

# PUDDINGSTONE LA VENTURE SPECIFIC PLAN (Amended)



Prepared For:  
City of La Verne  
3660 "D" Street  
La Verne, CA 91750

April 21, 2009

**PUDDINGSTONE LA VENTURE  
SPECIFIC PLAN  
(AMENDED)**

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## **SUMMARY**

The proposed project is a 15 unit custom home residential development, known as Puddingstone La Venture, located northerly of Puddingstone Drive and the westerly extension of De Anza Heights Road, in the City of La Verne. In addition to the 15 residential lots, the 38.5-acre project site consists of one (1) open space lot, two (2) street lots and one (1) debris basin lot. The project proposes the placement of the residential lots in two locations on the site: 14 lots are to be located along the eastern side of Puddingstone Hill and one (1) estate lot will be located at the northwest corner of the site.

The Puddingstone La Venture Specific Plan is a regulatory plan which upon adoption by the City Council becomes the land use policy and zoning for the Puddingstone La Venture property. The Specific Plan is to address plan consistency with the City of La Verne General Plan. The Specific Plan will establish the type, location, intensity, character of development, and the required infrastructure for the development of the proposed custom home community. This Specific Plan focuses on issues which directly affect, and are of the greatest importance to the Puddingstone area, specifically addressing development siting to respond to the physical constraints of the site and provision of adequate facilities for circulation, access and safety considerations. The intent of the Puddingstone La Venture Specific Plan is to implement the La Verne General Plan and the Hillside Development Overlay Zone (HDOZ).

### **1.0 INTRODUCTION**

#### **1.1 Purpose and Intent**

This document, together with accompanying maps and diagrams, constitutes the Puddingstone La Venture Specific Plan. It describes the comprehensive development of a 15 unit custom lot residential development with one (1) open space lot, two (2) street lots and one (1) debris basin lot on a 38.5 acre parcel in the City of La Verne. The Specific Plan is a regulatory plan which upon adoption by the City Council becomes the land use policy and zoning for the Puddingstone La Venture property. This Specific Plan, when adopted by the City of La Verne, will supercede and replace the Phase II portion of the Amended Puddingstone Specific Plan 81-4, adopted in 1983, applicable to this property. The Puddingstone La Venture Specific Plan is established through the authority granted by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

This Specific Plan is based on the City of La Verne General Plan and the Zoning Code and all applicable regulations, programs and policies. The Specific Plan has been developed to implement the recently updated 1998 General Plan, as well as the 1993 Hillside Development Overlay Zone (HDOZ). This Specific Plan includes more detailed regulations, conditions and standards necessary and convenient for the systematic implementation of the mandatory elements of the General Plan. The Specific Plan will establish the type, location, intensity, character of development, and the required infrastructure for the development of the proposed custom home community. Proposed development plans, tentative tract maps, precise plans and any other development approval will be consistent with this Specific Plan. As such, custom residential home applications which are found consistent with this Specific Plan shall also be found consistent with the 1998 La Verne General Plan Update.

This Specific Plan focuses on issues which directly affect, and are of the greatest importance to the Puddingstone area, specifically addressing development siting to respond to the physical constraints of the site and provision of adequate facilities for circulation, access and safety considerations. The Plan provides for mitigation of impacts through development clustering at the base of Puddingstone Hill generally below the approximately 23 acres of the 25 percent slope constraint area on-site (approximately 2.2 acres of encroachment), preservation of approximately 70 percent of the site as natural open space, with an additional five (5) percent of the site retained as open space within individual lots. The development will require a variance for 1) minor encroachments into the 25 percent slope area, and; 2) the maximum average depth of fill being exceeded by 0.6 feet. However, in spite of the requested variance, the majority of the proposed development is consistent with the General Plan and other applicable regulatory mechanisms (further discussion of the requested variance is in Section 1.4.2 of this Specific Plan). Mitigation measures are referenced throughout the text.

## **1.2 Objectives of Specific Plan**

The plans, regulations and guidelines contained in this document provide a framework for development that considers project wide issues as well as site specific issues. The intent of the Puddingstone La Venture Specific Plan is to implement the La Verne General Plan and the Hillside Development Overlay Zone (HDOZ). The General Plan requires that developments over 10 acres have specific plans prepared to ensure consistency with the General Plan and other regulating mechanisms. The Specific Plan provides a planning framework to guide future custom lot development of the site. The following reflect the fundamental objectives of the Puddingstone La Venture Specific Plan:

- Facilitate and implement the City of La Verne General Plan and Hillside Development Overlay Zone goals and policies as they relate to Puddingstone Hill and the subject property.
- Provide the City of La Verne with the necessary assurances that the project achieves and balances the goals and objectives described in the General Plan.
- Facilitate the orderly and timely completion and build-out of the Puddingstone La Venture community.
- Develop comprehensive land controls, hillside circulation design treatment, site development standards and development guidelines which effectively contribute to, and effectively guide physical growth in conformance with the General Plan and Hillside Development Overlay Zone.
- Create a high quality custom residential development offering executive homes on minimum 10,000 square foot lots which protects the natural features of the site.
- Conserve the scenic quality of the Puddingstone Hill feature and hillside areas.
- Provide natural and landscaped open space to create a scenic and environmentally sensitive living area for residents.

## **1.3 Environmental Clearance**

The City of La Verne certified a Final Program EIR in conjunction with Specific Plan 80-2 in October 1980. Specific Plan 80-2 was amended in March 1982 when the City adopted the Hillside Development Overlay Zone (HDOZ) and General Plan Hillside Development Element. The amended Puddingstone Specific Plan 81-4 was adopted by the City Council in June 1983. Additional environmental documentation was not conducted in association with that action.

An Environmental Impact Report for this Puddingstone La Venture Specific Plan will be prepared in accordance with the California Environmental Quality Act (CEQA), as the period of applicability for the prior EIR has expired. The required initial study was prepared for this Specific Plan and determined that this project will have significant impacts, and therefore, an EIR is warranted. The EIR will address the potential environmental impacts associated with the Specific Plan.

## **1.4 Relevant Documents**

The Puddingstone La Venture project area is located within the incorporated boundary of the City of La Verne, in Los Angeles County, and is therefore under the jurisdiction of the City of La Verne regulatory and policy documents.

### **1.4.1 City of La Verne General Plan**

The City of La Verne General Plan, updated in 1998, is comprised of 10 elements, each containing goals, objectives and policies to guide development in the City. The City of La Verne General Plan designates the project area as Hillside Residential, which establishes a maximum density of up to 2 dwelling units per acre. Preliminary constraints analysis identified 9.12 potential acres of non-constrained land, taking into consideration some of the small pockets of potentially developable land which are too small or non-contiguous to larger blocks of non-constrained land to feasibly be developed as custom lots. Application of the upper density threshold over the 9.12 net acres not subject to development constraints conceptually yields a potential maximum of 18 dwelling units. This designation requires that proposed developments in this category undergo a detailed constraints analysis to determine the extent of development that would be feasible.

The Land Use Element establishes goals, policies and implementation measures for eight neighborhoods in the City. Particularly relevant to the project is Policy 11.1, which states: "*Preserve and protect the integrity of Puddingstone Hill*". Implementation mechanisms intended to support the achievement of this policy include:

- Preservation of ridgelines and foothills, particularly elevations of 1,400 to 1,900 feet above sea level;
- Prohibition of any development that is not in compliance with the General Plan, HDOZ, applicable specific plan, and other ordinances and regulations;
- Prohibition of development that cannot satisfy grading, visual, geologic, land use compatibility, utility and safety concerns as required by the HDOZ;
- Requirement that the extent of development is related to the property's constraints, regardless of maximum carrying capacity;
- Ensure that hillside development conforms to the Community Design Chapter of the General Plan, blending with the surroundings by incorporating natural materials, reduced heights and massing, and native landscaping into the designs; and,
- Prohibition of hillside grading which damages the hill's integrity in order to provide off-site views.

The proposed development will require a variance for: 1) 2.2 acres of encroachment into the 25 percent slope area, and; 2) the maximum average depth of fill of five (5) feet being exceeded by 0.6 feet.

Other elements of the General Plan, most notably Goal 4 of the Community Design Element, Goal 1 of the Safety Element, and several goals of the Circulation Element, establish policies and implementation mechanisms applicable to development of Puddingstone Hill. Consistency with these guidelines and requirements are analyzed in Chapter 7.0.

#### **1.4.2 Hillside Development Overlay Zone (HDOZ)**

The City's Hillside Development Overlay Zone (HDOZ), updated in 1993, provides supplemental standards for the development of hillside areas in the City. It applies to new development in all areas designated as "Hillside Residential" on the General Plan Land Use Map. The HDOZ standards apply to fire protection, siting, circulation, grading and drainage, architecture, walls and fences, natural land forms, views, native vegetation, wildlife and landscaping. The HDOZ regulations and guidelines are predicated on the concept that environmental constraints and hazards, especially fire hazard, affect development in the hillside areas. Due to topography, vegetation, and climate, the unique local conditions associated with the hillside areas make special development and construction techniques essential for protection of health, welfare and safety of existing and future residents. The HDOZ reflects specific hillside provisions to ensure protection of significant vegetation, riparian areas, wildlife, natural landforms, off-site views and the aesthetically pleasing appearance of the natural and built appearance of the hillsides.

The Specific Plan has been prepared to be consistent with the requirements of the HDOZ with two exceptions: 1) minor encroachment into 2.2 acres of the 25 percent slope area on-site, and; 2) the maximum average depth of fill being exceeded by 0.6 feet. The maximum average depth of fill, as indicated under section 18.68.080 of the ordinance, is five (5) feet. The proposed average depth of fill for the project is 5.6 feet. The 25 percent slope area is protected under section 18.68.080 and 18.68.085 of the City's HDOZ ordinance. Prior to the 1993 HDOZ updates, the HDOZ code allowed encroachments into the 25 percent slope area pursuant to City Council approval. Subsequent interpretations of the HDOZ code by City Community Development Department staff determined that such encroachments can only be permitted through a variance.

The Specific Plan 81-4 (Amended), prior to the HDOZ amendment, allowed development to be placed throughout the project site without any or limited constraints. The current HDOZ has restricted development in the 25 percent slope areas. The project design, in its current state, would have been consistent with both the General Plan and HDOZ prior to the amendment. The project's design will maintain consistency with the current HDOZ with the exception of the general grading requirements, which the requested variance will address. The project will maintain acceptable amounts of grading within the HDOZ and carefully consider and protect significant topographic, geographic, geologic and hydrological features. The variance is being requested in order to cluster

development, maintain open space, and preserve the visual appearance, unique vegetation, riparian areas, wildlife, and natural landforms of the site.

In accordance with Section 18.108.040 of the City Municipal Code:

The Planning Commission may grant a variance from the terms and provisions of this code with respect to structural and physical requirements where practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this code would occur from its strict and literal interpretation and enforcement. Such variance may be granted upon conditions which will assure the protection of the public safety, health and welfare. To grant a requested variance, the Planning Commission must find from the facts presented that the following circumstances exist:

1. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated;
2. That because of special circumstance applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of this title is found to deprive the subject property of the privileges enjoyed by other properties in the vicinity and under identical zone classifications;
3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to other properties or improvements in the vicinity and zone in which the subject property is located;
4. That the granting of such variance will not be contrary to the objective of any part of the adopted general plan.

The proposed variance shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. The subject property, as well as the properties to the north, northeast, and east, is covered by the approved Specific Plan 81-4. This Specific Plan will supercede and replace the Phase II portion of Specific Plan 81-4, applicable to this property.

The subject property contains slopes over 25 percent that limit the development potential of the property. The conditions and limitations of the subject property are exclusive to the site and therefore, will not create a situation that will be inconsistent with the surrounding properties. The adjacent properties to the north and east are generally developed and contain minimal amounts of slopes over 25 percent. The adjacent properties to the west are located in the City of San Dimas and are covered by the City of San Dimas' hillside development ordinance.

The subject property, because of special circumstances applicable to the property, specifically topography and location, would be deprived of the development privileges enjoyed by the other properties in the vicinity and under the same zone classification. The City of La Verne General Plan designates the project area as Hillside Residential, which establishes a maximum density of up to 2 dwelling units per acre. Preliminary constraints analysis identified 9.12 potential acres of non-constrained land on the 38.5 acres, thus relegating the property to a maximum of 18 dwelling units. The current design allows the preservation of these constraints that are located within the project area. These constraints include topographic features, such as knolls, saddles of hills, and rock out-cropping and significant ecological areas, such as natural drainage courses, protected trees, and California coastal sage scrub. The coastal sage scrub habitat on-site includes California buckwheat, white sage, and purple sage. Other constraints being preserved include a seismic fault line (inactive), as well as the majority of the areas of slope above 25 percent. These constraints are specific to the subject property and do not affect or limit the development of surrounding properties. The variance would provide some flexibility of design with the constraints present on the subject property.

Granting the proposed variance will not be materially detrimental to the public welfare or injurious to other properties or improvements in the vicinity and zone in which the subject property is located. The proposed development's encroachment into 2.2 acres of the 23 acres of 25 percent slope boundary that is confined to the subject property and will not have an impact on the other properties in the vicinity.

Granting the proposed variance will not be contrary to the objective of any part of the adopted general plan. The proposed variance will allow the development to encroach into 2.2 acres of the 23 acres of 25 percent slope area present on-site. Proposed clustering of the development on the easterly side of the property will preserve more of the on-site environmentally sensitive areas and will maintain consistency with the current General Plan, HDOZ and local community character.

The current design incorporates features that are consistent with the current HDOZ. These include clustering development, blending the housing development with natural hillsides, and preserving hillside areas, natural features and scenic views. The variance to allow the development to encroach into the 25 percent slope area and to exceed the maximum average depth of cut will allow the development to maintain an on-site balance of cut and fill grading. This will eliminate the need to import or export fill and would allow the environmentally constrained areas under the 25 percent slope area to remain intact.

## **1.5 Legal Description**

That portion of Lot 1 of Tract 1796, in the City of La Verne, County of Los Angeles, State of California, as per map recorded in Book 22, page 46 and 47 of Maps, in the Office of the County Recorder of said County and that portion of Walnut Avenue, adjoining said land on the south, vacated by an order of the Board of Supervisors of said County, recorded in Book 5172, Page 303, of Official records of said County, described as a whole as follows:

Beginning at the most westerly corner of the land described in the deed to Joseph Cherry, recorded November 30, 1914, as instrument No. 94 in Book 5933, Page 226 of deeds; thence along the northwesterly line of said land of Joseph Cherry, north 63 degrees 59 minutes east 66.01 feet; thence north 15 degrees 58 minutes west 113.28 feet; thence north 72 degrees 04 minutes west 140.28 feet; thence south 17 degrees 56 minutes west to the northwesterly line of Walnut Avenue as described in deed to the County of Los Angeles, recorded November 7, 1925, as Instrument No. 1640 in Book 4498, Page 223 of official records; thence southeasterly along the northeasterly line of Walnut Avenue as described in said last mentioned deed to its intersection with the southwesterly prolongation of the northwesterly line of said land of Joseph Cherry; thence north 63 degrees 59 minutes east along said prolongation to the point of beginning.

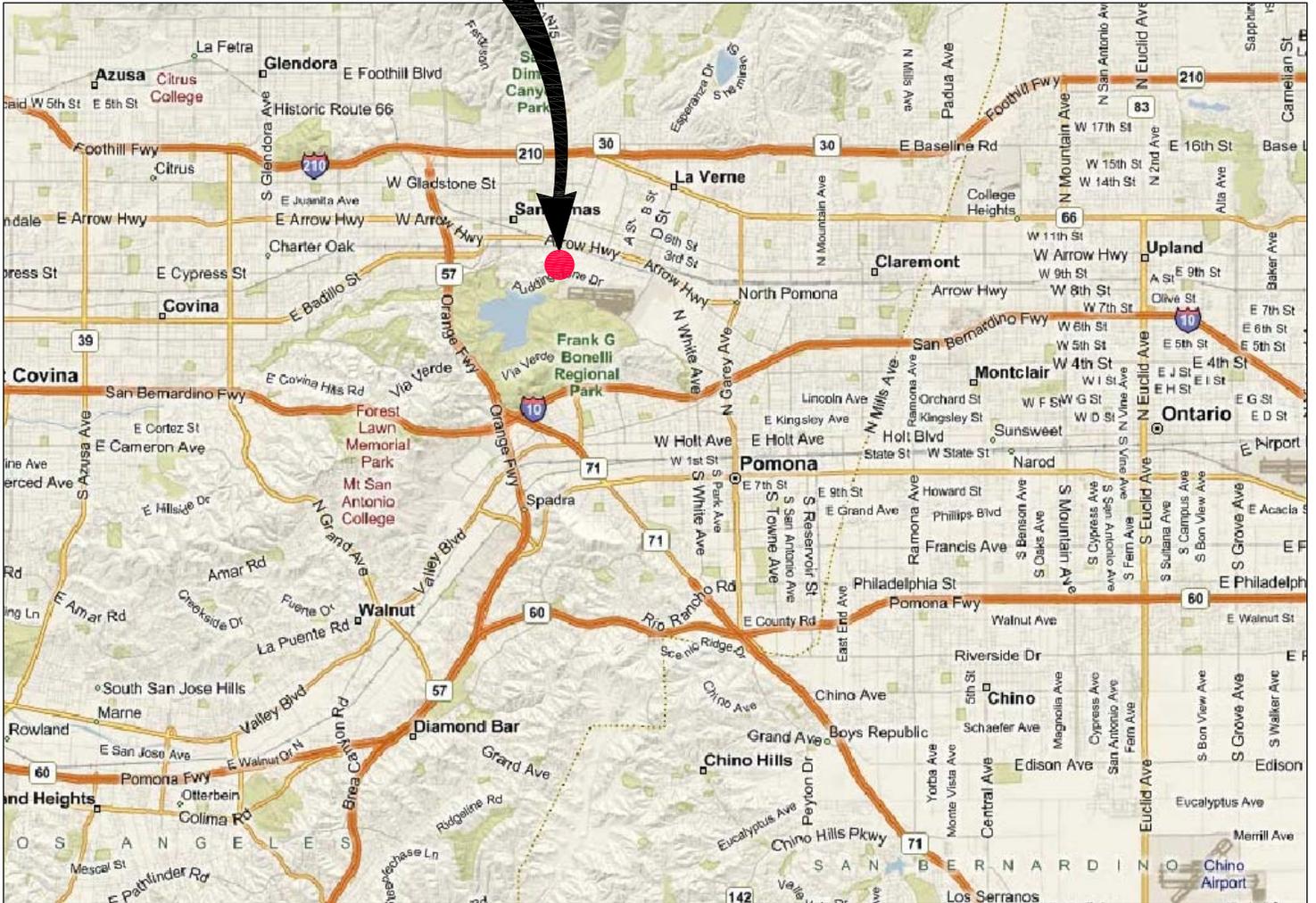
## **2.0 DESCRIPTION OF THE SPECIFIC PLAN**

### **2.1 Project Location**

The 38.5-acre Puddingstone La Venture development is located in the City of La Verne. As shown on Exhibits 2-1 and 2-2, Regional Location and Project Location, the subject property is located north of Puddingstone Drive, southwest of De Anza Heights Drive, west of Van Dusen Road and San Dimas Canyon Road extension, and north and east of Walnut Avenue. Directly to the west, the site is bordered by the San Dimas city limits. Local access to the site is currently provided from De Anza Heights Drive at the northwestern corner of the site through the City of San Dimas. Primary site access is derived from the east through Park La Verne Estates and Park La Verne from a gated entrance at Van Dusen Road and Puddingstone Drive through to an existing segment of De Anza Heights Road. The site can also be accessed from the north from the gated entrance at Arbor Circle and Sun Rose Street through to Van Dusen Road and on through the existing segment of De Anza Heights Road.

