject to a lien in favor of the City to secure any such expenses not promptly reimbursed.
 - e. The CC & R's shall adequately enforce the standards of this plan, relative to parking, landscaping, development and other regulations.

4.10 LIGHTING

- A. Streets shall be provided with a level of street lighting designed to protect the health, safety and welfare of those living within the hillside area. Street lighting shall be standard-height ornamental electroliers available from the Southern California Edison Company. Prior to installation of any lighting or other subdivider-installed community lighting, a General Lighting Plan shall be approved by the Development Review Committee.
- B. Spot, flood, or decorative lighting that intrudes into the privacy of others shall not be permitted.

4.11 SIGNS

Signs shall be regulated by the provisions of the La Verne Municipal Code relative to signs in single family residential detached zones.

4.12 FIRE PROTECTION STANDARDS

Due to the one access road and long cul-de-sac length, the following special standards shall be required:

- A. Each residential unit will have a full fire sprinkler system.
- B. Sprinkler systems will be extended to overhangs adjacent to roof vents or large plate glass in windows, as approved by the La Verne Fire Department.
- C. Wood or combustible fences will not be permitted.
- D. Additional on-site fire hydrants will be provided to the satisfaction of the Fire Marshall and City Engineer.
- E. The Fire Marshall shall be permitted to inspect fire sprinkler systems at regular intervals.
- F. Fire sprinkler plans shall be provided with each precise plan of design. Systems shall be designed and installed to the specifications of the La Verne Fire Marshall.
- G. All standards of the Hillside Overlay Zone shall apply.

5.0 HILLSIDE PERFORMANCE STANDARDS

The following sections are excerpted from the Hillside Overlay Zone of the La Verne Zoning Ordinance. Each of the major elements of the ordinance will be followed by a response which will be in **boldface lettering**.

5.1 (18.68.010) FIRE HAZARD STANDARD (18.68.030) ACCESS

Roads must provide access to fire suppression equipment and for evacuation of residents in the event of fire.

- A. There shall be at least two routes in and out of each subdivision. They shall be provided before construction with combustible material begins. Grades shall not exceed 12 percent, provided that short sections of 15 percent grades may be permitted when the Fire Chief determines that they will not unduly interfere with fire suppression or evacuation. Grades shall not exceed 10 percent for a distance of 25 feet on either side of a fire hydrant.

Due to difficult terrain and the small size of the project, only one ingress/egress is proposed. As discussed in more depth in the Circulation concept, accommodation with the Fire Department has been reached for the provision of only one access. The provisions which allow this accommodation include lengthening some driveways, sprinklering homes and other measures as required by the various codes and ordinances.

- B. Traffic roadways shall be at least 20 feet wide and passable in all weather.
- C. Cul-de-sac streets shall end in turnarounds with a radius of 32 feet or more. In areas of extreme fire hazards the maximum cul-de-sac length shall be 600 feet. In areas of moderate fire hazard, they shall not exceed 1000 feet in length, and in areas of high fire hazard, they shall not exceed 800 feet in length.

The project circulation system is deemed by the Fire Department to be one long cul-de-sac because of the single ingress/egress. It is longer than 800 feet, however, with the accommodations described in the plan, the project will provide adequate fire protection.

- D. Vertical curves and dips in the roadway shall have a radius of not less than 50 feet.
- E. Every road shall be marked at each intersection, and every parcel or home identified by a name or number clearly visible from a public road.

These provisions will be required and complied with at the appropriate time in the development phase of the project.

(18.68.040) WATER SUPPLY

Fire flow and hydrant locations must be provided so that adequate water is available in the event of fire. Planned water supplies and piping and hydrants must be installed and in working order prior to construction involving combustible materials.

Hydrant locations will be provided to fire department specifications. Water mains will be adequate for both domestic and fire flow needs. They will be installed prior to the start of construction with combustible materials. Proposed hydrant locations are illustrated on Figure 6.

(18.68.050) PERIMETER PROTECTION

Structures shall be separated from native vegetation by a greenbelt. The perimeter protection shall be 100 feet in areas of moderate fire hazard, 200 feet in areas of high fire hazard, and 300 feet in areas of extreme fire hazard. The perimeter protection shall be maintained, irrigated as necessary, and except for existing specimen plants, be landscaped with low-growing fire retardant vegetation. Greenbelts may include parking, parks, agricultural crops (e.g. avocado groves, strawberries) or other uses which achieve the same perimeter protection from fire. The greenbelt must separate structures from native vegetation in individual as well as in clustered situations. In extreme or high fire hazard areas, the Fire Chief may require a wider greenbelt. Where topography or vegetation make it appropriate, the Fire Chief may authorize a narrower greenbelt. In order to permit access and maintenance, a minimum 12-foot wide passable way from the public street to the fuelbreak is required.

The County Golf Course will perform fire protection functions on the east exposure of the project area. Esperanza Drive will act as a firebreak on the south exposure. An easement will be obtained from L.A. County for fire protection perimeter to the north.

(18.68.130) LANDSCAPING

Landscaping next to and within structures and complexes must also be designed to minimize fire hazard since wildfires often cause burning embers to fly several hundred feet and into the interior of development and developed areas. Landscape material shall be fire retardant and low growing and shall be installed as soon as possible following completion of grading activities. Wherever possible, naturally occurring plant species shall be used in site landscaping.

Revegetation will consist of approved plant material palettes and will be mandatory reason of their inclusion in the City's landscaping standards in hillside areas, the CC & R's, and this Specific Plan.

5.2 (18.68.060) ARCHITECTURAL GUIDELINES

A. Roofing

Roofs shall be built of noncombustible (non-wood), or materials, such as clay or concrete shake, cinder, metal or tile. Open ends of roofs, such as tile roofs, must be capped with noncombustible material to prevent bird nests or other combustible material lodging within the roof.

B. Glass

The size and number of glazed openings on the side of the house facing the normal fire-carrying wind and the downhill side shall be held to a minimum and shall be glazed with extra strength glass (thick, safety tempered, and/or doubled paned). Glass areas shall not exceed 50 percent of any wall.

C. Construction

The type of construction is a determining factor in the spread of brush fires through residential developments. Therefore all structures in hillside areas shall be constructed in the following manner:

1. Exterior walls shall be built of nonflammable fire retardant substances offering at least one hour's protection. In addition, fire retardant exterior walls shall extend from ground level to the roof line.
2. Cantilever balconies and other similar overhangs shall be protected by one-hour exterior fire-resistant material.
3. Structures supported to any degree by stilts shall have all underfloor areas encased to the ground with materials meeting the standards for exterior vertical walls of the fire hazard severity zone.
4. Due to the high fire hazard associated with patio covers, plastic webbing, split or whole bamboo, reed or straw-like materials, corrugated plastic or fiber glass materials, and flammable materials will not be permitted.
5. Eaves must be closed since open eaves will trap super-heated air from an oncoming fire and often cause a fire to start at that point.
6. Vents must be designed and located to minimize the likelihood of spreading the fire. Individual vent openings shall not exceed one square foot and shall be covered with $\frac{1}{4}$ inch mesh metal screen that is noncombustible and corrosion resistant. Attic vents under the roof shall be positioned on the enclosed eaves near the roof edge rather than toward the exterior wall.
7. Chimneys shall be provided with securely attached spark arrester consisting of 12-gauge welded or woven wire mesh screen with $\frac{1}{2}$ inch openings. Spark arresters must be mounted in a vertical or near vertical position and visible from the ground.
8. Where feasible, solar energy shall be used for water and space heating for residential structures within the site.
9. To the extent feasible, all units shall be oriented to make maximum utilization of solar energy and reduce the need for space heating.

This Specific Plan, the CC & R's, and City codes will govern the construction of individual homes. Specific architectural guidelines are attached hereto as Appendix D and are incorporated in this Specific Plan and made a part hereof.

5.3 (18.68.070) SITING GUIDELINES

- A. All property lines shall be at the top of a slope.
- B. Sites must be planned to preserve or enhance vistas, particularly those seen from public places.
- C. Structures shall be sited so that roof slope follows slope of natural grade.
- D. As a means of minimizing the visual impact of structures along the ridgeline, residential development is adjacent to a ridgeline or in moderate slope areas.
 - 1. Landscape plant materials shall be used as a supplement and/or substitute for a backdrop.
 - 2. Proposed structures shall be sited for maximum concealment of any cut slope which is created.

The design of the structures will be carefully controlled to prevent massing of rooflines along the ridgeline. The architectural guidelines as set forth in Section 5.2 and Appendix D herein will be incorporated into architectural review criteria. Varied roof heights, roof materials, landscape screening to break up the straight lines will be required. The choice of earth-tone exterior treatments will also assist in reducing the perceived building mass from outside the project. Since each home will be subject to architectural review before construction, adequate oversight to prevent excessive building massing is available.

5.4 (18.68.080) GRADING/EARTHWORK GUIDELINES

The following guidelines are intended to minimize scarring and deformation of the natural landscape, identify unusually hazardous areas, and prevent the construction of unsafe homes in areas which are unusually hazardous.

5.5 (18.68.080) GEOTECHNICAL STUDY REQUIREMENTS

All proposed development within a Geologic Hazard Special Study Zone must undergo independent engineering study concerning the potential impact of soil instability, liquefaction, landslide and seismic potential. The property owner shall conduct a soil and geology report.

All portions of the Hillside Study area shall be subject to a review of slope stability conditions during a geotechnical investigation of a project's feasibility. The level of detail required in each review will vary with the local geologic conditions.

Construction will not be permitted where it would be hazardous for geological reasons.

The project site has been studied and found to be suitable for the size and type of structures proposed.

5.4 (18.68.080) GENERAL GRADING REQUIREMENTS

In addition to those standards imposed by other ordinances of the City, grading in the Hillside Development Overlay Zone will be subject to the following standards:

- A. Grading and siting practices shall reflect the natural topography of the land. Creation of level area (i.e., pads) and grading shall be minimized. Structures shall be built to fit to the natural topography as much as possible.
- B. Grading on hillside areas or close to ridgelines shall incorporate the breaking of hard edges left by cut and fill operations to provide a more rounded appearance that closely resembles the natural contours of the land.
- C. Grading within residential subdivisions shall be finished so that it is responsible to the original configuration of the land as well as adjacent contours.
- D. All graded slopes (cut or fill), including roadsides, shall undergo permanent revegetation in a timely manner to minimize chance of erosion and siltation.
- E. Created slopes within the residential areas or any subdivision shall have more variety and texture in their appearance than engineered and uniform slopes. Not only shall these planes be undulating in appearance, but they should vary in terms of the created slopes. For instance, if the required cut dictates a finished slope of 35 percent, it is suggested that where possible, increases or decreases in the finished slope along the finished plane will provide a softened image of the slope in addition to the undulating configuration.
- F. Fill shall not exceed an average depth of five feet nor cuts an average height of eight feet within any building pad, lot or slope in the Rural Hillside Residential Development Area.
- G. Created slopes, either cut or fill that are adjacent to roadways shall be graded in such a way that an undulating appearance in the graded plane is provided for a more pleasing roadscape.
- H. No finished slopes greater than 50 percent (2:1) may be created except:
 1. At the point of vehicular access.
 2. Beneath structures where the maximum created slope is limited to 67 percent (1½:1) or less.

There are no slopes greater than 2:1 proposed for the project. Wherever possible, softened slope edges and undulating configurations will be created. Detailed grading plans have not been prepared. All plans will be subject to the requirements of the Hillside Overlay provisions and review by the City Engineer.

5.7 (18.68.090) CIRCULATION

The following special provisions shall apply to streets in the Hillside Overlay Zone:

- A. Collector streets, the main circulation streets, shall have a right-of-way of between 80 and 100 feet. A typical street may include two 12-foot traffic lanes and two 12-foot parking lanes, with the remaining right-of-way for parkways, sidewalks, or trails. Building setback lines will be 30 feet absent special circumstances.
- B. Local service streets, not designed to encourage through traffic, shall have a 50-foot wide right-of-way. This will normally include two 12-foot traffic lanes and one parking lane. Local streets which are cul-de-sacs shall terminate in turnarounds with a minimum radius of 32 feet.
- C. Roadways shall conform to the natural landform. In order to reduce the need for extensive grading, split roadways, as well as undivided roadways, shall be located upslope from proposed residential units.
- D. Parking areas shall be screened from public ways, including roads, sidewalks and trails, and divided with landscaping, low walls, berms or other unobtrusive buffers.
- E. The line of sight for sight access shall be considered when locating intersections and access points.
- F. Backward entry driveways onto collector streets are prohibited. Whenever possible, direct access from driveways onto collector streets shall be limited.
- G. When possible, safe and convenient pedestrian, equestrian and bicycle systems shall be provided.

There are no collector streets in the project. The Circulation Concept and proposed street system meets these standards.

5.8 (18.68.100) RETAINING WALLS

- A. One up-slope wall per lot is permitted, not to exceed eight feet in height.
- B. One downslope wall is permitted per lot, not to exceed 42 inches in height.
- C. In the case of lots sloping with the street of access or in other special circumstances, one retaining wall on each side of the lot, not to exceed 42 inches in height, may be used.
- D. Retaining walls that are an integral part of a structure may exceed eight feet in height, where necessary.

Concept grading plans have been completed. Some retaining walls may be needed especially at certain driveway locations for short reaches on no more than five or six lots. There is no need for widespread use of retaining walls, however, they will comply to City standards.

5.9 (18.68.110) DRAINAGE STANDARDS

On-site catch basins or siltation basins, as well as energy absorbing devices, must be provided to prevent erosion when grading is undertaken in the hillside areas. Natural drainage courses shall be protected from grading activity. In instances where crossing is required, a natural crossing and bank protection should be preferred over steel and concrete systems.

All drainage facilities proposed as part of this project shall meet all the required specifications and design criteria.

5.10 (18.68.120) URBAN DESIGN

The architecture of structures in the hillside areas shall be consistent with the overall natural environmental qualities of the site, thereby creating a conscious, designed community. The exterior finishes, textures and colors of the hillside structures shall be restrained through the encouragement of earth tone colors and discouragement of reflective materials or finishes. Preference shall be given to the use of earth tone color and materials for roofs due to their visual impact. Building forms should not dominate the natural environment.

The individual custom homes proposed for this project will be approved individually and will be governed by this Specific Plan, Architectural Guidelines, the CC & R's and the City's Hillside Overlay provisions.

5.11 (18.68.140) LANDSCAPING

The following landscape standards are applicable throughout the Hillside Development area.

5.12 (18.68.140) RETENTION OF VEGETATION

Whenever possible, well adapted fire-resistant indigenous vegetation shall be retained. In particular, significant trees shall be conserved where possible during subdivision, development or other site works or construction activities. A significant tree is a:

- tree that contributed substantially to the amenities of the proposed development on the site;
- tree that makes a notable contribution to the landscape qualities of a wider area of scenic beauty. Poorer specimens may be worthy of retention where vegetation is scarce.
- tree that screens undesirable views, provides wind protection, assists soil stabilization, helps to break the stark appearance of new development or provides visual harmony;
- tree that is a significant feature of the site because of height, coloring, canopy spread or character;
- tree that forms part of a group which is of value to the area because of its association with other plant or animal life;
- tree that forms a group, the value or character of which is lost if reduced in size, or;
- tree that is near public reserves or may benefit potential picnic spots.

An Oak Tree Relocation, Removal and Preservation Plan has been furnished as part of this Specific Plan. The Plan is found in Figure 4. Specimen tree replacement will be carried at a ratio of four new trees for each one removed as required. The revegetation proposed is depicted in Figure 9.

5.13 (18.68.140) NEW PLANTS

Introduced landscaping within the residential areas of any subdivision shall contain variety, texture, color and blend with the natural landscape. A minimal use of ornamental vegetation is encouraged in order to preserve the integrity of the natural vegetation of the hillside. Screening along arterial and collector roads should make maximum use of berming and landscaping as well as fences and walls. The purpose of landscaping, shade, screening, erosion control or appearance, for example, should determine what types of plants are selected. A Plant Material List for use by individual homeowners is attached hereto as Appendix B and incorporated herein by this reference. Thickness, height, color, seasonal characteristics and ultimate growth should also be considered. The amount of landscaping provided must be in proportion to the whole development, be integrated with building design, and soften the effects of buildings, pavement and grading. Street trees shall be provided on collector streets at the rate of one fifteen-gallon tree for each forty lineal feet of street. Trees may be clustered, and when larger trees are provided, the number may be reduced.

See Figures 7 and 9 which depict the conceptual landscaping plans for the project.

5.14 (18.68.150) WALLS AND FENCES

Walls and fences facing public roadways shall be no greater than five feet in height. Walls and fences to the sides and the rear of property shall be at the property line, in order to prevent the creation of abandoned areas. This rule shall not apply to interior division fences used for such purposes as swimming pool security or animal enclosures.

See Figures 8, 9, 10, and 11, which depict the perimeter fencing and amenities.

6.0 GENERAL CONDITIONS

- A. Development in the Rancho Esperanza Specific Plan No. 86-16 project area shall comply and be consistent with the policies, goals and requirements of the General Plan of the City of La Verne, including the Hillside Development Element.
- B. Except as otherwise specifically addressed in this Plan, all uses, development, structures, activities and other detail shall be subject to all other ordinances of the City of La Verne. These include the Hillside Overlay Zone, the La Verne Zoning Ordinance, the La Verne Building Code, and the City of La Verne's Subdivision Ordinance.
- C. Improvement Plans and necessary letters of credit, cash or bonds to secure the construction of all streets, storm drains, water lines, sewer lines, and grading for the entire Specific Plan area shall be submitted and approved by the City prior to or in conjunction with the recordation of the final map for the Rancho Esperanza Specific Plan areas.
- D. The approval of development within the Specific Plan area shall be governed by Section 65450 et seq., of the State of California Government Code.
- E. The applicant shall pay applicable fire protection fees pursuant to La Verne Ordinance No. 731 prior to final map recordation.
- F. On or before September 1, 1988, Developer shall pay the Bonita Unified School District fees based on the following schedule:
 - 1. For lots developed by the developer prior to September 1, 1988, the developer shall pay, prior to the issuance of building permits, the greater of:
 - (a) One Dollar and Fifty Cents (\$1.50) per square foot of covered or enclosed space per dwelling unit, or
 - (b) Five Thousand Dollars (\$5,000) per dwelling unit.
 - 2. For undeveloped lots sold by the developer prior to September 1, 1988, the developer shall pay immediately upon sale Five Thousand Dollars (\$5,000) per lot.
 - 3. For undeveloped lots remaining unsold on September 1, 1988, the developer shall pay on or before September 1, 1988, Five Thousand Dollars (\$5,000) per lot.
- G. Any use of a property, building or structure hereafter erected, built, maintained or structurally altered contrary to the provisions of this Specific Plan, shall be considered a public nuisance.
- H. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, use, occupy, or maintain any building, structure, equipment, or portion thereof within the Specific Plan area or cause the same to be done contrary to or in violation of any provision of this Specific Plan. No person shall violate any of the provisions or fail to comply with any of the requirements of this Specific Plan. Any person violating any of the provisions or failing to comply with the requirements of this Specific Plan is guilty of a misdemeanor.

- I. Individual property owners shall be required as part of their precise plan submission to provide full landscaping and irrigation plans. These plans must indicate the status of existing oak trees and provide for their protection by only permitting arid plants within the tree's dripline. No other landscaping or irrigation shall be permitted within the dripline.
- J. A tentative tract for the entire site shall be approved and a final map recorded.
- K. The site improvements, including streets, grading, storm drains shall be installed in one phase.
- L. All facilities for electric, telephone and Cable T.V. shall be placed underground; including existing utilities on Stephens Ranch Road.
- M. All mitigation measures contained in the North La Verne Hillside E.I.R. (1981) and Rancho Esperanza E.I.R. (1987) shall be complied with.
- N. Precise plan of design adjacent to Esperanza Drive and Stephens Ranch Road shall include 65dB(A) noise contour. All structures shall meet 45dB(A) interior standards and 65dB(A) exterior standards.
- O. Mailbox details shall be provided to the specifications of the City of La Verne and La Verne Postmaster.
- P. All above ground equipment, including transformers and cable equipment, shall be screened with decorative masonry or shrubs to the specifications of the City of La Verne. Access to utility trenches shall be provided to the City of La Verne Cable Franchise.
- Q. Pursuant to La Verne Ordinance No. 86-114, the applicant for a building permit to construct a residence on one of the lots included in the Specific Plan area shall pay \$350.00 to the City as a Storm Drain Fee.
- R. Prior to issuance of a grading permit, all significant oak trees shall be tagged to indicate whether each tree shall be removed or remain. A protective fence shall be erected around the trees to remain. The City shall review each tree prior to issuance of a grading permit in order to insure that the trees are tagged correctly.
- S. Disclosures must be made in the Final Report from the Department of Real Estate and CC & Rs and statements placed into the Deeds that, as a result of Marshall Canyon Golf Course, which is adjacent to Specific Plan area, residents may be inconvenienced by noise generated from pre-dawn maintenance equipment, sprinklers, golf carts, golfers and stray golf balls.
- T. Street signs within the Specific Plan area shall be low profile monument signs or as approved by the La Verne Planning Department.
- U. All residential dwelling units, attached patios, and garages shall be equipped with gutters and downspouts compatible with the architectural style of the structure.

V. Architectural guidelines shall be approved by the Planning Commission prior to the recordation of the final map. These guidelines shall conform to Planning Department specifications as outlined in the Memorandum dated July 22, 1987, and attached as Appendix D of this specific plan. The architectural guidelines shall be incorporated into the project CC&R's and shall be enforced by the home owners association and the City of La Verne. The architectural guidelines shall be prepared by a State licensed architect. The guidelines shall be submitted in a timely and good faith manner to the City of La Verne, in order to permit the recordation of the final map and issuance of a final report by the State Department of Real Estate.

W. The oak trees that will be relocated within the Specific Plan area and those being retained are identified in Figure 4A. The trees being relocated shall be boxed and a temporary six foot chain link fence shall be placed around all trees to be preserved prior to and during grading operations and construction activities.

Within the dripline of any relocated or preserved tree, there shall be no irrigation, grading, placement of fill or compaction of soil. Signs, wires, etc. shall not be attached to trees. Drainage shall be designed so that current conditions are not substantially altered. Fill areas near oak tree root systems may require the installation of ventilation pipes to prevent water, oxygen and nutrient disruption, on a case by case basis.

Neither the individual homeowner or the R.E.H.O.A. shall be permitted to remove an oak tree or cut any branch without first obtaining the approval of the City of La Verne Planning Department. Further, no structure shall be permitted within the dripline with the exception of raised decking provided there is a minimum of 1/16" between the deck boards. The decking must be approved by the City of La Verne Building Department, Planning Department and the Architectural Committee.

The CC&R's shall reflect the above described conditions and they shall be enforced by R.E.H.O.A. and the City of La Verne.

X. The existing overhead utilities located on the north side of Lots 10, 11, 16 and 17 shall be placed underground. Plans shall be provided detailing the undergrounding and shall be approved by the city engineer and appropriate utilities. The location of the poles is not exact; if located on land not owned by the applicant, the utilities shall be either relocated internal to the project and placed underground or the applicant shall strive to obtain easements for undergrounding.

7.0 DEFINITIONS

Developer - Barbuto Development Corporation or successor in interest involved in construction of site improvements.

Homeowner - Landowner or purchaser of single-family lots.

R.E.H.O.A. - Rancho Esperanza Home Owner's Association, as approved by the State Division of Real Estate and the City of La Verne.

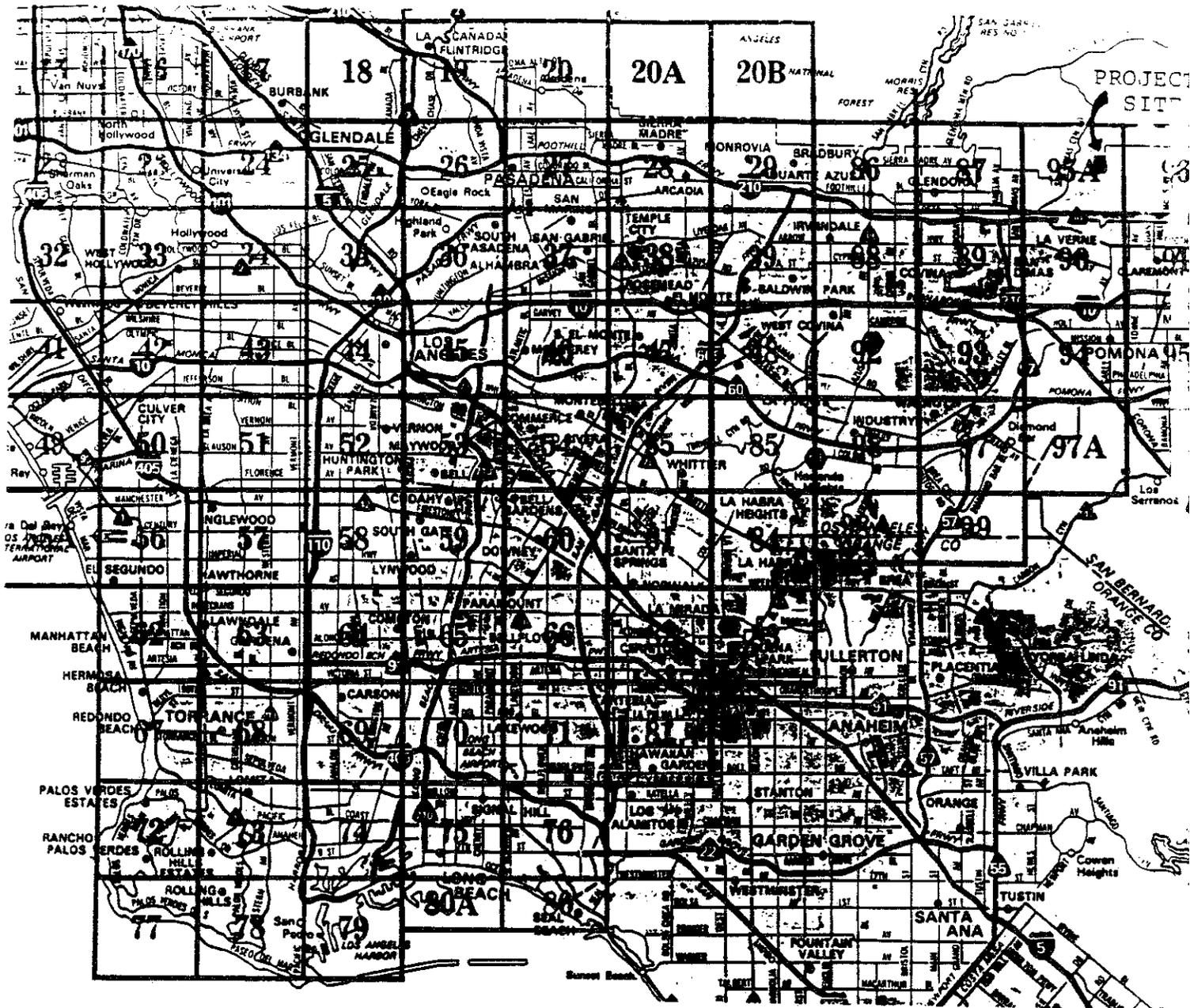
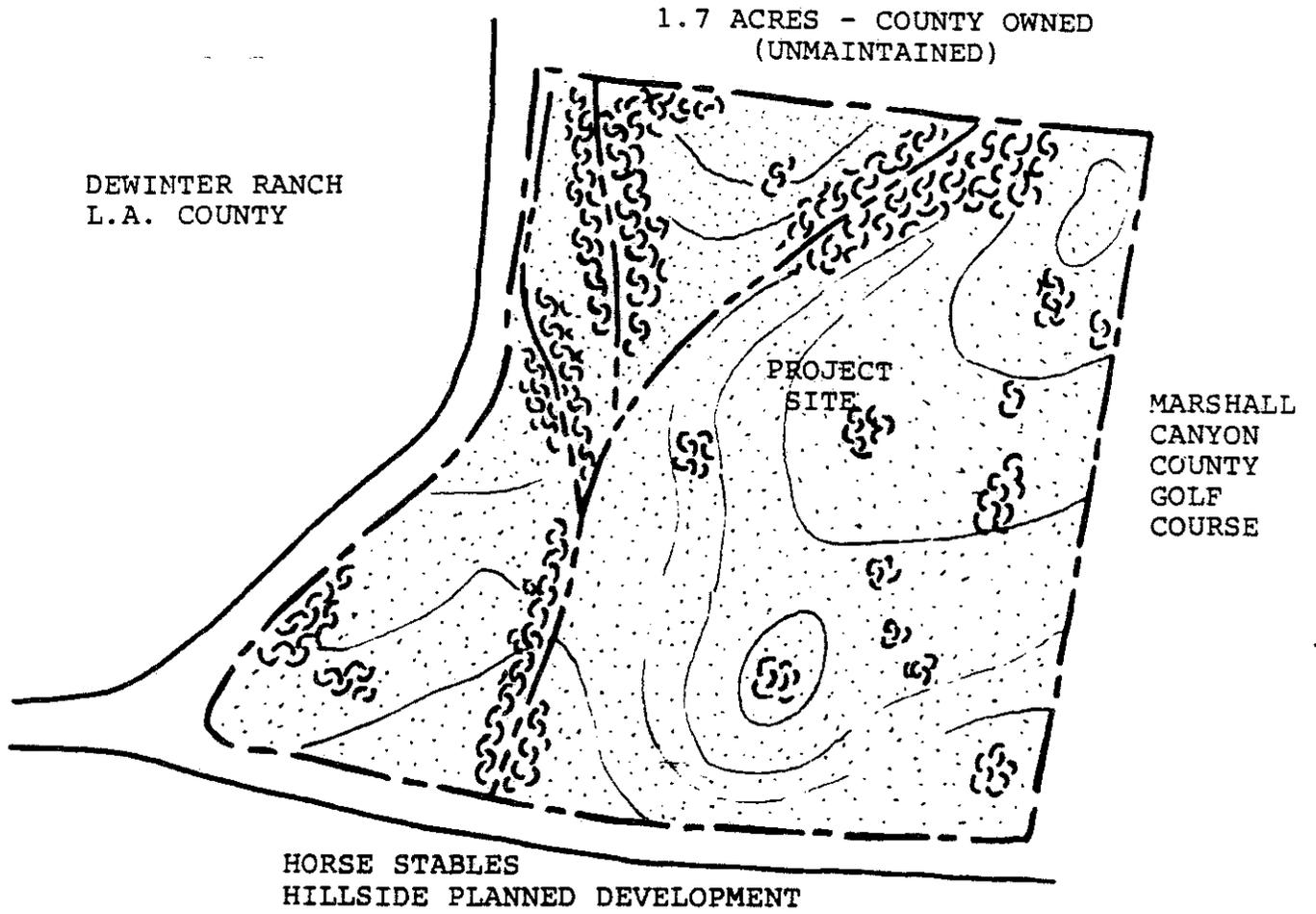
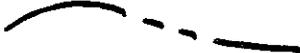


FIGURE 1
REGIONAL LOCATION MAP



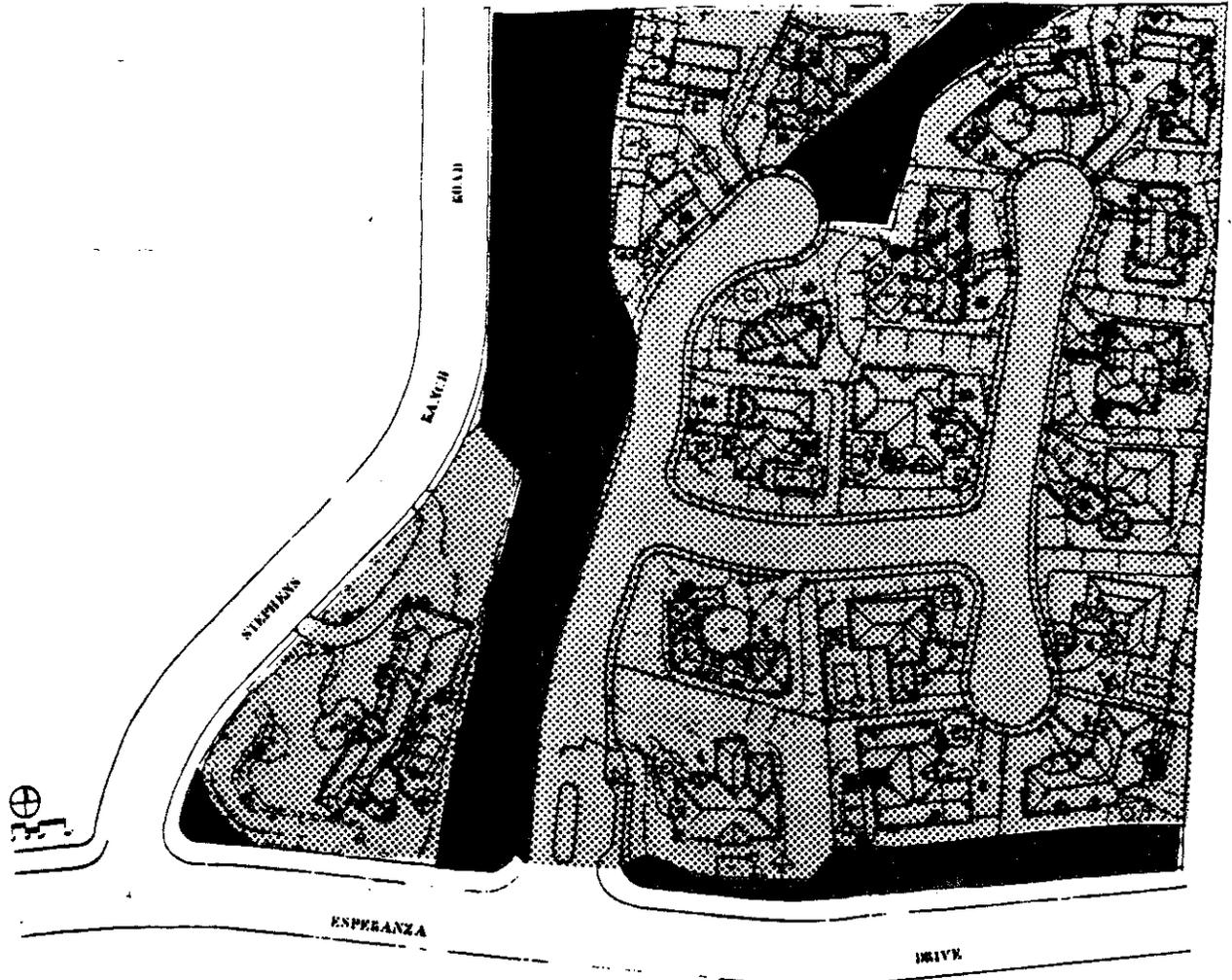
 WOODLAND/TREES

 WATER COURSE

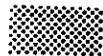
 OPEN GRASSLAND

 PROJECT BOUNDARY

FIGURE 3
SITE FEATURES MAP



Land Use Designations



Single Family Residential



Private Common Open Space

Private Streets, Parkways and Sidewalks

CITY OF

APPLICANT:

Barbuto Development Corporation

Figure 5

Land Use and Circulation

LAND USE
MAP

LA VERNE PLANNING DEPARTMENT



FH• - Fire Hydrant

The fire hydrant on Stephens Ranch Road must be within 300 feet of the house that will be constructed on Lot No. 19.

FIGURE 6
FIRE HYDRANT LOCATIONS
Source: Brian Barbuto Corp.

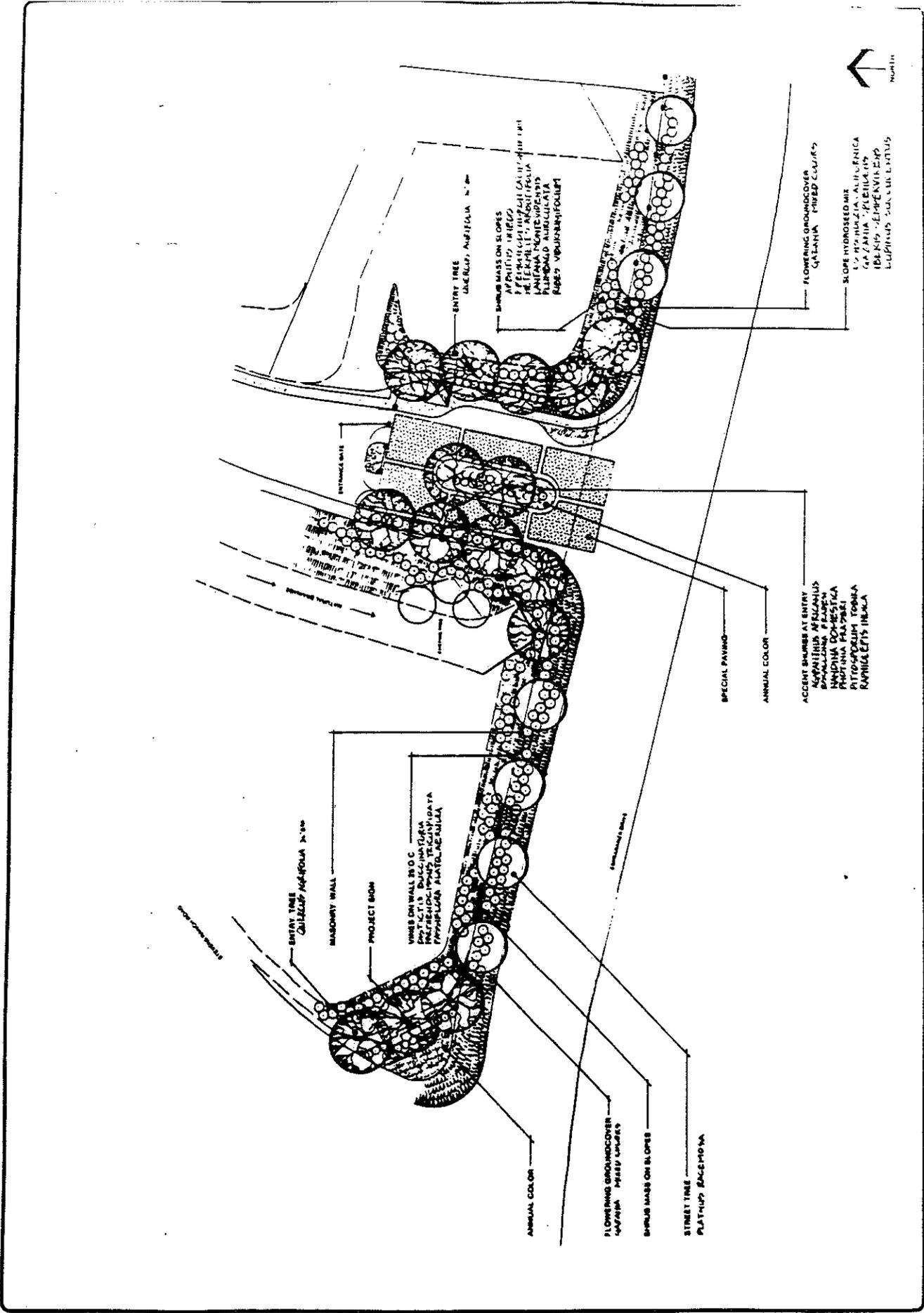
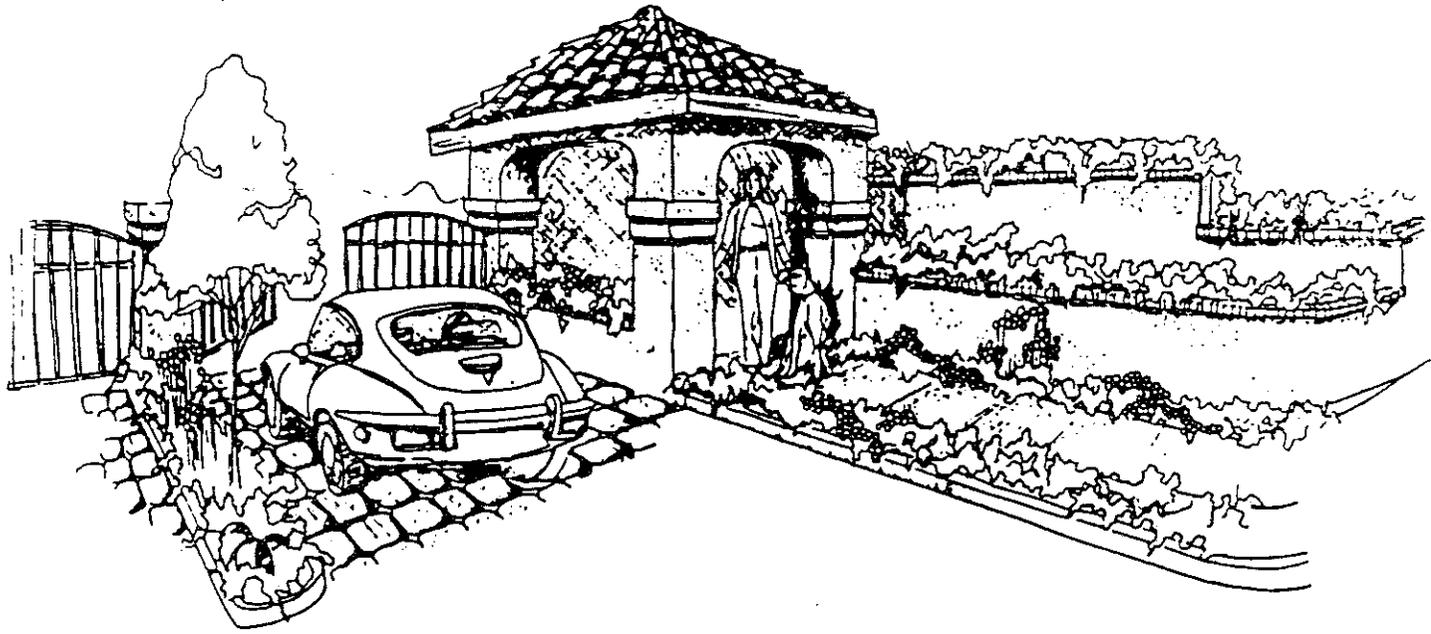
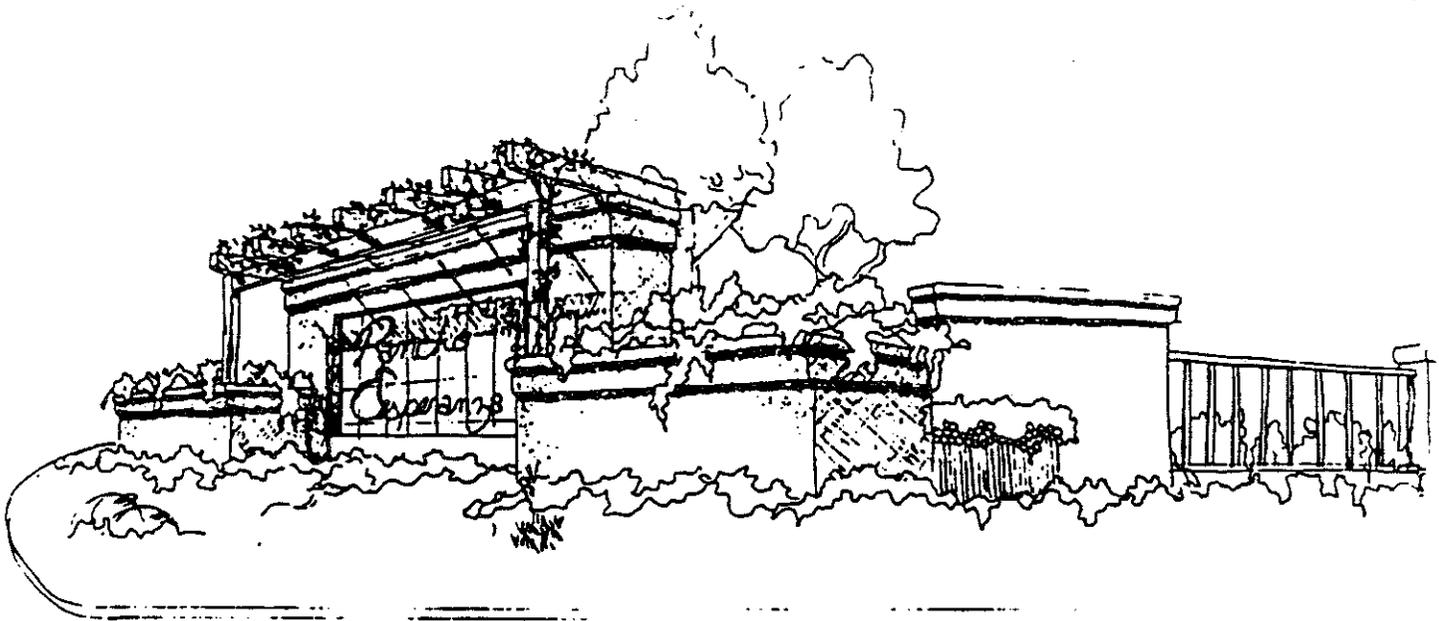


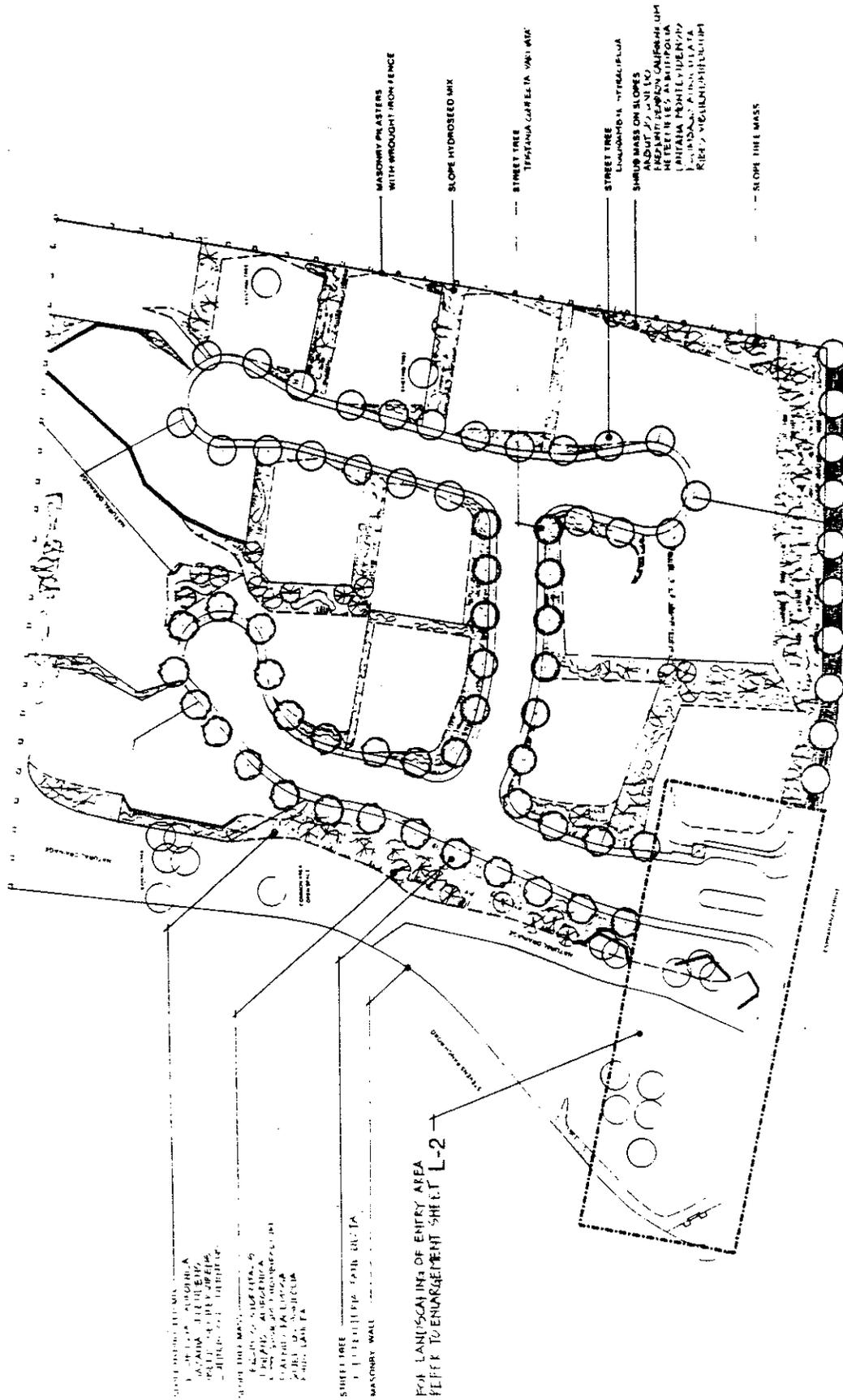
FIGURE 7
42



ENTRY STATEMENT
ESPERANZA RANCH PROJECT ENTRY
OFF OF ESPERANZA RD.



SITE MONUMENT
@ ESPERANZA & STEPHENS RANCH ROAD



MASONRY PLASTERS
 WITH WROUGHT IRON FENCE
 SLOPE HYDROSEED MIX
 STREET TREE
 TEMPAHUA CARLETA VARI MIX
 STREET TREE
 LINDUMBO II HYTRALICUA
 SHRUB BASE ON SLOPES
 ABOUT 1/2 METER
 HIGHER THAN ON OTHERS
 HE FEELS AS WITH POLA
 LAHATA POKIT VIBEN/PA
 KUBA... PAKA...
 KEE...

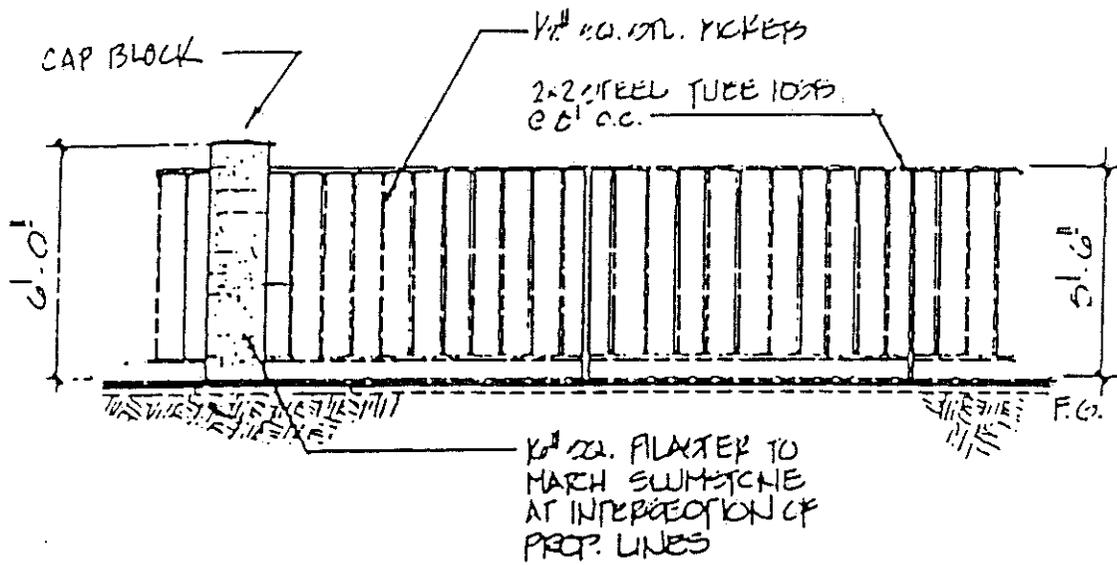
STREET TREE
 TEMPAHUA CARLETA VARI MIX
 MASONRY WALL

FOR LANDSCAPING OF ENTRY AREA
 REFER TO ENLARGEMENT SHEET L-2

PRELIMINARY LANDSCAPE PLAN

RANCHO ESPARANZA VIATES

FIGURE 9
44



"VIEW" FENCING

NOTE: FINISH W/ 1 COAT OF RUST
 PROOF PRIMER & 2 COATS
 FLAT BLACK ENAMEL

FIGURE 10

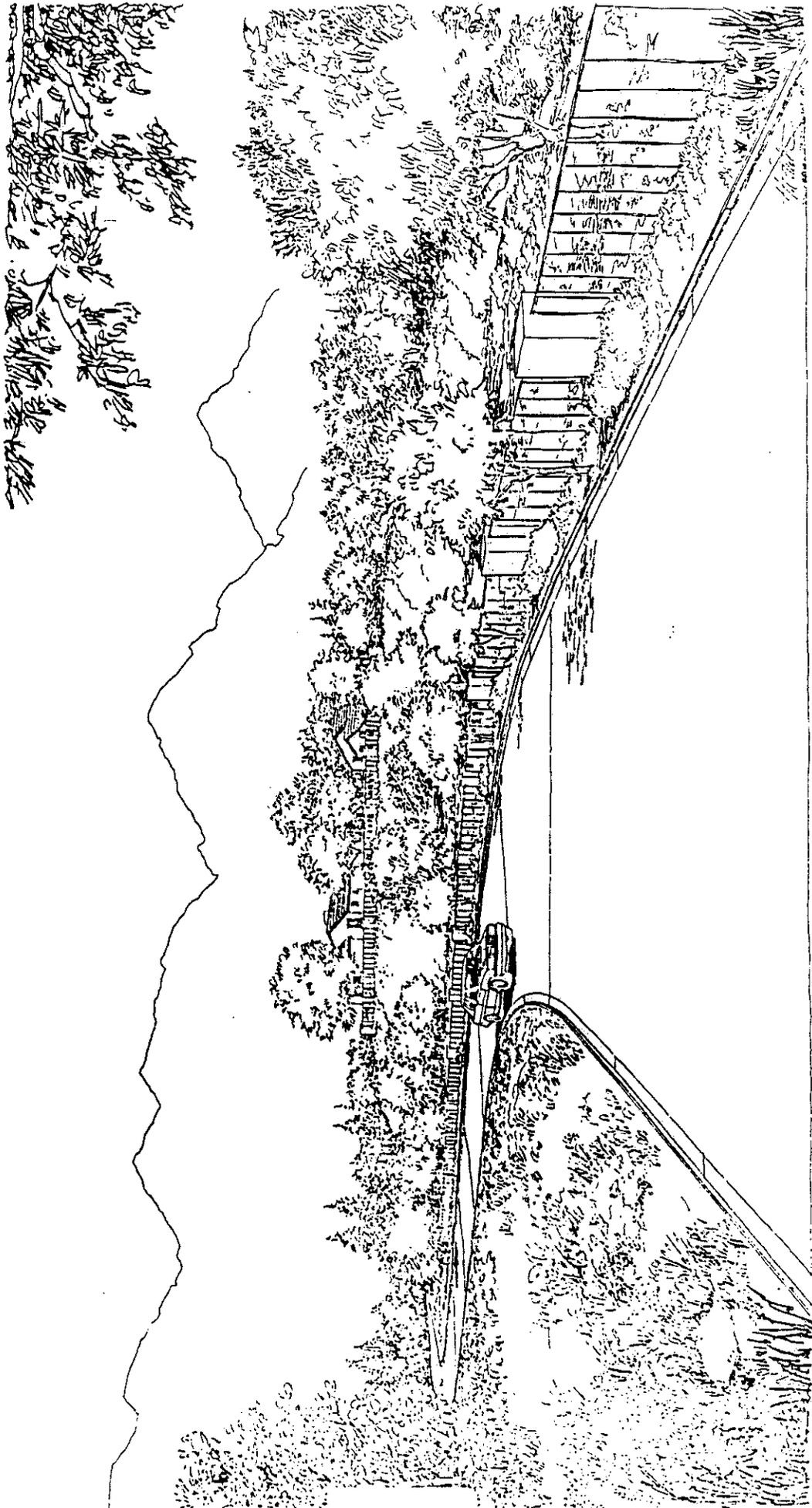
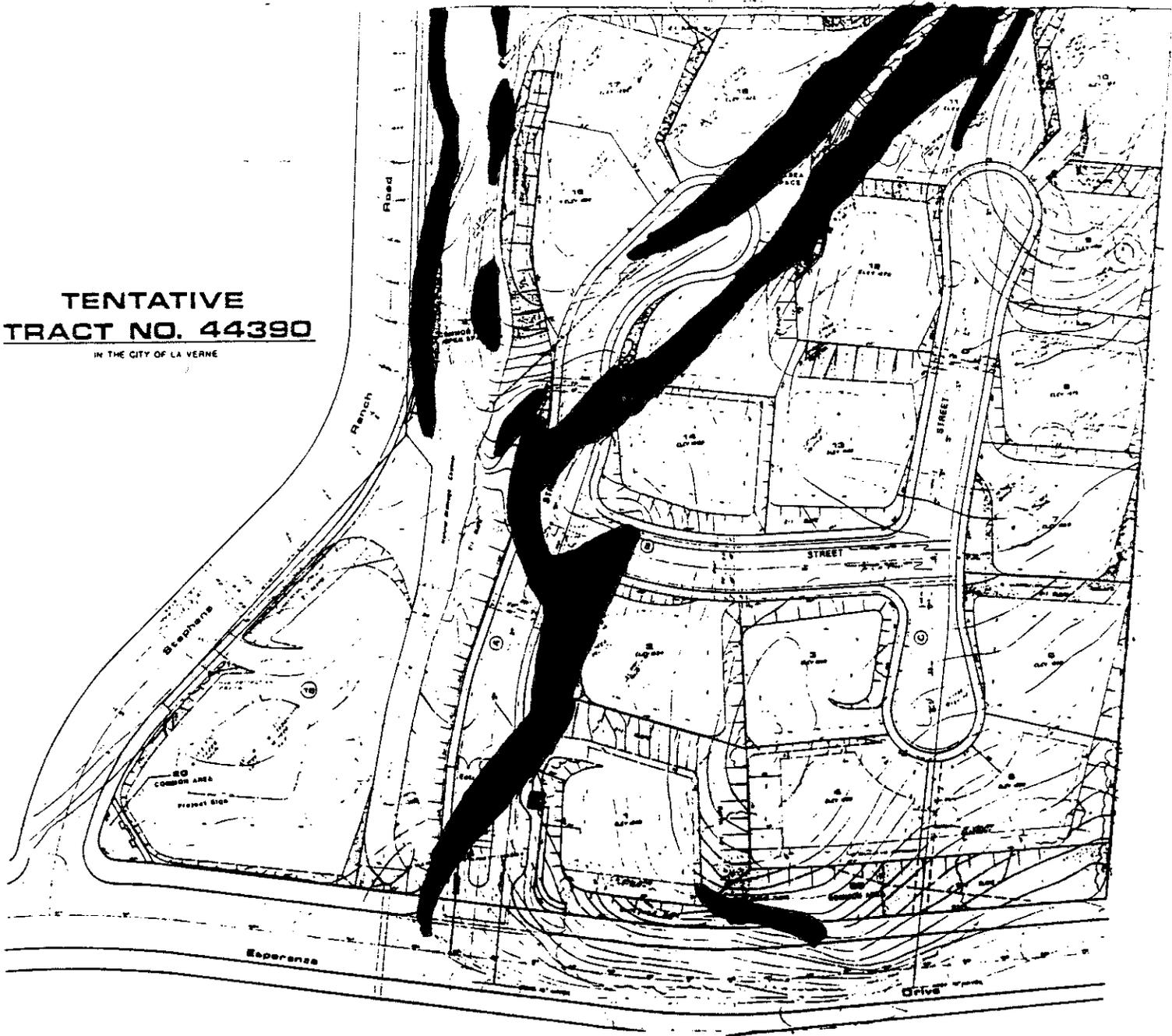