Surrounding land uses to the north and east are residential and industrial, with residential uses located to the west of the site. The Frank G. Bonelli Regional County Park, the Puddingstone Reservoir, the Los Angeles County Fairgrounds, and Brackett Airfield are located south of the site. Phase I of the Puddingstone Hill Specific Plan Amendment 81-4 has been completed, consisting of 200 residential units directly adjacent to the north of the

# PROJECT SITE



Source: MSN Live Search Maps

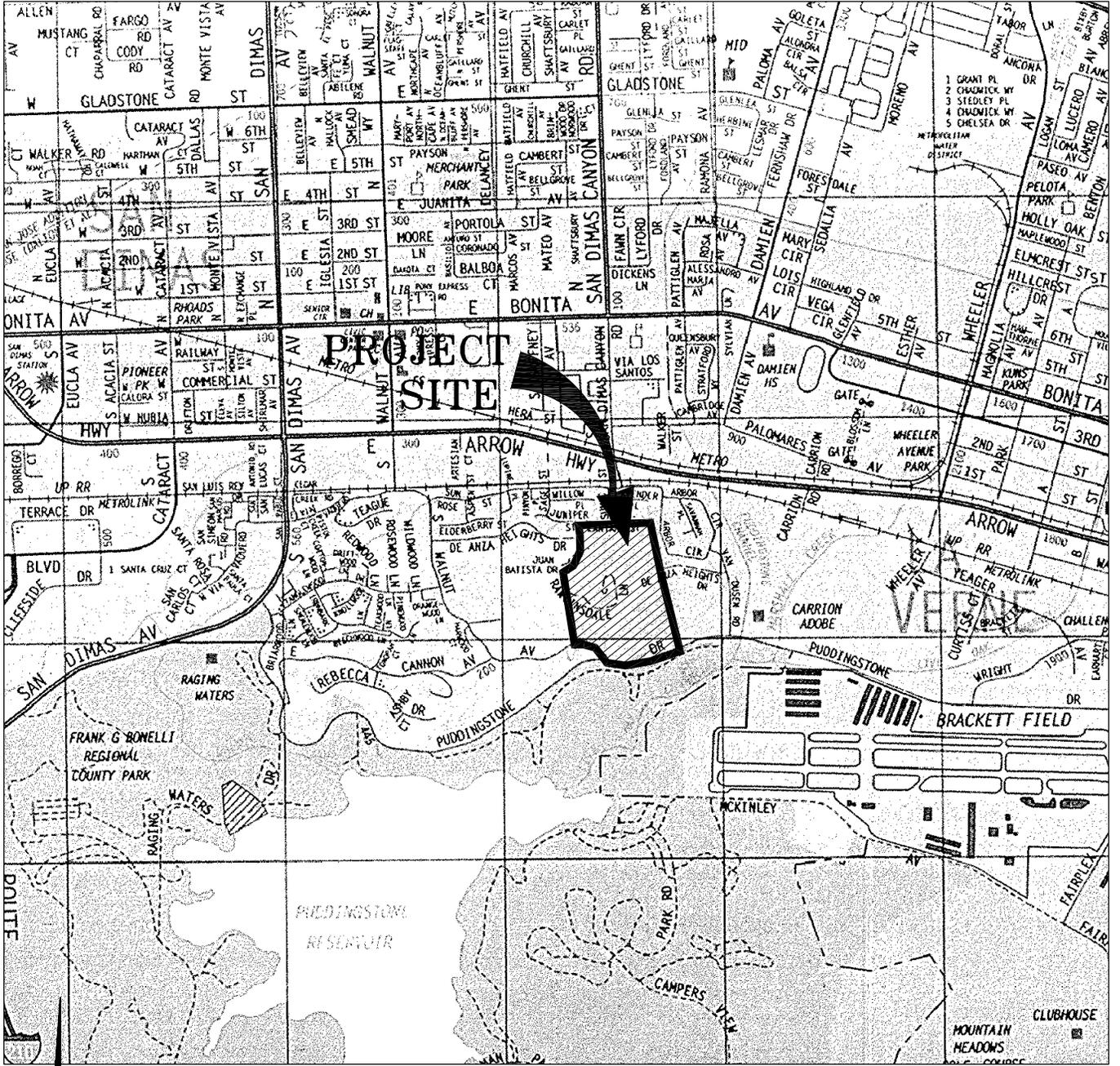


NOT TO SCALE

**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 2-1  
REGIONAL LOCATION**

**LAND DESIGN CONSULTANTS, INC.**  
*Land Planning, Civil Engineering, Surveying & Environmental Services*  
 199 South Los Robles Ave., Suite 250, Pasadena, California 91101  
 Ph.: (626) 578-7000, Fax: (626) 578-7373  
<http://www.ldcla.com>



Source: TB Guide, p. 600 D3, D4

NOT TO SCALE

PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN

EXHIBIT 2-2  
PROJECT LOCATION

**LAND DESIGN CONSULTANTS, INC.**  
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- |   |                     |   |  |
|---|---------------------|---|--|
|  | 25% SLOPE           |  | DRAINAGE WAY   |
|  | EXISTING VEGETATION |  | SHED/CORRAL (STRUCTURES REMOVED EVIDENCE OF FOUNDATIONS) |
|  | FAULT LINE          |  | EXISTING TREES   |
|   |                     |  | EXISTING LOOKOUT POINT TRAIL                             |



NOT TO SCALE

**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 2-3  
PROJECT CONSTRAINTS**

**LAND DESIGN CONSULTANTS, INC.**  
*Land Planning, Civil Engineering, Surveying & Environmental Services*  
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project site, and 8.7 acres of industrial uses to the east of the project site. Two residential units gain access from the west side of the currently unimproved Rawlinsdale Road.

## **2.2 Opportunities and Constraints**

The site design of the Puddingstone La Venture project reflects several on-site opportunities and constraints. Exhibit 2-3, Project Constraints, illustrates the major physical constraints and their relationship to the proposed development areas. The Land Use Concept has been designed to accommodate these constraints.

### **2.2.1 Existing Conditions**

The Specific Plan project area encompasses the entire Puddingstone Hill landform. The majority of the area consists of coastal sage scrub vegetation, with grassland on the northern slopes. The major on-site biotic constraint is associated with a riparian woodland plant community. On-site structures include the remnants of an abandoned shed and fenced corrals located in the southwestern portion of the site. An easement for a desilting basin is located in the northeastern corner in the vicinity of De Anza Heights Drive, per a reciprocal agreement with the Rodine Company executed in 1989. The desilting basin has been completed and will be removed as part of the proposed drainage system and reconstructed. The remainder of the site is covered by a light growth of native weeds, grasses, cactus, local trees, and brush.

On the southern boundary of the property, along Walnut Avenue, is a drainage arroyo vegetated by riparian, Southern Oak Woodland and horticultural species. A small drainage emanating from a spring on the slope of the lower hillside joins this drainage arroyo near the junction of Walnut Avenue and Puddingstone Drive. Additional small intermittent drainage channels run towards Puddingstone Drive.

The proposed development plan preserves the drainage arroyo and riparian woodland in the southwestern portion of the site as natural open space. The development plan avoids the grading and the placement of homesites on the south facing steeper slopes of Puddingstone Hill which preserves coastal sage scrub and ridgeline scrub habitat. The majority of development is proposed along the eastern side of the property, with one lot sited at the northwestern edge of the property adjacent to Rawlinsdale Road (a paper street).

A tree inventory was performed in August 1990 by Dr. Richard Cross of Horticultural Evaluation and Research Systems, identifying 55 trees on-site. Subsequent inspections focusing on the status of the significant oak trees inventoried in 1990 was conducted in 2000 and 2001. The recent inspection noted that one of the oak trees located in the southwest corner has been severely damaged as a result of storm activity (50 percent of the root structure has lifted above ground) and the tree is in a state of decline. It is recommended that this tree be removed in order to deter insect activity associated with the tree's decline that could damage adjacent healthy trees. In addition, all of the five (5) Black Walnut trees planted just to the north of the current termination of De Anza Heights Drive have perished, and development of the extension of De Anza Heights Road and Lot 14 and Lot "C" necessitates removal of the dead trees in this location. It was also noted that several smaller trees in the southwest corner not defined as significant are either dead or in a state of decline and may require removal. The remaining healthy trees will be retained in an undisturbed state.

### **2.2.2 Topography and Slope Analysis**

Puddingstone Hill is distinguished by two hilltop features: (1) a steep slope in the center of the site; and (2) a more gently sloping hillside in the southeastern portion of the site. The site's primary topographic feature consists of a hilltop which peaks at 1,250 feet elevation and slopes to 1,040 feet at the center of the site at the northern boundary. South of the hilltop, the elevations range from 1,250 feet at the peak to 1,000 feet just north of Puddingstone Hill. The site contains a prominent knoll in the southwest corner of the site.

Slopes in excess of 25 percent have been illustrated on Exhibit 2-3, Project Constraints. The site plan respects the central hillside feature by designating the majority of slope areas in excess of 25 percent as open space in Lot "B". Where slopes in excess of 25 percent are contained within a parcel line, the majority of the area is retained as natural open space, constituting approximately five (5) percent of the total acreage devoted to lot area. No

portion of the site exceeds 1,400 feet in elevation, thereby preserving the integrity of Puddingstone Hill's upper elevation as specified in the General Plan. The majority of grading activities for the custom lot development will be limited to meet city private road requirements and custom pads. No grading activity shall occur above an elevation of 1,155 feet. Portions of proposed Lots 6-9 were pre-graded by past owners prior to 1980, and such past grading activity did encroach into the 25 percent slope area. Grading techniques and landscaping shall be utilized to contour and revegetate the previously disturbed slopes to assimilate the natural condition to mitigate the pre-graded pads. Construction of the lower segment/cul-de-sac of De Anza Heights Road, which serves Lots 6-9 will necessitate minimal encroachment of grading activity into the 25 percent slope area. Although actual development pads generally are below the 25 percent slope line, residential grading activity associated with the contour grading to manufactured slopes may also result in some encroachment into the 25 percent slope constraint area in an effort to cluster development and maximize open space.

### **2.2.3 Geological Conditions**

The 1980 Geotechnical Report for Specific Plan 80-1 Environmental Impact Report identifies an inactive trace fault which transects the property from the northeast to the southwest across the west flank of the property. Topography along the fault line is not indicative of differential erosion, surface offsets, or other features associated with active faults. The fault is therefore considered inactive and fault safety setbacks will not be required. Erosion is not expected to be a significant problem, except for the possibility of a small area near Puddingstone Drive along the southern property line, which will be mitigated during grading activities if necessary. A preliminary soils investigation, conducted in February 1990, is contained in the project's Environmental Impact Report (EIR).

The Geotechnical Report was updated in December of 2002, and accepted by the City Engineer. Findings concluded that although the fault may require local treatment in the foundation or slope areas where highly fractured bedrock is exposed, or where seepage occurs, the fault would not affect the proposed development.

Surface drainage is primarily sheet flow over the surface and in shallow drainage courses to the north, east and south. The drainage concept will integrate the existing drainage features in the northeastern corner of the site associated with, but not including the desilting basin constructed in 1990 as part of a reciprocal agreement with the Rodine Company, utilizing an existing inlet near Lot "C" which connects to a 30-inch storm drain, flowing through an existing 15 foot infrastructure easement. Development of the site is considered feasible based on the implementation and incorporation of techniques presented in the following sections related to site preparation, grading, foundation design and construction of the proposed residences.

## **2.3 History of the Project**

Planning activity related to the proposed Puddingstone La Venture Specific Plan development began in 1979 with the preparation of Puddingstone Specific Plan 80-2 for the project applicant, Hughes Development Corporation. Specific Plan 80-2 proposed 200 single family attached units, 31 large single family custom lots, a private park, and 8.7 acres of light industrial uses on an 83 acre site. The EIR for the Specific Plan 80-2 was certified October 1980.

In March 1982, the City adopted the Hillside Development Element and the Hillside Overlay Zone. In order to comply with the Hillside Ordinance and General Plan, the Specific Plan was amended. The amended Puddingstone Specific Plan 81-4 was adopted by the City Council in June 1983. Specific Plan 81-4 proposed 31 lots spread over the Puddingstone La Venture development area, which utilized the entire site, including the top of Puddingstone Hill.

Construction was completed for Phase I of Specific Plan 81-4 (Amended), which included 200 single family detached units and a 4.1 acre private park, and Phase III, consisting of 8.7 acres of light industrial uses. The custom lot development, Phase II, remains undeveloped and is the subject of this Specific Plan.

In 1989, the 38.5 acre custom residential property was purchased by a limited investment partnership. An application for Tentative Tract Map 48527 for 22 custom lots was submitted to the City in March 1990, for a project named Cupples Puddingstone Hill. In April 1990, the City responded to the project proponent indicating

that additional information and modification to the land use plan were required to complete the application. Among these requirements was the recommendation that Specific Plan 81-4 be revised to reflect the City's 1989 General Plan Update and subdivision lot siting modifications. The Cupples Puddingstone Hill Specific Plan Amendment was completed and submitted to the City for review and public hearing in December 1990. Due primarily to ramifications associated with the economic downturn of the early 1990's, combined with unresolved issues between the project proponent and the City regarding development conditions and restrictions, the project application was eventually withdrawn from the City and no environmental certification was conducted.

The project remained inert until one of the prior partners in the limited investment partnership acquired the project following the dissociation of the partnership. In 1999 the project was re-instated. A revised site constraints map was prepared by The Planning Center and Tri-Tech Development and submitted to the City. This map served as the foundation for the generation of three alternative site plans, from which the proposed land plan has evolved in concert with City participation. The fundamental divergence from the prior 1990 submittal is the clustering of all development in two locations - along the eastern side of the property and in the northwest corner, leaving the environmentally sensitive southwestern and southeastern areas in its natural state and the northern perimeter of the project visually unobstructed. The project development proposal was revised and resubmitted in 2004 to incorporate an 18 unit development plan clustering 15 lots on the northeasterly portion of the site and 3 lots on the northwesterly portion of the site along Rawlingsdale Lane (unimproved road). Construction of a modified collector road (as an extension and connection of the two current terminus points of De Anza Heights Drive) across the north and northeastern portions of the site proposed by the Cupples Puddingstone Hill project has been replaced by a gated 20 foot emergency access road, thereby reducing grading and aesthetic impacts.

#### **2.4 Project Description**

The Puddingstone La Venture Specific Plan allows for a custom residential community, consisting of a 15 single family detached custom residential lot subdivision on large lots with one (1) open space lot, two (2) street lots and one (1) debris basin lot. The residential development is clustered with 14 lots on the northeast portion of the site, along the eastern side of the Puddingstone Hill peak, and one (1) large estate lot on the northwest corner of the site. The community is proposed as a single phase development in which the developer proposes to sell lots on an individual basis for custom home development. The graded pad areas of the custom lot development are generally confined to the area below the 25 percent slope constraint line (with minimal encroachment) and utilize only the base of Puddingstone Hill and relatively gentle portions of the slope for development. The intent of the project is to provide an upscale residential use which takes advantage of scenic vistas, maintains Puddingstone Hill as a visual landmark, and is compatible with preservation of the hillside and significant natural vegetation. The Plan preserves the sloping hillsides and peak of Puddingstone Hill above the 25 percent constraint line as natural open space. The existing Lookout Point Trail, which is a dirt pedestrian trail that runs through the open space area to the top of the hill, is proposed to be closed and revegetated with native vegetation. The open space area is designated as a separate lot and will be maintained through a Homeowner's Association or, preferably, deeded to a nature conservancy or similar non-profit entity.

Access to the site will be provided from two locations. Primary site access is derived from the east through the City of La Verne from an existing segment of De Anza Heights Road. A reciprocal agreement with the Park La Verne and Park La Verne Estates Homeowner's Association is needed to provide access through their gated entrance at Van Dusen and Puddingstone Drive. The second access is located from the west from De Anza Heights Drive (public road) with a 20 foot wide emergency access road (private driveway and fire lane) through a 30 foot wide ingress/egress easement per Deed Recorded Instrument No. 558, Book 26793, Page 247 and Instrument No. 26839, page 425 Official Record (O.R.), recorded in 1949.

Secondary access to the one residential lot (Lot 15) in the northwest corner of the project will be via the western extension of De Anza Heights Drive through the City of San Dimas. The project proponent will be responsible for extension of De Anza Heights Drive from its current terminus off-site to the project boundary.

### 3.0 THE SPECIFIC PLAN CONCEPT

Upon adoption by the City Council, the Puddingstone La Venture Specific Plan will be incorporated into the La Verne Municipal Code by ordinance. Where the Specific Plan conflicts with any portion of the La Verne Municipal Code, the more precise or restrictive provision shall take precedence. The provisions for the administration and enforcement of the concepts, guidelines, standards and implementation programs outlined in the Specific Plan are contained in Chapter 18.12 of the La Verne Municipal Code. These provisions apply to all the Title 18 zoning actions covered by the La Verne Municipal Code, of which the adopted Specific Plan will become a portion thereof.

#### 3.1 Land Use Concept

The Land Use Concept (Exhibit 3-1) features a custom estate residential community consisting of 15 residential lots of varying sizes ranging from 12,306 square feet to 123,857 square feet, one (1) open space lot on 27.12 acres, two (2) street lots totaling 93,759 square feet and one (1) 13,610-square foot debris basin lot. Graded pad sizes range from 7,369 square feet up to 23,888 square feet, depending on topographical, fire safety, lot dimension, and environmental conditions and other site factors. All lots established by this Specific Plan shall not be allowed to be further subdivided in the future.

Preliminary constraints analysis map identified 9.12 potential acres of non-constrained land, taking into consideration some of the small pockets of potentially developable land which are too small or non-contiguous to larger blocks of non-constrained land to feasibly be developed as custom lots. The proposed residential development envelope comprises 10.1 acres (26.1%) of the 38.5 acre site, which exceeds the 9.12 acres identified as potentially developable.

The 10.1-acres residential development envelope includes the total area of the 15 residential lots as well as the 1.15-acre street lot (Lot D). The residential development envelope includes 2.17 acres of undeveloped area within the residential lots that is not intended to be improved as either a building pad or as manufactured slopes/landscaped areas associated with grading. Table 3-1 analyzes the breakdown of the overall impact of the residential development envelope on the entire project site. Exhibit 3-2 illustrates the residential development envelope for the project site as shown in Table 3-1.

<b>Use</b>	<b>Acreage</b>	<b>% of residential development envelope (10.0 ac.)</b>	<b>% of total site (38.5 ac.)</b>
Building pads	3.94	39.4%	10.2%
Manufactured slopes	2.28	22.8%	5.9%
Hardscape/paving/streets	1.69	16.9%	4.4%
Undeveloped area within residential lots	2.17	21.7%	5.6%
<b>TOTAL</b>	<b>10.1</b>	<b>100.0%</b>	<b>26.1%</b>

The project's grading envelope consists of 9.75 acres and includes the area within the project's daylight grading limits. Table 3-2 analyzes the breakdown of the overall impact of the grading envelope on the entire project site. Exhibit 3-3 illustrates the grading envelope limits for the project site.

<b>Table 3-2 GRADING ENVELOPE SUMMARY</b>			
<b>Use</b>	<b>Acreage</b>	<b>% of grading envelope (9.75 ac.)</b>	<b>% of total site (38.5 ac.)</b>
Building pads	3.94	40.4%	10.2%
Manufactured slopes	3.56	36.5%	9.2%
Hardscape/paving/streets	2.25	23.1%	5.8%
<b>TOTAL</b>	<b>9.75</b>	<b>100.0%</b>	<b>25.2%</b>

Retaining walls, sloping driveways, and split level pads may be utilized where appropriate to minimize grading disruption. Internal circulation comprises approximately four (4) percent of the site. As shown in Table 3-3, the majority of the site, almost 84 percent, has been devoted to open space and landscaped manufactured slopes.