FIGURE 11

STEPHENS RANCH ROAD: FENCE & LANDSCAPE

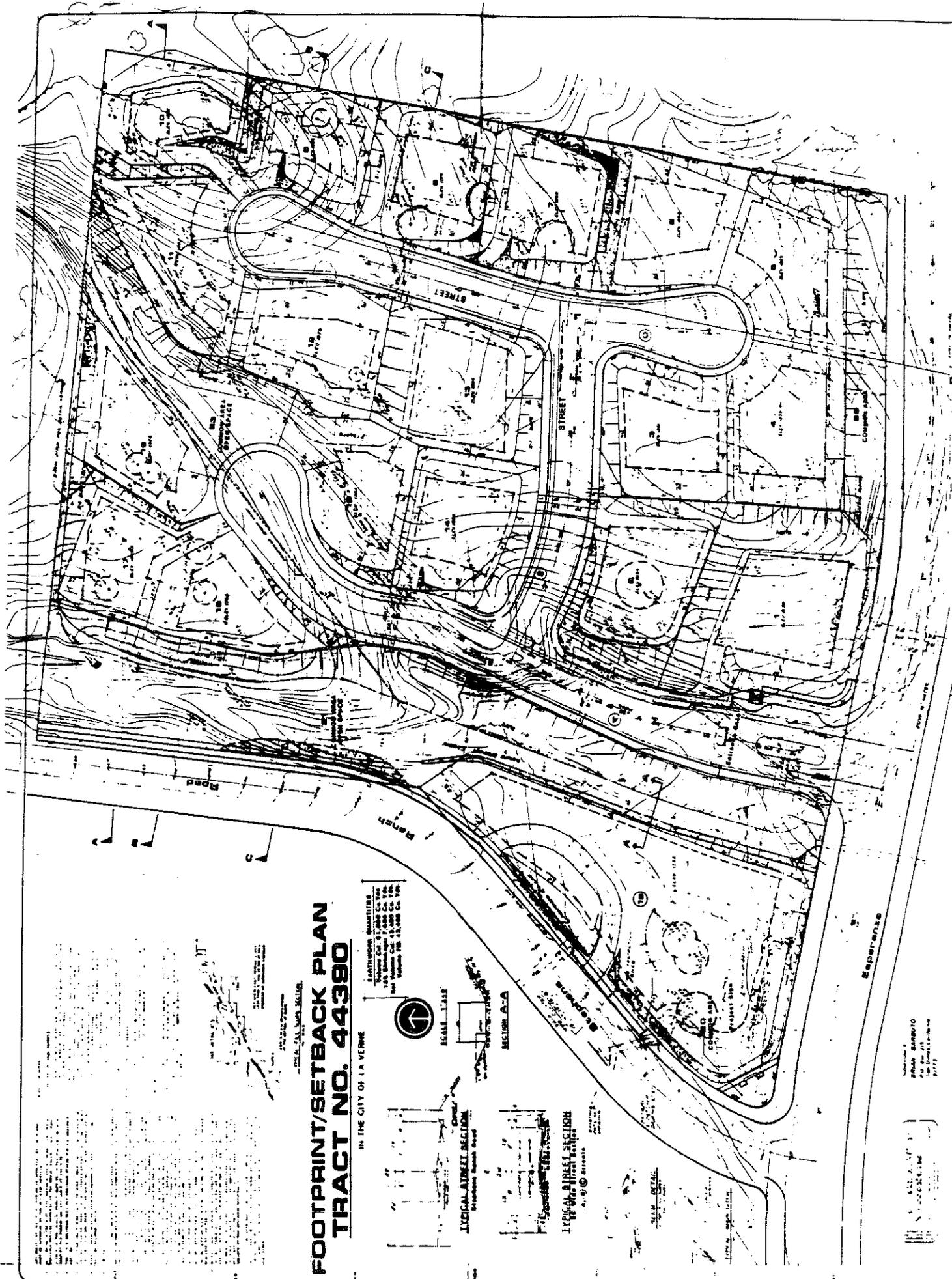
SOURCE: Brian Barbuto Corp.

**TENTATIVE
TRACT NO. 44390**
IN THE CITY OF LA VERNE



● 36% SLOPE AREAS OR GREATER

FIGURE 12



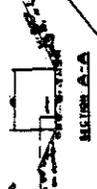
**FOOTPRINT/SETBACK PLAN
TRACT NO. 44390**

IN THE CITY OF LA VERNE

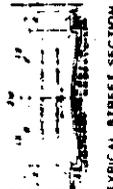
LANDSCAPING QUANTITIES
 Shrubs: 11,000 S.F. 100
 1/2" Shrubs: 1,000 S.F. 100
 1/4" Shrubs: 1,000 S.F. 100
 1/8" Shrubs: 1,000 S.F. 100



SCALE 1/8" = 1'-0"



TYPICAL STREET SECTION



TYPICAL STREET SECTION

ARCHITECTS
 ENGINEERS
 1000 S. GARDEN
 LOS ANGELES, CALIF.

FIGURE 15

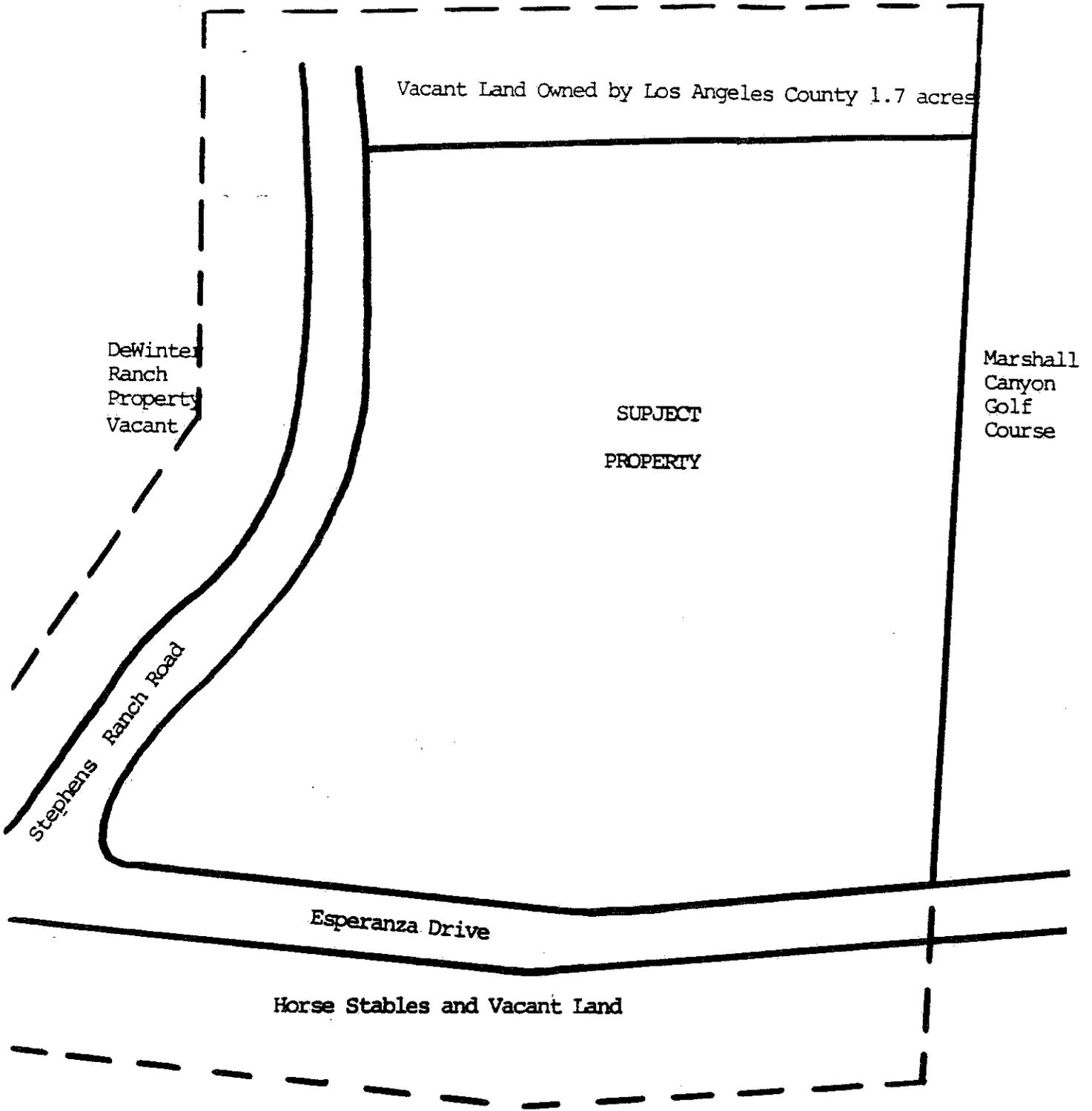


FIGURE 16

APPENDIX A - LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA COUNTY OF LOS ANGELES AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JULY 28, 1865 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF NORTH 25 FEET; THENCE NORTH $79^{\circ} 33' 00''$ EAST 600.00 FEET; THENCE NORTH $49^{\circ} 33' 00''$ EAST 25.94 FEET; THENCE SOUTH $84^{\circ} 25'$ EAST 34.73 FEET; THENCE NORTH $49^{\circ} 33' 00''$ EAST 27.79 FEET TO THE TRUE POINT OF BEGINNING IN THE NORTHERLY LINE OF "ROAD STRIP C-N" AS DESCRIBED IN THE DEED TO MAYNARD A. BELL AND WIFE, RECORDED ON DECEMBER 3, 1954 AS INSTRUMENT NO. 1025 IN BOOK 46278 PAGE 120 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE AS FOLLOWS: SOUTH $84^{\circ} 25' 00''$ EAST 86.39 FEET; SOUTH $67^{\circ} 42' 35''$ EAST 341.86 FEET; SOUTH $84^{\circ} 04' 46''$ EAST 221.70 FEET AND NORTH $73^{\circ} 21' 51''$ EAST 110.60 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER SOUTH $89^{\circ} 50' 04''$ EAST 92.46 FEET; THENCE NORTH $10^{\circ} 20' 37''$ EAST 688.89 FEET; THENCE NORTH $84^{\circ} 42' 23''$ WEST 582.27 FEET; THENCE SOUTH $6^{\circ} 33' 00''$ WEST 323.66 FEET; THENCE SOUTH $49^{\circ} 33' 00''$ WEST 432.01 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS SHOWN AS A PORTION OF LOT 10 ON LICENSED SURVEYORS MAP FILED IN BOOK 18 PAGE 47 OF RECORDS OF SURVEYS.

PARCEL 2:

AN EASEMENT FOR ROADWAY PURPOSES FOR INGRESS TO AND EGRESS FROM THE LAND DESCRIBED AS PARCEL NO. 1 ABOVE OVER ROAD STRIP WEST AND ROAD STRIP SOUTH AS DESCRIBED IN THE DEED FROM IRENE S. FRICK, ET AL DATED APRIL 30, 1956 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED APRIL 18, 1956 IN BOOK 51229 PAGE 111, OFFICIAL RECORDS.

APPENDIX "B"

PLANT MATERIAL LIST

FUEL MODIFICATION

The following plants have been recommended because they provide good slope and soil stabilization, wild life habitat, and are not high fire hazard species. The following plants should be thinned to reduce their foliage mass, and be retained in limited numbers. All species have been approved by the City's landscape architect.

BOTANICAL NAME	COMMON NAME
Arctostyphlos species	Manzanita
Ceanothus species	Wild Lilac
Comarostaphylis diversifolia	Summer Holly
Garrya species	Silk Tassel
Heteromeles arbutifolia	Toyon
Juglans species	Walnut
Platanus racemosa	California Sycamore
Quercus species	Oak
Rhamus species	Buckthorn
Rhus species	Sumac

In the event that supplemental planting is required within a designated fuel modification zone plant material from the following list shall be used.

These plants survive with limited supplemental water as well as show moderate fire retardance.

Arbutus unedo	Strawberry Tree
Arctostaphylos species	Manzanita
Ceratonia siliqua	Carob Tree
Cercis occidentalis	Western Redbud
Convolvulus cneorum	Bush Morning Glory
Feijoa sellowiana	Pineapple Guava
Metrosideros excelsus	New Zealand Christmas Tree
Myoporum species	Myoporum
Nerium oleander	Oleander
Pittosporum species	Pittosporum
Prunus species	Evergreen Cherry
Punica granatum	Pomegranate
Pyracantha species	Oak Firethorn
Rhamnus alaternus	Italian Buckthorn
Ribes species	Currant Gooseberry
Schinus terebinthifolius	Brazilian Pepper
Simmondsia chinensis	Jojoba
Tecomaria capensis	Cape Honeysuckle

BACKDROP LANDSCAPING

BOTANICAL NAME

COMMON NAME

Arbutus unedo	Strawberry Tree
Ceratonia siliqua	Carob Tree
Heteromeles arbutifolia	Foyon
Koelreuteria bipinnata	Chinese Flame Tree
Metrosideros excelsus	New Zealand Christmas Tree
Myoporum laetum	Myoporum
Nerium oleander	Oleander
Pittosporum species	Pittosporum
Prunus species	Cherry
Rhamus alaternus	Italian Buckthorn
Shinus molle	California Pepper
Shinus terebinthefolius	Brazilian Pepper
Tipuana tipu	Tipu Tree
Umbellularia californica	California Bay

MANUFACTURED SLOPES

TREES

Ceratonia siliqua	Carob
Eucalyptus spp.	Eucalyptus
Myoporum laetum	Myoporum
Melaleuca nesophila	
Melaleuca quinquenervia	
Rhamus californica	
Rhus lancea	African Sumac
Schinus molle	California Pepper
Umbellularia californica	California Bay

SHRUBS

Artemesia caucasica	Silver Spreader
Atriplex spp.	Saltbush
Baccharis pilularis	Coyote Brush
Bougainvilla "Rosenka"	Bougainvilla
Callistemon citrinus	Lemon Bottlebrush
Callistemon viminalis	Weeping Bottlebrush
Calycanthus occidentalis	Spicebrush
Cistus spp.	Rockrose
Heteromeles arbutifolia	Toyon
Limonium perezii	Sea Lavender
Myoporum debile	Myoporum
Myoporum insulare	Myoporum
Nerium oleander "Petite Pink"	Petite oleander
Plumbago auriculata	Cape Plumbago
Prunus lyonii	Catalina Cherry
Rhamnus alaternus	Italian Buckthorn
Rosmarinus officinalis	Rosemary
Santolina virens	Santolina
Tecomaria capensis	Cape Honeysuckle
Xylosma congestum	Shiny xylosma

BOTANICAL NAME

COMMON NAME

GROUND COVER

Arctotheca calendula	Cape Weed
Artemesia schmidtiana 'Nana'	Angels Hair
Artemesia caucasica	Silver Spreader
Baccharis pilularis	Coyote Brush
Carpobrotus chilensis	Sea Fig
Cephalophyllum 'Red Spike'	Red Spike
Coprosma kirkii	Coprosma
Delosperma 'Alba'	White Trailing Ice Plant
Drosanthemum floribundum	Rosea Ice Plant
Gazania rigens leucolaena	Gazania
Lampranthus filicaulis	Ice Plant
Lantana montevidensis	
Myoporum parvifolium	Myoporum
Osteospermum fruticosum	African Daisy
Phyla nodiflora	Lippia
Potentilla verna	Cinquefoil
Rosmarinus officinalis	Dwarf Rosemary
prostratus	
Santolina virens	Santolina
Sedum spp.	Stonecrop
Vinca spp.	Periwinkle
Wisteria spp.	Wisteria

RECOMMENDED STREET TREES

Cupaniopsis anacardioides	Carrotwood
Ginkgo biloba	Maidenhair Tree
Koelreuteria bipinnata	Chinese Flame Tree
Liquidambar styraciflua	Sweet Gum
Magnolia grandiflora	Southern Magnolia
Metrosideros excelsus	New Zealand Christmas Tree
Pistache chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Pinus canariensis	Canary Island Pine
Pinus elderica	Mondel Pine
Quercus agrifolia	California Live Oak
Tristania conferta	Brisbane Box

ACCENT TREES

Albizia julibrissin	Silk Tree
Jacaranda acutifolia	Jacaranda
Pistache chinensis	Chinese Pistache

APPENDIX C

SCHOOL DISTRICT AGREEMENT

AGREEMENT

THIS AGREEMENT is entered into this ___ day of _____, 1987, by and between Brian Barbuto Corporation (hereinafter called "Developer") and Bonita Unified School District of Los Angeles County (hereinafter called "District")

WHEREAS, Developer is preparing/processing a Tentative Map and thereafter intends to record a Final Map in connection with the property described in Attachment "A." attached hereto and incorporated herein by reference (hereinafter referred to as "Property"); and,

WHEREAS, Developer proposes developing the Property for residential use, which proposed project is more particularly described in attachment "B" attached hereto and incorporated herein by reference (hereinafter referred to as "Project"); and,

WHEREAS, the the legislature enacted AB 2926, Chapter 887, effective January 1, 1987 which authorizes school districts to impose a limited developer fee as a condition of the City's issuance of building permits to finance certain school construction costs; and,

WHEREAS, the electorate of the State of California passed a School Bond Issue in November of 1986; and,

WHEREAS, the aforesaid Chapter 887 would be repealed if the voters of this state fail to ratify any state general obligation bond measure for school construction purposes in any primary or general election; and,

WHEREAS, in the event said Chapter 887 was repealed the school district could assess developer fees in excess of fees called for under Chapter 887; and,

WHEREAS, the Developer is desirous of fixing the School Fees payable for the project regardless of the repeal or amendment of Chapter 887 and the failure of the people of the State of California to pass any state general obligation bond measure for school construction purposes in primary or general election; and,

WHEREAS, the Project, is entirely included within the boundaries of Bonita Unified School District; and,

WHEREAS, District has asserted that the Project will have impact upon District facilities requiring appropriate mitigation measures in that the District's elementary, junior high and senior high schools in the attendance area where the Project is located are severely overcrowded; and,

WHEREAS, the most urgent need of the district is for an elementary school in North La Verne area; and,

WHEREAS, the fees paid under this agreement are intended for use in the construction of that elementary school; and,

WHEREAS, the availability of a new school in this geographical area will enhance the marketing of the proposed Project; and,

WHEREAS, the District has employed an architect, begun the planning of educational facilities to be provided and established a schedule for planning and construction; and,

WHEREAS, in consideration of the fees as specified herein the district is willing to fix the school developer fees payable for the project regardless of any repeal or emendment of Chapter 887;

NOW, THEREFORE, for valuable consideration, the receipt and adequacy of which are hereby acknowledged, Developer and District agrees as follows;

1. As used herein, the term "dwelling unit" includes each single family dwelling and each unit of a multiple unit dwelling structure designed as a separate habitation for one or more occupants.

2. District asserts that when the Project is completed and dwelling constructed upon the lots, it will impact upon District facilities requiring the providing of school facilities, and that District does not have sufficient funds available for the purchase, construction, or other acquisition of such facilities.

3. Developer agrees to pay to the District, and the District agrees to accept as the total fee that will be charged by the District with respect to the project, the greater of the following:

- A. For each dwelling unit a fee equal to one dollar and fifty cents (\$1.50) per square foot of covered or enclosed space, or
- B. \$5,000 for each dwelling unit.

All fees must be paid on or before September 1, 1988. Fees will be secured by a bond provided to District by Developer at initiation of this Agreement.

4. Any sale of lots prior to September 1, 1988, would require immediate payment of fees by Developer based on \$5,000 per unit.

5. Any proposed building prior to September 1, 1988 would require fees to be paid by Developer prior to issuance of building permits based on the fees described in Section 3.

6. Any proposed development of sold lots would require district certificate that either \$5,000 fee meets provisions of developer agreement or balance of \$1.50 per square foot of habitable space has been paid.

7. Upon payment of the fees specified in Section 3, the District shall issue a Certificate of Compliance as an acknowledgement that the fees paid hereunder constitute full and complete payment for any and all school fees with regard to the individual dwellings constructed on the lots within the project.

8. This Agreement constitutes the entire understanding among the parties hereto, and supersedes any and all prior agreements, arrangements and understandings among the parties hereto. This Agreement can be amended only by a writing signed by the Developer and the District.

9. In the event that any party hereto brings an action or proceeding for a declaration of the rights of the parties hereunder, for injunctive relief, for an alleged breach or default

of, or any other action arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, as awarded by the court, in addition to any court costs incurred and in addition to any other damages or relief awarded.

10. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision of this Agreement shall be invalid or prohibited under said applicable law, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remainder of such provision, or the remaining provisions of this Agreement.

11. The provisions and covenants contained herein shall inure to and be binding upon the heirs, successors and assigns of the parties hereto.

12. This Agreement shall run with the land and shall establish the fees to be paid to the District for the individual dwellings contracted on the lots with the project, regardless of whether the Developer conveys Property to a new developer, provided, however, that if the Project is substantially changed from that described in Attached "B", this Agreement shall be null and void.

13. This Agreement shall run with the land and shall establish the fees to be paid to the District for the individual dwellings constructed on the lots within the project, regardless of whether the person constructing the dwelling purchased the lot from the Developer or is a subsequent purchaser.

14. Any notices required or permitted hereunder shall be given to the appropriate parties at the address specified below or at such other address as the party shall specify in writing. Such notice shall be deemed given upon personal delivery or three days after mailing by certified or registered mail, return receipt requested.

District: Bonita Unified School District
115 West Allen Avenue
San Dimas, CA 91773
Attn: Dr. John A. Miller

Developer: Brian Barbuto Corporation
247 W. Bonita Avenue
San Dimas, CA 91773
Attn: Brian B. Barbuto, President

IN WITNESS WHEREOF, the Developer and the District have executed this Agreement on the date indicated below.

Dated: _____

Bonita Unified School District

By: _____

**John A. Miller, Assistant
Superintendent - Business**

Brian Barbuto Corporation

Dated: _____

By: _____

Brian B. Barbuto, President

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA COUNTY OF LOS ANGELES AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JULY 28, 1865 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF NORTH 25 FEET; THENCE NORTH $79^{\circ} 33' 00''$ EAST 600.00 FEET; THENCE NORTH $49^{\circ} 33' 00''$ EAST 25.94 FEET; THENCE SOUTH $84^{\circ} 25'$ EAST 34.73 FEET; THENCE NORTH $49^{\circ} 33' 00''$ EAST 27.79 FEET TO THE TRUE POINT OF BEGINNING IN THE NORTHERLY LINE OF "ROAD STRIP C-N" AS DESCRIBED IN THE DEED TO MAYNARD A. BELL AND WIFE, RECORDED ON DECEMBER 3, 1954 AS INSTRUMENT NO. 1025 IN BOOK 46278 PAGE 120 OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE AS FOLLOWS: SOUTH $84^{\circ} 25' 00''$ EAST 86.39 FEET; SOUTH $67^{\circ} 42' 35''$ EAST 341.86 FEET; SOUTH $84^{\circ} 04' 46''$ EAST 221.70 FEET AND NORTH $73^{\circ} 21' 51''$ EAST 110.60 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER SOUTH $89^{\circ} 50' 04''$ EAST 92.46 FEET; THENCE NORTH $10^{\circ} 20' 37''$ EAST 688.89 FEET; THENCE NORTH $84^{\circ} 42' 23''$ WEST 582.27 FEET; THENCE SOUTH $6^{\circ} 33' 00''$ WEST 323.66 FEET; THENCE SOUTH $49^{\circ} 33' 00''$ WEST 432.01 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS SHOWN AS A PORTION OF LOT 10 ON LICENSED SURVEYORS MAP FILED IN BOOK 18 PAGE 47 OF RECORDS OF SURVEYS.

PARCEL 2:

AN EASEMENT FOR ROADWAY PURPOSES FOR INGRESS TO AND EGRESS FROM THE LAND DESCRIBED AS PARCEL NO. 1 ABOVE OVER ROAD STRIP WEST AND ROAD STRIP SOUTH AS DESCRIBED IN THE DEED FROM IRENE S. FRICK, ET AL DATED APRIL 30, 1956 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED APRIL 18, 1956 IN BOOK 51229 PAGE 111, OFFICIAL RECORDS.

ATTACHMENT 'B'

Developer has proposed Specific Plan 86-16 in the City of La Verne, wherein developer intends to develop a nineteen (19) custom lot subdivision on approximately 10.17 acres. The lots will then be sold to individual purchasers for the construction of single-family custom homes.

APPENDIX D

ARCHITECTURAL GUIDELINES OUTLINE

RANCHO ESPERANZA

1. Purpose
2. Architectural Concept - Custom Homes
3. Color, Materials, Building Shape and Massing
4. Building Heights
5. Roofs
 - a. Roof Shape
 - b. Roof Equipment
 - c. Patio Roofs
 - d. Materials and Colors
6. Windows and Doors
7. Walls and Fences
8. Patios and Shade Structures
9. Driveways
 - a. Textured Paving
 - b. Concrete
10. Landscaping

RESOLUTION NO. 395

1
2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VERNE,
3 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING
4 APPROVAL OF ZONE CHANGE NO. 2141, A REQUEST BY THE BARBUTO
5 DEVELOPMENT CORPORATION, FOR A SPECIFIC PLAN TO CREATE A 20 LOT
6 RESIDENTIAL COMMUNITY, MORE PARTICULARLY KNOW AS SPECIFIC PLAN
7 NO. 86-16 AND TENTATIVE TRACT MAP NO. 44390.

8 WHEREAS, the City of La Verne has an adopted general
9 plan, which includes an Environmental Resources Element,
10 Hillside Development Element and Land Use Map; and

11 WHEREAS, the City of La Verne has an adopted Official
12 Zoning Map; and

13 WHEREAS, the Barbuto Development Corporation, 245 West
14 Bonita Avenue, San Dimas, is authorized agent for the 9.63 acre
15 parcel; and

16 WHEREAS, the City Council of the City of La Verne adopted
17 the Hillside Development Overlay Zone and Hillside Development
18 Element of the general plan in March of 1982, requiring specific
19 plans for consideration of development in the city's hillside
20 areas; and

21 WHEREAS, the surrounding properties, with the exception
22 of the Marshall Canyon Regional Country Club, are zoned for
23 specific plans and have general plan designations of Hillside
24 Planned Development (0-2 units per acre); and

25 WHEREAS, during City review of Zone Change No. 2141 a
26 supplemental tiered environmental impact report was required by
the City of La Verne; and

WHEREAS, on March 5, 1987 the City of La Verne Commission
on Environmental Quality considered the environmental impact
report and recommended certification; and

WHEREAS, pursuant to California Government Code Section
65854, the Planning Commission of the City of La Verne on May
13, June 10 and August 12, 1987 held public hearings, considered
both written and oral testimony on this matter; and

WHEREAS, pursuant to California Government Code Section
65855 and 65866 the Planning Commission is authorized to forward
recommendations on zone changes to the City Council;

NOW THEREFORE, BE IT RESOLVED by the Planning Commission
of the City of La Verne as follows:

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Section 1. The Planning Commission has reviewed the supplemental tiered environmental impact report and recommends certification to the City Council in accordance with California Environmental Quality Act and City of La Verne environmental guidelines.

Section 2. The Planning Commission of the City of La Verne hereby FINDS and DETERMINES that:

A. The zone change to Rancho Esperanza Specific Plan No. 86-16 (Zone Change No. 2141) for the 9.63 acre parcel is consistent with the general plan. It serves the general plan goals of providing master planned communities, addressing such issues as property maintenance, fiscal impacts and development standards.

B. The zone change to Rancho Esperanza Specific Plan No. 86-16 (Zone Change No. 2141) would better serve the 9.63 acre parcel. The parcel is bounded to the south and west by residential specific plan zones and to the east and north by Marshall Canyon Regional Park. The property would be governed under the La Verne Zoning Ordinance, including the Hillside Development Overlay Zone and the specific plan standards.

Section 3. That the Planning Commission DOES HEREBY RECOMMEND APPROVAL of the aforementioned Zone Change No. 2141, requiring development of the property to proceed under the Specific Plan No. 86-16.

Section 4. That the Chairman of the Planning Commission shall sign and the Secretary shall certify to the adoption of Resolution No. 395.

APPROVED AND ADOPTED this ___ day of _____, 1987

Chairman, Planning Commission

ATTEST:

Secretary, Planning Commission

RESOLUTION NO. 396

1
2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VERNE,
3 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING
4 APPROVAL OF GENERAL PLAN AMENDMENT NO. 54, REQUEST FROM THE
5 BARBUTO DEVELOPMENT CORPORATION TO AMEND THE GENERAL PLAN
6 DESIGNATION FROM OFFICIAL TO HILLSIDE PLANNED DEVELOPMENT (0-2
7 UNITS PER ACRE), ON A 9.63 ACRE PARCEL, MORE PARTICULARLY KNOWN
8 AS TENTATIVE TRACT NO. 44390.

6 WHEREAS, the City of La Verne has an adopted general
7 plan, which includes an Environmental Resources Management
8 Element, a Hillside Development Element and a land use map; and

8 WHEREAS, the Barbuto Development Corporation, 245 West
9 Bonita Avenue, San Dimas, is the authorized agent for the 9.63
10 acre parcel; and

10 WHEREAS, the surrounding areas, with exception of
11 Marshall Canyon Regional Park, are designated for Hillside
12 Planned Development (0-2 units per acre) and are zoned for
13 specific plans; and

12 WHEREAS, during City review of General Plan Amendment No.
13 54 the City required a supplemental tiered environmental impact
14 report; and

14 WHEREAS, on March 5, 1987 the City of La Verne Commission
15 on Environmental Quality recommended certification of the
16 environmental impact report; and

16 WHEREAS, pursuant to California Government Code Section
17 65351, the Planning Commission of the City of La Verne on May
18 13, June 10 and August 12, 1987 held public hearings, considered
19 both written and oral testimony on this matter; and

19 WHEREAS, pursuant to California Government Code Section
20 65354 and 65355 the Planning Commission is authorized to forward
21 recommendations on general plan amendments to the City Council;

21 NOW THEREFORE, BE IT RESOLVED by the Planning Commission
22 of the City of La Verne as follows:

22 Section 1. The Planning Commission has reviewed the
23 supplemental tiered environmental impact report and HEREBY
24 RECOMMENDS certification of the document to the City Council in
25 accordance with California Environmental Quality Act and City of
26 La Verne environmental guidelines.

1 Section 2. The Planning Commission of the City of La
Verne hereby FINDS and DETERMINES that:

- 2 A. The amendment for the 9.63 acres is compatible with the
3 surrounding land uses in that sufficient parcel size
4 exists in order to develop a quality residential
5 environment. The amendment would remove the property
6 from the official designation, since it is not intended
7 for public use, and place it into a compatible
8 residential designation.
- 9 B. The amendment is consistent with the adopted goals and
10 policies of the general plan. It insures compatible
11 development with the surroundings, provides housing in a
12 planned community and implements City housing goals of
13 providing availability and diversity of housing. The
14 Regional Housing Allocation Program prepared by the
15 Southern California Association of Governments has
16 identified a need for higher quality housing in La Verne
17 in order to balance the City's housing stock.
- 18 C. The amendment furthers the public interest and promotes
19 the general welfare of the City of La Verne by the
20 incorporation of mitigations, including home owners
21 association, contribution to the North La Verne Access
22 Road Assessment District, participation in elementary
23 school funding and providing private streets and
24 landscape areas.

25 Section 3. That the Planning Commission DOES HEREBY
26 RECOMMEND APPROVAL of the aforementioned amendment to the Land
Use Element and the Hillside Development Element of the general
plan.

Section 4. That the Chairman of the Planning Commission
of the City of La Verne shall sign and the Secretary shall
certify to the adoption of Resolution No. 396.

APPROVED AND ADOPTED this 12th day of August, 1987.

Chairman, Planning Commission

ATTEST:

Secretary, Planning Commission

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RESOLUTION NO. 87-3

A RESOLUTION OF THE COMMISSION ON ENVIRONMENTAL QUALITY OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING CERTIFICATION OF A DRAFT SUPPLEMENTAL, TIERED ENVIRONMENTAL IMPACT REPORT (EIR 86-3) FOR THE PROPOSED CONSTRUCTION OF 21 UNITS ON 10.1 ACRE SITE GENERALLY KNOWN AS THE RANCHO ESPERANZA SPECIFIC PLAN (SPECIFIC PLAN 86-16)

WHEREAS, the Barbuto Development Company has requested permission to build 21 single family residential units on a 10.1 acre site in north La Verne, filing a Specific Plan 86-16 (Z.C. 2130), General Plan Amendment No. 54, Annexation No. 55 and Tentative Tract Map No. 44390; and

WHEREAS, the City determined that significant impact could occur as the result of the project's construction; and

WHEREAS, the Hillside Development Element of the general plan and the hillside land use plan erroneously designated this property as open space and part of Marshall Canyon Regional Park; and

WHEREAS, Sections 2.2, 2.1 and 3.3 of the City's environmental guidelines empower the Commission on Environmental Quality to hear and recommend certification of environmental impact reports; and

WHEREAS, the Planning Department determined that a supplemental, tiered environmental impact report was warranted and began preparation; and

WHEREAS, the environmental impact report was prepared in accordance with the requirements of the California Environmental Quality Act and environmental guidelines of the City of La Verne; and

WHEREAS, the draft environmental impact report was considered by the Traffic Commission, which recommended the incorporation of certain mitigation measures; and

WHEREAS, public hearings were held on January 8, February 5 and March 5, 1987 to receive public testimony;

NOW, THEREFORE BE IT RESOLVED by the Commission on Environmental Quality of the City of La Verne that:

Section 1. The Commission on Environmental Quality hereby determines that the draft environmental impact report, as amended by the commission, contains a complete and accurate reporting of the environmental impacts associated with the

1 applicant's proposal; and recommends that the document be
2 certified complete.

3 Section 2. The Commission on Environmental Quality finds
4 that the following environmental impacts are significant and
5 that despite incorporation of specific mitigation measures to
6 lessen such impact, are unmitigable to a level of
7 insignificance: biology, landform alteration, aesthetic
8 cumulative air quality, traffic and noise impacts.

9 Section 3. The Commission on Environmental Quality
10 hereby declares that the least environmentally disruptive
11 alternative involves a reduction in the project density from 21
12 to 18 residential lots, conformance with the required hillside
13 development standards, in particular prohibiting grading for
14 residential pads in areas of natural slope in excess of 35 per
15 cent. All mitigation measures of this document are recommended
16 for inclusion in the appropriate project approvals including
17 specific plan, tentative map and precise plans of design.

18 Section 4. The Commission on Environmental Quality
19 hereby directs staff to incorporate the minutes of the
20 commission into the document, as well as the text of this
21 resolution, and transmit copies of the Draft Environmental
22 Impact Report to the City Council, Planning Commission and
23 individuals that have requested copies of the final document.

24 Section 5. The chairman shall sign, and the Secretary
25 shall certify to the adoption of Resolution 87-3.

26 APPROVED AND ADOPTED this 5th day of March, 1987.

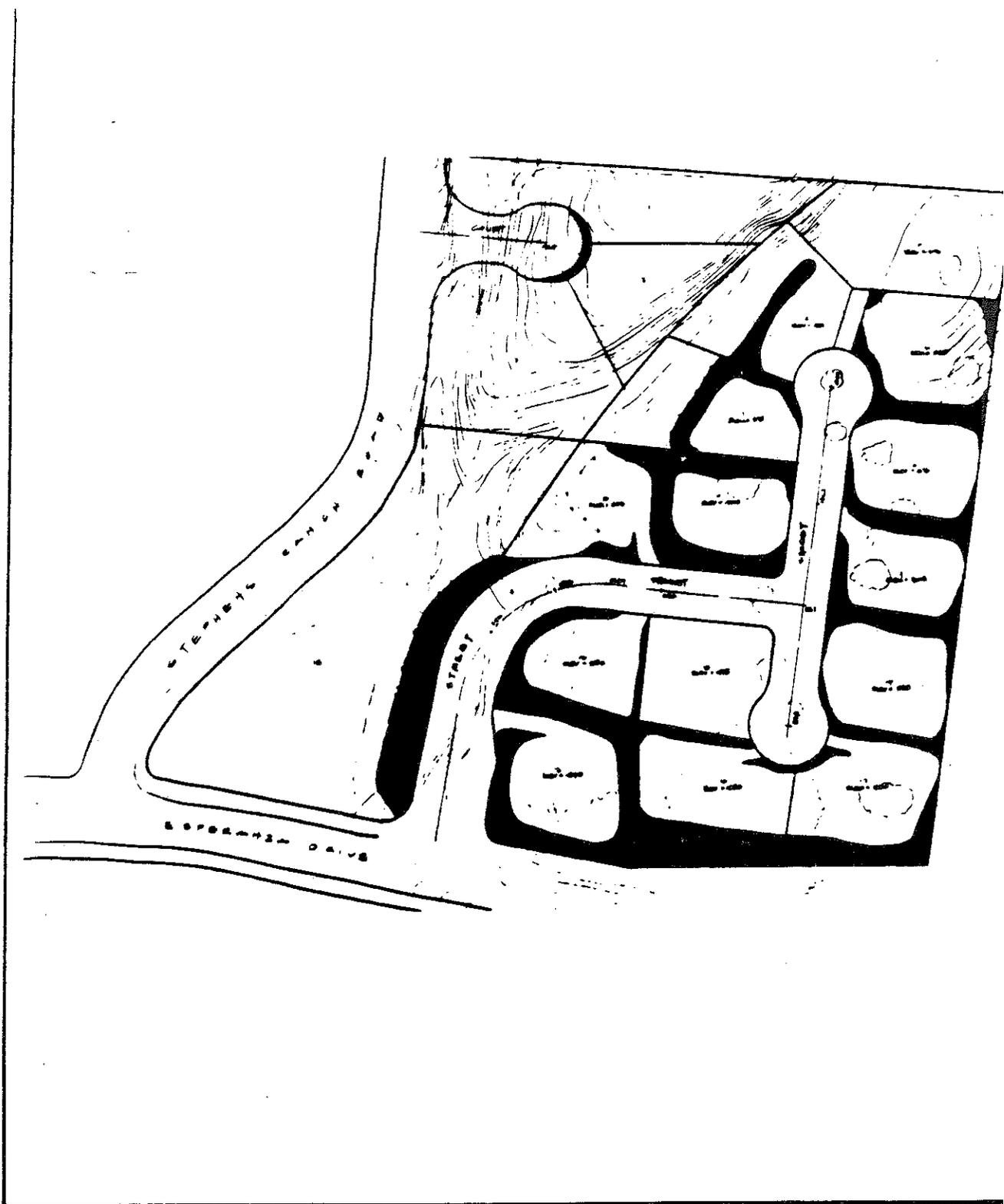
COMMISSION ON ENVIORNMENTAL QUALITY

Chairman

ATTEST:

Secretary

RESO. NO. 87-3 (3-5-87)



CITY OF

APPLICANT: BARBUTO CORPORATION

ZONE CHANGE NO. 2141
GENERAL PLAN AMENDMENT # 54
ANNEXATION # 55
TENTATIVE TRACT # 44390

**LEAST
ENVIRONMENTALLY
DISRUPTIVE
ALTERNATIVE**

LA VERNE PLANNING DEPARTMENT

1 RESOLUTION NO. 87-139

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES,
3 STATE OF CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY, DESIGNATED AS
4 "ANNEXATION NO. 55" TO THE CITY OF LA VERNE PURSUANT TO THE CORTESE-KNOX ACT OF
5 1985

6 WHEREAS, a petition was filed by the Barbuto Development Corporation, 247
7 West Bonita Avenue, San Dimas, making application for the proposed annexation of
8 certain territory, identified as "Annexation 55" to the City of La Verne was
9 filed with the Executive Officer of the Local Agency Formation Commission in
10 accordance with the Cortese-Knox Act of 1985 (Division 3, Title 5, commencing
11 with Section 56000, of the California Government Code); and

12 WHEREAS, the Local Agency Formation Commission on June 10, 1987, approved
13 the annexation, designating the City Council of the City of La Verne as the
14 conducting authority and directing the Council to proceed with such annexation
15 without notice and without hearing in accordance with Government Code Section
16 56837; and

17 WHEREAS, the City Council has considered Environmental Impact Report
18 (86-3), General Plan Amendment No. 54, Zone Change No. 2141 (Rancho Esperanza
19 Specific Plan) and Tentative Tract Map No. 44390 concurrently with this
20 annexation request, considering this matter in a public hearing on September 8,
21 1987;

22 NOW THEREFORE, BE IT RESOLVED by the City Council of the City of La Verne
23 as follows:

24 Section 1. Preliminary proceedings for annexation of the territory
25 described in "Exhibit A", attached and a part of this Resolution, were commenced
26 by petition of the applicant, Brian Barbuto, Barbuto Development Corporation, 247
27 West Bonita Avenue, San Dimas, as chief petitioner.

28 Section 2. The territory has been determined by the Local Agency Formation
29 Commission to be uninhabited and said territory has been given the following
30 short term designation "Annexation No. 55".

31 Section 3. Pursuant to Government Code Section 57082(f) the City has
32 determined the property is better suited and served by the City by utilities and
public services and would promote improved planning.

Section 4. In accordance with Government Code 57082(g) the City will
utilize the regular county assessment roll.

Section 5. In accordance with Government Code 57082(h) the City has
existing bonded indebtedness as Assessment District 77-1 and Assessment District
84-1.

Section 6. As authorized by and in compliance with the Local Agency
Commission Resolution No. 1987-79, said annexation is hereby approved and order
without Council notice, nor Council hearing, in accordance with California
Government Code Section 56837.

Section 7. The City Clerk is hereby authorized and directed to file
certified copies of this Resolution, together with the required fee, with the
Local Agency Formation Commission.

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Exhibit "A"

DESCRIPTION OF
"ANNEXATION NO. 55" TO
THE CITY OF LA VERNE

(Revised Description)

Beginning at the easterly terminus of that certain course having a bearing and length of North 79° 33' 00" East 590.97 feet in the northerly boundary of Parcel 3 as shown on map filed in Book 72, pages 33, 34 and 35 of Record of Surveys, in the office of the Recorder of the County of Los Angeles, said easterly terminus being an angle point in the boundary of the City of La Verne as same existed on April 5, 1987; thence northwesterly in a direct line to the southwesterly terminus of that certain course having a bearing and length of North 50° 34' 08" East 499.89 feet in the southeasterly boundary of Record of Survey as shown on map filed in Book 91, pages 38, 39 and 40 of said Record of Surveys; thence North 50° 34' 08" East 499.89 feet and North 7° 36' 53" East along said southeasterly boundary to the westerly prolongation of that certain course having a bearing and length of North 84° 42' 23" West 582.27 feet in the northerly line of that certain parcel of land described first in deed to Russell H. Sloan et ux., recorded in Book 51229, page 111 of Official Records, in the office of said recorder; thence easterly along said prolongation and northerly line to the northeasterly corner thereof; thence southerly along the easterly line of said certain parcel of

DESCRIPTION OF "ANNEXATION NO. 55" TO THE CITY OF LA VERNE
(Revised Description) (Continued)

land to a line parallel with and 40 feet northerly, measured at right angles, from that certain course having a bearing and length of South 89° 18' 16" East 554.16 feet in the center line as described in the exception of deed to Board of Retirement of the Los Angeles County Employees Retirement Association, recorded as Instrument No. 86-1620238 of said Official Records; thence South 89° 18' 16" East along said parallel line a distance of 123.50 feet; thence North 89° 05' 29" East 300.38 feet; thence North 0° 01' 20" West 20 feet to a curve concentric with and 80 feet northerly, measured radially, from that certain 510 feet radius curve in said center line; thence easterly, southeasterly and southerly along said concentric curve to the northerly boundary of the 266.60 acre parcel of land, as shown on map filed in Book 85, pages 25 and 26 of said Record of Surveys; thence westerly along said boundary of the City of La Verne and following the same in all its various courses to the point of beginning.

Containing: 14.14 acres
0.022 sq. mi.

DESCRIPTION REVISED

June 8, 1987

By Charles H. Shannon
Charles H. Shannon
LAFCO Engineer

1 RESOLUTION NO. 87-140

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY
3 OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING GENERAL PLAN
4 AMENDMENT NO. 54, A REQUEST FROM THE BARBUTO DEVELOPMENT
5 CORPORATION TO AMEND THE GENERAL PLAN DESIGNATION FROM "PARKS
AND OPEN SPACE" TO HILLSIDE PLANNED RESIDENTIAL (0-2 UNITS PER
ACRE), ON A 9.63 ACRES PARCEL, MORE PARTICULARLY KNOWN AS
TENTATIVE TRACT NO. 44390

6 WHEREAS, the City of La Verne has an adopted general
7 plan, which includes an Environmental Impact Resources
8 Management Element, a Hillside Development element and a land
use map; and

9 WHEREAS, the Barbuto Development Corporation, 247 West
10 Bonita Avenue, San Dimas, is the authorized agent for the 9.63
acre parcel; and

11 WHEREAS, during City review of General Plan Amendment No
12 54 the City required and prepared a supplemental, tiered
13 environmental impact report; and

14 WHEREAS, on March 5, 1987 the City of La Verne Commission
15 on Environmental Quality recommended certification of the draft
16 environmental impact report; and

17 WHEREAS, pursuant to California Government Code Section
18 65351, the Planning Commission of the City of La Verne on May
19 13, June 10, August 12 and August 24, 1987 held public hearing
20 considered both written and oral testimony on this matter; and

21 WHEREAS, in accordance with California Government Code
22 Sections 65354 and 65355 the Planning Commission forwards a
23 recommendation of approval of General Plan Amendment No. 54 to
24 the City Council; and

25 WHEREAS, in accordance with California Government Code
26 Section 65356 the City Council of the City of La Verne on
27 September 8, 1987 held a public hearing, considered both written
28 and oral testimony on this matter;

29 NOW THEREFORE, BE IT RESOLVED by the City Council of the
30 City of La Verne as follow:

31 Section 1. The City Council of the City of La Verne has
32 considered this project under the supplemental, tiered
environmental impact report (EIR 86-3).

Section 2. The City Council of the City of La Verne
HEREBY FINDS and DETERMINES that:

A. The amendment for the 9.63 acres is compatible with the
surrounding land uses in that sufficient parcel size
exists in order to develop a quality residential
environment. The amendment would remove the property
from the "Parks and Open Space" designation, since it
not intended for public use, and place it into a
compatible residential designation.

B. The amendment is consistent with the adopted goals and
policies of the general plan. It insures compatible

1 development with the surroundings, provides housing in a
2 planned community and implements City housing goals of
3 providing availability and diversity of housing. The
4 Regional Housing Allocation Program prepared by the
5 Southern California Association of Governments has
6 identified a need for higher quality housing in La Verne
7 in order to balance the City's housing stock.

8
9 C. The amendment furthers the public interest and promotes
10 the general welfare of the City of La Verne by requiring
11 a specific plan which incorporates mitigations, including
12 home owners association, contribution to the North La
13 Verne Access Road Assessment District, participation in
14 elementary school funding and providing private streets
15 and landscape areas.

16
17 Section 3. The City Council HEREBY APPROVES the
18 aforementioned amendment to the Land Use Element and the
19 Hillside Development Element of the general plan.

20
21 Section 4. The Mayor shall sign and the City Clerk shall
22 certify to the passage and adoption of this Resolution and
23 thereupon the same shall take effect and be in force.

24
25 APPROVED AND ADOPTED this 5th day of October , 1987.

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27
28 /s/ JON BLICKENSTAFF
29 Mayor, City of La Verne

30
31 ATTEST:

32
33 /s/ N. KATHLEEN HAMM
34 City Clerk

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING TENTATIVE TRACT NO. 44390 (RANCHO ESPERANZA SPECIFIC PLAN NO. 86-16).

WHEREAS, Barbuto Development Company, 247 West Bonita Avenue, San Dimas, as authorized land owners have applied for a tentative tract map, more particularly described as Tentative Tract No. 44390; and

WHEREAS, pursuant to California Government Code Section 66451 the City Council held a public hearing on September 8, 1987, and heard all testimony relative to this tentative tract map; and

WHEREAS, pursuant to California Government Code Section 66452.2 the City Council of the City of La Verne is authorized to approve, conditionally approve or disapprove of tentative map application;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of La Verne as follows:

Section 1. In connection with Tentative Tract No. 44390 the City Council of the City of La Verne, in accordance with California Government Code Sections 66473.5 and 66474, hereby finds and determines as follows:

1. The tentative tract map is consistent with the Hillside Planned Development designation of the general plan.
2. The design and improvement of the subdivision is consistent with the general plan of the City of La Verne.
3. The tentative tract map meets the requirements of the Rancho Esperanza Specific Plan (86-16), Hillside Development Overlay Zone and other requirements of the zoning ordinance of the City of La Verne.
4. The property is physically suitable for the development of single family homes, keeping with the character of the area. Mitigations such as oak tree retention, common open space and homeowners association maintenance of parkways and landscaping will insure compatibility with the surrounding planned communities and country club.
5. The design of the subdivision is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat. Mitigation measures prescribed by the environmental impact report, such as oak tree retention and creation of open space corridors have been employed.
6. The design of the subdivision is not likely to cause serious public health problems.
7. The design of the subdivision will not conflict with easements acquired by the public at large, for access through or use of property within the parcels.

Section 2. The City Council of the City of La Verne has considered this project under the Supplemental, Tiered Environmental Impact Report (EIR 86-3).

Section 3. The City Council of the City of La Verne HEREBY APPROVES Tentative Tract Map No. 44390 pursuant to California Government Code Section 66452.2, submitted by the Barbuto Development Corporation subject to the following conditions:

- 1 1. Tentative Tract Map approval is based on submitted exhibits and shall
2 not be modified without written approval of the City of La Verne.
3 Development of Tentative Tract No. 44390 shall be consistent with the
4 Rancho Esperanza Specific Plan No. 86-16.
- 5 2. Preliminary soils reports, based on adequate test borings, shall be
6 performed on the lots pursuant to Section 66490 of the Subdivision Map
7 Act. Corrective measures shall be taken prior to the issuance of
8 building permits.
- 9 3. The engineer or surveyor shall set durable monuments to the
10 satisfaction of the City Engineer, in conformance with Section 66495
11 of the Subdivision Map Act.
- 12 4. The applicant or successor in interest shall conform to the City of La
13 Verne subdivision requirements and the Subdivision Map Act.
- 14 5. Applicant or successor in interest shall provide the City with
15 verification of the recordation of said map with the Recorder's Office
16 of the County of Los Angeles prior to precise plan of design
17 approval. Applicant shall supply the City with one duplicate mylar
18 and three blue line prints of the recorded final map.
- 19 6. Applicant or successor in interest shall submit a final map in
20 accordance with the Subdivision Map Act and City of La Verne
21 subdivision requirements. Final map shall use correct RCE numbers for
22 "tags to be set".
- 23 7. The applicant or successor in interest shall annex the property into
24 Los Angeles County Sanitation District No. 21.
- 25 8. The applicant or successor in interest shall pay the Fire Protection
26 and Park Development, Storm Drain Fees per Resolution 87-109 or
27 successor resolutions.
- 28 9. Landscaping and irrigation plans shall be submitted with the grading
29 plan to provide for slope stability. The landscape plans shall
30 include all developer installed landscape, irrigation and fencing for
31 parkways, common lots, slope areas and project perimeters. All grade
32 slopes, including roadsides, shall undergo permanent revegetation.
10. All final improvement plans shall be subject to all ordinances of the
City of La Verne, including the Hillside Development Overlay Zone, La
Verne Zoning Ordinance, the La Verne Building Code and Subdivision
Ordinance.
11. Applicant or successor in interest shall pay all appropriate City fees
and business licenses and cooperate with the City to obtain compliance
from contractors and subcontractors.
12. Applicant or successor in interest shall comply with all other
federal, state, county and city ordinances. No grading will be
permitted by Los Angeles County on the adjacent country club.
13. Improvement plans and necessary letters of credit, cash or bonds to
secure the construction of all streets, storm drains, water and sewer
lines, grading and landscaping for the entire tract map area shall
be submitted and approved by the City prior to the recordation of the
final map. Site improvements, including streets, grading, utilities,
storm drains and landscaping shall be installed in one phase.
14. On or before September 1, 1988, Developer shall pay the Bonita Unified
School District fees based on the following schedule:

1 For lots developed by the developer prior to September 1, 1988,
2 the developer shall pay, prior to the issuance of building permits,
the greater of:

3 (a) One Dollar and Fifty Cents (\$1.50) per square foot of
4 covered or enclosed space per dwelling unit, or

5 (b) Five Thousand Dollars (\$5,000) per dwelling unit.

6 2. For undeveloped lots sold by the developer prior to September 1,
1988, the developer shall pay immediately upon sale Five Thousand
7 Dollars (\$5,000) per lot.

8 3. For undeveloped lots remaining unsold on September 1, 1988, the
9 developer shall pay on or before September 1, 1988, Five Thousand
Dollars (\$5,000) per lot.

10 15. Easements for all utilities, including water sewer and storm drains
shall be provided to the City as required by the Engineer.

11 16. Applicant or successor in interest shall pay when due all applicable
12 fees, including sewer and water connection fees, water zone fees and
those fee pursuant to City Resolution and Ordinance. Parkland
13 Dedication in lieu fee of \$14,374 shall be paid to the City with
recording of the final map.

14 17. Street plans shall be submitted indicating location of street lights,
15 street monument signs, community directional signs, private gate, mail
boxes and all proposed construction of streets. Plans are subject to
16 the approval of the City Engineer and the final map shall not be
recorded until plans have been approved by the City Engineer. All
17 streets shall be developed to the standards in the specific plan,
final paving to be determined by soils tests and approved by the City
Engineer.

18 18. Fire flow shall be 2,000 gallons per minute. The required minimum
19 fire flow shall be installed and made serviceable before and during
the time of construction involving combustible materials.