<b>Table 3-3 OPEN SPACE/MANUFACTURED SLOPES SUMMARY</b>		
<b>Use</b>	<b>Acreage</b>	<b>% of total site (38.5 ac.)</b>
Open Space Lot B	27.12	70.4%
Open space within residential lots & Lot A	1.94	5.0%
Manufactured slopes within residential lots and Lots A & C	3.20	8.3%
<b>TOTAL</b>	<b>32.26</b>	<b>83.7%</b>

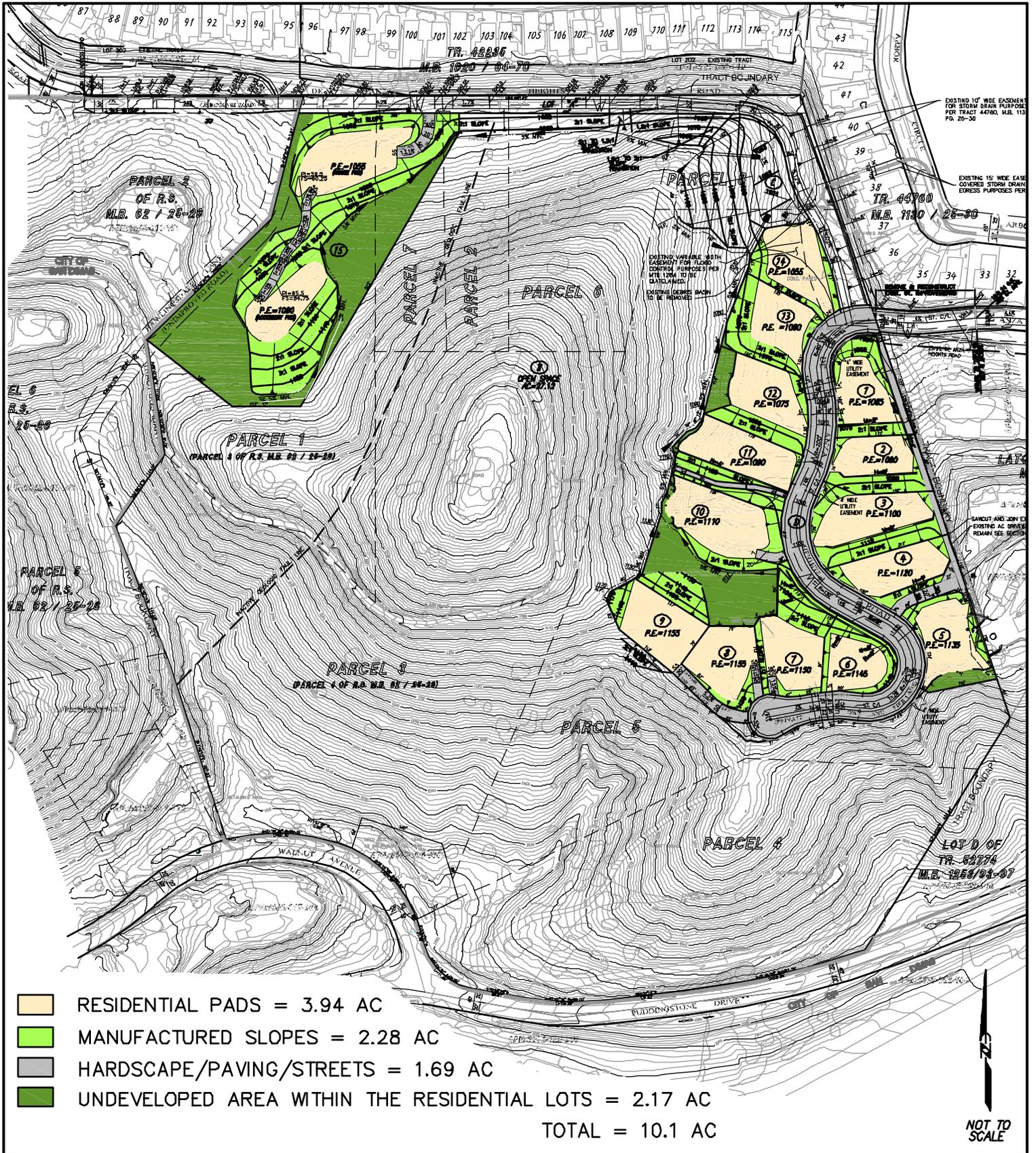


**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 3-1  
LAND USE CONCEPT**

**LAND DESIGN CONSULTANTS, INC.**

Land Planning, Civil Engineering, Surveying & Environmental Services  
 199 South Los Robles Ave., Suite 250, Pasadena, California 91101  
 Ph.: (626) 578-7000, Fax: (626) 578-7373  
<http://www.ldcla.com>



- RESIDENTIAL PADS = 3.94 AC
  - MANUFACTURED SLOPES = 2.28 AC
  - HARDSCAPE/PAVING/STREETS = 1.69 AC
  - UNDEVELOPED AREA WITHIN THE RESIDENTIAL LOTS = 2.17 AC
- TOTAL = 10.1 AC

**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 3-2  
RESIDENTIAL DEVELOPMENT  
ENVELOPE EXHIBIT**

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<http://www.ldcla.com>



- BUILDING PADS = 3.94 AC
  - MANUFACTURED SLOPES = 3.56 AC
  - HARDSCAPE/PAVING/STREETS = 2.25 AC
- TOTAL = 9.75 AC

NOT TO SCALE

**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 3-3  
GRADING ENVELOPE EXHIBIT**

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A private roadway system serves the lots in the eastern portion of the site, as well as the northwestern corner of the site, consisting of an extension of De Anza Heights Road and De Anza Heights Drive, respectively. The internal roadway system allows for direct access into the development area. In the eastern portion of the site, the Land Use Concept utilizes a double loaded access road transitioning into a curvilinear cul-de-sac from the current termination of De Anza Heights Road to reach the home sites situated on the knoll along the eastern portion of the site. The clustering of the majority of home sites is intended to minimize disruption associated with grading, meet fire protection requirements, and reduce visual impacts by limiting the amount of acreage to be developed. Double loading of the extension of De Anza Heights Road also contributes to minimizing disruption to the site.

An emergency access drive is proposed to connect De Anza Heights Drive to the extension of De Anza Heights Road, following the perimeter of the property along the northern boundary, and heading south along the east of Lot 14 and Lot "C". The emergency access drive intersects with the extension of De Anza Heights Road just east of Lot 14. The emergency roadway and associated grading will help serve as fire protection, and will be restricted to through vehicular traffic via the use of gates. The emergency access road may be used as a pedestrian and bicycle connection between the two areas of housing on-site, and allow for pedestrian hiking trails from Puddingstone Phase I. Access to the site from the east requires a reciprocal utility and access agreement with the Park La Verne, Park La Verne Estates and Puddingstone Village subdivisions Homeowner's Associations. Access from the west requires the project proponent to construct roughly 380 feet of De Anza Heights Drive off-site from the current terminus to the project boundary and is to be used only for emergency access.

Several features have been incorporated into the Land Use Concept to reduce potential visual and hillside development impacts to a level of insignificance. These include:

- Variations in lot sizes from 12,306 square feet up to 123,857 square feet, clustering development in the easterly portion of the site, with buildable graded pad areas ranging from 7,369 square feet to 23,888 square feet in order to respond to topographical constraints;
- Retention of as much of the non-constrained developable area as improved or natural open space, and all of the land within individual lots considered constrained as natural open space;
- Flexibility in site planning to achieve the maximum use of the natural terrain through flexible floor plans, retaining walls, sloping driveways, split level housing products where applicable, and minimum grading of the site to provide a suitable improved building pad, maintaining the remainder of the site in the natural form or landscaped slopes;
- Retention of approximately 27.12 acres of permanent open space (not inclusive of natural open space within lot lines, manufactured slopes within or between lots, or other improved areas between lots) to be maintained by a Homeowner's Association or deeded to a nature conservancy or similar entity;
- Sensitive use of retaining walls and crib walls to significantly reduce grading in visually sensitive areas;
- Backdrop and hydroseeded landscaping to screen off-site views of proposed homes;
- Limitation of improved pad siting below the 25 percent slope constraint line as feasible;
- Preservation of the existing specimen trees on-site;
- Provision of a hydroseeded landscape buffer along the exterior side of the emergency access drive along the northern perimeter of the property. A hydroseeded landscape buffer area will also be provided within the area affected by grading of the emergency access drive along the interior slope side (adjacent to open space) of the emergency access drive from the northeast corner to the connection with the extension of De Anza Heights Road. The natural area south of the Lot 10 pad and north of Lots 7-9 will also be hydroseeded and irrigated with native vegetation.

The plan proposes 15 custom single-family detached dwellings, one (1) open space lot, two (2) street lots and one (1) debris basin lot to be constructed. In order to maintain sensitivity to existing environmental features, the current proposal consists of low density development at approximately 1 dwelling unit per 2 gross acres (1DU/2 AC). This density corresponds to the General Plan Hillside Residential designation which allows 0 to 2 dwelling units per developable acre subject to environmental site constraints. Based on the preliminary environmental site constraint analysis, a net of 9.12 acres (23.7% of the total site) is considered suitable for development, yielding a maximum potential of 18 dwelling units assuming a net residential density of 2 DU/AC, consistent with the General Plan. Based on the 25 percent slope constraint, the dwelling units have been concentrated in two development areas, the majority of which are located at the base of the hill to preserve the natural open space characteristics of Puddingstone Hill. Portions of eight building pads, totaling 0.85 acres, encroach within the 25 percent slope constraints area. Exhibit 3-1 illustrates the 25 percent slope constraints area on-site. The variance for the encroachments within the 25 percent slope area are requested by the applicant in order to help reduce the adverse effects that could result from development within some of the more environmentally sensitive areas of the project site. The clustering of the development on the easterly side of the property is included in the design to help preserve natural hill side, sensitive resources, and natural features.

In actuality, although the proposed residential development envelope constitutes 26.0 percent of the site, the disturbed portion within the residential development envelope for lot pads and manufactured slopes/graded area comprises only 21.2 percent of the site, which is lower than the proportion of the site identified as "non-constrained". Two lots, Lots 8 and 9, are proposed on the knoll in the central eastern portion of the site approximately 100 feet below the uppermost elevation of Puddingstone Hill. Although these lots were previously graded by former property owners, careful attention will be paid to the integration of these sites with the natural terrain and implementation of grading techniques which minimize further disruption to the knoll, as well as revegetation with native compatible materials and preservation of the tree species located at the southerly end of the property.

The Land Use Concept is illustrated in Exhibit 3-1. Table 3-4 summarizes the proposed land use allocations. As shown in Table 3-1, approximately 70 percent of the project site is devoted to natural open space in Lot "B" and an additional 5.5 percent of the site designated for open space within individual private lots. A 4.1 acre private park constructed in Phase I of Specific Plan 81-4, as amended, was sized to include the parkland needs associated with this property, based on 31 dwelling units as originally proposed. With recreational needs satisfied by parkland created in previously constructed phases of the Puddingstone Hill Specific Plan project, the provision of additional parkland is not a necessary component of the proposed project, thereby preserving all of the remaining open space land in its natural state.

<b>Land Use</b>	<b>Lots</b>	<b>Acres</b>	<b>Percent of Site</b>
Custom Residential-Hillside@ 2 DU/Net Acre	Lots 1-15	8.91	23.1%
• Building Pad		3.94	10.2%
• Manufactured Slope/Landscape		2.66	6.9%
• Open Space		1.86	4.8%
• Hardscape/Paving		0.45	1.2%
Roadways (Lot A – Fire Access Road)	Lot "A"	1.00	2.6%
Natural Open Space	Lot "B"	27.12	70.4%
Debris Basin	Lot "C"	0.31	0.8%
Roadways (De Anza Heights Rd.)	Lot "D"	1.15	3.0%
<b>TOTAL</b>	<b>19</b>	<b>38.5</b>	<b>100.0%</b>

Table 3-2 outlines specific lot/pad sizes. The average lot size is 25,879 square feet, with over one-fourth of the home sites 20,000 square feet and larger. Only one (1) of the lots is one acre or larger. The average improved pad size is 11,433 square feet. From comparison of the lot sizes to graded pad size, it is evident that a large portion of each lot is preserved as manufactured slope, landscaped area, fuel modification area, or natural area.

<b>TABLE 3-2</b>		
<b>SPECIFIC PLAN LOT/PAD SIZES</b>		
<b>Lot Number</b>	<b>Lot Size (sq. ft.)</b>	<b>Pad Size (sq. ft.)</b>
1	17,773	8,415
2	14,410	7,626
3	22,117	11,632
4	17,307	10,070
5	16,468	10,253
6	12,306	7,369
7	18,643	9,997
8	13,141	10,256
9	16,602	11,954
10	43,111	15,564
11	21,028	12,643
12	19,708	10,521
13	16,649	8,811
14	15,071	12,497
15	123,857	23,888
<b>TOTAL</b>	<b>388,191</b>	<b>171,496</b>
<b>AVERAGE</b>	<b>25,879</b>	<b>11,433</b>
Lot "A" (Fire access rd.)	43,532 (1.00 acre)	Street
Lot "B" (Open space)	1,181,074 (27.12 acres)	Open Space
Lot "C" (Debris basin)	13,610 (0.31 acre)	Debris Basin
Lot "D" (Street)	50,227 (1.15 acres)	Street

### 3.2 Circulation Concept

The Circulation Concept, illustrated on Exhibit 3-4, proposes a private street with off-site gate controlled entries through existing adjacent subdivisions to the east, a private street to serve the one home site in the northwest corner, an emergency access drive, and non-vehicular circulation and pedestrian linkages. The Circulation Concept has been designed to conform to the General Plan and Hillside Development Overlay Zone. These documents outline hillside circulation requirements designed to integrate with the existing topography.

#### 3.2.1 Vehicular System

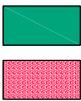
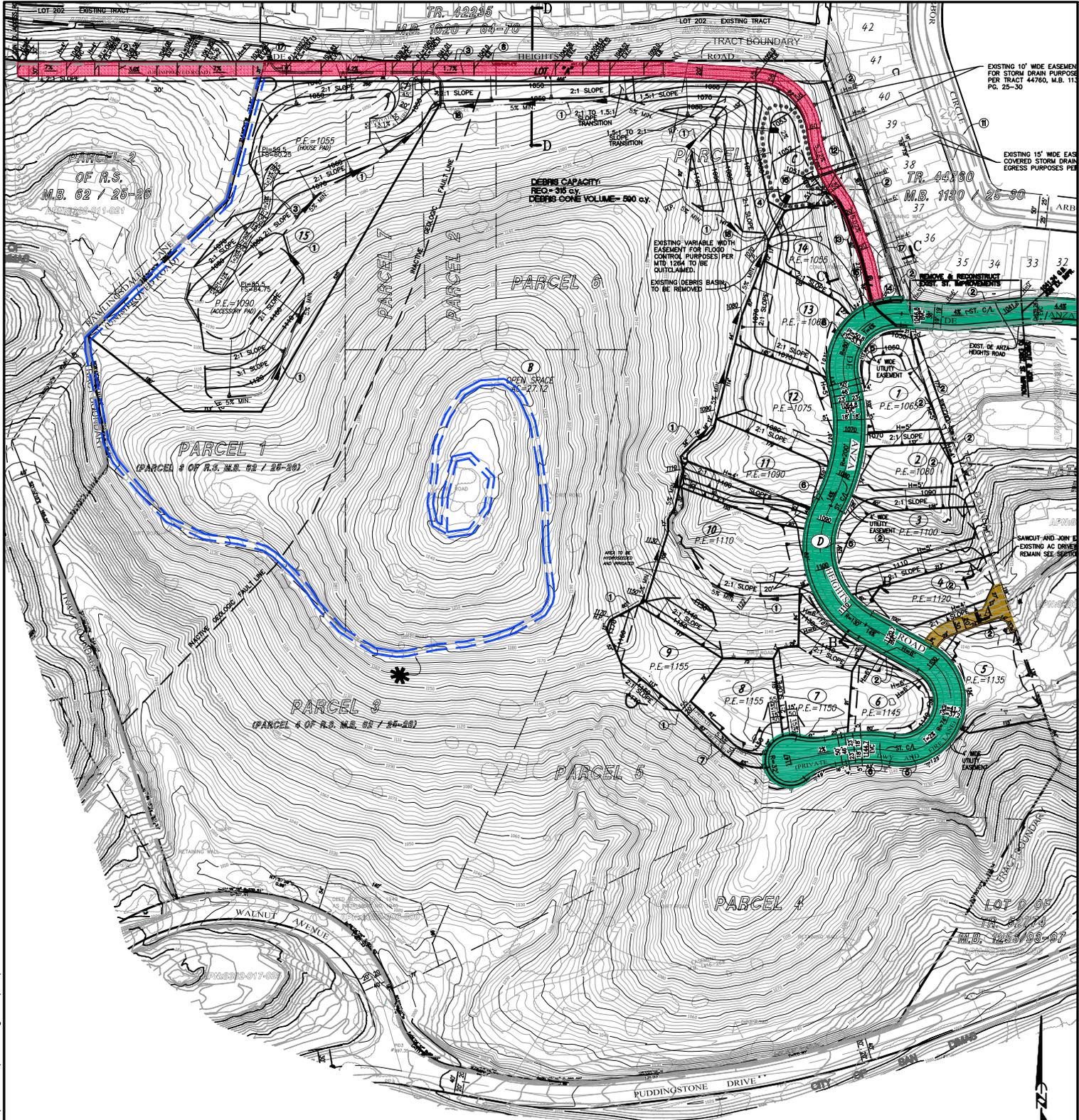
The Circulation Concept for Puddingstone La Venture proposes private streets with modified rights-of-way. The circulation system has been designed with a double loaded primary access road terminating in a cul-de-sac in the southeastern portion of the site to serve 14 of the proposed home sites. This private access road, as an extension of De Anza Heights Road, will gain access from De Anza Heights Road to the east, requiring a reciprocal agreement with the Homeowner's Associations of Park La Verne, Park La Verne Estates and Puddingstone Village in the City of La Verne to utilize the off-site gated entries. Approximately 550 feet of the existing off-site segment of De Anza Heights Road from which Puddingstone La Venture gains access will be further improved to accommodate infrastructure associated with the project, from De Anza Heights Road (a public street) through an existing 30 foot wide ingress and egress easement per Deed Recorded Instrument No. 558, Book 26793, page 247 and Instrument No. 26839, page 425 Official Record (O.R.). The extension of De Anza Heights Drive provides access to the one unit (Lot 15) in the northwest corner of the site. This segment of De Anza Heights Drive is derived from the current western terminus, therefore requiring access through the City of San Dimas to provide secondary emergency access. These two segments of private roads are connected by a gated emergency access drive along the northern perimeter of the project site, curving around the northeastern corner to connect with the extension of De Anza Heights Road to the east of Lot 14 and Lot "C". The roadway concept reduces the amount of grading required as it is generally sited on flatter portions of the site, or along existing, though uncompleted right-of-way, thus allowing sensitive slopes to be incorporated into setbacks and ungraded portions of the lots. Street statistics are summarized in the following Table 3-3.

<b>Roadway</b>	<b>Designation</b>	<b>ROW (feet)</b>	<b>Pavement (feet)</b>	<b>Length (feet)</b>
Extension of De Anza Heights Road	Modified Local Service	50'	32'	610'
Emergency Access Drive	Access	20'	20'	1,115'

In order to complete the access to the site from the west, 380 feet of De Anza Heights Drive from its present terminus off-site to the primary project entrance will be improved by the developer, as well as any on-site roadway improvements. This segment of De Anza Heights Drive is located in the City of San Dimas, and although it will be improved as part of this Specific Plan, responsibility for maintenance will remain with the City of San Dimas.

#### 3.2.2 Street Right-of-Way

The roadway types and typical cross sections are presented in Exhibit 3-5, Typical Street Sections, to show the conceptual dimensions and configuration of each right-of-way within the Puddingstone La Venture community. Road pavement sections may vary slightly to accommodate difficult terrain or significant natural features to be retained. The overall circulation design concept for the community encourages minimal paving section when possible while striving to maintain consistency with the requirements of the HDOZ, resulting in modified local service roadway configurations. Additional guidelines for right-of-way treatments are found in Section 3-6, which sets forth landscape treatments for each roadway type.



DE ANZA HEIGHTS ROAD IMPROVEMENTS  
 EMERGENCY ACCESS ROAD AND TRAIL



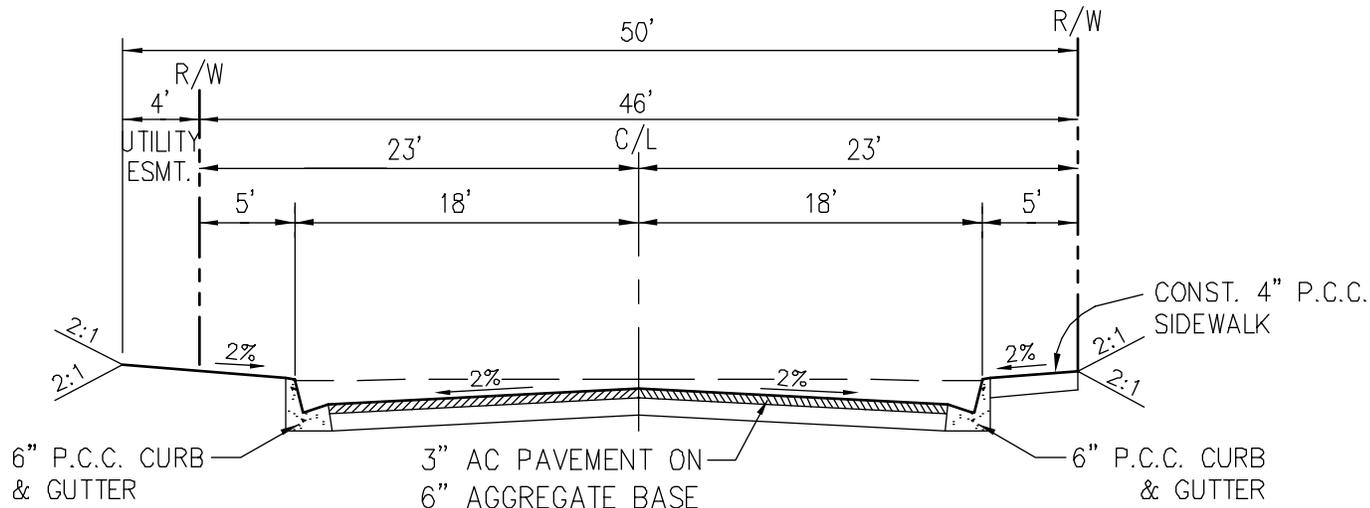
LOOKOUT POINT TRAIL  
 \* (TRAIL TO BE CLOSED)  
 EMERGENCY FIRE ACCESS

NOT TO SCALE

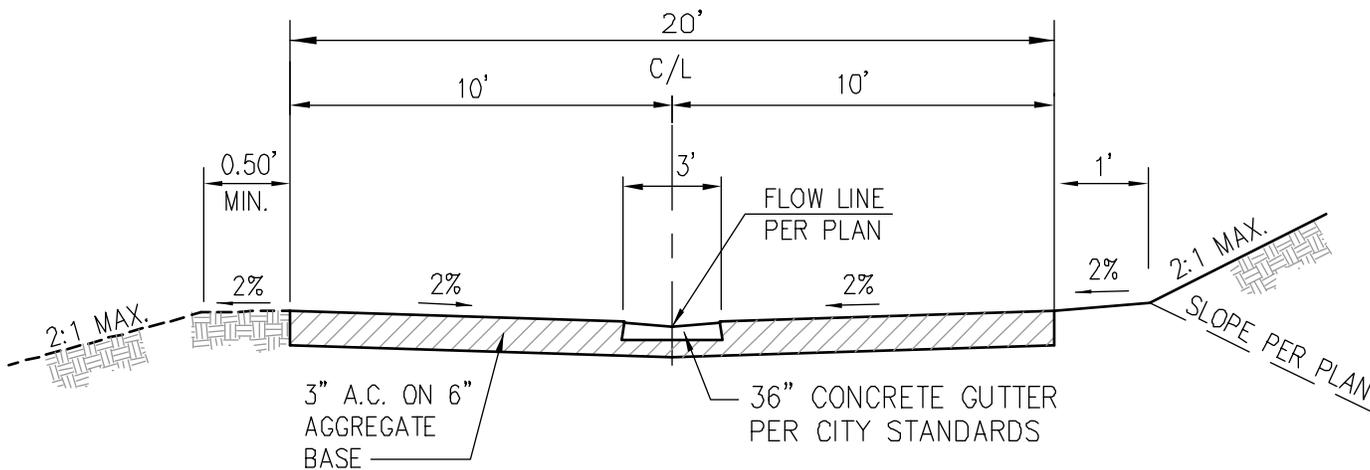
**PUDDINGSTONE  
 LA VENTURE  
 SPECIFIC PLAN**

**EXHIBIT 3-4  
 CIRCULATION CONCEPT**

**LAND DESIGN CONSULTANTS, INC.**  
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**DE ANZA HEIGHTS ROAD  
LOT "D" (ON-SITE)  
(PRIVATE DRIVEWAY AND FIRE LANE)**



**EMERGENCY ACCESS ROAD SECTION**

NOT TO SCALE

**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 3-5  
TYPICAL STREET SECTIONS**

**LAND DESIGN CONSULTANTS, INC.**

*Land Planning, Civil Engineering, Surveying & Environmental Services*

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### **Extension of De Anza Heights Road**

The extension of De Anza Height Road/curvilinear cul-de-sac serves as a modified local service street. The 18-foot lane width will accommodate on-street parking while ensuring a minimum 20-foot clear roadway for emergency access. Where the roadway is adjacent to natural open space (Lot "B"), and where adjacent to manufactured slopes between the roadway and residential lots, hydroseeded slope plantings in the transitional grading area will provide additional screening of the roadway and units. This primary interior access/curvilinear cul-de-sac roadway has:

- A 50-foot roadway with two 18 foot traffic lanes, curb to curb of 36 feet;
- A 5-foot parkway on both sides of the street;
- A 4-foot sidewalk on the interior side of the parkway (on the uphill side);
- A 4-foot utility easement.

### **Emergency Access Drive and Maintenance Road**

The emergency access drive currently is a substandard roadway which will be improved to a 20 foot curb to curb right-of-way. Hydroseeded landscape screening will be provided in the manufactured slopes below and above the right-of-way. A maintenance access and hiking trail easement has been included in the plan to provide emergency access to the peak of Puddingstone Hill and fire hazard protection areas, connecting to Rawlinsdale Lane. The access road utilizes portions of the existing dirt road which winds up the hillside to the peak of Puddingstone Hill, and also serves as the pedestrian trail to the peak.

In addition, a 20-foot wide Fire Department access road is proposed within Lot 4 and a 15-foot wide H.O.A. maintenance access easement with an eight- (8) foot wide access road is proposed within Lot 11. The Fire Department access road will provide Fire Department emergency access to existing adjacent residences to the east of the property. The H.O.A. easement will provide access to the adjacent slopes behind Lots 10-13 for the purpose of maintaining the required fuel modification as required by the City of La Verne Fire Department.

### **3.2.3 Consistency with the HDOZ**

The Circulation Concept is consistent with the Hillside Development Overlay Zone access requirements, as follows:

- The Puddingstone La Venture development provides two routes in and out of the subdivision - a primary access through adjacent gated subdivisions in the eastern portion of the site via De Anza Heights Road, and; the secondary project access in the northwest corner deriving access from De Anza Heights Drive in San Dimas;
- Roadway grades generally do not exceed 14 percent.
- Traffic roadways shall be at least 20 feet wide and passable in all weather.
- Modified local service circulation routes are configured with at least two 18-foot traffic lanes.
- The turnaround radius of the curvilinear cul-de-sac segment of De Anza Heights Road meets the 32 foot minimum.
- Vertical curves and dips in the roadway meet the minimum 50 foot radius requirement.

### **3.2.4 Non-Vehicular Circulation**

A major component of the non-vehicular circulation system is the pedestrian hiking trail which provides unimproved access through the open space area via the existing dirt roadway to the peak of Puddingstone Hill

from an access easement off Rawlinsdale Lane southerly and westerly of Lot 15. The pedestrian pathway meanders up the hill from this access point to the shaded Eucalyptus grove at the peak of Puddingstone Hill.

Two existing off-site hiking trails from the north link into the emergency access drive along the northern boundary. Internal circulation is provided via sidewalks on one side of the road within both private streets within the development. Access to the internal sidewalk system within the Puddingstone La Venture development will be provided by two gateways or breaks in the perimeter landscape screen at the points of convergence. This will allow pedestrian access from adjacent developments within the original Puddingstone Hill Specific Plan area to access the Puddingstone Hill open space by using the emergency access drive as a pedestrian walkway connecting to the sidewalk within Rawlinsdale Lane.

### **3.3 GRADING CONCEPT**

The Puddingstone La Venture Specific Plan area is located within the Harwood Hills overlooking San Dimas and La Verne, which is the northernmost terminus of the San Jose Hills. The General Plan designates the project site as within the South La Verne, Neighborhood 8 Planning Area. Puddingstone Hill, the dominant physical feature in south La Verne, is located in the central portion of the Specific Plan site.

The grading concept is designed to respond to the requirements of the Hillside Development Overlay Zone. These requirements and the consistency of the Plan in achieving them are more fully described in Section 7.0 of this document. The major objective of the grading plan is to minimize grading and follow the natural contours of the site. Several features have been incorporated into the grading concept in order to achieve this objective:

- Residential lots shall be graded in one (1) phase.
- No grading activity shall occur within Lot “B” (except as shown on the approved tentative tract map) - Open Space with the exception of areas graded in association with improvement of the emergency access drive, debris basin and residential lots as shown on T.T.M. 53984.
- On site-grading is limited to the provision of building pads and earthwork associated with circulation access, infrastructure and manufactured slopes to help preserve the natural features of the site and protect views from neighboring properties.
- Lot development and associated grading activity has generally been limited to the base of the hill below the 25 percent slope constraint line. In an effort to maximize open space, reduce grading and protect natural resources, clustering development is a requirement of the Plan and encroachment within the 25 percent slope area may be permitted as shown on T.T.M. 53984.
- The proposed plan provides minimal grading on lots located in areas where substantial earth movement would cause intrusion into the viewshed. Grading along the northern perimeter of the site is limited to an emergency circulation access drive - no through traffic or residential lots are proposed.
- As feasible, selected lots may be graded with split level pads incorporating little or no side yard grading in order to follow the natural contours of the site.
- Limited use of retaining and crib walls and sloping driveways have been incorporated into the design to minimize grading and reduce visual impacts. The most common application of the retaining wall will be in association with pad grading which reserves the greatest amount of the property in an undisturbed state.
- Incorporation of contour grading techniques has been used in which the tops and toes of slopes are curved and softened to stimulate the natural topography.
- Reshaping of the existing terrain to permit access and construction has been kept to a minimum. Improvements shall be designed to conform to the terrain. Where grading is required, the following shall apply:

1. The angle of a graded slope shall be gradually adjusted to the angle of the natural terrain where possible.
2. Angular forms shall be avoided. Graded form shall reflect natural rounded terrain.
3. Graded slopes shall be concealed where possible by residential structures and landscaping.
4. The use of retaining walls shall be employed in areas where their use allows the retention of significant natural vegetation.
5. To minimize grading in rocky areas and reduce visible scarring of the natural hillside, grading to the natural angle of repose is encouraged.
6. Manufactured cut slopes shall be excavated at surface gradients no greater than 2:1, except as approved by the city engineer.
7. Where a manufactured slope exceeds a 2:1 slope, a retaining wall is used to mitigate the impact.
8. Fill slopes are recommended to be constructed at surface gradients no steeper than 2:1. Lower slopes may be overfilled and cut back to expose the compacted inner core.

The Grading Concept is presented in Exhibit 3-6. Detailed engineered grading plans shall be prepared in accordance with the Final Tract Map, the City Grading Ordinance, recommendations of the soils engineer and sound engineering practices. Specific erosion control measures shall be incorporated in preliminary grading plans submitted at the time of Tentative Tract Map review. During construction of the project, efforts should be taken to minimize erosion or siltation of the property include implementation of all guidelines of the NPDES Erosion Control and Best Management Practices. Special roadway and access drive designs have been incorporated into the plan to meet fire protection requirements and ensure consistency with the Hillside Development Overlay Zone and the City's General Plan. Any grading proposed will be done in conformance with any mitigation measures recommended by the project's EIR. These designs are discussed in greater detail in Section 5.1.4 - Hillside Development Standards.

All of the required grading, approximately 73,000 gross cubic yards, is balanced on-site. The average grading levels in feet are illustrated on Exhibit 3-7 and summarized in Table 3-4. The 10.2 acres of land to be graded represents a significant reduction compared to the original design per Specific Plan 81-4, which proposed 31 lots covering the entire site, and involved significant alteration of the natural topography. The proposed development proposes to cluster the developable buildable pad sites to the northeasterly portion of the property in an effort to maximize open space, reduce grading and reduce visual impacts. Based on utilizing a clustering concept, some encroachment within the 25 percent line may occur. The current project proposal reduces the project proposal from the 2004 version from 18 lots to 15 lots. The revised project eliminates two (2) lots from the northwestern portion of the site reducing project impacts and eliminating project access from the City of San Dimas and providing secondary emergency access only. An additional lot on the easterly side was eliminated to provide additional widening of the existing driveway along the easterly boundary to improve fire protection to the adjacent neighbors.

<b>TABLE 3-4</b>		
<b>AVERAGE CUT AND FILL ANALYSIS</b>		
<b>Lot</b>	<b>Average Cut (feet)</b>	<b>Average Fill (feet)</b>
1	0'	9'
2	0'	10'
3	5.5'	12.5'
4	10'	7'
5	7.5'	1'
6	19.5'	0'
7	10'	0'
8	8.5'	0'
9	6'	4.5'
10	2.5'	12.5'
11	0'	14'
12	0'	9.5'
13	4'	5.5'
14	3.5'	10.5'
15	4.5'	6.5'
"B" (Open Space)	7'	11'
"C" (Debris Basin)	8.5'	0'
<b>AVERAGES</b>	<b>5.6'</b>	<b>6.5'</b>

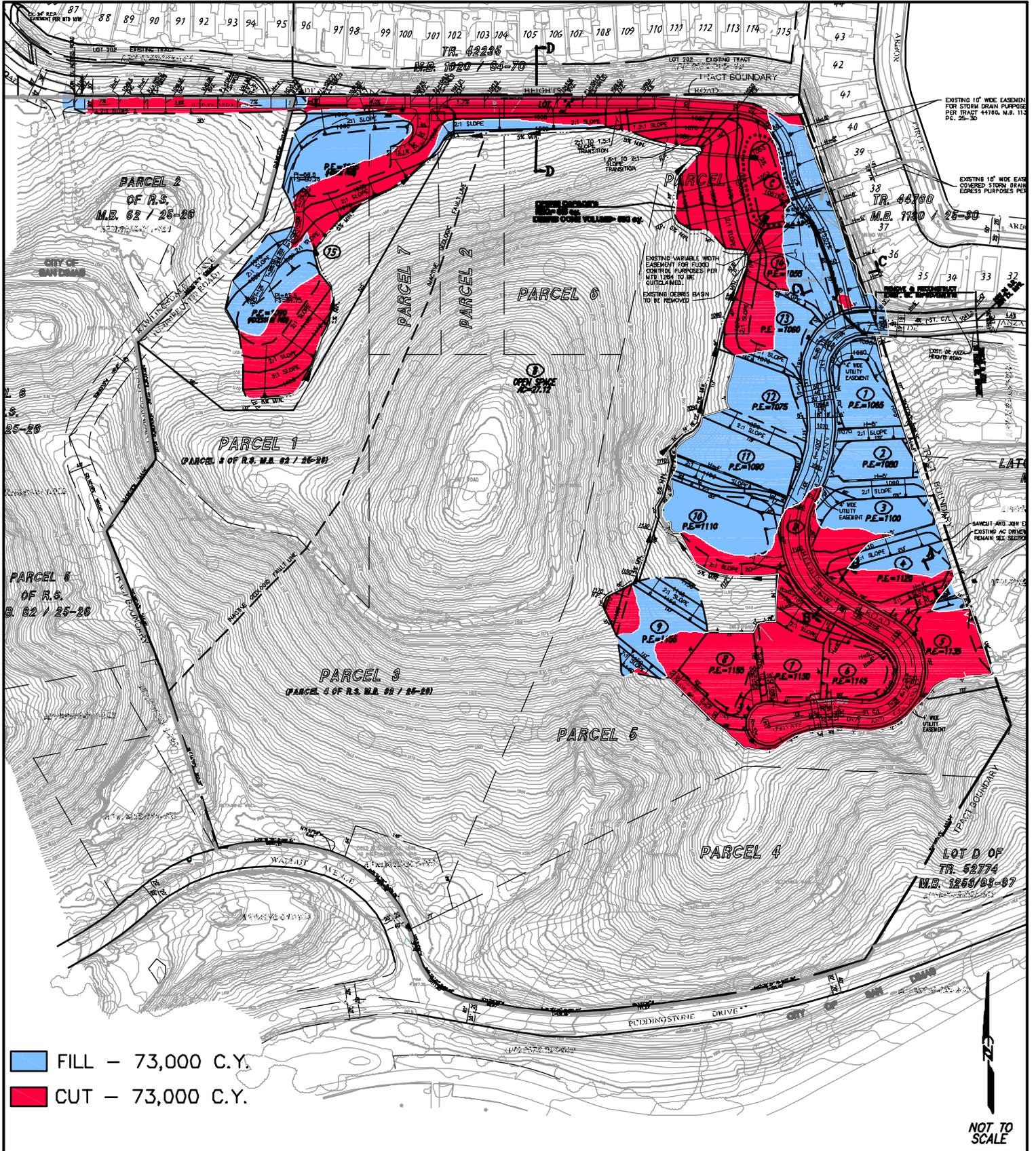


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**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 3-6  
GRADING CONCEPT**

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**PUDDINGSTONE  
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**EXHIBIT 3-7  
CUT & FILL ANALYSIS**

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### **3.4 OPEN SPACE/RECREATION CONCEPT**

The Recreation and Open Space Concept serves three functions:

- (1) To preserve the significant natural character and environmentally sensitive portions of Puddingstone Hill;
- (2) To provide for pedestrian access to natural areas of Puddingstone Hill for passive recreational opportunities; and
- (3) To provide natural and landscaped open space to create a scenic and environmentally sensitive living area for residents, as well as to conserve the scenic quality of the Puddingstone Hill feature from off-site.

Open space and recreation opportunity is an important component of the Puddingstone La Venture Specific Plan. Approximately 27.12 acres, or 70 percent of the site is devoted to open space, which includes natural open space, manufactured slopes, small portions of required fuel modification zones (subject to the discretion of the Fire Chief and the City Council), and pedestrian trails. An additional 1.9 acres of natural open space and 2.7 acres of manufactured slopes/landscaped areas are included within the boundaries of individual lots. Individual features of the concept are described in the following paragraphs. The concept is designed to preserve the site's visually important resource, protect significant environmental areas and trees, and incorporate Puddingstone Hill as a positive pedestrian passive recreational destination opportunity for the residents of both the custom residential community and the Phase I Puddingstone Hill Specific Plan 81-3 residences.

#### **3.4.1 Natural Open Space**

The Plan preserves 27.12 acres of land as permanent open space within a separately designated Lot "B" as well as 1.0 acre in Lot "A". An additional 1.9 acres of open space is included within the residential lots. The 25 percent slope line delineates 18.6 acres to be preserved as open space, which is accommodated within Lot "B" and included within individual residential lots. Two principal locations include 7.3 acres as open space: in the southwestern portion of the site to avoid the significant vegetation; and along the northern boundary to preserve the visual amenity of Puddingstone Hill from off-site. A portion of the areas designated as natural open space adjacent to the residential development envelopes may be altered by both grading, resulting in manufactured slopes, and the requirements for a Fuel Modification Zone.

In areas designated as high fire hazard by the Fire Department, this zone requires vegetation removal and thinning 200 feet from structures depending on slope and vegetation. Rear yard setback areas are included in the 200 foot requirement. Based on the establishment of the improved portion of lots below the 25 percent slope constraint line combined with the objective to minimize grading, all of the required fuel modification area cannot be accommodated within the development envelopes as recommended by the General Plan and HDOZ. The HDOZ specifies that Fuel Modification Zones shall not include land identified as a constraint area because of ecological, aesthetic or similar significance. However, the City Council may find that the inclusion of up to 50 feet of constrained area in the Fuel Modification Zone creates a better project. Where topography or vegetation render it appropriate, the Fire Chief may authorize a narrower Fuel Modification Zone as adherence to the 200 foot perimeter protection stipulation may require significant encroachment into the natural open space area, and the majority of vegetation affected consists only of grasses, it is likely that a reduced Fuel Modification area will be required, and/or encroachment into the constraint area granted. Where natural open space is incorporated into the Fuel Modification Zone, supplemental plantings of fire-resistant vegetation may be implemented. Any existing oak or other specimen trees will be incorporated into the Fuel Modification Zone.

#### **3.4.2 Trail System**

The pedestrian trail system has been designed to link the proposed custom residential area with the natural open space amenity of Puddingstone Hill from both development areas. The trail system will connect the adjacent off-site trails to the west, within the City of San Dimas, with the existing recreation facilities within the adjacent Homeowner's Associations to the east. The trail system consists of a walkway system in the extension of De Anza Heights Road and will connect with the emergency access road within Lot "A", thereby serving as the pedestrian connection between the two offsite trail access points.

The existing Lookout Point Trail, which is the dirt pedestrian trail that runs through the open space area within Lot "B" to the top of the hill, is proposed to be closed and revegetated with native vegetation. An option remains for the trail to be left open at the discretion of City staff and the Fire Chief and shall be subject to any Fire Department conditions of approval. If left open, the trail will be maintained by either a Homeowner's Association or acquired by a conservancy for open space and will be accessed through an easement adjacent to Lot 15.

### **3.5 INFRASTRUCTURE SYSTEMS CONCEPT**

The Infrastructure Systems Concept has been prepared in response to the following General Plan policy: *"Balance quality development with adequate service throughout the community"*. The Infrastructure Systems component outlines the drainage, water, sewer and other improvements necessary to support the level of residential development proposed. The phasing of this required infrastructure is discussed in Section 6.0. Exhibit 3-8 illustrates the infrastructure systems concepts.

#### **3.5.1 Drainage**

The project site in its natural state generally drains to the arroyo drainage at the southern boundary of the property along Walnut Avenue. There are various small intermittent drainage channels emitting runoff towards Puddingstone Drive along the south half of the property.

On the eastern portion of the project where the majority of development occurs, the individual lots will be graded to drain to the proposed roadway on which they are located. Flows will be conveyed in the roadway gutter, flowing north along De Anza Heights Road to discharge into proposed catch basins on either side of the road located at the commencement of the extension of De Anza Heights Road at the project's eastern property line.