20 19. Before construction begins involving combustible materials, the area
21 shall be accessible to the Fire Department by way of access roadways
with all weather driving surfaces of not less than twenty (20) feet of
22 unobstructed width, with adequate roadway turning radius capable of
supporting imposed loads of fire equipment. All weather access roads
23 shall be maintained in serviceable condition during the time
construction.

24 20. All construction equipment working within two hundred (200) feet of
25 brush areas shall have appropriate spark arresters as required for
safe operation.

26 21. Fire protection perimeter shall be installed prior to construction
27 with combustible materials. Easements for fire perimeters not
contained within the property owned by the applicant or successor in
28 interest shall be provided prior to the recording of the final map.

29 22. The applicant or successor in interest shall obtain a flood hazard
30 report from Los Angeles Department of Public Works for review and
approval by the City Engineer.

31 23. A plan shall be submitted detailing and outlining erosion control,
32 temporary erosion planting and weed control for the site. Applicant
shall use ground wetting practices to control dust during construction.

1 and shall continually maintain surrounding public streets in a clean
2 manner during construction.

3 24. All facilities for electric, telephone and cable t.v. shall be placed
4 underground; including existing utilities on Stephens Ranch Road.
Access to utility trenches shall be provided to the City of La Verne
cable t.v. contractor.

5 25. No oak trees shall be removed until the approval of grading and fire
6 protection perimeter plan. Oaks to be removed shall be
7 marked, relocated or removed by qualified tree relocation contractors
8 prior to grading. Trees to be retained shall be fenced with temporary
chain link during grading and construction. Final oak tree
replacement and relocation plans shall conform with the standards
contained in the specific plan.

9 26. Three copies of the CC&R's shall be submitted with the improvement
10 plans for the final map. The CC&R's shall address the requirements of
11 the specific plan and shall be reviewed and approved by the City
12 Attorney prior to the recordation of the final map. All parcels,
including private streets, private open space and common areas shall
be maintained by the applicant or successors in interest until the
Homeowners Association is able to assume and ensure maintenance
responsibilities.

13 27. Prior to the recordation of a final map the applicant or successor in
14 interest shall have filed an application with the City Clerk for
reapportionment of Assessment District 84-1.

15 28. This approval is conditioned upon the applicant or successor in
16 interest recording final maps within three years. Extensions may be
17 approved by the City Council as provided by the State Subdivision Map
Act and local ordinance.

18 Section 4. The Mayor shall sign and the City Clerk shall attest to
19 the passage of this resolution and thereupon the same shall take effect and
be in force.

20 APPROVED AND ADOPTED this 5th day of October , 1987.

21
22 /s/ JON BLICKENSTAFF
23 Mayor, City of La Verne

24 ATTEST:

25
26 /s/ N. KATHLEEN HAMM
27 City Clerk

ORDINANCE NO. 743

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING ZONE CHANGE NO. 2141, THE RANCHO ESPERANZA SPECIFIC PLAN (86-16), REQUEST BY THE BARBUTO DEVELOPMENT CORPORATION FOR A SPECIFIC PLAN RESULTING IN A 19 UNIT PLANNED RESIDENTIAL COMMUNITY, ON A 9.63 ACRE PARCEL, MORE PARTICULARLY KNOWN AS TENTATIVE TRACT NO. 44390

WHEREAS, the City of La Verne has an adopted general plan, which includes an Environmental Resources Element, Hillside Development Element and Land Use Map; and

WHEREAS, the City of La Verne has an adopted Official Zoning Map; and

WHEREAS, the Barbuto Development Corporation, 247 West Bonita Avenue, San Dimas, is authorized agent for the 9.63 acre parcel; and

WHEREAS, the City Council of the City of La Verne adopted the Hillside Development Overlay Zone and Hillside Development Element of the general plan in March of 1982, requiring specific plans for development in the city's hillside areas; and

WHEREAS, the surrounding properties, with the exception of the Marshall Canyon Regional Park, are zoned for specific plans and have general plan designations of Hillside Planned Development (0-2 units per acre); and

WHEREAS, during City review of Zone Change No. 2141 a supplemental, tiered environmental impact report was required and prepared by the City of La Verne; and

WHEREAS, on March 5, 1987 the City of La Verne Commission on Environmental Quality considered the environmental impact report and recommended certification; and

WHEREAS, pursuant to California Government Code Section 65854, the Planning Commission of the City of La Verne on May 13, June 10, August 12 and August 24, 1987 held public hearings considered both written and oral testimony on this matter; and

WHEREAS, pursuant to California Government Code Sections 66855 and 66856 the Planning Commission forwards a recommendation of approval to the City Council; and

WHEREAS, in accordance with California Government Code Section 66857 the City Council of the City of La Verne on September 8, 1987 held a public hearing, considered both written and oral testimony on this matter;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of La Verne as follows:

Section 1. The City Council of the City of La Verne considered this project under the supplemental, tiered environmental impact report (EIR 86-3).

Section 2. The City Council of the City of La Verne HEREBY FINDS and DETERMINES that:

1 A. The zone change to Rancho Esperanza Specific Plan
2 No. 86-16 (Zone Change No. 2141) for the 9.63 acre parcel
3 is consistent with the general plan. It serves the
4 general plan goals of providing master planned
5 communities, addressing such issues of property
6 maintenance, fiscal impacts and development standards.

7 B. The zone change to Rancho Esperanza Specific Plan
8 No. 86-16 (Zone Change No. 2141) would better serve the
9 9.63 acre parcel. The parcel is bounded to the south
10 west by residential specific plan zones and to the east
11 and north by Marshall Canyon Regional Park. The property
12 would be governed under the La Verne zoning ordinance,
13 including the Hillside Development Overlay Zone and the
14 specific plan standards.

15 Section 3. The City Council HEREBY APPROVES the
16 aforementioned Zone Change No. 2141, requiring development of
17 the property to proceed under the Rancho Esperanza Specific Plan
18 86-16.

19 Section 4. The Mayor shall sign and the City Clerk shall
20 certify to the passage of this ordinance and shall cause the
21 same to be published and posted pursuant to provisions of law
22 that regard, and this ordinance shall take effect thirty (30)
23 days after its final passage.

24 APPROVED AND ADOPTED this 19th day of October , 1987.

25 /s/ JON BLICKENSTAFF
26 _____
27 Mayor, City of La Verne

28 ATTEST:

29 /s/ N. KATHLEEN HAMM
30 _____
31 City Clerk
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF LA VERNE)

I, N. KATHLEEN HAMM, City Clerk of the City of La Verne, California, do hereby certify that the foregoing Ordinance No. 748 was introduced at a regular meeting of the City Council of said City duly held on 5th day of October, 1987, and was thereafter, at a regular meeting of said Council duly held on the 19th day of October, 1987, duly passed and adopted by the said City Council and thereupon duly signed by the Mayor of said City, attested by the City Clerk of said City, and passed and adopted by the following vote:

AYES: COUNCILMEN: Harvey, Rodriguez, Gatti,
Walters and Mayor Blickenstaff.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: None.

N. KATHLEEN HAMM
CITY CLERK of the
CITY OF LA VERNE

DATE: 10-20-87

(Seal)

Lupe Estrella
By Lupe Estrella
Deputy City Clerk

RESOLUTION NO. 87-142

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CERTIFYING THE RANCHO ESPERANZA DRAFT ENVIRONMENTAL IMPACT REPORT (86-3) FOR THE PROPOSED CONSTRUCTION OF 19 UNITS ON A 9.63 ACRE SITE KNOWN AS ANNEXATION NO. 55, GENERAL PLAN AMENDMENT NO. 54, ZONE CHANGE NO. 2141, RANCHO ESPERANZA SPECIFIC PLAN 86-16 AND TENTATIVE TRACT

WHEREAS, the Barbuto Development Corporation, 247 West Bonita Avenue, San Dimas, applied for Annexation No. 55, General Plan Amendment No. 54, Zone Change No. 2141, Rancho Esperanza Specific Plan and Tentative tract Map No. 44390 requesting development of 21 single family homes; and

WHEREAS, the planning department determined that a supplemental, tiered environmental impact report was necessary in order to disclose the impacts of development and the planning department prepared the necessary report; and

WHEREAS, the Commission on Environmental Quality held public hearings on the draft environmental impact report on January 8, February 5 and March 5, 1987; and

WHEREAS, the draft subsequent, tiered environmental impact report was reviewed by the City of La Verne Traffic Commission, which requested the incorporation of certain mitigation measures; and

WHEREAS, the Commission on Environmental Quality determined that the draft subsequent, tiered environmental impact report, as amended, contained a complete and accurate reporting of environmental impacts associated with the applicant's proposal; and recommended that the document be certified as complete; and

WHEREAS, the Planning Commission held public hearings on General Plan Amendment No. 54 and Zone Change No. 2141, Rancho Esperanza Specific Plan 86-16 on June 10, July 8, August 12 and August 24, 1987 and recommended revisions to the oak tree mitigations and fiscal analysis contained in the draft subsequent, tiered environmental impact report, Exhibits A and B, attached to and a part of this resolution; and

WHEREAS, on September 8, 1987 the City Council held public hearings on Annexation No. 55, General Plan Amendment 54, Zone Change No. 2141, Rancho Esperanza Specific Plan 86-16 Tentative Tract Map No. 44390 and the Rancho Esperanza Environmental Impact Report (86-3) and considered both written and oral testimony;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of La Verne as follows:

Section 1. The City Council HEREBY FINDS and DETERMINES that the draft subsequent, tiered environmental impact report as amended by the Planning Commission, contains a complete and accurate reporting of the environmental impacts associated with the applicant's proposal.

1 Section 2. The City Council HEREBY ADOPTS findings and
2 statement of overriding considerations regarding the
3 environmental effects of Annexation No. 55, General Plan
4 Amendment No. 54, Zone Change No. 2141, Rancho Esperanza
5 Specific Plan 86-16 and Tentative Tract No. 44390, as contained
6 in Exhibit C, attached to and a part of this resolution.

7 Section 3. The City Council directs the planning
8 department to revise the draft subsequent, tiered environmental
9 impact report by the addition to the oak tree text (page ii at
10 12), Exhibit A of this resolution; and by the addition of fiscal
11 analysis (pages 51 through 54), Exhibit B of this resolution.

12 Section 4. The Mayor shall sign and the City Clerk shall
13 certify to the passage and adoption of this resolution and
14 thereupon the same shall take effect and be in force.

15 APPROVED AND ADOPTED this 5th day of October ,1987.

16 /s/ JON BLICKENSTAFF

17 Mayor, City of La Verne

18 ATTEST:

19 /s/ N. KATHLEEN HAMM

20 City Clerk

3.4 BIOLOGICAL RESOURCES (Note - Revised 8-24-87)

* EXISTING CONDITIONS

Existing biological resources in the vicinity of the project site have been well documented in the previous local E.I.R.'s. Existing fauna has been well documented (see Appendix C).

This report will concentrate on the existence of several stands of Coast Live Oaks on the property. Three oak tree surveys were conducted, one preliminary report in December of 1985, a report for the Commission on Environmental Quality in February of 1986 and more recently for the Planning Commission in June of 1987 (see Appendix D).

The surveys document the existence of approximately 63 oaks within the project site with trunk diameters greater than four inches (measured from three feet above grade). The surveys also list six smaller oaks, six Elderberry and four Toyon of this size. Also identified were two unhealthy oaks and several multi-trunked oaks. Several large trees straddle the north property line adjacent to Marshall Canyon Country club. The majority of the oaks are located adjacent to the drainage areas; eleven trees are scattered east of the drainage area. (Included in the appendices to this report is an oak tree map and photographs of the significant trees). The California Department of Fish and Game is concerned over the rapid loss of open space and opposes the project (see Appendix H).

* IMPACTS

The grading plan indicates that 18 trees will be removed or disturbed by construction. Since the majority of trees are located adjacent to the natural drainage area or on the property line with Marshall Canyon Regional Park and will not be subject to grading or construction, oak tree loss is minimized. Thirty-six trees will be undisturbed.

Seven significant trees have been identified for removal, trees 18 and 24 being the largest. Both trees are 24 inches in diameter. The tree removal plan proposes to relocate eleven trees, ranging in size from nine to 24 inches in diameter. The plan also proposes relocation of six smaller oaks, all less than four inches in diameter, to the project perimeters. California Tree Movers has recommended limiting tree removal to the fall and winter seasons, to increase the survivability from 50% to 75%.

One additional impact to existing oak specimens which could potentially occur is changes in groundwater and surface water conditions, which can adversely affect mature specimens of this species. To minimize the potential for destroying mature oak specimens due to on-site irrigation, all man-made irrigation should be diverted away from areas which may have the potential to alter existing hydrological conditions affecting these trees.

*** MITIGATION MEASURES**

1. All oaks shall be shown on the grading plan. They shall be identified for either removal, retention or relocation. Oaks to be retained or relocated shall be shown on the landscape plans.
2. All oaks removed by grading shall be replaced with 20 inch box trees at a four to one ratio.
3. The grading and site plans shall incorporate the use of retaining walls, positioning of trees in yard setback areas and other design features to preserve and minimize oak tree loss.
4. Oak trees retained should not be altered by cutting or filling within the dripline of the tree. During construction, special protection of trees shall be provided by erecting temporary construction fencing or barricades between the driplines of the trees and the construction activities. Relocated oaks shall only be moved during fall and winter and under strict professional supervision. The developer shall contract with a profession tree firm to maintain the trees until established.
5. When it becomes necessary to sever roots in cut areas or during trenching, such roots shall be flush cut by a chain saw and treated with root seal. Where root loss is great, compensatory foliar pruning shall be performed to balance the root loss.
6. To prevent disturbance of oxygen, water and nutrient infiltration, ventilation pipes shall be placed in fill areas within the driplines of existing oak trees.
7. Irrigation within the site shall be controlled so that groundwater and surface water conditions in the vicinity of existing oaks are maintained at existing levels.
8. Diversion of the natural flow will require notification of the Department of Fish and Game.
9. Standard Fire Department oak protection measures shall be imposed, such as deadwooding of trees and brush removal.
10. Individual property owners shall be required as part of their precise plans to provide full landscape and irrigation plans. These plans must indicate the status of existing oaks and provide for their protection. Either easements or restrictions within the C.C. & R's shall be provided to preserve the relocated and retained oaks.

*** UNAVOIDABLE ADVERSE IMPACTS**

There will be a direct loss of seven Coast Live Oak Trees and associated sumac, toyon and elderberry species found on-site. Eleven trees are proposed for relocation, with a 75% survival rate, resulting in a possible loss of three additional trees.

4.11 FISCAL ANALYSIS

Project Characteristics

19 Single Family Units
 Average Cost Per Unit = \$280,000
 Study Area Population = 52

REVENUES

Property Tax

19 Units x \$280,000 = \$5,320,000

County 1% = \$53,200

City Share (25% of County) = \$13,300 Year

Transfer Tax (One Time)

\$1.10 / \$1,000 x 55% City Share = 1,652.00

Sales Tax

City Population (6-87) = 29,172

Annual Sales Tax (6-87) = \$1,550,000

Per Capita Sales Tax = \$53.13

La Verne Capture (56%) = \$29.75

Project Revenue = 52 x \$29.75 = \$1,547.00/Year

Electrical Franchise Tax

19 Units x \$727.32 (Average Annual Bill) x .5% (City Share)
 = \$69.09/Year

Sewer Service Fee

19 x \$1.50 (Monthly Fee) x 12 = \$342.00/Year

Refuse Service Fee

19 x \$5.55 (Monthly Fee) x 12 = \$1,265.40/Year

Natural Gas Franchise Tax

19 x \$331.32 (Average Annual Bill) x 0.0004% (City Share) =
 .25/Year

Paramedic Service Fee

19 x \$2.01 (Monthly Fee) x 12 = \$452.26/Year

Cigarette Tax

Per Capita = \$2.47
54 x \$2.47 = \$128.44/Year

Gas Tax

Per Capita = \$13.29
52 x \$13.29 = \$691.08/Year

Recreation Users Fee

Per Capita = \$2.52
52 x \$2.52 = \$131.04/Year

Court Fines

Parking Violations: .55 Per Capita
52 x .55 = \$28.60

Vehicle Code Violations: \$1.52 Per Capita
52 x \$1.52 = \$79.04

Ordinance Violations: .59 Per Capita
52 x .59 = \$30.68

Total Court Fines = \$138.32/Year

COSTS

Support Services (General Administration, City Clerk, Support Services, Finance and Data Processing)

\$79.89 Per Capita
52 x \$79.89 = \$4,154.28/Year

Police

\$98.01 Per Capita
52 x \$98.01 = \$5,101.72/Year

Fire

\$55.12 Per Capita
52 x \$55.12 = \$2,866.24/Year

Planning

\$19.17 Per Capita
52 x \$19.17 = \$996.84/Year

Sewer

\$4.81 Per Capita
52 x \$4.81 = \$250.12/Year

Park Maintenance

\$20.37 Per Capita
52 x \$20.37 = \$1,059.24/Year

Recreation

\$12.97 Per Capita
52 x \$12.97 = \$674.44/Year

Public Works/ Building Maintenance/ Streets

\$57.45 Per Capita
52 x \$57.45 = \$2,987.40/Year

Refuse

\$52.80 Per Unit
19 x \$52.80 = \$1,003.20/Year

TOTAL REVENUES

<u>Source</u>	<u>Annual Revenues</u>
Property Tax	\$13,300.00
Sales Tax	1,476.00
Electrical Franchise Tax	69.09
Sewer Service Fee	342.00
Refuse Service Fee	1,265.40
Natural Gas Franchise Tax	.25
Paramedic Service Fee	458.28
Cigarette Tax	128.44
Gas Tax	691.08
Recreational Users Fee	131.04
Court Fines	138.32

\$18,070.81

TOTAL COSTS

<u>Public Service</u>	<u>Costs</u>
Support Services	\$4,154.28
Police	5,101.72
Fire	2,866.24
Planning	996.84
Sewer	250.12
Park Maintenance	1,059.24
Recreation	674.44
Public Works	2,987.40
Refuse	1,000.20

\$19,093.48

PROJECT REVENUES \$18,070.81
PROJECT COSTS \$19,093.48
PROJECT DEFICIT \$1,022.67/Year

*** MITIGATION MEASURES**

1. Provision of private streets within the subdivision.
2. Formation of a Home Owner's Association to maintain the common, street, landscape and drainage areas.

*** UNAVOIDABLE ADVERSE IMPACTS**

The project will result in an annual deficit of \$1,022.67 in terms of project costs as compared to project revenues.

EXHIBIT C
FINDINGS AND STATEMENTS OF
OVERRIDING CONSIDERATIONS
REGARDING ENVIRONMENTAL EFFECTS
OF RANCHO ESPERANZA SPECIFIC PLAN

(ANNEXATION NO. 55, GENERAL PLAN AMENDMENT NO. 54;
ZONE CHANGE NO. 2141 AND TENTATIVE TRACT NO. 44390)

The City Council of the City of La Verne, in approving plans Rancho Esperanza Specific Plan 86-16, makes the following findings and adopts the following Statement of Overriding Considerations. Sections 15093 and 15126 (b) of the CEQA Guidelines require that the City Council issue a statement of overriding concerns. Significant environmental impacts that be mitigated or avoided must be addressed in accordance with Section 15126 (c) of the CEQA Guidelines.

A. NON-MITIGABLE ADVERSE IMPACTS

The Final Subsequent, Tiered Environmental Impact Report identifies certain environmental impacts, including;

1. Land Use - Conversion of ten acres of open space to urban uses, 19 single family homes, 53 residents.
2. Access - One access road and 650 foot long cul-de-sac.
3. Circulation - 210 average daily trips.
4. Noise - Construction noise; incremental increases in noise levels.
5. Aesthetics - Alteration of landform and visibility of undeveloped areas.
6. Earth - 42,000 cubic yards of grading and exposure of additional people to earthquakes.
7. Biological - Reduction in vegetation and the loss of ten mature Coast Live Oak Trees.
8. Public Services/ Fiscal / Utilities - Increased demand for water, sewer, solid waste, police, fire, schools and recreation. Fiscal deficit of \$1,200 per year.

B. THE PROJECT AS AMENDED TO INCLUDE MITIGATIONS

1. Land Use - The project will result in the conversion of 7 acres of open space into urban uses. Mitigation measures include reducing the project density to 19 units, 52 persons. property was erroneously identified as open space and owned in Los Angeles County, as part of Marshall Canyon Regional Park, the Hillside Development Element of the general plan. Measures regulating permitted uses, conditional uses, density, building requirements, setbacks, parking requirements, fuel modification zones, fencing and landscaping have been adopted to reduce land use impacts to a level of insignificance.

2. Access - The project provides only one access road, which is contrary to the provisions of the Hillside Development Overlay Zone, approximately 50 feet longer than the required 600 foot length. These conditions have been studied by the Traffic Engineer, Fire Marshal and Traffic Commission. Due to the small parcel size, 9.63 acres, and the adoption of specific mitigations, it is recognized that this access impact will be reduced to a level of insignificance.

The project is required to provide three additional on-site hydrants, to be located at the ends of each cul-de-sac. Additional fire measures requiring full fire sprinklers for each house and fire protection perimeters have been included. Additional access was studied and found detrimental in that grading resulted to the riparian areas, larger cuts and fills were needed to reduce the road to less than 12 percent grade and oak tree loss was substantially increased. The street could be reduced in length by 50 feet but would create unusually long driveways, which were discouraged by the Fire Marshal and Civil Engineer.

3. Circulation - The project will generate 190 average daily vehicular trips. This equates to a .66 percent increase in the 31,016 average daily trips estimated by the North Access Environmental Impact Report in 1984. Project mitigation measures, including project entry gates, roadway design criteria, installation of stop signs, driveway locations and increased pedestrian sidewalks have reduced impacts to a level of insignificance. Previous environmental impact reports have required the adoption of the North La Verne Access Road Assessment District, which constructed Esperanza Road and reinstalled traffic signals.

4. Noise - The project will have incremental impacts on the noise levels in North La Verne. Mitigations include construction hours of operation and requirement for noise walls and construction techniques reducing noise levels for the three houses facing Esperanza Avenue.

5. Aesthetics - The project will provide landform alteration due to elevation of surrounding areas new residential units will be visible. The project will partially mitigate these concerns by retention and relocation of significant oaks, increased setbacks, minimum side yards adjacent to Esperanza Avenue, requirement of six single-story units, provision of architectural guidelines to control massing, color and materials of the homes, additional landscape planting, and contouring of slopes.

6. Earth - The project will result in 42,000 cubic yards of grading and exposure to earthquakes. These impacts have been reduced by the retention of natural riparian areas, prohibition of grading in major areas of 35 percent slope or greater, installation of subdrains and seismic requirements. The great need for maintaining road grades of less than 12 percent have resulted in small cut and fills. A small portion of of 35 percent slope area will be contour graded for slope stability. The project removes three feet and ten feet respectively of topsoil on site knolls. The larger knoll has been previously graded for the construction of Esperanza. The smaller knoll, located to north east of the project, is required to either provide a split level or single story home.

7. Biological - The project will result in losses in wildlife and ten Coast Live Oak trees. Wildlife cannot relocate when displaced; no endangered species have been documented on the property. Seven trees will be removed for roads and home site, two of these trees are dead. Mitigations include the relocation of 11 trees, with three trees anticipated not surviving relocation. Thirty-six trees will be retained in their natural state. The plan requires maintenance and preservation of the trees by the home owners association and property owners, with required easements.

8. Public Services and Fiscal - The project will result in an annual fiscal deficit of \$1,200. The City has imposed private streets, home owners association maintenance of landscape area and street lighting in order to reduce the fiscal deficit to a level of insignificance. The impacts upon schools is unavoidable. The Bonita Unified School District has reported that all schools are either at or exceeding capacity. The developer or successor in interest is required to pay \$5,000 per lot to the Bonita Unified School District by September 1, 1989. The District is anticipating this date would be the beginning of construction of the North La Verne Elementary School.

C. PROJECT ALTERNATIVES

CEQA Guidelines Section 15526 (d) requires discussion of reasonable alternatives to the project or to the location of the project. An EIR need not consider an alternative for which implementation is remote and speculative. In this case, since the project proponent only owns this particular site, alternatives are limited to the mandated No Project Alternative and a range of other development plans for the same site. The alternatives which were examined, the degree to which they provide benefits and the degree to which they reduce project impacts are as follows:

1. No Project - The No Project Alternative would maintain the status quo. The site would remain an island surrounded to the south and west by territory designated for Planned Hillside Development (0-2 units per acre) and to the north and east by Marshall Canyon Regional Park. The property will likely be subject to increasing development pressure as time goes on. Although the impacts of the project would not take place, none of the benefits would result.

2. Rural Hillside Alternative - The rural hillside alternative would result in the construction of two units on the property. The City would require the same public improvements for larger projects, such as the widening of Stephens Ranch Road, construction of flood control improvements, undergrounding of utilities on Stephens Ranch Road, extension of sewer and water lines, provision of fire protection perimeters, participation in the North La Verne Access Road District, participation in the Water Assessment District and financing mechanisms for the North La Verne Elementary School and Fire Equipment Fee. Due to the amount of public improvements this is not considered a feasible alternative. It is also recognized that the Rural Hillside alternative is infeasible due to location, topography, surrounding uses, as well as the high degree of public improvements.

3. One Unit Per Acre Alternative - The Hillside Development Element of the general plan permits Council reduction of density to reasonable alternatives. This alternative results in ten units. The impacts in various areas, such as air quality, hydrology, water and sewer use, transportation and circulation would be reduced by one half over the proposed project. Other impacts would be lessened in proportional amounts, such as fiscal impacts, since housing prices would be raised and city services reduced.

Oak tree loss may be minimized, depending on site access and grading. The major impacts of grading and aesthetics, would be reduced, but not significantly. Grading impacts occur based

the three constraints. Firstly, all street grades must not exceed 12 per cent grade. In several areas the site is between 15 to 20 percent natural grade. Secondly, due to the relative small size of the parcel, 9.63 acres, it is difficult to reduce grading by enlarging lots. Thirdly, the two access road impacts would be identical, since the Hillside Development Overlay Zone does not distinguish between large subdivisions and four lot parcel maps. Fire protection requirements would result in a very similar fire protection perimeter. As with these other impacts aesthetics would be reduced, however not significantly over the current proposal for homes would still be visible due to the project characteristics.

The viability of the alternative is primarily related to the market demand for upper - end housing. This would effect the project applicant's ability to market and finance the project. More expense and exclusionary housing would result from this alternative, with corresponding difficulty in for the project developer's ability to provide benefits.

4. Hillside Single Family - This alternative would result in 30 units. Impacts associated with grading would be a flattening of the site, filling in natural areas of 35% slope or greater, including the riparian areas. Oak tree loss would be significant, with over 25% of the oaks anticipated for removal. Other impacts would be to schools, police, fire and city services and utilities. Although this land use pattern was approved by the City in 1978, with the construction of the Sierra La Verne Country Club, the density and resulting impacts would be considerably greater than the proposed project. All project impacts would be increased.

D. PROJECT BENEFITS

The City Council of the City of La Verne finds that the project will provide the following environmental, social and other benefits to the City and the region.

1. Permanent Designation of Open Space - The project is required to permanently dedicate all riparian and open space areas, approximately 1.2 acres. This area consists of natural drain areas, landscaping adjacent to Esperanza and Stephens Ranch as well as oak tree preservation easements.

2. Provision of Long-Term Maintenance - The project is required to provide maintenance for streets, street lighting, parkway landscaping, landscaping adjacent to Esperanza and Stephens Road and the drainage areas. This will relieve the City of maintenance of areas that would impact City services.

3. Reduction of Fire Hazards - Although many projects increase the potential for fire hazards, this project has the potential

reduce fire dangers. Since the project is located with two natural fire breaks, Stephens Ranch Road and Esperanza, and Marshall Canyon Regional Park is considered fire safe due to the golf course, brush areas between the road and park will be removed in place of homes, landscaping and fire protection perimeters.

4. Preservation of Significant Oaks - Although the project has disclosed the removal of ten oaks, of which two are dead, the proposed grading and tree relocation plan provides substantial preservation. The specific plan preserves 52 of the 62 Coast Live Oak trees on site. The landscape plan also replaces the lost trees and provides additional plantings. The plan also incorporates several mitigations, including protection of the trees after grading. No tree protection is provided under the current municipal code, however the City is studying adoption of tree protection standards.