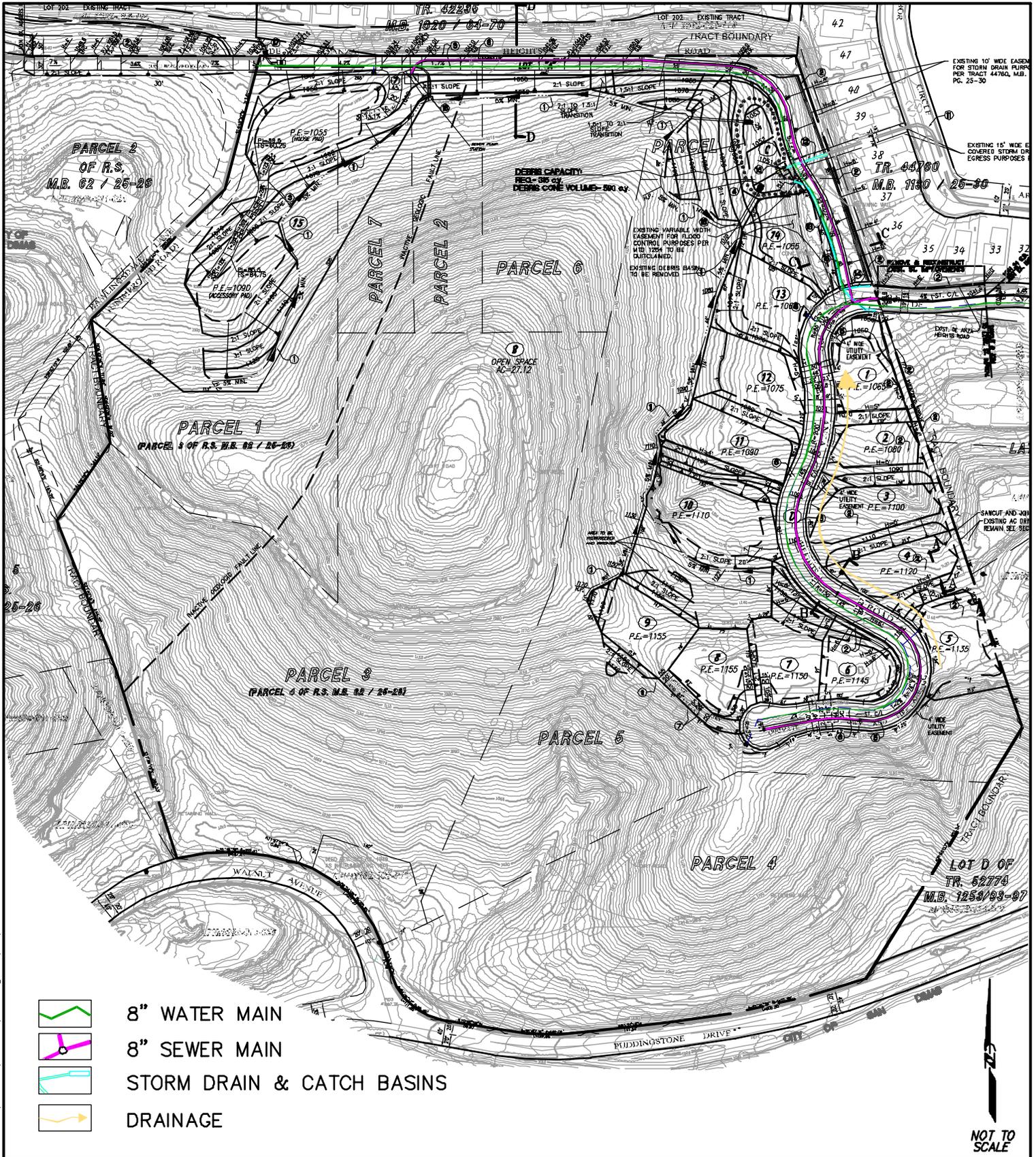
The catch basin will connect via a new 24 inch storm drain, approximately 200 feet in length, to a County maintained debris basin located on Lot "C". From the inlet, storm water will flow north through an existing 30 inch RCP storm drain through the existing 15 foot wide utilities easement located within Tract 44760 to the east per MTD 1264, which connects to the existing drainage facilities located off-site in the Rodine subdivision. Runoff from the home on Lot 15 will flow to the east along the access road and connect to an existing inlet structure located within an existing 24 inch RCP and easement per MTD 1018, within Tract 42235.

An easement for a temporary desilting basin in the vicinity of Lot 14 and Lot "C" was a requirement for development approval of the adjacent Rodine Company subdivision. The desilting basin was determined by the City to be a temporary protection measure for the Rodine development from debris and sedimentation resulting from storm runoff of property north of the current termination of De Anza Heights Road.

#### **3.5.2 Water System**

Water service will be provided by Golden State Water Company (GSWC) under an agreement established with the City of La Verne Water Department. Currently, two water lines transverse the southern portion of the site, connecting the Puddingstone Reservoir to the Puddingstone Booster, which is inoperative. These water lines will be abandoned when the site is developed.

The water supply for the site will come from an existing 8 inch water main at Van Dusen Road and De Anza Heights Road. The main water line will be extended from off-site to the project boundary, looping around the site along the alignment of the emergency access drive, and extending to the west along De Anza Heights Drive to Walnut Avenue in the City of San Dimas. Although GSWC has not completed more detailed plans for the water system at this point, in order to meet fire flows required by the Fire Marshal, it is anticipated that one booster pump will be required to move the water uphill along the extension of De Anza Heights Road to the end of the cul-de-sac in the eastern portion of the site.



-  8" WATER MAIN
-  8" SEWER MAIN
-  STORM DRAIN & CATCH BASINS
-  DRAINAGE

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SPECIFIC PLAN

EXHIBIT 3-8  
INFRASTRUCTURE & DRAINAGE PLAN

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### 3.5.3 Sewer System

The project site lies within the jurisdiction of the Los Angeles County Sanitation District (LACSD). Prior to development, the site will be annexed to Sanitation District No. 33. Service to the site will be provided through a 15 inch non-reinforced concrete main on the north side of the Southern Pacific Railroad right-of-way north of the site, which serves as the major sewer trunkline in the area. Sewage on the western portion of the site will flow through a 2 inch steel forced sewer main via an injector pump located on Lot 15, south of the emergency access road, where it will ultimately connect to the proposed 8 inch VCP sewer in the extension of De Anza Heights Road. Sewage on the eastern 14 lots will gravity flow down the extension of De Anza Heights Road in an 8 inch sewer main and connect to the existing sewer line in Van Dusen Road via the existing 8 inch VCP sewer main per DWG No. S-530 and flow south and will be collected inside a wet well near the intersection with Puddingstone Drive. The sewage will then be pumped upstream through a 4 inch force main to Arbor Circle where it ultimately flows by gravity to a Los Angeles County Sanitation District's trunk sewer. Actual trunk line sizes will be determined at the final map stage, subject to approval by the City Engineer, and County Sewer and Sanitation District.

### 3.6 LANDSCAPE CONCEPT

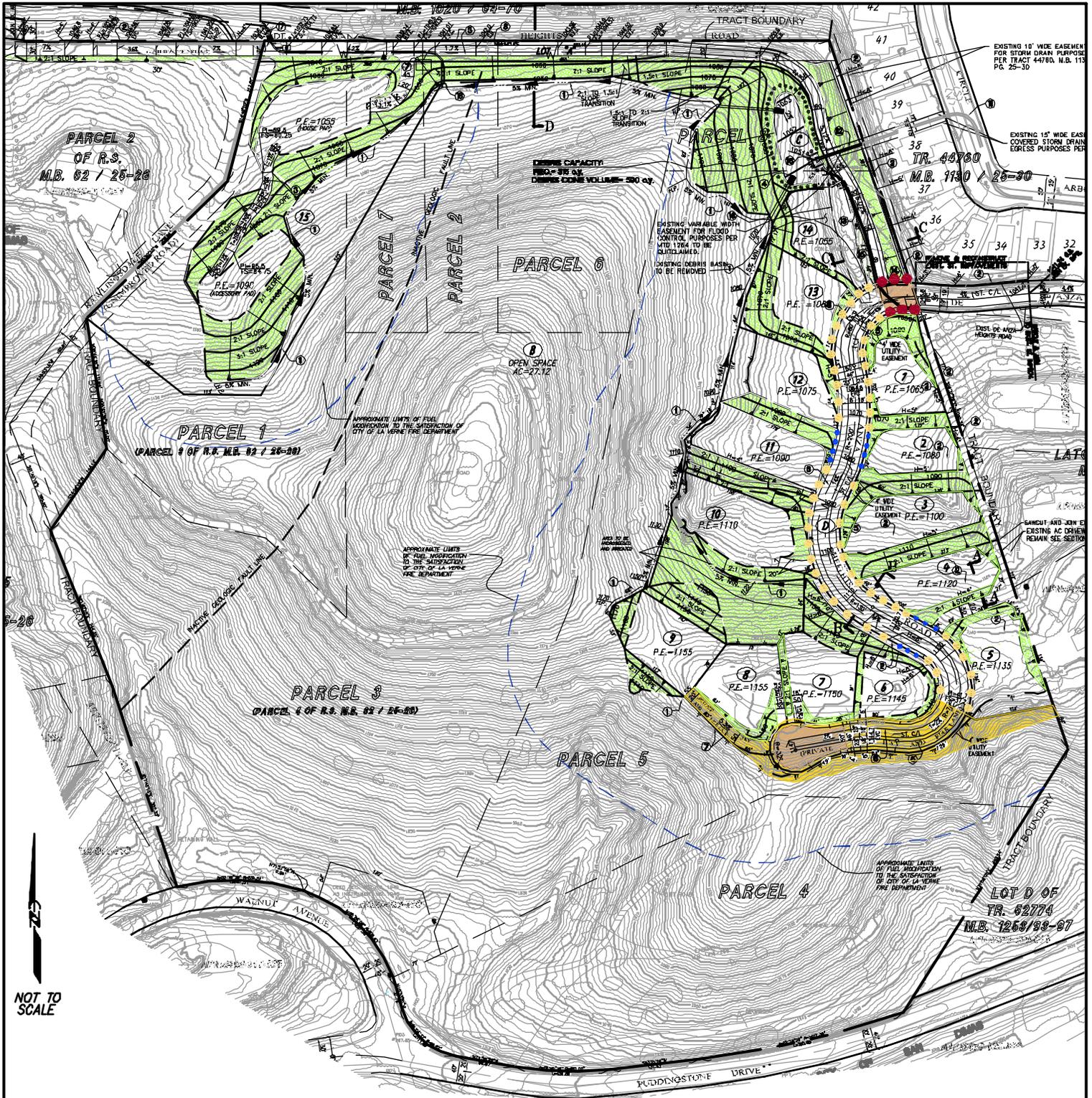
The Landscape Concept approach to the Puddingstone La Venture Specific Plan, as shown in Exhibit 3-9, Landscape Plan, has been designed to accomplish the following:

- Preserve natural open space;
- Incorporate landscape materials to be compatible with, and complement natural vegetation patterns;
- Create an identifiable community through the use of entries, street trees, landscape and landscape elements; and
- Protect off-site views.

Enhanced paving at the east and west entrances to the project serves to further increase the community identity. Specialized paving treatment is also applied at other locations throughout the community as an accent feature. The inclusion of natural open space within the development strengthens the Landscape Concept and provides an opportunity to incorporate significant vegetation into the scenic amenities. New plant species will be introduced to provide for backdrop landscaping, off-site screening and fuel modification, and to stabilize manufactured slopes along the development perimeter, including downslopes along the project boundary where applicable. Backdrop slope landscaping proposes introduced species to visually buffer proposed residential units and manufactured slopes from off-site views. New plant species will further provide a transition from development areas to natural open space. Tree species shall be drought tolerant and fire-resistant, as feasible. Recommended plant species are listed in Table 3-5.

<b>TABLE 3-5 PLANT PALETTE</b>	
<b>Streetscape Trees</b>	<b>Common Name</b>
Accent - <i>Lagerstroemia indica</i>	Crape Myrtle
Street - <i>Cinnamomum camphora</i>	Camphor Tree
<b>Streetscape Shrubs</b>	
<i>Pittosporum crassifolium</i> 'Nana'	Pittosporum 'Mock Orange'
<i>Pittosporum tobira</i> "variegata"	Variegated Pittosporum 'Mock Orange'
<i>Escallonia fradesii</i>	Escallonia Evergreen
<i>Xylosma compacta</i>	Shin Xylosma

<b>Entry Tree</b>	
<i>Platanus racemosa</i>	California Sycamore
<b>Slope Plantings</b>	
<i>Cercis occidentalis</i>	Western Redbud
<i>Arbutus unedo</i>	Strawberry Tree
<i>Heteromeles arbutifolia</i>	Toyon
<i>Ceanothus sp.</i>	California Lilac
<i>Echium fastuosum</i>	Pride of Madeira
<i>Acacia cultriformis</i>	Knife Acacia
<i>Baccharis pularis</i>	Dwarf Coyote Brush
<i>Rhus integrifolia</i>	Lemonadeberry
<i>Ribes viburnifolium</i>	Catalina Perfume
<i>Simmondsia chinensis</i>	Joboba
<i>Salvia (apiana, mellifera, leucophylla &amp; clevelandii)</i>	Sage
<i>Romneya coulteri</i>	Matilija Poppy
<i>Rhamnus alternus</i>	Italian Buckthorn
<i>Cistus sp.</i>	Rockrose
<b>Slope Planting Recommended Hydroseed Mix</b>	
<i>Encelia californica</i>	California Bush Sunflower
<i>Encelia farinose</i>	Desert Encelia
<i>Eschscholzia californica</i>	California Poppy
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eriogonum giganteum</i>	St. Catherines Lace
<i>Artemesia californica</i>	California Sagebrush
<i>Diplacus longiflorus</i>	Monkeyflower
<i>Atriplex (glauca &amp; undulata)</i>	Saltbush
<b>View Protection Zone</b>	
<i>Sambucus mexicana</i>	Mexican Elderberry
<i>Rhamnus californica</i>	California Coffeeberry
<i>Prunus ilicifolia</i>	Hollyleaf Cherry
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus suber</i>	Cork Oak
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Juglans californica</i>	California Black Walnut
<b>View Protection Zone<sup>1</sup></b>	
<i>Achillea tomentosa</i>	Wooly Yarrow
<i>Arbutus unedo 'compacta'</i>	Dwarf Strawberry Tree
<i>Arcostaphylos sp.</i>	Manzanita
<i>Buddleya davidii</i>	Butterfly Bush
<i>Justicia californica</i>	Chuparosa
<i>Ribes viburnifolium</i>	Evergreen Currant
<i>Garrya sp.</i>	Silktassel
<i>Salvia sonomensis</i>	Creeping Sage
<sup>1</sup> These and others listed for inland valley locations in the LA County Fuel Modification Plan Guidelines	



- ENTRY TREES
- STREET TREES
- ACCENT TREES
- IRRIGATED & HYDROSEEDED
- VIEW PROTECTION ZONE
- APPROX. LIMITS OF FUEL MODIFICATION ZONE (200')
- ENTRY & ACCENT PAVING

**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 3-9  
LANDSCAPE PLAN**

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### 3.6.1 Streetscape Concept

The community structure of Puddingstone La Venture is based on a consistent landscape concept established through the use of a variety of landscape elements. Theme walls and signage, combined with landscaping and paving, will constitute a framework of the community landscape structure. Each of these areas is comprised of components that are organized individually to promote the identities of the different areas within a consistent community character framework.

Slope planting trees, as well as existing trees which are not impacted by development contribute to the landscape concept. The extension of De Anza Heights Road is designated as a modified local street. As the project does not contain any collector or modified collector roadways, the HDOZ requirement for street tree plantings of one 15 gallon tree at 20 feet on center is not applicable. However, a formalized streetscape utilizing 24 inch box Camphor trees placed at 30 feet on center, supplemented by an accent Crape Myrtle specimen tree in conjunction with specialized accent pavement is proposed. Along the end segment of the De Anza Heights Road cul-de-sac, and adjacent to Lots 5 through 9, the streetscape concept is replaced by View Protection Zone landscape treatment in order to screen off-site views of the homesites at the higher elevations. The View Protection Zone employs a more dense coverage of clusters of trees which have been chosen for their larger size, coverage of canopies and effective screening characteristics. The slopes adjacent to the emergency access drive along the northern perimeter will be screened utilizing a hydroseed spray consisting of ground cover and shrub species.

Along the exterior property line adjacent to the Park La Verne subdivision on the east, a 5 foot high solid wall has been constructed as part of that project, which subsequently does not allow for tree plantings. However, this portion of the site is not highly visible from off-site, and interior street tree plantings, combined with slope plantings, will satisfactorily safeguard visual impacts.

Specialized accent paving treatment is proposed at three locations on the De Anza Heights Road curvilinear cul-de-sac including the entry. Three (3) 15-gallon Crape Myrtle trees, 15 feet on center, are proposed on each side of the street at the accent pavement.

### 3.6.2 Community Entries

The two project entries located at the current western and eastern termination points of De Anza Heights Drive will consist of the integration of the following elements:

- Columnar 24-inch box California Sycamore specimen trees and accent paving consisting of interlocking brick bands at both entrances.
- The existing 5 foot high concrete block wall at the eastern entry and along the eastern boundary will be embellished with rock veneer.

### 3.6.3 Manufactured Slopes

All manufactured slopes greater than 3 feet of cut and 5 feet of fill shall be landscaped. The manufactured slope concept will incorporate existing vegetative elements with new species planted on the slopes to create a natural appearance. New plant materials on manufactured slopes will be fire resistant and chosen carefully to blend with existing vegetation species. Introduced vegetation on manufactured slopes shall be chosen with the characteristic of a short establishment period to provide for slope stabilization and erosion control. Hydroseeding will aid in rapid establishment of vegetation and stabilization.

There are two landscape applications for manufactured slopes: hydroseeding along the emergency access drive, and backdrop landscaping. Backdrop landscaping, consisting of slope plantings of trees and shrubs with a hydroseed understory, contributes to the provision of a visual buffer between and within development areas, within the slope area, backdrop landscaping shall provide a natural appearance, utilizing native and native compatible fire-resistant species of various forms and sizes. Representative plant materials for slope planting and hydroseeding are presented in Table 3-5.

### **3.6.4 View Protection Zone**

Along the last segment of the De Anza Heights Road cul-de-sac, and adjacent to Lots 5 through 9, a more intense landscape technique is employed along the southern edge of the development envelope to screen views of the lots. These homesites are situated on a knoll at higher elevations than the other lots, and therefore potentially more visible from off-site locations to the south of the project area. The View Protection Zone landscape treatment consists of clusters of mixed specimen trees, several of which are the same or similar species to existing native trees on-site, with characteristics of large, spreading canopies, dense foliage, and significant size when established, with a hydroseed understory.

### **3.6.5 Fuel Modification**

Fuel modification zones represent a physical separation between development and natural open space. The purpose of this zone is to reduce the hazard of wildfires and to provide a visual transition between developed areas and open space. The primary criteria for achieving a safe buffer in this zone mandates that fuel load and the moisture content of the vegetative biomass are lessened. The project's Fuel Modification Plan, illustrated in Exhibit 3-10, has been designed to the satisfaction of the City of La Verne Fire Department, using the County of Los Angeles Fire Department's Fuel Modification Plan Guidelines.

Retention of natural vegetation, particularly oak trees, which provide a natural fire buffer and aesthetic value to development, is an important component of the landscape concept. The Specific Plan area has been designated by the Fire Department as a high hazard fire zone. A landscape maintenance program will be established to remove dried and dead vegetation and other combustible debris from within 200 feet of any inhabited structure. Following dead material removal, 50 percent of the live material shall be removed through either pruning or total removal.

Based on the Land Use Concept, Fuel Modification requirements are applicable to the rear and/or sides of 11 of the 15 lots (Lots 5 through 15). Lots 1 through 4 are sited on the eastern perimeter of the project area and are separated from the interior open space by the extension of De Anza Heights Road and residences. The emergency access drive in Lot A also serves as a fire-break between Tract 42235 to the north and the project's open space, therefore reducing the area of potential disturbance to the open space for Fuel Modification requirements. As well, the bottom of the eastern cul-de-sac serves as a fire-break between Lots 6 and 7 and the natural open space area.

The Fuel Modification Zone will create approximately 7.2 acres (19 percent of the total project acreage) of defensible space for fire protection by providing a thinning zone that will reduce the fuel load of vegetation within the natural open space areas (within Zone C of the Fuel Modification Plan). It is possible that, because of lot sizes and the objective to limit development envelopes to below the 25 percent slope constraint line, the Fuel Modification Zone may necessitate the inclusion of land identified as a constraint area in order to meet the 200 foot requirement, as the lots are not large enough to accommodate the entire 200 feet from the structure. As a significant amount of the area to be designated for fuel modification consists primarily of grasses, the City Council may find that the inclusion of up to 50 feet of open space within the Fuel Modification Zone may create a better designed project, per the HDOZ. Inclusion in the Fuel Modification Zone would entail selective replanting with fire resistant species that would enhance the hillside from a visual perspective. In addition, the HDOZ also stipulates that the Fire Chief may authorize a narrower Fuel Modification Zone where topography or vegetation makes it appropriate.

Areas with high concentrations of fire-resistant species that are impacted by development should be selectively replanted in the fuel modification zone. Fuel modified areas with sparse vegetation will require additional planting with low fuel species to minimize visual impacts. As much of the potential Fuel Modification Zone currently consists primarily of grasses, it is anticipated that additional replanting will be required throughout the majority of fuel modification area.



PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN

EXHIBIT 3-10  
FUEL MODIFICATION PLAN

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Per the requirements of the HDOZ, the conceptual land use plan provides additional fire access to the natural open space area via the existing unimproved dirt road in the natural open space area. The road connects the peak of Puddingstone Hill to the termination of Rawlinsdale Lane through a 15-foot easement south of Lot 15. Fire protection access from this point does require emergency vehicles to enter the site through the City of San Dimas, yet is not dependent on access through gated communities. The fire access road also serves as the pedestrian hiking trail through the open space area. In addition, a 15-foot wide H.O.A. maintenance access easement with an eight- (8) foot wide access road is proposed within Lot 11 to serve as access for H.O.A. maintenance of the Fuel Modification zone. The Fuel Modification zone can also be accessed at the terminus of the proposed De Anza Heights Road cul-de-sac and from behind the proposed debris basin (Lot C).

### **3.6.6 Tree Preservation Plan**

The Land Use Concept has been designed to preserve the majority of the significant on-site specimen trees by inclusion of these trees into the landscape concept for development envelopes, and retains existing trees in the natural open space and fuel modification zone. A Tree Inventory Report was conducted by Dr. Richard Cross, an arborist, in 1990, which identifies 55 trees on-site. Please see Table 3-6, Tree Inventory, for a list of the on-site trees. Only the five (5) Black Walnut trees located midway along the eastern border will be directly impacted by grading for development of Lot 14 and Lot "C". However, based on the 2000 and 2001 site analyses, it has been identified that all of the Black Walnut trees proposed for removal have died since the original Tree Inventory was conducted. Therefore, although the trees will have to be removed for development to occur, their removal is not attributed directly to the impact of development. None of the nine (9) Oak trees on-site will be impacted by development. However, one (1) Oak tree in the southwestern corner is no longer viable and will be removed for fire safety reasons.

All specimen trees based on HDOZ criteria have been plotted on a Tree Identification Plan. As the Land Use Concept has been designed to protect significant trees on the peak of Puddingstone Hill and preserve the wooded area in the southwestern portion of the project site, no trees are at risk of removal due to development. The following guidelines are proposed to promote the health and vitality of the preserved trees that serve as a visual and environmental resource:

- Irrigation is not permitted within the dripline of trees;
- Grading is not permitted within the dripline of trees;
- Placement of fill or compaction of soil is not permitted within the dripline of trees;
- Signs, wires, and other items shall not be attached to trees;
- Drainage shall be designed so that current conditions affecting individual trees are not substantially altered;
- Fill areas near tree root systems may require installation of ventilation pipes to prevent water, oxygen and nutrient disruption, on a case by case basis, as determined by a qualified arborist.

The Tree Preservation Program shall be supervised by the City, in conjunction with the City's landscape architect and a qualified Arborist contracted by the project applicant. All of the above provisions shall be enforced by the project's Homeowner's Association.

**Table 3-6  
TREE INVENTORY  
(Shown on Exhibit 3-11, Tree Preservation Plan)**

<b>Tree Number</b>	<b>Common Name</b>
1-5,11,20,31,41-43,45-50	Blue Gum
6,7,13,21,22,26,35,36	Ash Tree
8-10,12,14,16-19	Live Oak
15	Black Willow
23-25,28-30,32-34	Avocado Tree
37	Blue Elderberry
38-40,44	Aleppo Pine
51-55	Black Walnut

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Dead trees to be removed: 12 (Live Oak), 51-55 (Black Walnut)  
 See Tree Inventory, Table 3-6, for remaining tree descriptions

NOT TO SCALE

**PUDDINGSTONE  
 LA VENTURE  
 SPECIFIC PLAN**

**EXHIBIT 3-11  
 TREE PRESERVATION PLAN**

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### **3.6.7 Landscape Maintenance Responsibility**

A comprehensive maintenance program for landscaped public areas will provide continuous aesthetic appeal for the Puddingstone La Venture Specific Plan area. Permanent underground sprinklers will be installed where appropriate to provide the proper amount of irrigation for the specific plants used. Graded but unbuilt lots proposed for future custom homes will be maintained in a clean, weed free condition to lessen negative visual impact and decrease fire hazard. All cut and fill slopes over 3 feet in height shall be landscaped by the project applicant and irrigated with an automatic sprinkler system. A Homeowner's Association shall be formed to maintain the following landscape components of the Specific Plan:

- Entry monumentation and landscaped areas;
- Streetscape landscaping;
- Manufactured slopes over 3 feet within the development envelope;
- Irrigation systems;
- Streets, access drives and pedestrian circulation within right-of-way;
- Emergency access road;
- Fuel modification zones within the development envelope; and possibly,
- Natural open space, pedestrian trails and fuel modification areas that encroach into natural open space.

In the event that a conservancy acquires the open space area within Lot "B", the responsibility for maintenance of the natural open space and pedestrian trail to the peak of Puddingstone Hill within the natural open space area, as well as the maintenance of any portion of Fuel Modification areas within Lot "B" will be transferred to such entity. Individual homeowners will be responsible for their front, rear and side yard landscaping and maintenance.

### **3.7 Viewshed Protection Concept**

The Puddingstone La Venture Specific Plan incorporates a viewshed protection concept responding to visual quality concerns of City residents. Puddingstone Hill is considered a local landmark of significance. The preservation of its identity for the City is an important component of the Specific Plan. To accomplish viewshed protection, elements and standards related to the following are utilized: (1) land development; (2) siting of pads; (3) circulation; (4) landscaping; (5) fuel modification; and (6) grading. These are designed to protect and enhance views, provide privacy to adjacent existing residential developments, and allow for new individual home development to occur within the areas designated for custom residential use.

At the present time, views of the project area from the north along Arrow Highway are of existing residential development at the base of Puddingstone Hill, custom residential development on adjacent slopes in both the City of San Dimas and the Park La Verne and Puddingstone Village subdivisions in the City of La Verne, and the undeveloped slopes and peak of Puddingstone Hill. Views from the southeast from Puddingstone Drive are of the presently undeveloped peak and slopes of Puddingstone Hill. Views from the southwest off Walnut Avenue consist of the vegetation within the drainage channel, and the slopes and peak of Puddingstone Hill. It is clear that the slopes and peak of Puddingstone Hill are a highly visible and identifiable landmark from all off-site viewpoints surrounding the site.

The intent of the Viewshed Protection Concept is to create an appearance of natural hillside and strategically placed landscaping from off-site views. The concept does not seek to conceal all possible views of new development, but effort has been made to minimize and present attractive views of new development from adjacent residents and off-site through the integration of the new development into the natural terrain. These steps are summarized as follows:

- The Land Use Concept restricts residential use to custom single family detached homes which provides for compatibility with adjacent residential areas and allows for lot sizes of a minimum of 12,300 square feet, although the majority are approximately 15,000 square feet and larger.
- Average pad sizes of approximately 11,444 square feet maintain the natural character of the site by preserving up to ½ or more of each lot as a combination of manufactured slopes and natural state.

- The Land Use Concept preserves the slopes and peak of Puddingstone Hill by generally limiting grading development below the 25 percent slope constraint line, thus maintaining the visibility of the landmark of Puddingstone Hill from all surrounding properties at a distance of 1,000 feet.
- Development is limited to the base of the hillside in two areas – 14 lots are clustered on the northeast portion of the site, along the eastern side of the Puddingstone Hill peak, and one (1) large estate lot is located on the northwest corner of the site.
- No residential development is proposed in the southern portion of the site where significant vegetation exists, or along the northern boundary, with the exception of an emergency access road along the northern perimeter and northeastern corner of Puddingstone Hill.
- A hydroseeded landscape buffer strip is proposed along the exterior edge and interior of the emergency access road along the northern perimeter.
- An existing 5 foot solid wall will be embellished with stucco coating, river rock pilasters, a river rock veneer base and landscaping along the rear of Lots 1 through 5. This wall was intended to screen the view of the (future) rear yards of homes from the downhill subdivision as well as from off-site.
- A 5-foot landscape buffer with a 4-foot sidewalk is provided on the interior side of the roadway for additional screening of the homes by creating a greater distance back from the development edge to a structure and by providing a planting area in front of the units which acts as a visual protection element.
- The extension of De Anza Heights Road serving Lots 1 through 14 incorporates a parkway on both sides of the street which includes space for street trees and sidewalks on the interior side of the street.
- Implementation of View Protection Zone landscaping employing clusters of large canopied trees with a hydroseed understory along the southern edge of the project from the property lines of Lots 5 through 9 to approximately 40 feet into Lot “B”.
- Backdrop slope planting and revegetation of areas pre-graded, or supplemental planting in fuel modification areas with sparse vegetation will enhance the transition from development envelope to natural open space.
- The Grading Concept minimizes the extent of exterior manufactured slope exposed to adjacent areas by limited use of retaining walls in the rear portions of the lots. The use of retaining walls ensures that manufactured slopes do not extend a greater distance vertically down the slope as well as horizontally.
- The Grading Concept further reduces grading by contouring the development to the natural terrain through the use of split-level pad grading where appropriate.
- The 30-foot building height limitation also contributes to viewshed protection. The height limitation is intended to preserve views from the adjacent residential area and enable views to be of natural hillsides and landscaping rather than structural massing.

Where grading is required, landscaping and the placement of the home on the lot will help minimize these effects. The landscaping will incorporate trees, shrubs and a hydroseed groundcover mixture to blend with existing natural hillsides and promote screening of roads and structures. The landscaping along the emergency access road (both exterior and interior as appropriate depending on location within the site) and portions of the extension of De Anza Heights Road at the southern end will create a visual backdrop to the natural hillsides and further enhance scenic views of the site.

Fuel modification will visibly thin vegetation within the 200 foot fuel modification buffer zone and diminish the quantity of grass. The thinning of density does not significantly alter any oak trees or other species of large tree

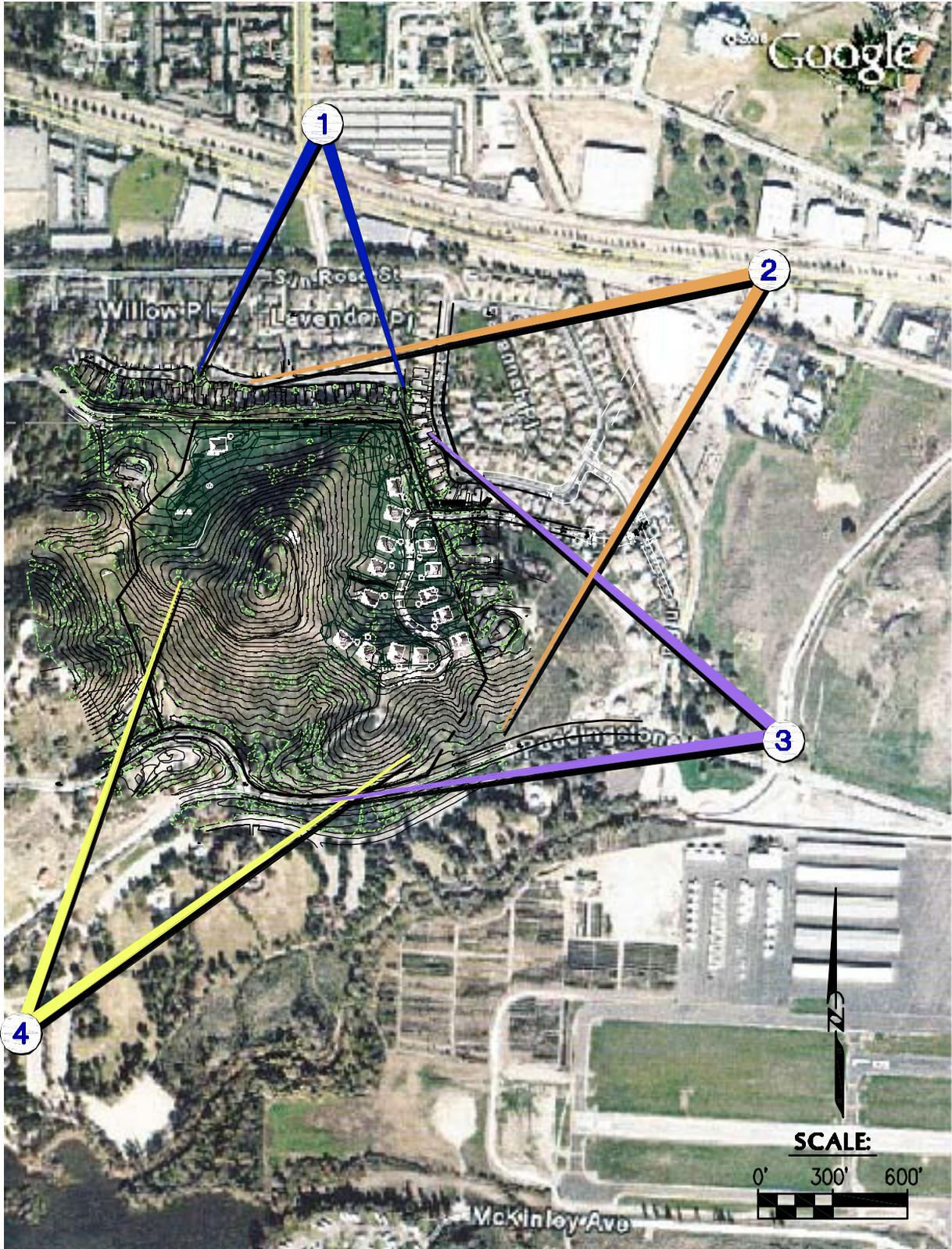
on-site. The fuel modification planting consists of a hydroseed mixture with pockets of shrubs and other vegetation randomly massed. This type of landscaping emulates a natural appearance while increasing protection from wild fires over the natural state. The addition of the fire retardant species will actually enhance views from off-site by adding color and variation.

There are four locations at which view analysis has been conducted to ascertain visual impacts of the project at build-out. Exhibits 3-13 and 3-14 - View 1 and View 2, illustrate a visual perspective from Arrow Highway north and northeast of the project area. Of the 15 units planned, only one unit (Lot 15) is actually proposed at the northern perimeter. From the View 1 perspective the homes on the eastern side wrap around the foothill and are hidden behind the existing and proposed landscaping. Homes on the western side nestle into the valley, further screened by the proposed parkway plantings. From the View 2 perspective, homes on the west side are screened by the topography of Puddingstone Hill. Homes on the eastern side winding up to the knoll along the extension of De Anza Heights Road will be visible from off-site at this location. However, an existing subdivision has been constructed directly to the east and adjacent to the proposed Puddingstone La Venture units. The proposed development will blend with the existing view of homes. Sensitive pad siting, existing residential subdivisions north and east of the project, existing subdivisions on both the east and west sides, streetscape plantings, backdrop landscaping on manufactured slopes, and the proposed hydroseeded landscape buffer along the emergency access road serve to buffer views of the Puddingstone La Venture project from off-site.

Exhibit 3-15 - View 3 illustrates a visual perspective from Live Oak Wash Road east of the project site. This perspective focuses on a view of the majority of proposed homesites. The existence of a subdivision with established landscaping directly east of the Puddingstone La Venture project, combined with the slope between the existing subdivision up to the project boundary and the existing 5-foot block wall along the eastern perimeter behind Lots 1-5 predominantly buffers the view of the homesites from this direction. The backdrop slope plantings and streetscape trees will further screen views of the homes.

The visual perspective from south of Foothill Blvd. and Puddingstone Drive, shown in Exhibit 3-16 - View 4, of the proposed homesites on the knoll at the southern end of De Anza Heights Road cul-de-sac in the east will be sufficiently screened by the Landscape Protection Zone to mitigate impacts to off-site views. In addition to the Landscape Protection Zone planting areas and slope plantings within manufactured slopes, areas that had been pre-graded by prior owners will be revegetated with a hydroseed spray.

Visual impacts to adjacent residents and off-site views will be insignificant with appropriate mitigation. With strategic planting and landscaping, adherence to the 30-foot height limit and required building setbacks, sensitive grading practices, sloping driveways, retaining walls where appropriate, screening of existing residential subdivisions directly adjacent to the project and other measures identified above the residential structures can be integrated into the natural landscape of the hillside.



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**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 3-12  
VIEW ANALYSIS  
INDEX**

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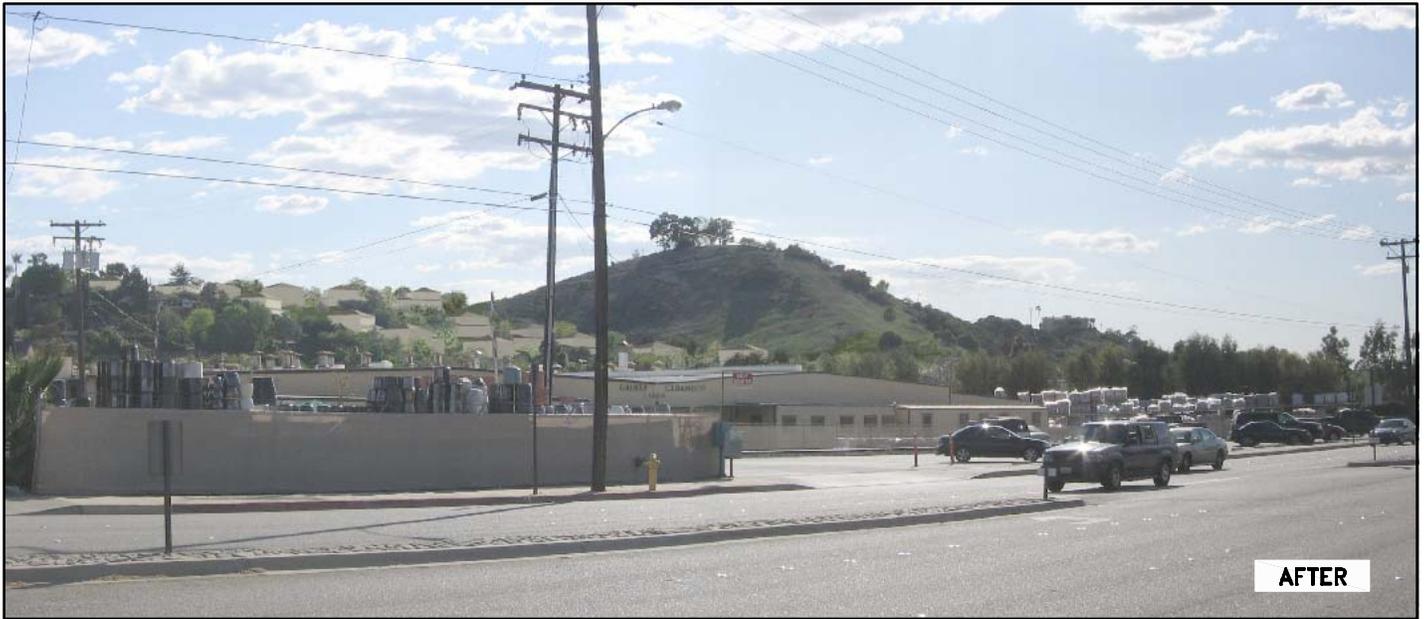
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**PUDDINGSTONE  
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**EXHIBIT 3-13  
VIEW ANALYSIS  
VIEW 1 FROM NORTH**

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**PUDDINGSTONE  
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**EXHIBIT 3-14  
VIEW ANALYSIS  
VIEW 2 FROM NORTHEAST**

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**PUDDINGSTONE  
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**EXHIBIT 3-15  
VIEW ANALYSIS  
VIEW 3 FROM EAST**

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**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 3-16  
VIEW ANALYSIS  
VIEW 4 FROM SOUTH**

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## **4.0 DESIGN GUIDELINES**

These guidelines serve to create a sense of community for the Puddingstone La Venture custom lot development and will ensure a high quality design at the site-specific level. At the site-specific level, individual custom lot development will be required to comply with relevant guidelines applicable to each lot. The Design Guidelines are not intended to limit innovative design, but rather to provide clear direction and design criteria without limiting the creative potential of each lot.

### **4.1 Architectural Guidelines**

The architectural concept of Puddingstone La Venture will utilize both traditional and contemporary styles, focusing on a common blend of scale and detailing rather than a specific style. Architecture consistent with Southern California traditions is encouraged, including modern interpretations of Arts and Crafts Movement, Mission Revival, Spanish Colonial influences and California Bungalow, Shingle and Period Revival, although consideration of current marketplace demands may affect the design of residential product types. The use of high quality materials and finishes is encouraged to distinguish this development from surrounding developments. Building styles are anticipated to vary in character and exhibit compatibility with the individual lots and any proposed split level pads. Building configurations that create courtyards, atriums and similar outdoor spaces are encouraged. Color and materials, architectural form, roofing and other details are specified in the following sections to assure continuity within the project.

#### **4.1.1 Structural Massing**

When a building is viewed from a distance sufficient to eliminate any perception of small scale details and elements, it becomes a system of three dimensional shapes. The structure is one part of an integrated whole that includes vegetation, color and contour of the site. Viewed from any angle, the structure should exhibit a complementary sense of belonging to the site.

The intent of the architectural concept is to provide visual interest from the street and promote a sense of individuality. Multi-faceted building shapes help maintain human scale and promote the ability to shape a structure to respond to the site's physical characteristics. Variations in facades, window fenestration and proportions should be most prevalent in the most visible areas, with the flexible use of walls to enclose courtyards and extend the form of the house. Flat, box like elevations should be avoided, or placed away from viewshed areas if necessary. The following features should be employed to provide visual interest and relate to the natural topography:

- All two-story residences should have one-story elements to break up the mass, as well as enclosing courtyards in the front, rear or side of the house.
- Both one-story and two-story residences should include variation along the roof ridgeline or ridgelines instead of one ridgeline for the entire structure.
- The split level pad technique proposed for potential use on selected lots, combined with the height limit, assures variation of the roof ridgeline and simulates the natural terrain.
- Building masses should be shifted along vertical lines providing horizontal overhangs or second story setbacks over first story spaces to emphasize horizontal, rather than vertical proportions.
- In viewshed areas, building massing shall conform to specific slope, pad and environmental factors on an individual basis.
- Extensive landscaping shall be incorporated into graded slopes to reduce verticality and mass.