5. Provision of Housing - Although the project has disclosed impacts associated with the anticipated 53 residents, especially to the school system, the project would provide upper end housing, implementing housing goals established by the Regional Housing Allocation Model. The mitigation measures have reduced to a level of insignificance the fiscal impacts upon the City.

6. Capital Facilities - The project will contribute its fair share toward capital facilities. These include underground utilities, participation in the North La Verne Access Road Assessment District, contribution to the Water Assessment District, widening of Stephens Ranch Road, installation of street lighting, channeling and controlling of storm waters from the north, installation of water and sewer lines, participation in park land and facilities financing, contribution of \$5,000 per unit towards the construction of the North La Verne Elementary School and participation in the Fire Equipment and Storm Drain Fees.

E. OVERRIDING CONSIDERATIONS

Despite the incorporation of mitigation measures into the project design, certain environmental impacts remain which cannot be mitigated below a level of significance. These are grading, topographic modification, aesthetics and school impacts. Further, the full benefits of the project as originally proposed would not be achieved by the project alternatives.

The City Council of the City of La Verne adopts the following overriding considerations with respect to the four categories of non-mitigable impacts identified in the environmental impact report. Each of these impacts have been substantially reduced:

but will not be completely eliminated by mitigation measures approved for the project. They are the following:

1. Grading and Landform Alteration - It is recognized that alteration to land form will occur. Other alternatives and mitigations, such as lot consolidation, will not significantly reduce grading, due in part to road grade requirements. Of the two knolls on site, one has been previously graded 15 feet for road construction, with eight feet of grading planned for home construction. The other knoll will have three feet of grading from the top, reduced from five feet under the original plan.

The most restrictive Rural Hillside grading requirements, designed for areas of 25% slope, would permit eight feet of cut and five feet of fill. A portion of Lot 12 is graded into a natural area of 35 percent slope. This is necessary in order to provide slope stability. The fill area created will not be permitted to have structures constructed over it, and this area will be shown on the final maps.

The City Council finds that the mitigation measures would partially mitigate grading impacts. The Council also finds that the benefits of the project override the remaining non-mitigable grading impacts and that project alternatives create other significant impacts or result in reduced project benefits.

2. Aesthetic Impacts - As noted in the discussion of grading, the site will be altered. The site will be visually disturbed by removal of vegetation. It is recognized that ten trees will be removed, although only two are identified as significant from an off-site. Trees will be retained and relocated to provide a backdrop for structures. However, structures will still be visible from the project perimeters, including the regional park. Mitigations have been employed, including architectural guidelines that would control massing, color and materials.

Due to the unique character of the site, surrounded on three sides by either public rights-of-way or public lands and the elevation of the site from these areas, it is recognized that any form of development would result in houses being visible from the project perimeters. As a result of this analysis the City Council finds that the mitigation measures adopted for this project partially mitigate visual and aesthetics impacts. The Council also finds that the benefits of the project override the remaining non-mitigable visual impacts and that alternatives might result in visual impacts result in other impacts or reduced project benefits.

3. Loss of Oak Trees - Ten mature Coast Live Oak trees will be removed for the project. Although the project has made significant site modifications to retain 36 trees in their natural state and will relocate 11 trees, it is recognized that some vegetation will be removed. It is also recognized that in

to provide storm drain improvements and access to the site several trees must be removed for any alternative. As a result of this analysis the City Council finds that the mitigation measures adopted for this project partially mitigate the oak tree loss concerns. The City Council also finds that the benefits of the project override the remaining non-mitigable oak tree loss impacts.

4. Noise - Noise levels will increase during construction of the project. Mitigations have been included, such a limit to the hours of construction, to protect the surrounding residential developments. Noise levels will increase incrementally in the North La Verne area as housing is occupied. The project incorporates noise walls and construction techniques to reduce noise levels. Noise associated with vehicular traffic will increase; these impacts have been discussed in previous environmental documents. The City Council finds that it has adopted project mitigations, which partially mitigate the increase in noise levels.

5. School Impacts - The Bonita Unified School District has indicated that all schools are at or above capacity. The project will generate 53 students. With the passage of State legislation requiring the payment of \$1.50 per square foot for new school construction, the school impact is partially mitigated. The City Council and School Board have been meeting to resolve funding issues surrounding the construction of the North La Verne elementary school, so that full mitigation can occur.

The project developer will be required to pay a minimum of \$5,000 per house, regardless of size. The project has also been amended to require the construction of a minimum house of 2,800 square feet in living area. The City Council finds that it has adopted the partial mitigations proposed by the Bonita Unified School District and the State of California. The City Council also finds that further mitigation of the remaining non-mitigable school impacts are within the responsibility and jurisdiction of another public agency and that project alternatives create other significant impacts or result in reduced project benefits.



ARCHITECTURAL GUIDELINES

Development and Performance Standards

Specific Plan 86-16

Rancho Esperanza
La Verne, California

D. R. C. Approval March 17, 1988

Planning Commission Approval July 13, 1988

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Prepared By:

Booth-Good Architecture Planning
855 S. Milliken Ave., Suite A
Ontario, California

Contact Person: Timothy Good
(714) 983-5150

For:

Brian Barbuto Corp.
247 West Bonita Avenue, San Dimas, CA.

and

City of La Verne, California

DEVELOPMENT REVIEW CHECKLIST

City of La Verne

Name _____ Phone () _____

Address of Property _____ Zone _____

Planner _____ Date _____

NOTE TO APPLICANT

Please supply all items circled. Further submittals may be required. It is the applicant's responsibility to provide complete, fully dimensioned plans meeting Code standards. Please bring this sheet with you when you file applications with the City.

ITEMS	Provide Checked Items	Staff Initial
-------	-----------------------------	------------------

I. PROCESSES REQUIRED FOR APPROVAL

Pre-application meeting with staff on _____

- | | | |
|---|-------|-------|
| A. Precise Plan of Design | _____ | _____ |
| B. Master Sign Program | _____ | _____ |
| C. Conditional Use Permit/Master Plan | _____ | _____ |
| D. Standards Variance/Minor Exception | _____ | _____ |
| E. Relocation Permit/Conditional Use Permit | _____ | _____ |
| F. Tentative Tract, Parcel Map or | _____ | _____ |
| G. Lot Line Adj. or consolidation | _____ | _____ |
| H. Building Permit | _____ | _____ |
| I. Environmental Information Form/
Initial Study | _____ | _____ |
| J. Specific Plan/Amendment _____ | _____ | _____ |
| K. Zone Change/General Plan Amendment | _____ | _____ |
| L. Relocation Permit | _____ | _____ |
| M. Categorical Exemption | _____ | _____ |
| N. Master Plan | _____ | _____ |
| O. Public Work Permit | _____ | _____ |
| P. Tree Permit | _____ | _____ |

II. APPLICATION REQUIREMENTS

- A. Please supply the following items which were not provided with this application. Each should contain a large, neatly lettered title block containing: title of exhibit, case number, legend, applicant's and owner's names and addresses, north arrow and graphic scale. Please do not provide oversize or untrimmed sheets. All exhibits will become City property and part of the public record, so please make copies of all submittals for your own files.

SITE PLAN: A bird's-eye view of the property, drawn in ink and fully dimensioned to show all buildings, property lines, easements, parking spaces, aisles and driveways, landscaping, walls and fences, signs existing or proposed, drainage and public improvements to the street centerline. The plan shall include a fully tabulated legend including square footage of lots, structures, and paving; zoning designation, owner, address; and should be sufficient to demonstrate compliance with City codes. The plan shall be drawn sufficiently to demonstrate conformance with compliance with City codes. The plan shall be drawn to scale with a north arrow. At least one full size reproducible original, and one 8 1/2" X 11" reproducible original shall be provided.

BUILDING ELEVATIONS: Architectural character drawings of each side of the building, drawn to scale and fully dimensioned, calling out design features, colors, and materials.

CONCEPT LANDSCAPE PLAN: Landscape plan prepared by a qualified preparer, including locations and types of all plantings proposed and concept irrigation.

FINAL LANDSCAPE PLAN: Landscape plan prepared by a qualified party, fully detailed and dimensioned to show all property lines, building mass, and landscape areas. Plans shall include a full planting chart specifying Latin and common plant names, number, size, planting distance, staking details, tree preservation if applicable, street trees; and an irrigation plan fully detailed to demonstrate conformance with City codes and guidelines.

CONCEPT GRADING PLAN: Concept grading plan calling out in color all areas of cut and fill, elevation data, tabulation of estimated earth to be moved, cut, and filled. Significant vegetation shall be shown.

_____ FINAL GRADING PLAN: Final grading plan showing regular elevations and contours throughout the site, drainage and earthwork; fully tabulated and prepared to the specifications of the deputy city engineer.

_____ SECTIONS: Cross sections of the site as developed, showing existing earth (dotted line) and proposed profile (solid line), including view analysis and photographic overlays as required by the planning department. These shall be prepared to scale, sufficiently to show the visual impacts of grading and construction.

_____ UTILITY SITE PLAN: Comprehensive site plan prepared to the specifications of the public works department, showing all utility and right of way improvements existing and proposed; water and sewer service connections; water line, sewer line, and fire service calculations; and utility meters, lines, sizes, and service connection information.

_____ FLOORPLAN: Plans showing the location and size of all important internal features, drawn to scale and fully dimensioned.

_____ PARCEL MAP/SUBDIVISION TENTATIVE MAPS: prepared to the specifications of the La Verne Municipal Code and the Subdivision Map Act.

_____ DEED OF TRUST, PRELIMINARY TITLE REPORT, LOT BOOK GUARANTEE OR SUBDIVISION LITIGATION GUARANTEE sufficient to demonstrate correct legal description and ownership.

_____ VICINITY AND LAND USE MAP: Prepare a map at 1"=100' showing all land uses and zoning within 300 feet of the subject property in standard land use colors, and accompanied by a list of all surrounding uses by address and occupancy name.

_____ TEXT: Preparation of a policy planning document to the specifications of the planning department, fully describing all constraints, issues, objectives, principles and development standards; and specifying implementation, phasing, and financing requirements.

_____ COLOR AND MATERIALS BOARD: An 8 1/2 by 11 inch illustration board containing samples of all relevant finishes and materials, describing color, order number, and manufacturer or vendor. This board should be keyed to the elevation drawings.

_____ MODEL: Preparation of a model or computer generated graphics to the specifications of the La Verne Community Development Department.

_____ ENVIRONMENTAL INFORMATION FORM, supplied by the planning department and completed fully.

_____ PHOTOGRAPHIC SURVEY: A 35 mm or polaroid photographic survey of the property and surroundings, mounted on white board and fully labeled.

_____ SETBACK MAP: Map showing all lots within 500 feet on the same street, detailing sidewalk width, parking restrictions (curbs painted, hydrants, no parking signs), curb-to-property line and property line-to-structure distances.

_____ MAILING LIST: A list containing all assessed parcels, name and address of owner and assessor's parcel number, within 300 feet of the subject property.

_____ MARKET STUDY: One copy of a market study demonstrating the economic impacts and mitigations of the project.

_____ TREE PRESERVATION PLAN: Show all trees on site delineate trees to be removed and those preserved. Show all caliper sizes. Submit plans for any trees being transplanted and for replacement of trees being removed.

_____ FISCAL IMPACT STUDY: Document assessing the cost of services and other fiscal impacts placed on the City and other entities to the specifications of the community development department.

_____ DEVELOPMENT AGREEMENTS: To the specifications of the community development department.

_____ ACCESS AGREEMENTS: Any agreements needed for parking, vehicular or other access should be included.

B. Complete all information requested on permit/application forms:

1. Required signatures _____
2. Addresses and phone numbers _____
3. Proof of ownership (lot book guarantee, title report or tax bill not more than 90 days old) _____
4. Land use and zoning designations on site _____
5. Surrounding zoning and land use _____
6. Full legal description _____
7. Assessor's book, page, and parcel nos. _____
8. Written statement to support findings _____
9. Deed restrictions and easements (copy) _____
10. Mailing list (properties within 300 ft.) _____

ITEMS	Provide Checked Items	Staff Initial
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III. SITE PLAN

A. Provide tabulation and legend including:

- | | | |
|---|-------|-------|
| 1. Address | _____ | _____ |
| 2. Owner and applicant name/address | _____ | _____ |
| 3. Legal description | _____ | _____ |
| 4. Zoning (break down by acreage) | _____ | _____ |
| 5. Signature and license number of architect,
landscape architect, civil engineer or
land surveyor (where required) | _____ | _____ |
| 6. North arrow and GRAPHIC scale | _____ | _____ |
| 7. Size of property | _____ | _____ |
| 8. Gross building areas by use | _____ | _____ |
| 9. Parking required and proposed, by full-
size and compact | _____ | _____ |
| 10. List of lot sizes | _____ | _____ |
| 11. Relevant variance, CUP, PPD case nos. | _____ | _____ |

B. Provide all elements and dimensions:

- | | | |
|---|-------|-------|
| 1. Lot dimensions in feet and inches | _____ | _____ |
| 2. Points of curvature, metes/bounds | _____ | _____ |
| 3. Easements | _____ | _____ |
| 4. Building eaves, canopies | _____ | _____ |
| 5. Landscape areas | _____ | _____ |
| 6. Parking spaces fully dimensioned | _____ | _____ |
| 7. Driveways, alleys | _____ | _____ |
| 8. Surrounding streets and alleys showing
all improvements and fully dimensioned
to street centerline | _____ | _____ |
| 9. Setbacks measured PERPENDICULAR to P/L | _____ | _____ |
| 10. Pad, curb, and fin. floor elevations | _____ | _____ |
| 11. Utility lines, sewer access | _____ | _____ |
| 12. Fences, walls, lighting fixtures | _____ | _____ |
| 13. Projecting bays, oriels, etc. | _____ | _____ |
| 14. Driveways, parking backup and radii | _____ | _____ |
| 15. Show adjoining buildings and uses | _____ | _____ |
| 16. Drainage and driveway slopes | _____ | _____ |
| 17. Illegal or nonconforming structures | _____ | _____ |
| 18. Streetlights and fire hydrants | _____ | _____ |
| 19. Utility lines and easements | _____ | _____ |

Dev. Review Checklist
Case No.

ITEMS	Provide Checked Items	Staff Initial
C. For Single Family Residential Projects:		
1. Show all accessory structures	_____	_____
2. Building and garage size	_____	_____
3. Interior clear dimensions of garage	_____	_____
4. Garage door dimensions	_____	_____
5. Applicable specific plan standards	_____	_____
6. Building coverage	_____	_____
D. For Subdivisions and Specific Plans:		
1. Tabulation - include:		
a. No. of lots by type	_____	_____
b. Density (net and gross)	_____	_____
c. Average lot size	_____	_____
d. Minimum lot size	_____	_____
e. Lineal street lengths/cul de sac	_____	_____
f. Total acreages by land use	_____	_____
g. Park and open space acreages	_____	_____
2. Preliminary Title Report	_____	_____
3. Grading plans showing topography, cut and fill areas clearly marked	_____	_____
4. Soils report by a registered soils engineer	_____	_____
5. Color slope analysis	_____	_____
6. Tree report	_____	_____
7. Fiscal impact study	_____	_____
8. Market study	_____	_____
9. Environmental hazards audit	_____	_____
E. Commercial/Industrial/Institutional		
1. Tenant spaces called out by size	_____	_____
2. Landscaping tabulation	_____	_____
3. Parking spaces marked as full size/compact and required/non-required	_____	_____
4. Breakdown of parking ratio calculation	_____	_____
5. UBC occupancy classification	_____	_____

- 6. Distance to adjacent buildings closer than 150 feet
- 7. Fire hydrant locations

ITEMS	Provide Checked Items	Staff Initial
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IV. LANDSCAPE AND IRRIGATION PLAN

- A. Provide a concept landscape plan showing generally the location, types, and size of plantings and proposed means of irrigation
- B. Provide landscape and irrigation plans by a person licensed in the state of California to prepare such plans
- C. Provide:
 - 1. Full planting chart by Latin and common name, color/variety, size, planting distances, special care instructions
 - 2. Tree staking details
 - 3. Tree protection plan for native/specimen vegetation
 - 4. Tree and vegetation inventory by size, location and condition
 - 5. Full irrigation specifications and diagrams
 - 6. Energy/water conserving features
 - 7. Planting details
 - 8. Permanent maintenance program

V. GRADING PLAN

- A. Provide:
 - 1. Grading plan showing cut and fill slopes in color
 - 2. Soils analysis
 - 3. Slope analysis
 - 4. Model prepared to City specification
 - 5. Cross section analysis
 - 6. Photographic visual analysis overlaid on site

ITEMS	Provide Checked Items	Staff Initial
VI. ARCHITECTURAL ISSUES		
A. Provide Architectural Elevations		
1. Fully dimension all elevations from lowest to highest point	_____	_____
2. Call out materials and colors; provide samples	_____	_____
3. Enclose eaves	_____	_____
4. Show spark arrestors visible from ground	_____	_____
5. Provide details for side and rear elevations sufficient to satisfy	_____	_____
6. Provide a colors and materials board	_____	_____
7. Show variation in plane and texture	_____	_____
8. Include energy calculations and dry plumbing for solar application	_____	_____
9. Demonstrate massing and fenestration compatible with surroundings	_____	_____
10. Architectural compatibility	_____	_____
11. Provide rooftop equipment line-of sight section	_____	_____
12. Show and screen rooftop equipment	_____	_____
B. Floorplans		
1. Show loft locations	_____	_____
2. Floorplans do not match elevations/site plan. Correct accordingly	_____	_____
3. Show eave projections past wall	_____	_____
4. Shade additions	_____	_____
5. Second units not permitted without CUP	_____	_____
C. Hillside Area Requirements		
1. Show type of roof covering to satisfaction of City fire marshal	_____	_____
2. Show method of enclosing eaves	_____	_____
3. Show spark arrestors visible from ground below them	_____	_____
4. Other requirements: _____	_____	_____

NOTE: Construction is prohibited on lots in hillside areas exceeding 35% slope.

ITEMS	Provide Checked Items	Staff Initial
VI. PARKING PLANS		
A. Provide a more complete tabulation of required and proposed spaces; full vs. compact size stalls	_____	_____
B. Show:		
5. Parking stall dimensions for spaces no.	_____	_____
6. All spaces numbered and marked "R" for required, "NR" for non-required	_____	_____
7. All required backups and turning radii (min. 24' required)	_____	_____
8. Driveway slope profile	_____	_____
9. Locations of gate access, utility cabinets and storage	_____	_____
10. Wheelstops or curbs	_____	_____
11. Clear dimensions unobstructed by equipment, appliances, etc.	_____	_____
12. Deceleration lanes	_____	_____
13. Loading spaces	_____	_____
14. Clearance from sign impediments	_____	_____
15. Landscape buffer to car bumpers	_____	_____
16. Any and all overhead obstructions	_____	_____
17. Vehicle stop signs (paint pavement)	_____	_____
18. Design treatments to prevent alley-like appearance	_____	_____
VII. SIGN PLANS		
A. Provide a tentative sign location plan sufficient to demonstrate that signs can be provided which meet Code	_____	_____
B. Provide Sign Plan Showing:		
1. Overall height and relationship to curb	_____	_____
2. Length and width of all signs and appurtenant structures	_____	_____
3. Thickness of sign/cabinet	_____	_____
4. Materials and colors (provide samples)	_____	_____
5. Protection of base	_____	_____
6. Distance from property lines and curbs	_____	_____
7. Landscape and maintenance provisions	_____	_____
8. Full lighting specifications and details	_____	_____

ITEMS	Provide Checked Items	Staff Initial
9. Engineering calculations for wind and dead load pressure	_____	_____
10. Types of letters: (a) Manufacture (channel, reverse pan channel, wood cut-out, metal, etc.) (b) Typeface/font selection (provide sample)	_____	_____
11. Internal illumination specs.	_____	_____
12. Gooseneck reflectors	_____	_____
13. Zoning designation	_____	_____
14. Maximum projection from wall, canopy, etc.	_____	_____
15. Other signs existing and proposed	_____	_____
16. All incidental, directional, menu board and ancillary type signs	_____	_____
17. Window signs, fully dimensioned	_____	_____
18. Notations prohibiting portable and other nuisance-type signs	_____	_____
19. Full tabulation of sign area by type	_____	_____
20. Full dimensioning of lot lines and building wall lengths	_____	_____
21. Patching and refinishing of older signs and sign structures	_____	_____
VIII. UTILITY SITE PLAN		
A. Provide the following items for the water Department:	_____	_____
1. Services _____ units		
2. Size _____ units		
B. Provide the following item for the Sewer Department:	_____	_____
Sewer Connections _____ units		
C. Cost of Installation:	_____	_____
Water line _____		
Sewer line _____		
Fire Service _____		
D. Show utility meters, lines, and service connection information	_____	_____

INITIALS _____ DATE _____

Development Application

PLANNING DEPARTMENT, CITY OF LA VERNE • 3660 "D" STREET

STAFF USE ONLY

Precise Plan
 Cond. Use Permit
 Variance/Except.
 Tentative Tract
 Tentative Parcel Map/LLA
 Other _____

Master Plan
 Specific Plan
 General Plan Amend.
 Zone Change
 Relocation Permit

Categ. Exemption
Class _____
 PED Received
 Neg. Declaration
EIR No. _____
DATE FILED _____

Please complete all items below using blue or black ink. Before completing this application, we recommend that you consult with a planner at the Planning Department office, 3660 "D" Street, La Verne 91750; or phone (714) 596-8706. All materials become part of the public record, so please make copies for your files. Applications may be filed at the Planning Department any weekday between 8.00 a.m. and 5.00 p.m.

ADDRESS _____ DATE FILED _____ CASE _____

I. GENERAL INFORMATION

Applicant Name _____ DBA _____
Applicant Address _____
City _____ State _____ Zip Code _____
Phones (_____) _____ or (_____) _____

II. PROPERTY INFORMATION

Property Address _____
Complete Legal Description _____
Assessor's Parcel Book _____ Page _____ Parcels _____ (attach if necessary)
Property Owner(s) Name(s) _____
Owner Address _____
City _____ State _____ Zip _____ Phone (_____) _____

III. APPLICANT'S REQUEST (Please be Specific)

Permission to _____

_____ in the _____ zone.

IV. CODE SECTIONS INVOLVED (Please consult La Verne Ordinance Code)

Other _____

V. DEED: Are there any deed restrictions governing the use of this property?

Yes _____ No _____ If yes, please specify: _____

VI. SITE INFORMATION

Property size in square feet _____ and acres _____ No. Lots _____
Buildings: Number Existing _____
Gross building area _____ Number Proposed _____
Dwelling Units: Number Proposed _____ Percent Building Coverage _____

VII. SUBDIVISIONS (Tentative Tract, Parcel Map, Midtier, Reversion to Acreage, Final Maps, Lot Line Adjustment)

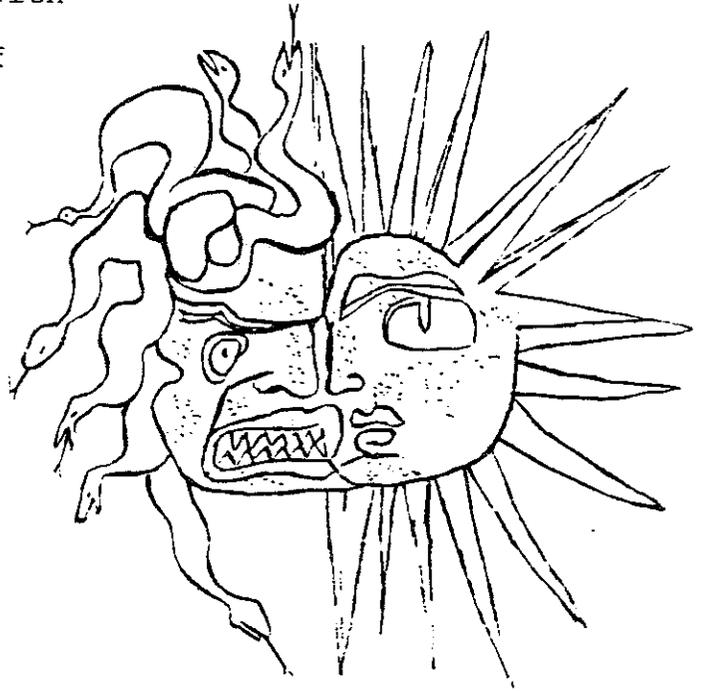
Source of water _____ Tract No. _____
Method of sewage disposal _____
No. of trees on property (show all existing trees on map) _____
No. of lots existing _____ No. of lots proposed _____
Engineer/Licensed Surveyor Name _____
Address _____ Phone _____ Lic. _____

9.1 PURPOSE

- 9.1.1 To give those wishing to build a home in "Rancho Esperanza" an Architectural Guideline that encourages individuality and inspires creativity, while maintaining a sense of community.
- 9.1.2 To implement Architectural Design Standards that are consistent with the city's Hillside Development Overlay Zone, which emphasizes that:
1. Structures be consistent with the overall natural environmental qualities of the site.
 2. Building forms shall not dominate the natural environment.

"But suppose that walls rise toward heaven in such a way that I am moved. I perceive your intentions. Your mood has been gentle, brutal, charming, or noble. The stones you have erected tell me so. You fix me to the place and my eyes regard it. They behold something which expresses a thought. A thought which reveals itself without word or sound, but solely by means of shapes which stand in a certain relationship to one another. These shapes are such that they are clearly revealed in light. The relationships between them have not necessarily any reference to what is practical or descriptive. They are a mathematical creation of your mind. They are the language of Architecture. By the use of raw materials and starting from conditions more or less utilitarian, you have established certain relationships which have aroused my emotions. This is Architecture."

Le Corbusier



- 9.1.3 The "Architectural" guidelines shall govern in conjunction with:
- . Hillside development overlay zone standards.
 - . Local codes.
 - . Rancho Esperanza (Specific Plan No. 86-16.)
 - . La Verne Fire Dept. Standards.
 - . Rancho Esperanza CC & R's.

9.2 ARCHITECTURAL CONCEPT

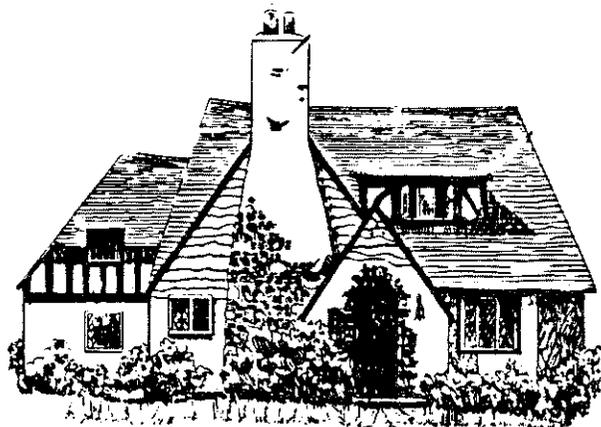
9.2.1 ARCHITECTURAL STYLES PERMITTED:

Rancho Esperanza homes shall echo the significant architectural styles found in the older areas of the community, including the following: --

- . Mediterranean - Italian, French, & Spanish.
- . French Farmhouse, English Cotswold Cottage - Exterior cladding shall be limited to stucco, brick, tile, marble, & natural stone. False half timbering is limited to minor accents due to its high fire hazard.



French Styles
FRENCH FARM HOUSE



English Styles
COTSWOLD COTTAGE

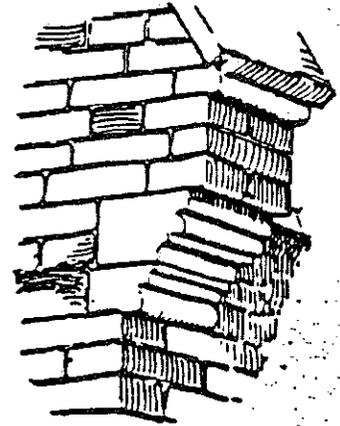


Within the major architectural categories, various styles may be combined, as long as overall compositional unity is maintained.

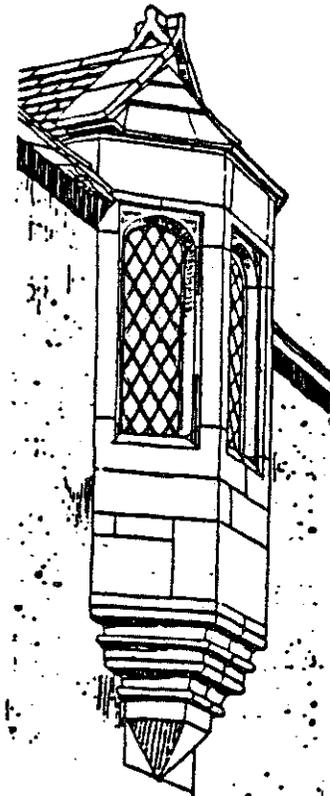
9.2 ARCHITECTURAL CONCEPT

9.2.2 DETAILING:

- A. Exterior architectural detailing shall be consistent with the style chosen by the designer. Details shall be of historically correct scale and materials; however, the complexity of detail is left up to the designer.