It should be assumed that houses will be seen from many angles due to lot configurations, and that there will be a continuity of colors, materials and details on all elevations. Special attention should be given to those sides that are visible from adjacent residences, streets, and walkways. The most articulated elevations should be those that are in public and private view. As some rear elevations are partially visible from public view, color, materials and window fenestration should continue from visually prominent areas of the structure to less visibly accessible areas.

#### **4.1.2 Building Heights**

Building mass shall be limited to two stories or a maximum of 30-feet in height, as measured from finished grade. One story components shall be limited to 18-feet in height. Attached structures, such as fireplace chimneys shall not be included in the height limitations and may project above the height limit, subject to evaluation 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.

#### **4.1.3 Roofing**

Visually, the roof is the single most important element in the overall building design. The large strong planes terminate and shape the building. The following elements should be incorporated into structure design:

- Roof pitch should be complementary to the pitch of hillside slopes, with major roof ridgelines paralleling the natural ridgeline of the hill;
- Variation and multi-planed roof ridgelines is encouraged and pitched roofs with a 4 to 12 pitch are encouraged;
- Simple hipped and low pitched gable roofs are preferred for second story roofs;
- Roof ridgelines should emphasize horizontal planes. Changes in roof geometry are best when accompanied by offsets in plan;
- Two-story, front facing gables over garage doors are discouraged;
- The unshielded exposure of garage doors is discouraged and should be recessed with a separate roof and detailing to relate to the overall house form;
- All sloping roofs of any one structure must be the same material and color.

Design should be in accordance with the Hillside Development Overlay Zone ordinance. Natural, warm and attractive fire-retardant materials are appropriate, subject to fire safety requirements.

#### **4.1.4 Color and Materials**

In keeping with the goal of the Puddingstone La Venture concept to maintain and preserve the natural surroundings, design in harmony with nature will be extended to material, finish and color selection. Natural materials such as stone and wood, by their nature inherently work well with the surroundings. Creek rock, slinker brick, heavy wood timbers, and glazed and unglazed tile are associated with historic patterns of architectural character common to foothill citrus belt communities and complement the natural landscape conditions of Puddingstone Hill. Brick, natural tile, steel and glass can be used conscientiously as accents and focal points. Large expanses of a single material, especially if unbroken by detail or depth, shall be avoided. Kits or pre-fab modules, or the adaption of building systems more suited to uses other than hillside development shall not be allowed.

The architecture colors should complement existing grass forms and natural earth tones. Man-made materials of natural colors and textures are also suitable. Bright and highly reflective colors, as well as stark white and black shall not be used. Natural colors or transparent finishes on building materials enhance them, and improve the life of the exterior of the building.

#### **4.1.5 Building Detail**

Walls are secondary to the roof in their impact to the surroundings. As the major support element of the structure, the walls should impart a feeling of strength and visual support to the roof forms. Whenever a building material is used, its selection should consider the visual weight it must carry.

Lighter, more delicate roof forms can be carried on carefully spaced columns in a wall that is mostly open or comprised of transparent windows. However, openings of unusual shape or special treatments, if used arbitrarily or excessively, may detract from the overall design. The use of such forms of treatment should not be used to dress up a design, but should be used sparingly to create a focal point or interest.

A special opening shape or treatment carefully placed as a focus both from the inside and the outside can become an important element to the overall design. Design elements used consistently throughout the building, such as window shape or arched doorways can lend a continuity and rhythm to a design.

Walls treated as solid with well placed openings or walls treated as mainly transparent with a few adequately proportioned support elements produce desirable results. Roughly equal proportions of openings to solid area of wall is discouraged, as it produces a visual imbalance and a non-interesting housing product. Glass is limited to 50 percent maximum usage as a building material.

Foundation walls that connect the house to the ground, particularly on sloped sites, are important in their impact on the overall design and its relationship to the surroundings. Exposed posts and cross-bracing under a structure is unsightly, and provides no visual connection to the ground. The use of natural materials to form a base provides a natural transition to the ground. Whatever the material used, it should be an extension of other elements such as walls and terraces, and not accentuate a break between them. For example, if wood siding is extended from walls down over the foundation, it should follow grade lines, not the steps in the concrete foundation.

#### **4.1.6 Accessory Uses**

Air conditioners, evaporative coolers, solar collectors with or without attached tanks, parabolic devices, or other mechanical equipment must be located on the ground and shielded from public view. No such equipment will be allowed to be installed on the roof. Miscellaneous items such as vents and flues should be located to occur as much as possible on the least visually prominent side of the ridge line. Due to fire safety concerns, vent types must be approved by the Fire Department. Vents, flues and flashing must be coated with a flat paint to match the color of the roof. Rotating rooftop ventilators are not permitted.

Projecting skylights are not permitted on roof slopes facing viewshed areas although open air or glass covered atriums and clerestories that allow natural lighting devices and display open beams are allowed. The project will conform to all provisions of the City's Solar Design ordinance. All units will be dry plumbed for solar installations.

The use of heavy timber beam placed on stucco, pre-cast concrete or carved stone columns for shade at patio and entry areas is encouraged. Heavy timber columns with decorative corbelled ends can be used, but should not be used in areas directly adjacent to the fuel modification zone for safety reasons.

#### **4.1.7 Walls and Fences**

Walls and fencing materials should be compatible with the proposed residential use and complement structure massing and building detail. The final design of the wall and fencing program established for the community shall be determined during review of landscape plans. Wall and fence guidelines within this document are preliminary only, and have been provided to define a certain level of quality.

Rear and side yard fencing and walls are not specified in the Specific Plan with the exception of the solid fencing along the rear of Lots 1-5 which already exists. Fencing along the side yards of these lots will be at the discretion of the homeowners of these lots, as elevation changes between lots may not necessitate a fence. The existing solid block wall will be enhanced with a stucco coat, rock facing pilasters and a rock veneer at the base. Walls and fences on individual lots can occur at all rear and side property lines at the individual property owner's discretion. However, walls and fences may not necessarily be located on the property lines as a result of project grading. View fences utilizing wrought iron or other view permitting materials are preferred at rear property lines. Front yard walls may not exceed 36 inches in height.

## **4.2 Site Planning Guidelines**

### **4.2.1 Setbacks**

Minimum setback requirements have been established for the lots, but more pleasing arrangements will be achieved with varied siting of the units on the lot to respond to individual lot characteristics, lot layout and slope conditions. Driveway access is another consideration in the siting of structures and variation of setbacks. Due to the range of lot sizes and boundary configurations, as well as manufactured slopes, use of retaining walls, sloping driveways, and split level pad grading, where applicable, an interesting street scene will be achieved.

### **4.2.2 Density**

The maximum number of units allowed by the Puddingstone La Venture Specific Plan is 15 detached single family custom lots, resulting in a gross density of approximately 0.5 dwelling units per gross acre. Approximately 70 percent of the site area has been devoted to open space and passive recreational activity within Lot "B", 5.5 percent of the site is retained as open space within the confines of individual lots, and 3.8 percent is utilized for roadways and access drives. Based on developable acreage delineated by the constraint analysis which generally establishes the open space areas, overlaid by the circulation network, density per net acre is calculated at 2 dwelling units per net developable acre. This density is in accord with the General Plan which designates this area as Hillside Residential 0-2 DU/AC. All lots established by this Specific Plan shall not be allowed to be further subdivided in the future.

### **4.2.3 Lot Coverage**

Lot coverage shall not exceed 35 percent on any lot ("lot coverage" is defined as the ground floor "footprint" area including permanently covered outdoor areas, excluding pools and decking, divided by the lot area). Exact lot sizes will be precisely determined on the Final Tract Map, but in no case shall be less than 10,000 square feet. Each single family residential dwelling unit, together with any accessory structures, shall be located on an individual residential pad site. There shall be no more than one-single family dwelling unit per lot. Lot 15 has two (2) building pads, one (1) pad for the primary structure and a second pad for a pool house or guest unit.

## **5.0 DEVELOPMENT STANDARDS**

Development in the Puddingstone La Venture Specific Plan area shall comply and be consistent with the policies, goals and requirements of the General Plan of the City of La Verne. All uses, development structures, activities and other issue or detail shall be subject to all other ordinances of the City of La Verne, including the Hillside Development Overlay Zone, the La Verne Zoning Ordinance, the La Verne Building Code, and the City of La Verne Subdivision Ordinance. 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. Where the Specific Plan is in conflict with the City of La Verne Municipal Code, the more precise or restrictive provision shall take precedence.

### **5.1 Residential Development Standards**

#### **5.1.1 Permitted Uses**

The following uses are permitted in the Puddingstone La Venture Specific Plan community. Primary uses are permitted by right. Incidental uses are permitted only when incidental to the permitted primary use. Accessory uses are permitted when their design and location comply with the performance standards of this Specific Plan and Section 18.72.080 of the La Verne Municipal Code.

<b>Table 5-1 PERMITTED RESIDENTIAL USES</b>	
<b>Use</b>	<b>Additional Requirements</b>
<b>Primary Uses</b>	
Single Family Detached Residential	Primary Use
<b>Incidental Uses</b>	
The keeping and maintenance of animals.	Incidental to primary residential use subject to La Verne Zoning Code Section 6.16.040
Home Occupations	Incidental to primary residential use subject to Section 18.696.101-080 of the La Verne Zoning Code.
Parking of non-commercial vehicles	Incidental to primary; residential use. Limited to 3 vehicles not to exceed 10,000 pounds gross in weight.
<b>Accessory Uses</b>	
Swimming pools and spas	Accessory Use
Landscape components including built-in barbeques, cabanas and spas.	Accessory Use
Play equipment	Accessory Use
Guest unit, pool house	Accessory Use
Patios	Accessory Use
Gazebos	Accessory Use
<b>Temporary Uses</b>	
Model homes or temporary real estate offices	Temporary Use subject to approval by the La Verne Community Development Director
Temporary storage compounds for contractors, trailers and construction equipment	Temporary Uses permitted during actual construction

### 5.1.2 Lot Development Standards

Lot development standards control the building envelopes for the proposed residential uses. These regulations have been designed to produce a consistent and coordinated built environment for the Puddingstone La Venture community. Minimum lot and pad areas are established to promote the estate quality of the development and support the requirements of the Hillside Residential land use designation. The interrelationship of site area/building coverage/setbacks is an important factor in respecting the landform and natural character of the site. Setback areas are designed to preserve ground areas for landscaping and to provide distance between units, as well as contribute towards the required 200 foot fuel modification buffer area. Required setbacks are measured from the property line to the face, side or rear of the portion of the structure projecting furthest into the yard area. In order to accommodate proposed hillside roadway widths and subsequently minimize required grading, off-street parking requirements are more stringent than those required by the City Code. Minimum setback and parking standards and associated restrictions are summarized in Table 5-2.

<b>Table 5-2 DEVELOPMENT STANDARDS</b>		
<b>Area</b>	<b>Standard</b>	<b>Additional Restrictions</b>
Front Yard	25 feet	1) No overhead structures allowed in the front yard setback area. 2) Setbacks shall vary between 25 and 30 feet to enhance the street scene. 3) The following uses are not permitted in front yard setbacks: structures; equipment storage; automobile repair and storage; RV or boat storage; walls over 36 inches; trash receptacles; play houses or debris.
Rear Yard	25 feet	1) The following uses are not permitted in the rear yard setback: visible equipment storage; automobile repair and storage; debris; or any accessory structure not conforming with the minimum setback requirements, with the exception of gazebos. 2) RV and boat storage are permitted in the rear yard setback but must be stored behind a side-yard gate.
Side Yard	10 feet	1) The following uses are not permitted in the side yard setback: visible equipment storage; automobile repair and storage; debris. 2) Mechanical equipment is permitted within 5 feet of the structure. 3) Storage sheds, pool pumps and pool filters are permitted in the side yard setback area. 4) RV and boat storage are permitted in the side yard setback but must be outside the front yard setback and behind a side-yard gate.
Building Separation	20 feet	20-foot building separation is between buildings on adjacent lots.
Minimum Lot Area	10,000 square feet	No maximum established. The 25% slope constraint line, significant vegetation, and visual protection of the Puddingstone Hill feature combine to control lot size.
Minimum Pad Area	7,300 square feet	Pad area cannot exceed 75% of total lot size, with the exception of Lots 8 & 14, which cannot exceed 85%.
Maximum Building Area Coverage	35%	Percent building coverage calculated on total lot size.
Restriction of Land Area within Individual Lots	N/A	1) Structures and private gardens shall be restricted to building pad area. 2) Land retained as open space within an individual lot above the 25% slope constraint line (outside of graded pads and manufactured slopes) may not be graded, terraced, landscaped, or otherwise altered from its natural state except for vegetation removal deemed necessary for adherence to Fuel Modification requirements. 3) Landscaping in manufactured slope areas within a private lot shall be consistent with the Slope Planting category as specified in Section 3.6, Table 3-5 Plant Palette.
Off-street Parking Spaces	Minimum 2 spaces	1) Spaces must be located within a fully enclosed garage provided for each residential unit. 2) Any mobile home, recreational vehicle, trailer, dismantled camper unit or boat must be stored within the required enclosed garage.

### **5.1.3 Walls and Fences**

The following wall and fencing requirements shall apply to all lots within the Specific Plan area:

- The maximum height for any residential side and rear yard fence shall be 6 feet measured from grade at the highest point.
- Fences and walls within the front setback may not exceed 36 inches in height measured from grade at the highest point.
- Walls in prominent or highly visible areas adjoining slopes, or adjacent to fuel modification areas shall be 6-foot wrought iron view fencing allowing maximum visibility to open space areas
- At a minimum, all property line fencing/walls shall incorporate pilasters at each lot corner. Pilasters may be constructed to a height of 7 feet. Solid pilasters of stucco covered masonry block or rock veneer over masonry block are preferred.
- Side walls shall be comprised of stucco over masonry block, rock veneer over masonry block, or combinations of either a 2-foot stucco below a 4-foot wrought iron, or 2-foot rock veneer over block below a 4-foot wrought iron fence.
- Where privacy is desired along side yard lines, a 6-foot high solid wall is recommended.
- Wrought iron view fencing may be used for side yard fencing to facilitate views into the open space areas and allow peripheral views from adjacent lots. View fencing is allowed from the intersection of the rear and side yard fencing towards the structure for the length of the rear setback when the lot is adjacent to open space, or a maximum distance of 20 feet when adjacent to another unit.
- The existing 5-foot solid block wall adjacent to the Park La Verne subdivision has the option to be enhanced with a stucco coat and rock veneer on both sides of the fence.
- Long spans of solid walls should be avoided. The staggering of development pads and the siting of lots to complement the natural topography reduces the potential for long expanses of solid walls. Where unavoidable, solid walls shall contain an element of relief or visual interest, subject to City approval.

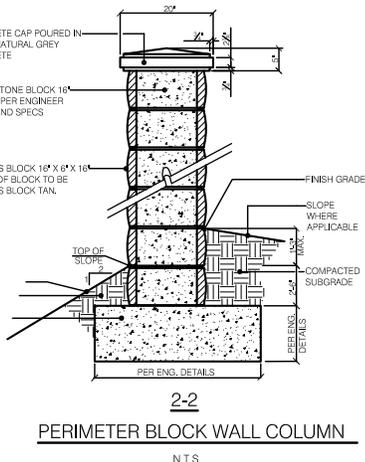
### **5.1.4 Hillside Standards**

All development shall conform to the Hillside Development Overlay Zone and provisions of the General Plan. A variance is being sought for minor encroachments within the 25 percent slope area. Specific provisions are presented as follows.

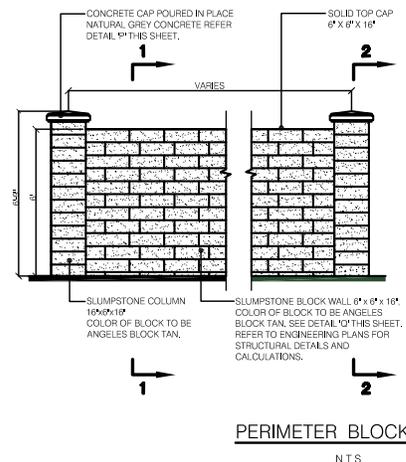
#### ***Grading and Erosion Control***

- The area included within the Specific Plan shall be graded in accordance with the following restrictions and requirements and the approved Grading Plan for the project area (as shown on the approved Tentative Tract Map 53984). Grading and erosion control activities shall implement NPDES and Best Management Practice requirements. The Grading and Erosion Control Plan shall be approved by the City Council prior to, and in conjunction with, the recordation of the Final Map for the Puddingstone La Venture Specific Plan.
- Grading shall not commence prior to approval of the Grading Plan by the City Council and a review of slope stability by a registered geologist.
- All slopes within each lot shall be a maximum of 2:1 slope or less.
- No grading shall occur in the natural open space (except Lot 10), except as required by the Fire Department to promote fire safety, or the City Engineer for erosion control or as specified by the approved Grading Plan. This applies also to land above the 25 percent slope constraint line contained within individual residential lots.
- Grading and siting of homesites shall reflect the topography of the land through the creation of split level pads where applicable.

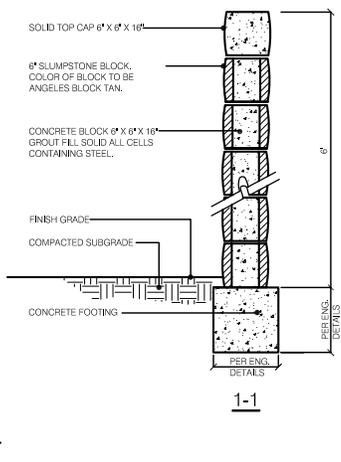
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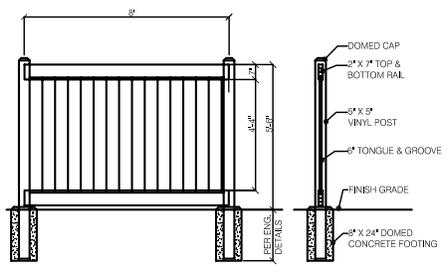
**PERIMETER BLOCK WALL COLUMN**  
N.T.S.



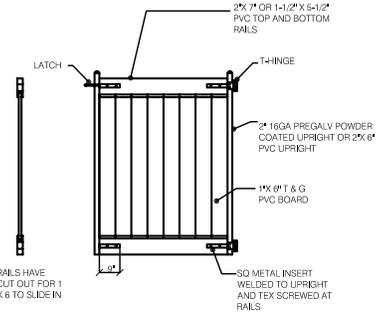
**PERIMETER BLOCK WALL**  
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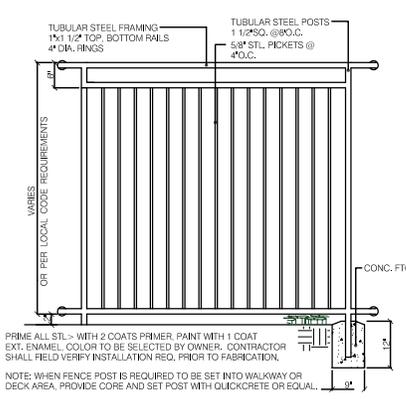
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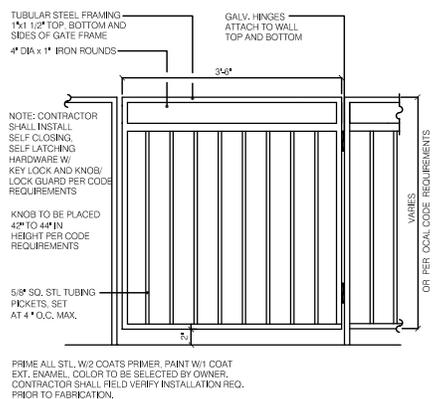
**VINYL FENCING**  
N.T.S.



**VINYL FENCING GATE**  
N.T.S.



**IRON FENCING AND GATE**  
N.T.S.



**PUDDINGSTONE  
LA VENTURE  
SPECIFIC PLAN**

**EXHIBIT 5-1  
WALL & FENCE PLAN**

**LAND DESIGN CONSULTANTS, INC.**  
*Land Planning, Civil Engineering, Surveying & Environmental Services*  
199 South Los Robles Ave., Suite 250, Pasadena, California 91101  
Ph.: (626) 578-7000, Fax: (626) 578-7373  
<http://www.ldcla.com>

- Grading adjacent to the 25 percent slope constraint line shall incorporate the breaking of hard edges left by cut and fill operations to provide a rounded appearance that closely resembles the natural contours of Puddingstone Hill and adjacent property contours.
- All cut and fill slopes in excess of 3-feet in vertical height shall be planted to prevent erosion and irrigated to promote growth of plants and groundcover to the satisfaction of the City Engineer. The City Engineer may, in his discretion, require that any cut and fill slopes in excess of 2-feet in height be planted and irrigated when necessitated for proper erosion control.
- Where grading will occur in the Fuel Modification Zone, planting and irrigation shall be approved by the Fire Department.
- Grading shall be designed to blend the slopes with the surrounding terrain and native, fire-resistant plant materials shall be used adjacent to Puddingstone Hill.
- The project applicant shall plant and maintain all slopes until the property is maintained by either the individual property owner or until the Homeowner's Association or Conservancy for Open Space assumes control.
- Temporary erosion control measures, including temporary drains, debris basins, and sand bags will be used to ensure adequate erosion control.
- All oak trees and sensitive vegetation to remain on-site within 100 feet of proposed grading operations shall be enclosed within a temporary chain link fence prior to grading to minimize the possibility of damage. Before grading is approved, all significant trees with trunks in excess of 4 inches in diameter shall be plotted on a site map and submitted to the City.
- Where applicable, the partial grading of lots shall provide for the preservation of significant trees and/or vegetation.
- Slope drainage facilities, including bench drains, down drains, and swales shall be installed immediately after grading to the satisfaction of the City Engineer.
- Stockpiling of fill material, and temporary haul routes shall not be placed in areas designated as natural open space.