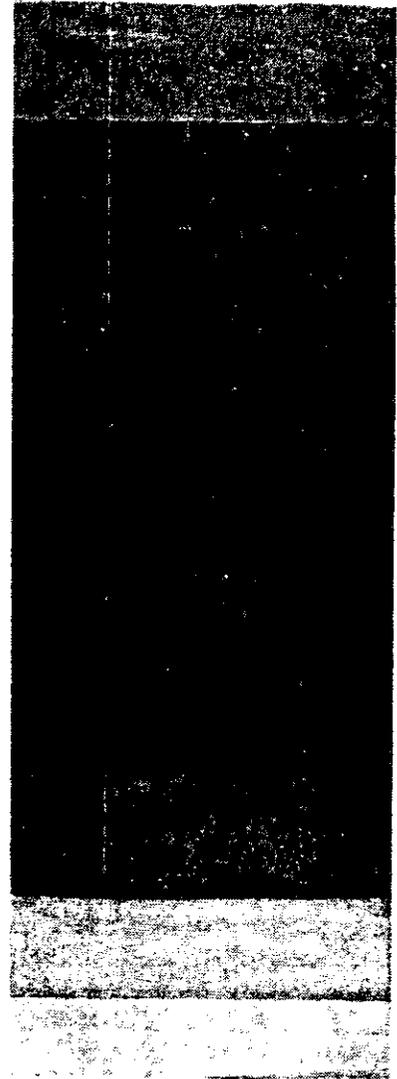


- B. Details shall be of historically correct scale and materials; however, the complexity of detail is left up to the designer.



9.3 COLOR

- 9.3.1 To maintain unity within a variety of architectural styles, exterior colors shall be limited to soft tones. Bright vivid colors, deep colors, and dark subdued colors are not permitted. The arrangement may be in gradations of the same color or in multiple color schemes.
- 9.3.2 When using a multiple color scheme, strive for similarities in tone quality (degree of lightness or darkness of a color), in order to achieve an overall harmony.
- 9.3.3 Colors should not be monotonous. They should create interest by the use of subdued contrasts of tone (lightness or darkness), hue (color), intensity, and texture. Very pale colors shall be used for the wall areas, while using brighter colors sparingly in areas such as door & window trim and roof fascia.
- 9.3.4 When using natural materials such as brick, stone, marble, and creek rock in the exterior finish, adjoining painted areas shall be of soft tone colors that are either of the same hue or complimentary to the colors found in the natural materials. All courtyard walls and secondary structures finished in a stucco surface shall match the primary residence's color and texture.
- 9.3.5 Exterior colors shall be similar to those typically found in the native architectural style the homeowner has chosen.



9.4 MATERIALS

- 9.4.1 Exterior wall materials shall be limited to those typically found in the native architectural style the homeowner has chosen.
- 9.4.2 The following is a list of approved exterior finish materials:
- . Stucco - Texture to be compatible with the architectural style.
 - . Brick - Coursing, patterns, joints, etc. shall represent the chosen architectural style. Simulated brick are not permitted.
Restrictions: False flashing and smooth surfaced brick are not permitted.
 - . Stone - All natural stone including creekrock.
Restrictions: Flush grouting is not permitted, simulated stone is not permitted.
 - . Marble -
Restrictions: Deep dark colors are not permitted.
 - . Wood - Uses: Heavy timber posts & beams, trim for door & window, and roof fascia.
Restrictions: False half timber shall be limited in use to minor accent areas. Wood siding is not permitted due to the site being located in a high fire hazard area.
- 9.4.3 All materials shall be integrated into the design so as to not have the look of facade architecture. (i.e. The design must be carried out on all sides of the home, not just at the street side).



9.5 BUILDING SHAPE, MASS, & SITING

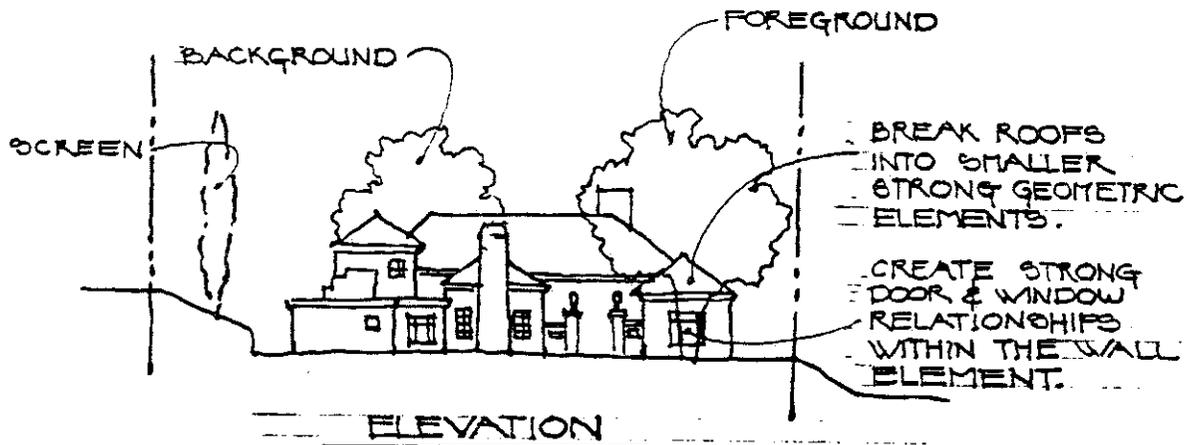
9.5.1 It is extremely important that the homes be in harmony with the existing hillside setting. To achieve this the primary building components should be in sympathy with the slope of the hill; this can be achieved by:

- A. Aligning major roof areas so that they are parallel to the hill slope.
- B. Stepping the building back at the upper level, by the use of terraces, etc.
- C. Stepping the building out at the lower level by the use of porticos, a porte-cochere, etc.
- D. Maintaining single story massing at the outer perimeter, and graduating to (two) story massing at the building core.

9.5 BUILDING SHAPE, MASS, & SITING

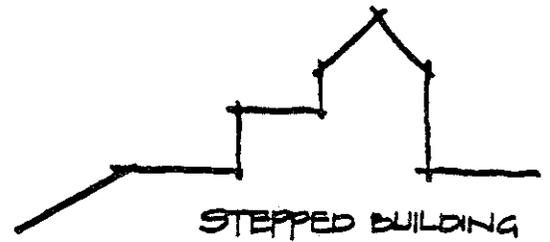
9.5.2 When locating the structures on the site, it is important to consider:

- A. BUILDING SIZE RELATIVE TO LOT SIZE & CONFIGURATION:
Custom lots, particularly terraced irregular lots offer an opportunity to create something very unique, but they also can present unique problems if not properly handled.
- B. Although minimum building size standards can be found in section 4.0, it is important to consider the structure's visual size; this can be controlled by stepping of the building, creating courtyards, planting major trees to create foreground & background, and by breaking large roofs into smaller elements.



9.5 BUILDING SHAPE, MASS, & SITING

9.5.3 In order to avoid monotony, not all roofs should simply align with the slope of the hill. Contrast and proper proportion are equally important in obtaining a balanced relationship between the structures and the site. Elements that may be used to achieve a visual balance are:

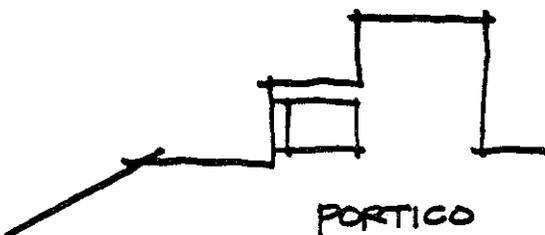


9.5.4 Towers, porches, bay or oriel projections, dormer windows, projecting chimney work, recesses, and secondary roofs oriented either perpendicular to or askew to the hill slope.

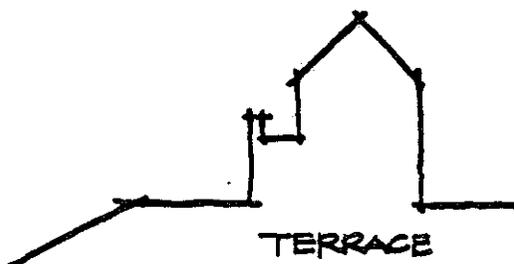


9.5.5 Because the building massing is dictated to a large extent by the floor plan, it is important that massing be considered during the development of the plan. Ideally the massing should remain simple, made up of strong geometric forms.

9.5.6 Building massing will be reviewed closely to insure against front facade architecture. The home shall be designed so that the transition from front to side to rear merge in such a way so as to appear visually balanced regardless of the angle from which the building is being viewed.



9.5.7 Projections & recesses such as porches, pilasters, cornices, rusticated windows, buttresses, porte-cocheres, balconies, bay windows, etc. shall be designed so as to form an integral component of the building. Avoid monotony created by too frequent repetition of the same feature. Freestanding arches and columns shall have a minimum thickness of 12 inches.



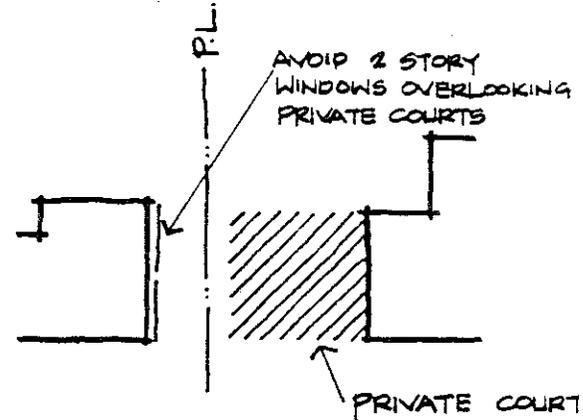
9.5.8 All building massing occurring over downhill slopes shall extend down to grade. Cantilevered decks supported by posts and open to ground below shall be prohibited. Any mass extended to grade shall incorporate landscaping sufficient to reduce the height and mass, as determined by the City landscape architect or designee.

9.5 BUILDING SHAPE, MASS, & SITING

9.5.9 . VIEWSHED FOR YOURSELF AND NEIGHBORS.

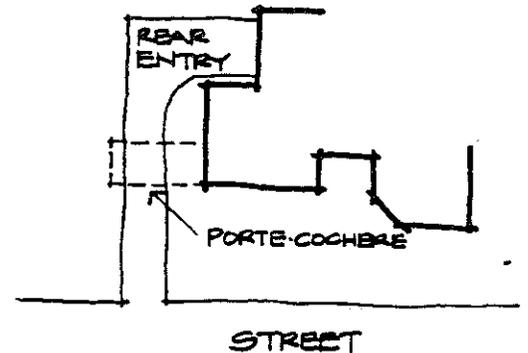
It is important to take advantage of views and to allow your neighbors to do likewise.

Sites must be planned to preserve or enhance vistas, particularly those seen from public places.



9.5.10 . INSURE BOTH YOU AND YOUR NEIGHBOR'S PRIVACY.

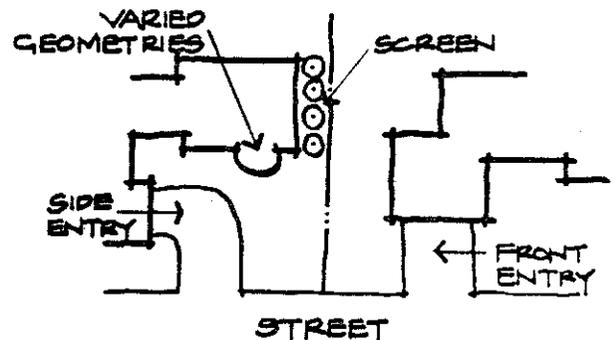
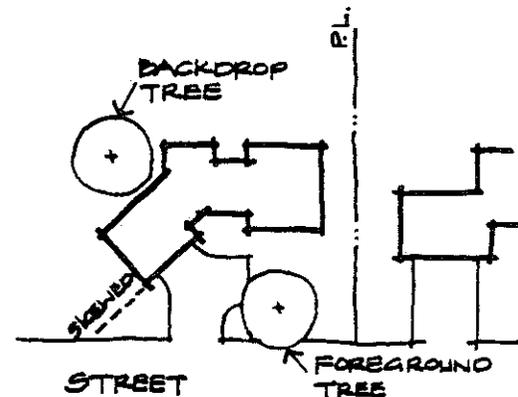
Place windows in (two) story elements in such a way so as to insure visual privacy.



9.5.11 . PROVIDING AN INTERESTING STREETScape.

Custom homes should go beyond mass housing standards. Depending upon the style of the house, lot configuration, relationship to the topography of adjacent lots, etc. The following measures can be taken to diversify the streetscape:

- A. Vary the front setback from that of your neighbors.
- B. Set either the primary building or portions of the building askew of the street.
- C. Provide unique garden walls & gates, driveway & walk, light standards, etc.
- D. Garage placement and or garage door locations shall be varied from lot to lot by one of the following methods:
 1. Placement of garage at rear of house.
 2. Side entry garage doors.
 3. Vary garage setback a minimum of 4 feet.
 4. Set garage askew of street.

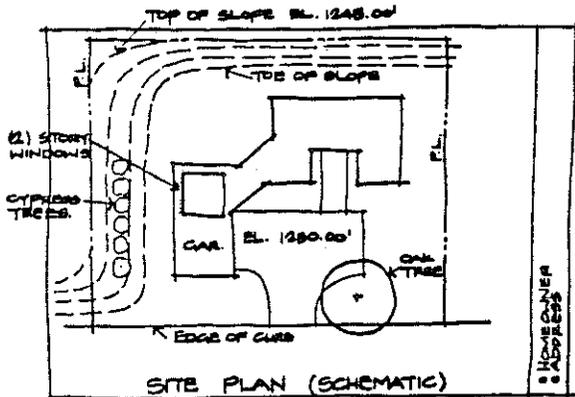


9.5 BUILDING SHAPE, MASS, & SITING

- 9.5.12 BUILDING MASSING AS IT RELATES TO ADJOINING HOMES:
It is important that uniqueness be maintained between the homes, but equally important that one home does not dominate the other to the extent that unity is lost.

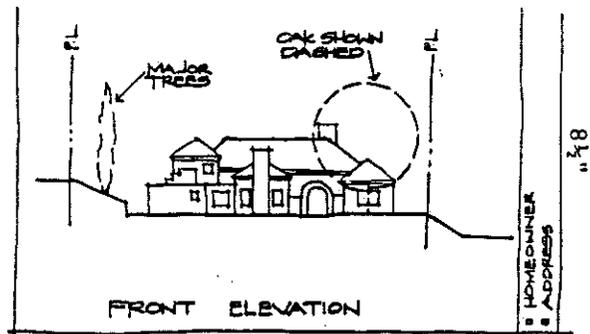
A schematic site plan and a street fronting elevation (each on an 8½" x 11" sheet) will be required (see architectural design package requirements) in order to aid the homeowners with their site design, and to provide the "Homeowners Association" and the City of La Verne with information necessary to evaluate the site design as it relates to building size, neighboring properties, viewshed, privacy, and the streetscape.

- 9.5.13 "Site Reference Packets", as described below, of adjacent existing & proposed homes will be made available to the homeowner to aid in designing a home that is compatible with it's neighbors.



List the following:

1. House & garage footprint (scale 1/16" = 1'-0").
2. Note location & type of major trees.
3. Note (2) story elements, locate windows that face adjacent properties by hatch marks.
4. Give pad elevation, toe & top of slope elevation.



List the following:

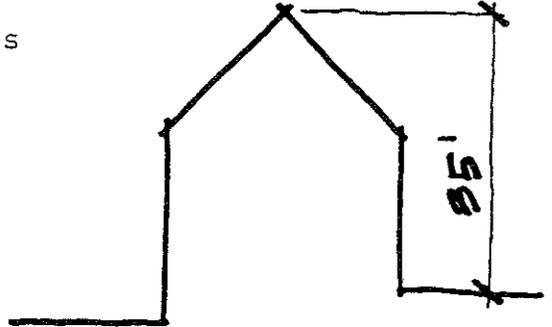
1. Street facing elevation (corner lot give both street elevations).
2. Note location & type of major trees.
3. Extend topography profile from house to property line.

9.6 BUILDING HEIGHTS

9.6.1 MAIN BUILDING:

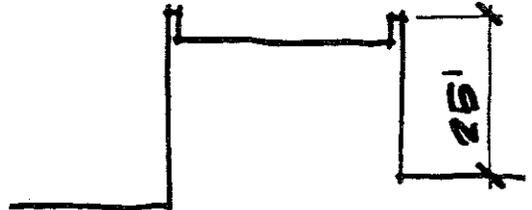
- A. Shall be limited to two stories
- B. Sloping Roofs:

The maximum height shall not exceed 35 ft. above the pad grade.



- C. Flat Roofs:

The maximum height shall not exceed 25 ft. above the finish grade with the measurement taken as above.



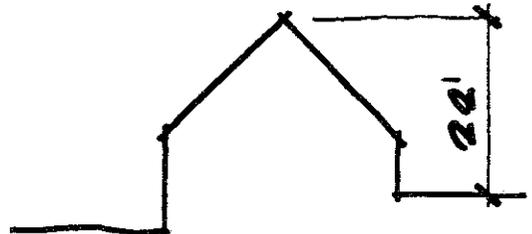
9.6.2 SECONDARY STRUCTURES: Detached garage, guest house, etc.

- A. Shall be limited to one story
- B. Sloping Roofs:

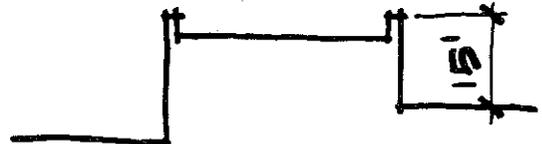
The maximum height shall not exceed 22 ft. above the finish grade with the measurement taken as above.

- C. Flat Roofs:

Maximum roof or parapet height shall not exceed 15 ft. above the finish grade with the measurement taken as above.



9.6.3 Fireplace chimneys may project 4 ft. above the maximum allowable roof height.



* For additional requirements, see Sec. 4.6

9.7 ROOF SHAPE

- 9.7.1 Care should be taken when developing the floor plans to insure that strong geometric roof shapes can be developed. Awkward roof transitions that disregard the building mass shall not be permitted.



- 9.7.2 Front facade architecture shall not be permitted. The entire house roof system, including those of the secondary structures, shall express the architectural style of the home.

- 9.7.3 The primary roof in conjunction with the building massing should be in sympathy with the hillside. To give interest and proportion, secondary roofs should be located perpendicular to or askew to the main roof.



9.8 ROOF AND GROUND MOUNTED EQUIPMENT

9.8.1 No mechanical equipment, solar panels, T.V. antennas, skylights may be mounted on sloping roofs.

Portions of the mechanical equipment and solar panels that require exterior placement shall be located on the ground, shielded from public view.

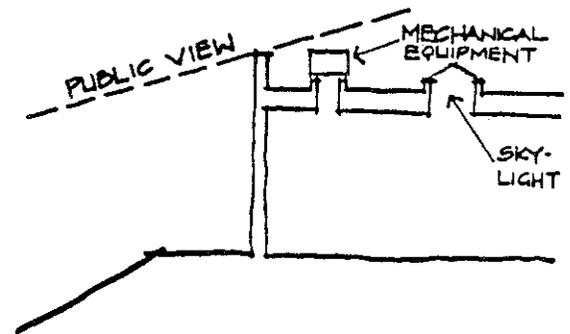
Mechanical equipment portions not requiring exterior placement shall be located within the attic, house or garage.

Exceptions:

- . Mechanical equipment not requiring ducts to penetrate the roof, solar panels & skylights may be located on a flat roof provided they are screened from public view by a parapet wall that is an integral part of the structure. Screening around the units of any kind shall not be permitted.

This approach, if handled properly, can serve to enhance the homeowners site planning options and provide better screening from public view.

- . Glass covered atria & clerestory windows are permitted in sloping roofs provided they are integrally incorporated into the design.

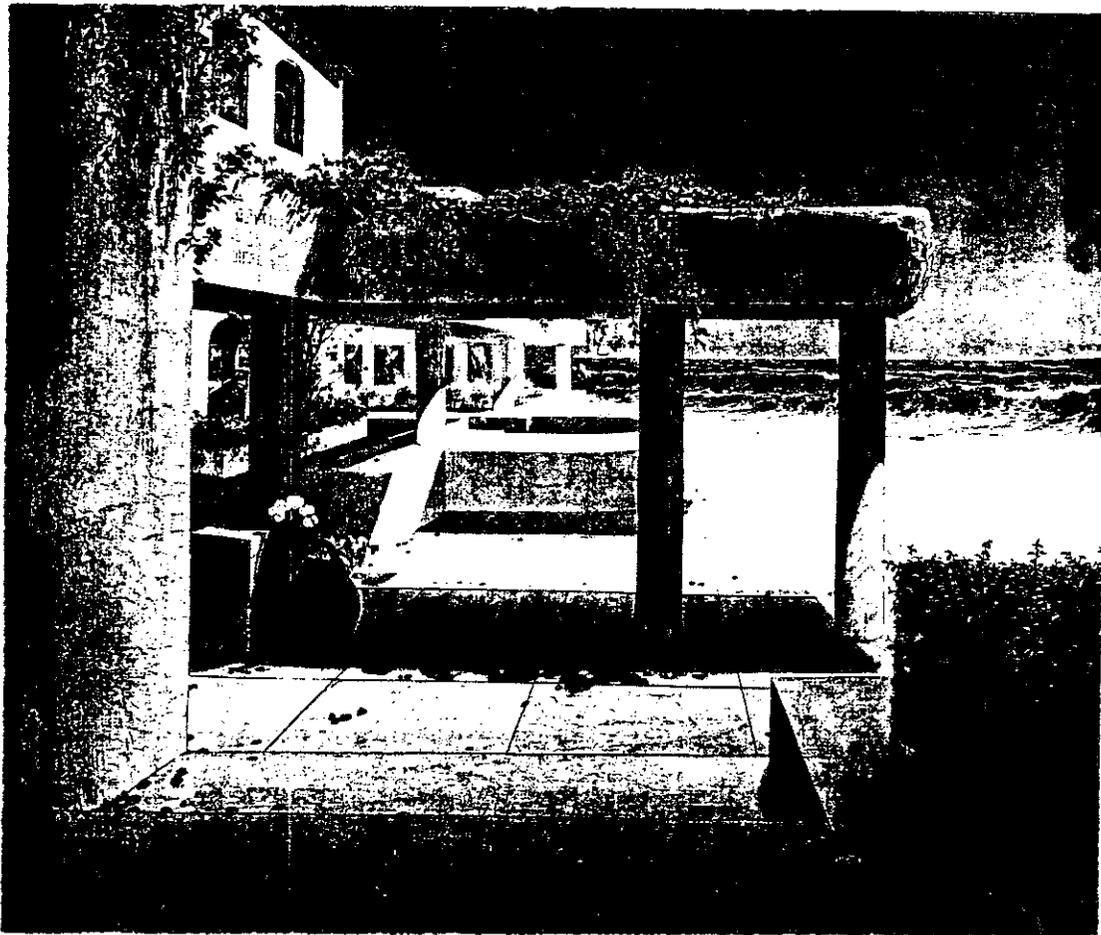


- 9.8.2 Vents and flues shall be located at the least visible areas of the roof and shall be approved by the fire department. All roof vents, flues, & accompanying flashing shall be painted with a flat color matching that of the roof.
- 9.8.3 Ground mounted equipment shall be fully screened from surrounding properties. (or prohibited)
- 9.8.4 In cases where roof equipment is visible both to the street and the job site, that roof equipment shall be grouped and screened to provide the least number of penetrations possible.
- 9.8.5 Gutter and downspouts shall be provided for all units, and shall be concealed to the greatest extent possible by color selection, architectural treatment and landscaping.

* For additional requirements, see Sec. 5.2

9.9 PATIO ROOFS

- 9.9.1 All porch, portico, porte-cochere, and patio roofs shall be integrally designed into the house.
- 9.9.2 Solutions that incorporate walking and/or sitting decks above are encouraged.
- 9.9.3 Aluminum, asphalt, plastic, fiberglass, & wood shingle materials are not permitted.



* For additional requirements,
see Sec. 5.2

9.10 ROOF MATERIALS & COLORS

- 9.10.1 A roof's visual prominence requires that special attention be paid to its materials, shape, size, & color in order that it reflect the architectural style of the house.



- 9.10.2 The following is a list of approved roofing materials.

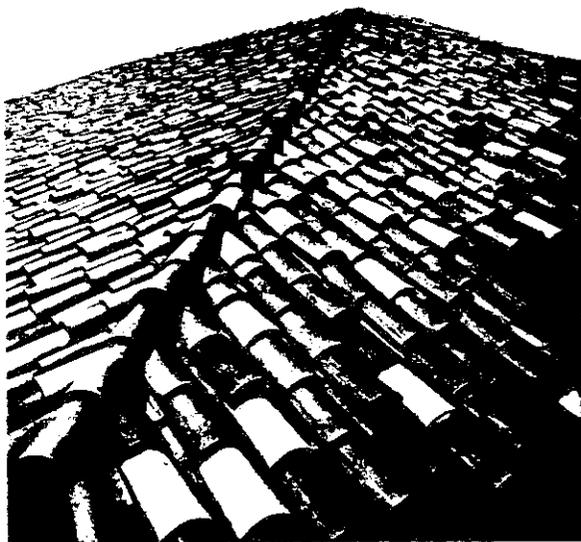
- . Slate
- . Clay Tile - Flat Tile (9½" x 18" max size)
 - Mission two piece
 - Mission one piece, "S" Tile

Restrictions: High color contrast flashing is not permitted.

- . Concrete Tile - Flat Tile (9½" x 18" max size)
 - Color limited to slate
 - Gray variations.

Restrictions: High color contrast flashing and shape other than "flat" are not permitted.

- 9.10.3 Roof eave and rake overhangs must be enclosed with stucco or 1-hr rated in accordance with the "Fire Hazard Standards" for the hillside development overlay zone.



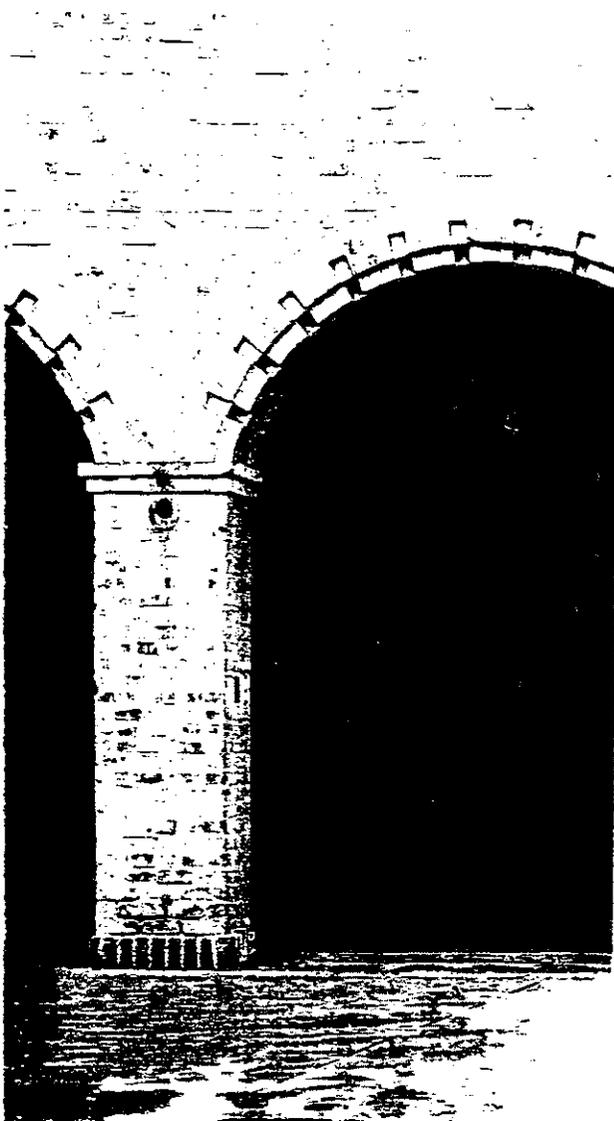
* For additional requirements, see Sec. 4.12, & 5.2

9.11 WINDOWS & DOORS

9.11.1 GARAGE DOORS

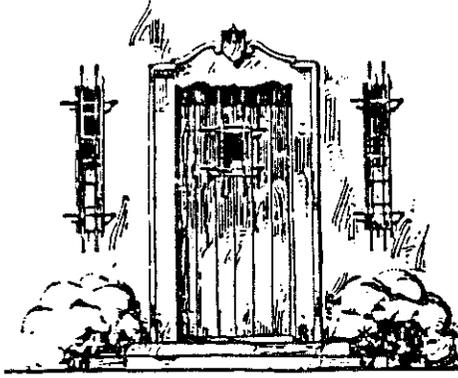
Garage doors need to be carefully designed due to their visual prominence. While double garage doors are acceptable, single garage doors are preferred due to their more human scale. Additionally, the use of overhanging eaves or trellises, separating columns or pilasters, and other scale reducing elements are encouraged.

Metal garage doors shall be strictly prohibited.



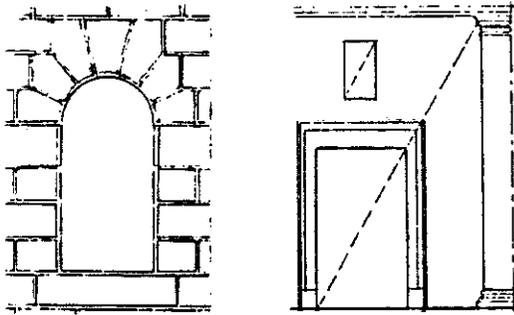
9.11 WINDOWS & DOORS

- 9.11.2 All door and window locations, shapes, sizes, and mouldings shall be compatible with architectural style chosen.



- 9.11.3 Mediterranean style homes shall have deep set doors & windows. Surrounding the doors & windows with protruding stucco rings to achieve a deep set look is not permitted.

- 9.11.4 Second story windows shall not directly overlook neighboring private yard areas.

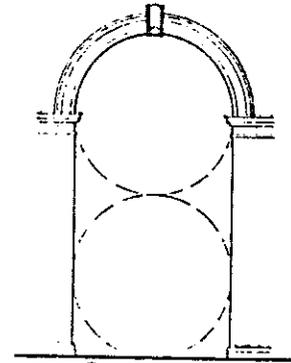


- 9.11.5 Canvas awnings are recommended but care must be taken to insure that the profile chosen is compatible with the architecture and that the colors are of soft tones, either complementary or of the same hue as the exterior building colors.

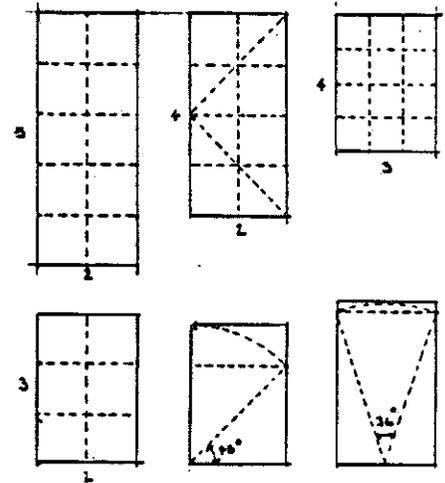
- 9.11.6 Sliding glass doors & windows, clear anodized aluminum, & reflective mirror glass are not permitted.

- 9.11.7 Different window formats within a grouping shall not line up with either their lintels or their sills.

- 9.11.8 Doors & windows shall be integrated with the massing of the structure, complementing the geometry and symmetry of the wall.



- 9.11.9 When appropriate, divided window lights, shutters, leaded & beveled glass are recommended to give a sense of individuality & charm.

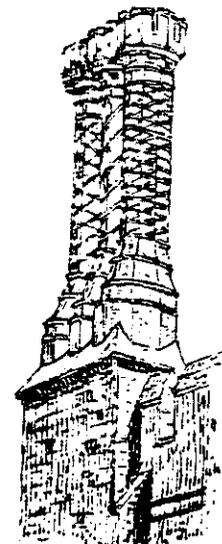
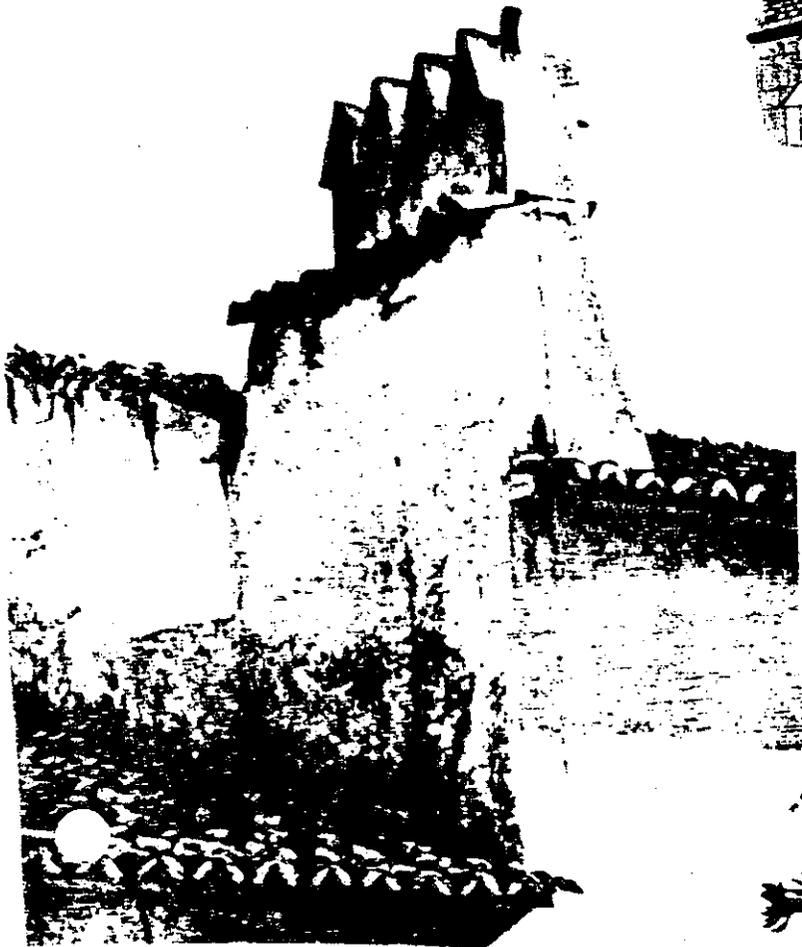
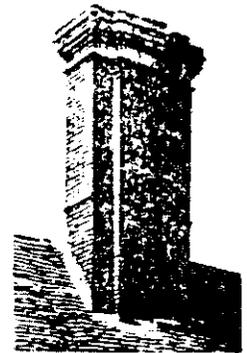
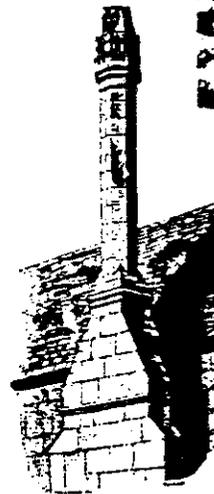
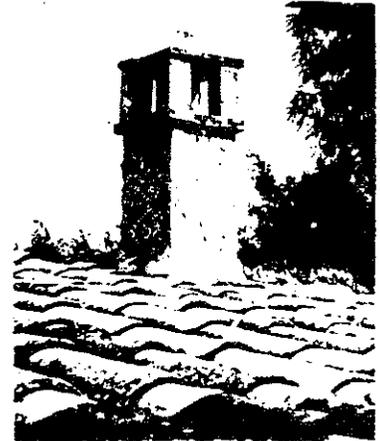


- 9.11.10 Window basic form shall be "Classic", having a rectangular upright format.

9.12 CHIMNEY MASSES

9.12.1 Because of their visual prominence, chimneys can serve to enforce the architectural style of the home, as well as make an individual statement.

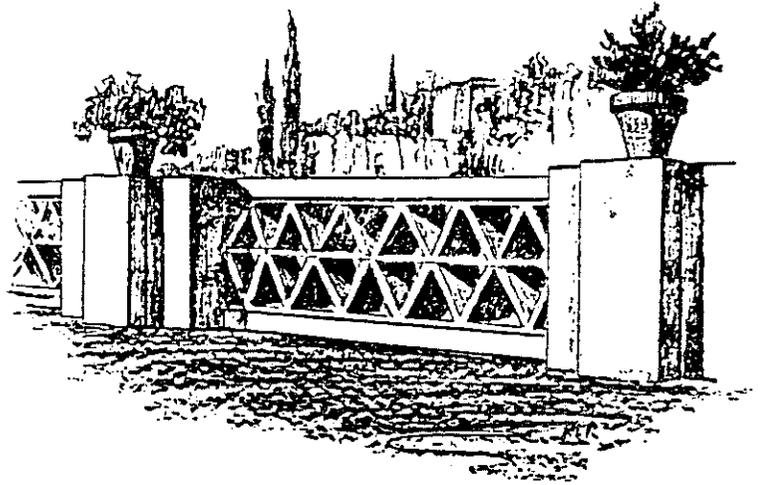
9.12.2 When using metal fireplaces, ICBO approved metal termination caps must be covered with a stucco, cement, or brick cap that befits the style and is approved by the Los Angeles County Building Code and all applicable City of La Verne ordinances.



For additional requirements,
see Sec. 5.2

9.13 GARDEN WALLS & FENCING

9.13.1 Garden walls shall have variation in plane and texture.



9.13.2 Garden Walls fronting the street shall be constructed of standard concrete block and finished in stucco with a texture and color to match the house.

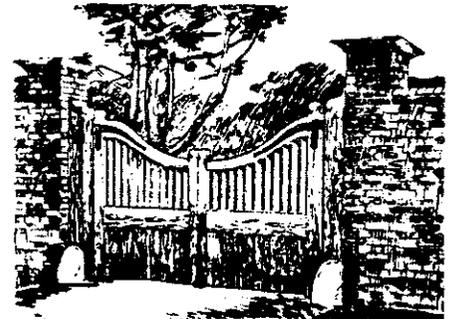
9.13.3 To enhance the particular architectural style, street fronting garden walls may also incorporate the use of brick, stone, tile, or pre-cast cement moldings to form penetrations, caps, mouldings, pilasters, eolumns, etc.



9.13.4 Transitional elements such as columns, pilasters, gates, benching, etc. shall be used where one front property garden wall abuts another.

9.13.5 Wood fences are not permitted.

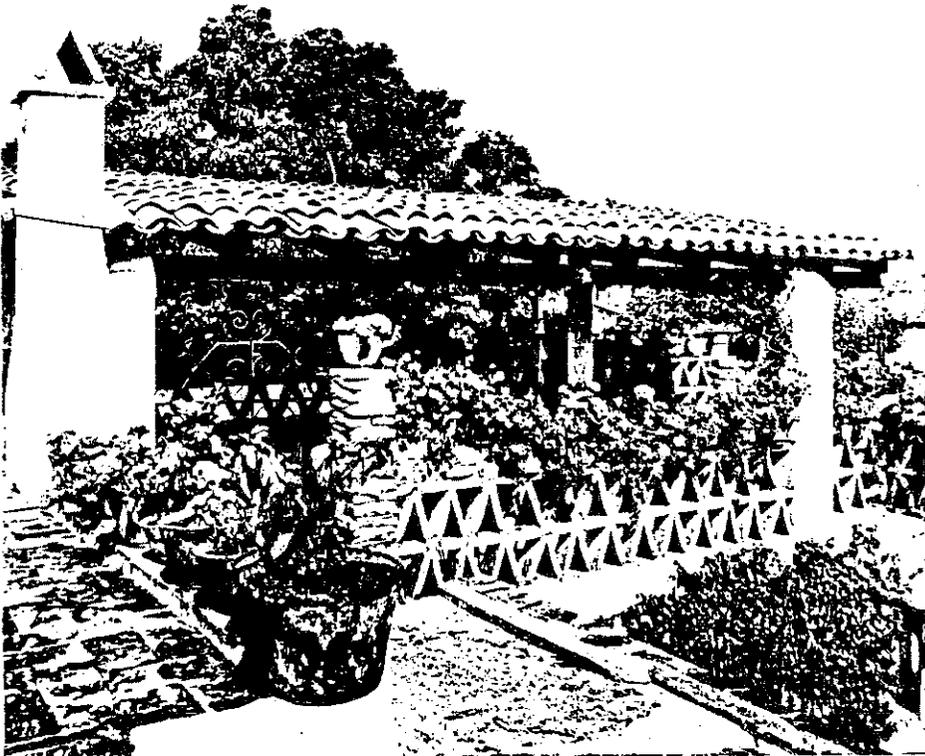
9.13.6 Maximum allowable fence heights shall not exceed three feet (3'0") within a required setback area.



* For additional requirements, see Sec. 4.8, 5.8, & 5.14

9.14 SHADE STRUCTURES

- 9.14.1 Structures such as pergolas, gazebos, etc. serve as excellent devices to:
- A. Visually balance the main structures on the site.
 - B. Create & frame vistas.
 - C. Add interest.
 - D. Reinforce a theme.
 - E. Add magic & life to the setting.
 - F. Create shade and shadow.
 - G. Soften buildings, as in the case of arbors when covered with vines & flowers.
- 9.14.2 The structures should be of incombustible materials such as stucco, cement, concrete, brick, stone, and heavy timber to minimize the fire hazard.
- 9.14.3 To maintain unity, the architectural style shall match that of the main house.



9.15

DRIVEWAYS, PATIOS, & WALKWAYS



9.15.1 The hardscape should reflect the style of architecture used, and serve as an extension of the buildings massing & geometry.

9.15.2 APPROVED LIST OF MATERIALS:

A. Concrete - Natural, sandblasted, exposed aggregate, stamped concrete patterns, only integral pale colors are permitted.

B. Brick -

Restrictions: Smooth surface face and false flashing are not permitted.

C. Stone - All natural stone.

D. Concrete Interlocking Paver

E. Turfstone - Concrete blocks with approximately 40% grass exposure and 60% concrete exposure.

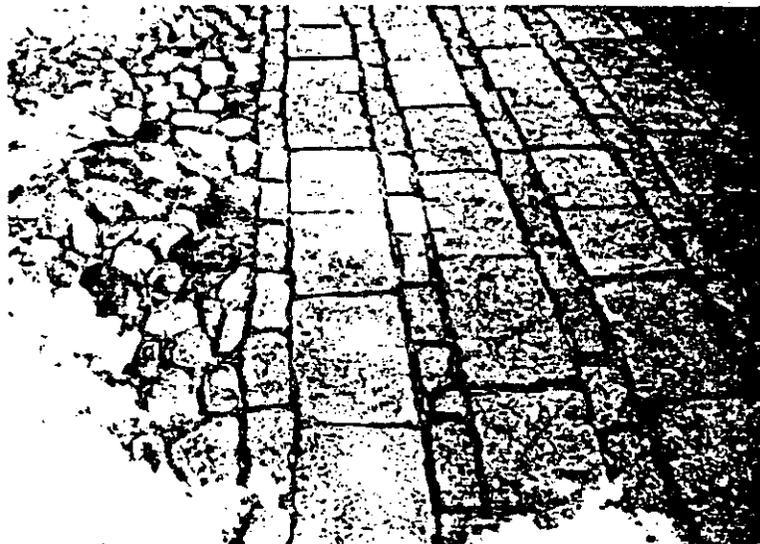
F. Asphalt, "Astro Stone", & "Astro Turf", are not permitted.



* For additional requirements, see Sec. 4.7, & 5.7

9.15 DRIVEWAYS

- 9.15.3 Concrete, walks, patios, & driveways visible from the street shall be limited to a maximum of 20 feet in either direction without introducing an approved dissimilar paving material forming a band, border, or pattern; thus breaking up the field.



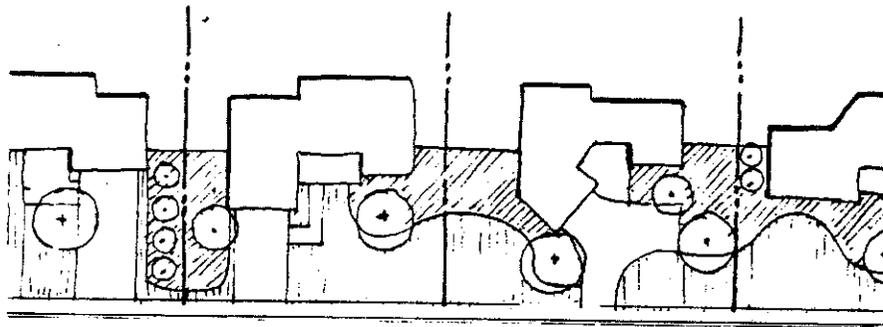
9.16

LANDSCAPING

- 9.16.1 Trees, shrubs, flowers, fountains, benches, etc. should serve to strengthen the building's theme, define spaces, serve as wind & sun control, soften walls, provide foreground to vistas, & create a feeling of life & vitality.



- 9.16.2 Care shall be taken in the landscape design, to insure that it's theme be compatible with the style of architecture chosen.
- 9.16.3 Landscape shall be designed in such a way as to: minimize abrupt changes in setback and building orientation between lots, and to conceal rather than emphasize lot line locations.



Streetscape

- 9.16.4 Front yard landscaping shall be aligned with adjoining property planting, to maintain continuity within the streetscape.



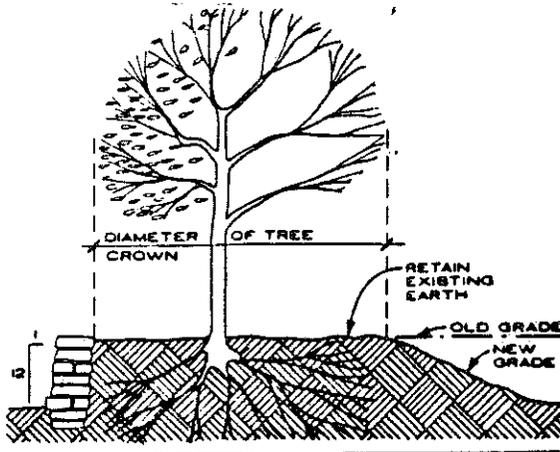
- 9.16.5 In areas where the natural terrain of hillside areas adjoin the homes; install drought tolerant landscaping; and landscaping consistent with the natural vegetation.

* For additional requirements, see Sec. 2.5, 4.9, 5.11, 5.12, & 5.13

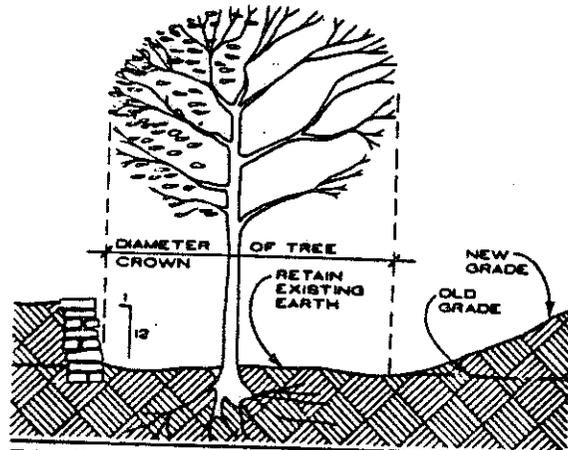
9.16

LANDSCAPING

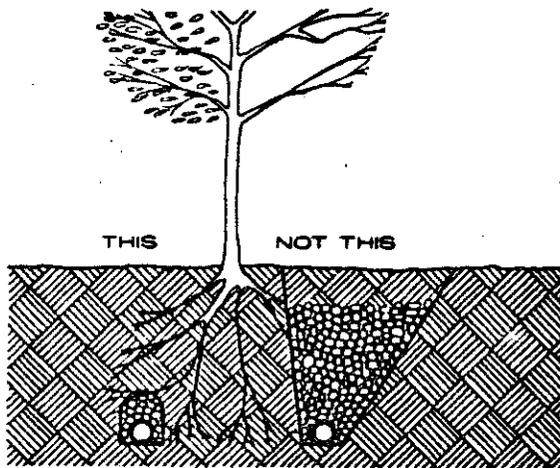
9.16.5 Landscaping requirements regarding the existing trees located on the site.



CUTTING GRADE AROUND EXISTING TREE

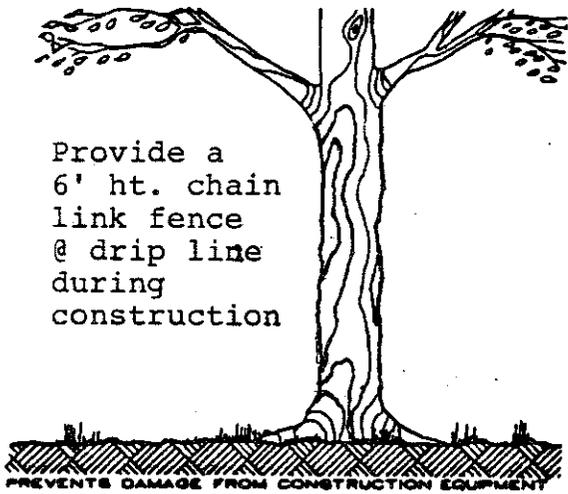


FILLING GRADE AROUND EXISTING TREE



FEWER ROOTS ARE BEVERED BY TUNNELING UNDER TREE THAN BY TRENCHING

UNDERGROUND UTILITIES NEAR EXISTING TREES



TREE TRUNK PROTECTION

9.16.6 Home designs shall interact with the existing oak trees on the site, in order to anchor the house to the site.

* For additional requirements see Sec. 2.5, 4.9, 5.11, 5.12, & 5.13

9.17 SUBMITTAL PROCESS

9.17.1 ARCHITECTURAL DESIGN PACKAGE

A. RANCHO ESPERANZA ARCHITECTURAL COMMITTEE

FIRST SUBMITTAL: Applicant shall submit (1) set (24" x 36" format) containing the following information:

- . Site Plan including: ---- (1/8" = 1'-0")
 - .Existing and proposed topography.
 - .All proposed structures.
 - .All major landscaping elements.
 - .All walks, driveways, patios, etc.
 - .All garten and retaining walls, noting height of each.
- . Floor Plan: ---- (1/4" = 1'-0")
- . Exterior Elevations ---- (1/2" = 1'-0")
- . Color Board (8 1/2" x 11" x 1/16" thk)
 - .Exterior finish colors. Stating where each is to be used.
 - .Roof material - either (1) 2"x2" sample plus photo showing color range or (1) 2"x2" sample of each color found in the blend.
- . City of La Verne "Development Review Checklist" & "Development Application".

SECOND SUBMITTAL:

- . Applicant return and initial "red line" set.
- . Submit (2) new sets of blueprints.
- . Submit (2) copies of, "Site Reference Packet", (see Figure 18, P. 26).

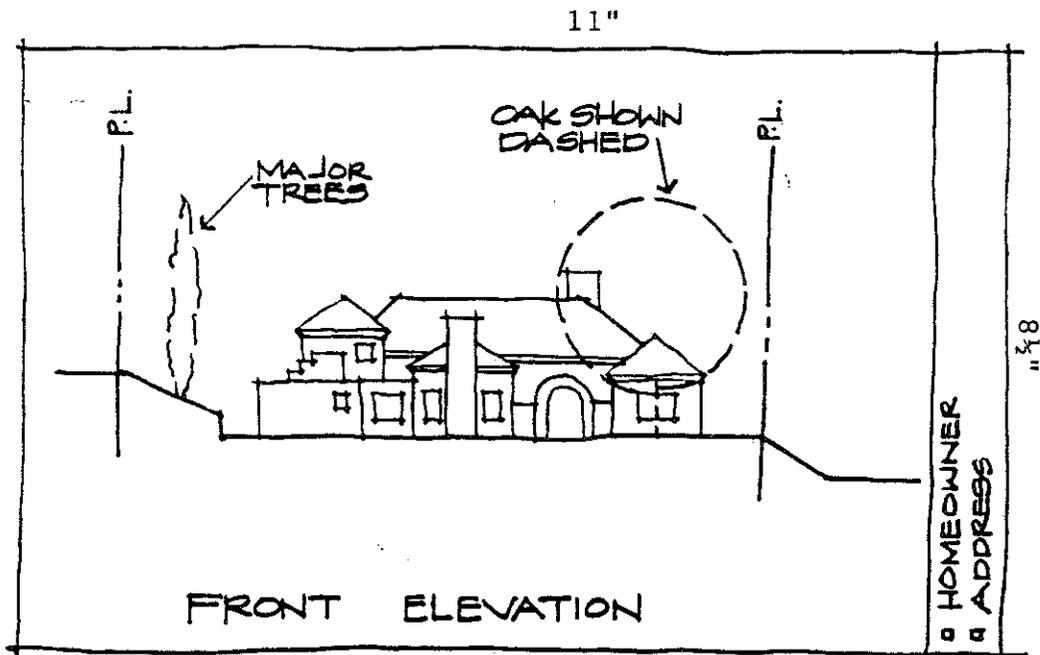
B. CITY OF LA VERNE

The review of the Applicant's plans shall be governed pursuant to City of La Verne Ordinance No. 753, Chapter 18.16, approved and adopted February 16, 1988. The plans shall be submitted to the City of La Verne Planning Department.

9.17.2 All architectural plans shall be prepared by a licensed architect.

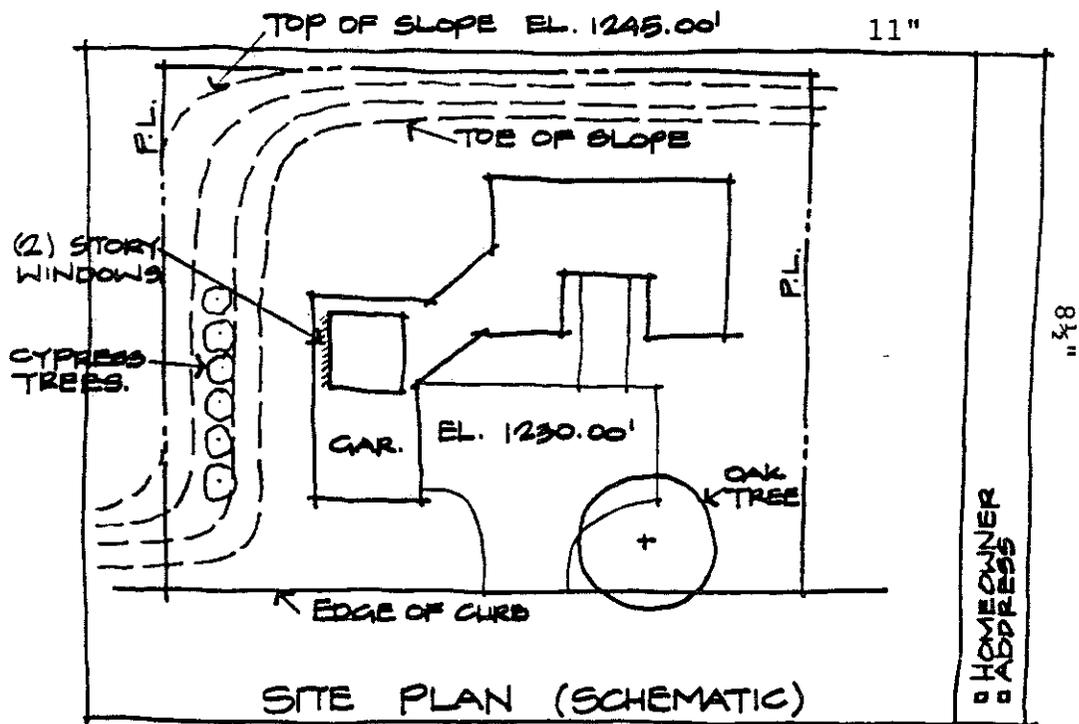
All landscape drawings shall be prepared by a landscape architect.

SITE REFERENCE PACKET



INCLUDE THE FOLLOWING:

1. Street facing elevation (corner lot give both street elevations).
2. Note location & type of major trees.
3. Extend topography profile from house to property line.



INCLUDE THE FOLLOWING:

1. House & garage footprint (scale 1/16" - 1'-0").
2. Note location & type of major trees.
3. Note two story elements, locate windows that face adjacent properties by hatch marks.
4. Give pad elevation, toe & top of slope elevation.