### ***Storm Drainage***

The design of storm drainage facilities shall ensure the acceptable disposal of storm runoff without damage to trees or to adjacent downstream properties. All grading and sedimentation control shall implement the Los Angeles County Department of Public Works Stormwater Pollution (Erosion Control) Plan, Best Management Practices requirements, and the NPDES erosion control requirements.

- The use of special structures to accept storm drain runoff shall be incorporated into street design where appropriate.
- All storm drain facilities shall be subject to approval by the City Engineer and the Los Angeles County Department of Public Works where appropriate.

### ***Fire Standards***

All development shall comply with the fire standards of the Hillside Development Overlay Zone. The project applicant shall comply with the following, unless it is determined by City Council that a reduced Fuel Modification Zone shall be granted to protect portions of the development constrained area.

- All underbrush within 200 feet of a structure shall be removed prior to the issuance of any grading permits, and sites shall be kept continuously clear of underbrush during construction.
- The Fuel Modification Zone shall be planted with fire-resistant plant species to reduce potential fire hazards, per the requirements of the La Verne Fire Department.
- Mature limbs of trees other than oaks shall be removed to a height of 6-feet, as required by the Fire Department, prior to occupancy approval of each lot by the City. As the development plan does not propose any structure within 100 feet of any mature specimen tree, this requirement may not be applicable. The project applicant shall remove vegetation and trees (if applicable) and shall install fire-retardant plant materials and irrigation systems, as required by the Fire Department.

- The project applicant shall take other actions as deemed necessary by the Fire Department to maintain adequate fire hazard controls prior to and during construction, and prior to occupancy approval of each lot by the City. Nothing in this Specific Plan shall be deemed to supersede or prevent the Fire Department from exercising any authority it may have under the provisions of the Fire Code of the City of La Verne.

### ***Landscape Standards***

A Landscape/Irrigation Plan for all landscaped areas in the Specific Plan area to be installed by the project applicant shall be submitted to the City Council for review and approval after, or in conjunction with, the recordation of the Final Tract Map. The Landscape/Irrigation Plan shall adhere to all requirements as set forth in the Hillside Development Overlay Zone sections 18.68.130 and 18.68.140. The Landscape/Irrigation Plan shall include a variety of landscape elements including walls, trees, shrubs, groundcover, and berms, and shall clearly indicate the general location, size and species of plant materials. A sprinkler system shall be designed to provide uniform water coverage for all common areas, streetscape vegetation and manufactured slope plantings.

As required per the Hillside Development Overlay Zone, a Tree Inventory for specimens defined as significant shall be submitted to the City Council for review and approval prior to grading. As no live trees are being removed as a result of grading activities associated with development, a Tree Replacement Plan is not warranted.

### ***Street Standards***

All streets and access drives in the Specific Plan area shall be private, designed in accordance with City standards for hillside development, as specified per the Circulation Concept. Minimum standards apply:

- Minimum right-of-way for a modified local street (primary internal access road/curvilinear cul-de-sac) shall be 50 feet which includes a minimum of 2-16 foot traffic lanes, parkways on both sides, and sidewalk on one side. An on street parking lane is accommodated in the modified local street section.
- Minimum right-of-way for the emergency access drive shall be 20 feet.
- All on-site streets and access drives shall conform with Section 18.68.030 and 18.68.090 of the HDOZ.

### ***Project Compatibility***

The project applicant and the project engineer shall coordinate with adjacent subdivisions (Park La Verne and Puddingstone Villas) to assure proper linkage of grading, circulation, and public utilities. A reciprocal utility and access agreement may be required between the project applicant and adjacent homeowner associations.

## **5.2 Open Space Standards**

### **5.2.1 Natural Open Space**

Lot "B", a designated open space area, provides approximately 70 percent of the site as open space. Areas of the site in which development does not occur will be controlled and protected by the open space designation. The intent of this designation is to preserve the integrity of Puddingstone Hill as a natural landmark. This is accomplished by restricting the introduction of man-made structures and landscaping to preserve and enhance the natural aesthetics of the hillside area, while also maintaining the health, safety and welfare of residents and adjacent properties. Restrictions in the open space area, as identified on the Land Use Concept map are as follows:

- No existing plant materials shall be removed; no visible structures, appurtenances or walls may be constructed in the open space area; except for slope stability and control, fire hazard modification purposes, and for safety and property protection only.
- Introduction of plant species is restricted to native compatible and/or fire-resistant species and those plant types presently existing on-site, and shall be low water/fire retardant species.

- The following uses are permitted in the open space designation:
  - (1) Natural vegetation
  - (2) Pedestrian hiking trails
  - (3) Passive recreation/lookout points
  - (4) Fuel Modification Zone
- Natural open space maintenance shall be provided by a Homeowner's Association, Conservancy for Open Space, or Landscape and Lighting District.

### **5.2.2 Trails**

The existing Lookout Point Trail is proposed to be closed and revegetated with native vegetation to eliminate any access. An option remains for the trail to be left open at the discretion of City staff and the Fire Chief and shall be subject to any Fire Department conditions of approval. If left open, the trail will be maintained by either a Homeowner's Association or acquired by a conservancy for open space. Permitted uses include the following:

- Hiking and pedestrian trails

Appropriate connections to the pedestrian trail system shall be provided through the creation of an easement adjacent to Lot 15. The trail system will allow access to adjacent trails to the west within the City of San Dimas and will also connect to existing recreation facilities within the adjacent Homeowner's Associations to the east, through a proposed walkway system in the extension of De Anza Heights Road.

### **5.3 Landscape Standards**

A Landscape/Irrigation Plan for all landscape areas in the Specific Plan area shall be submitted to the City Council for review and approval, prior to or in conjunction with the Final Tract Map. The Landscape/Irrigation Plan shall include a variety of landscape elements including hardscape elements, trees, shrubs, groundcover and entry treatments. The Plan shall also designate a general location, size and species of plant materials. The Landscape Concept, Section 3-6, provides a recommended plant species list for the Fuel Modification Zone, the View Protection Zone, project entries, hydroseeded slopes, backdrop planted manufactured slopes and street tree planting. Sprinkler systems will be designed to provide uniform water coverage. Any additions to perimeter or entry walls in the Specific Plan area shall use the same materials and colors as any original fence or entry wall and shall not be carried out without prior written consent of the Development Review Committee.

#### **5.3.1 Streetscapes**

A formalized street tree concept shall be provided along the extension of De Anza Heights Road (up to the final curve of the cul-de-sac along the southern edge of the development envelope) according to the following requirements:

- Entry trees shall consist of a minimum 24 inch box California Sycamore placed at 15 feet on center intervals.
- Formalized street trees shall be spaced at 30 foot on center intervals, on the average.
- Street trees shall be minimum 24 inch box Camphor trees, and minimum 15 gallon size of all other trees shall be utilized;
- Any existing significant retained trees, relocated trees or replacement trees may be incorporated into the streetscape, where applicable;
- Street trees shall be sited to emphasize accent paving - accent specimen trees shall be clustered in conjunction with specialized accent pavement treatment at the site entry and adjacent to Lots 7 and 8.
- Minimum 15 gallon trees within the View Protection Zone streetscape. No interval requirement applies.

### 5.3.2 Viewshed Areas

Landscape standards for viewshed areas are outlined as follows:

- All manufactured slopes will be planted with native compatible vegetation to resemble existing conditions;
- Existing significant trees to be retained and protected shall be incorporated into slope plantings, the streetscape, and individual lot vegetation for additional screening, if applicable;
- A hydroseeded landscape buffer on the interior and exterior portion of the emergency access drive along the northern boundary of the project area serves to enhance views of the development from off-site locations to the north, northeast and northwest;
- Backdrop landscaping and tree planting, supplemented by a hydroseed understory shall be incorporated into the visually prominent areas created by manufactured slopes between lots and along roadways within the development envelope.
- View Protection Zone landscaping is utilized in visually prominent areas to reduce potential off-site impacts. The View Protection Zone planting concept replaces the formalized streetscape at the southern end of De Anza Heights Road and extends 40 feet from the property lines of Lots 5-9 into Lot "B".

### 5.3.3 Trails

- The existing Lookout Point Trail is proposed to be closed and revegetated with native vegetation. An option remains for the trail to be left open at the discretion of the Fire Chief and shall be subject to any Fire Department conditions of approval. If left open, the trail will be maintained by either a Homeowner's Association or acquired by a conservancy for open space and shall remain in its existing dirt configuration, accessed via a 15 foot access easement south of Lot 15.
- The 20 foot paved emergency access drive within Lot "A" serves as the pedestrian connection between the adjacent trails to the west within the City of San Dimas and through the walkway system within the extension of De Anza Heights Road.

### 5.3.4 Fuel Modification Zone

The Fuel Modification Zone includes property within 200 feet of any inhabited structure. Landscape criteria applicable to Fuel Modification Zones are outlined in Section 3-6.5. Selective removal and revegetation of this area shall be subject to the approval of the La Verne Fire Marshall. Acceptable plant materials for the Fuel Modification Zone are listed in Table 3-4 in Section 3-6.

### 5.3.5 Irrigation

- Irrigation systems shall be installed to the satisfaction of the City Landscape Architect.
- Slope drainage shall be directed away from significant on-site trees to minimize potential for root rot.
- The on-site irrigation systems shall be controlled by automatic timers and shall be set as appropriate during the rainy season.
- Irrigation maintenance shall be the responsibility of the Homeowner's Association or a Landscape and Lighting District.

## 5.4 Lighting

### 5.4.1 Illumination Guidelines

The sidewalks, building exteriors, roofs, outer walls and fences, and other construction elements and signs visible from any public street, place or position within Puddingstone La Verne shall not be illuminated by privately controlled lights or other illumination except as specified in the following:

- Use of luminescent or reflective wall surfaces visible from off-site areas shall not be acceptable, unless approved by the Development Review Committee.

- Building or wall lighting shall be indirect. A limited number of lights may be used to create shadow, relief or outline effects when such lighting is concealed, indirect or ground based.
- Design and placement of site lighting must minimize glare affecting adjacent properties, buildings and roadways.
- Concealed light sources are recommended.
- Warm, white lighting is encouraged. Bright colored or blinking lights shall not be allowed.
- Mercury vapor, exposed fluorescent, or exposed high intensity lights shall not be used.
- The lighting system shall be architecturally compatible with the theme entry wall and community character.
- Building and landscape uplighting is encouraged in non-viewshed areas. Light sources must be concealed flush with grade or otherwise concealed during the day time.
- Exterior lighting of buildings and entry monumentation signage is intended to attract attention to the objects during night hours, as well as daylight hours. Such lighting will be limited to subtle highlighting.

#### **5.4.2 Street Lighting**

Street lighting in Puddingstone La Venture will respect neighboring viewshed areas by requiring full shielding of most outdoor lighting and focus uplighting on street signs. Light standards along the circulation system should be limited, yet streets and intersections should be lighted for safety purposes.

- Street lamps shall not be visible above rooftops.
- The maximum height of street lights shall be approximately 20 feet.
- Intersections and project entries may have increased wattage for definition and safety.

### **6.0 IMPLEMENTATION**

The Puddingstone La Venture Specific Plan shall be implemented through the review and approval of Tentative Tract Map No. 53984 and subsequent Final Tract Map approval. Upon approval of the final map, individual lots will be sold and processed individually through precise plan review by the City of La Verne Community Development Department.

#### **6.1 Phasing Plan**

The Puddingstone La Venture Specific Plan has been developed to ensure the coordinated implementation of residential units and open space areas with required infrastructure improvements and programs. Improvements include grading, streets, sewer, water storm drain, fuel modification and landscaping. The Puddingstone La Venture Specific Plan shall be carried out as a single phase development.

An implementation matrix is shown in Table 6-1 which outlines required actions, timing, responsible agency and comments. The Phasing Plan provides for the orderly development of the Puddingstone La Venture Specific Plan. While a specified sequence is implied, this phasing plan can be revised or amended to respond to future conditions.

#### **6.2 Monitoring Program**

The City of La Verne does not currently operate a formal monitoring program to ensure that development in progress is being implemented in conformance with the criteria outlined in the adopted Specific Plan. It is recommended that development monitoring reports be prepared and submitted to the City of La Verne for review to substantiate conformance with the adopted Specific Plan on a bi-yearly basis. These monitoring reports shall be submitted to the City of La Verne until project completion.

An annual monitoring report shall be submitted to the La Verne Community Development Department Director by the project applicant. The annual monitoring report shall outline the following parameters to document compliance with the Specific Plan:

- Completion of required infrastructure improvements and grading activities;
- Implementation plan compliance summary;
- Number of units constructed during the period' Any deviation from the provisions of the Specific Plan shall be documented and submitted to the Director of Community Development to determine appropriate action.

The Community Development Director shall, upon making adequate findings, approve the monitoring report and file it with the City Clerk. Actions found to be inconsistent with the Specific Plan shall be identified and enforced as items in non-compliance through the provisions of the La Verne Municipal Code.

### **6.3 Amendment Procedures**

In accordance with Government Code Sections 65453-65454, specific plans shall be prepared, adopted and amended in the same manner as General Plans, except that specific plans may be adopted by resolution or ordinance. Section 18.64.050 of the City of La Verne Municipal Code requires that Specific Plans shall be adopted by ordinance; amendments would also have to be adopted by ordinance. This Specific Plan may be amended as necessary in conformance with the above stated requirements. Said amendment or amendments shall not require a concurrent General Plan Amendment, unless it is determined by the Community Development staff that the proposed amendment would substantially affect the goals, policies, objectives or programs of the La Verne General Plan. The subject amendment shall undergo environmental review to establish if the proposed change will require subsequent or supplemental environmental documentation. If further environmental documentation is required, a focused analysis would be warranted as outlined in Section 15162 and 15182 of the CEQA Guidelines.

Specific Plan Amendments shall be subject to the provisions of Title 18 of the La Verne Municipal Code. Chapter 18.112 of the La Verne Municipal Code outlines policies and procedures for Specific Plan changes and amendments.

**TABLE 6-1  
IMPLEMENTATION SCHEDULE**

<b>Activity</b>	<b>Timing</b>	<b>Responsible Agency</b>	<b>Comments</b>
1. Tentative Map	Current with Specific Plan	City of La Verne Community Development Department, City Engineer	Improvement plans, soils analysis, grading, landscape plans, title report, tree map, view study, drainage plan
2. Improvement Plans	Prior to Final Map	Public Works Department Director, La Verne City Engineer, approval by City Council	Sewer, water, storm drain, grading, circulation. Reciprocal agreement for access to east through adjacent subdivisions required prior to issuance of grading permit.
3. Final map	Following Tentative Map	City Engineer	
4. CC & R's (if applicable)	Prior to Precise Plans	State of California, DRE	City Attorney Review
5. Precise Plans	According to lot sales	Community Development Department, Building Department	Submitted for each individual lot development plan
6. Tree Impaction Plans	Prior to grading	City of La Verne Community Development Department, City Landscape Architect	Non-viable trees removed prior to grading
7. Grading Activity	Prior to Building Permit. Grading Permit issued following Final Map approval.	City of La Verne City Engineer	
8. Field Geotechnical Monitoring	Concurrent with grading	City Engineer	No anticipated problems or conditions.
9. Temporary Erosion Control	During and after grading	City of La Verne City Engineer, Public Works Department	Subject to BMP and NPDES
10. Impact Fees/School Fees	Per Fee Schedules	City of La Verne Finance Officer/Community Development Department/Building Department/School District	School fees processed through City but paid directly to School District.
11. Fuel Modification	Following grading	City of La Verne Fire Marshall, City Landscape Architect	Supervised by City Landscape Architect
12. Roadway Construction (De Anza Heights Drive, extension of De Anza Heights Road, emergency access drive)	Following grading, concurrent with and immediately following installation of underground infrastructure systems.	City of La Verne Community Development Department, City Engineer, Public Works Director	Connections made to existing De Anza Heights Road right-of-way subject to reciprocal agreement with 2 adjacent subdivisions.
13. On-site infrastructure	Concurrent with roadway grading and construction	City of La Verne Public Works Director, City Engineer	Per reciprocal access agreements with adjacent subdivisions
14. Landscaping	Following grading of slopes and roadway completion, concurrent with fuel modification.	City of La Verne Community Development Department, City Landscape Architect, City Fire Marshall	Slopes, entry and streetscape, fuel modification

**7.0 GENERAL PLAN CONSISTENCY**

Consistency of this Specific Plan with the City's recently revised General Plan is based primarily upon a variety of General Plan issues as they relate specifically to hillside development, including land use, environmental and physical constraints, circulation, land form alteration, community design, and others. The Hillside Development Overlay Zone focuses on a range of other topics in addition to land use and circulation, including fire safety, water supply, perimeter protection, architectural guidelines, site planning, grading, drainage, circulation, landscaping, and community design. The following matrix states each of the relevant goals, policies, principals or guidelines with which the Specific Plan must be consistent, followed by a consistency judgment and a discussion of the consistency issues, as well as the source of the goal, policy, principal or guideline (the General Plan or HDOZ).

<b>Table 7-1</b>		
<b>PUDDINGSTONE LA VENTURE GENERAL PLAN AND HDOZ CONSISTENCY</b>		
<b>Goal/Policy/Guideline/Implementation Measure</b>	<b>Consistency</b>	<b>Discussion</b>
<b>GENERAL PLAN LAND USE</b>		
<b>GOAL 1: Manage our growth through planned development.</b>		
<i>Policy 1.1 Balance quality development with adequate service throughout the City</i>	Yes	The project applicant will contribute the project's fair share of appropriate fees for services as required.
Measure to Require a fiscal/service impact analysis on all new residential projects exceeding 10 acres to determine the net impact on our services including fire, police, parks, and public works projects.	Yes	A fiscal impact analysis will be conducted as part of the project approval for this project.
<b>GOAL 2: Ensure safe and subtle hillside development.</b>		
<i>Policy 2.1 Analyze development constraints within our Hillside Residential areas</i>		The project is designated as Hillside Residential.
Measure a. Require a constraints analysis for all proposed Hillside Residential land use development.	Yes	A constraints map has been prepared and submitted to the City for review and comment.
Measure b. All development analyses will be based on net, not gross area.	Yes	The land use plan proposes 15 dwelling units based on a net developable acreage of 9.12 acres, calculated at a maximum of 2.0 du/ac.
Measure c: Prohibit development in areas with constraints.	No	Although the Specific Plan is not consistent with this implementation measure, the project is still consistent with the General Plan because it still satisfies the overall goals and policies of the General Plan. The land use concept was generated based on the constraints map, limiting encroachment generally above the 25% slope constraint line, retaining significant stands of trees, avoiding areas of significant geological concern, and avoiding home sites within prominent viewshed areas. Mitigation measures including landscape screening, and retention of significant portions of residential lots in a natural state are built into the Plan.

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<i>Policy 2.2: Shield all hillside development from view from the valley floor below.</i>		
Measure a. Require a dense screen of trees where residential development approaches a significant ridgeline or viewshed that may be compromised by encroaching development.	Yes	Landscape buffer area plantings are provided on the interior and exterior of the emergency access drive, as well as landscaped parkway along the extension of De Anza Heights Road. Manufactured slopes created by grading activities will be planted with a mixture of trees and shrubs. View Protection Landscaping comprised of clustered large canopied trees and shrubs is proposed along the southern edge of the development envelope and on both sides of the cul-de-sac segment of De Anza Heights Road to shield views of the homesites on the knoll from off-site views.
Measure b. Prohibit development in areas with a natural slope of 25% or greater. Roads to service development may be permitted in these areas if they are designed to minimize visibility and grading scars.	No	Although the Specific Plan is not consistent with this implementation measure, the project is still consistent with the General Plan because it still satisfies the overall goals and policies of the General Plan and the requested variances and mitigation measures provided help to implement these policies. Fourteen (14) lots are clustered at the base of Puddingstone Hill generally below the 25% slope constraint line. The efforts to cluster the development within the northeast portion of the site in order to increase open space, results in the minimal encroachment outside the 25% slope line. Although not associated with activities related to the proposed land use plan, as a result of previous grading on the property during the 1970's, a portion of the project area south of the terminus of the cul-de-sac has previously existing manufactured slopes and grading above the constraint line. The project is still consistent with the General Plan and is in conformance with the goals and policies of the General Plan and that absolute conformity is not required.

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<p>Measure c. Prohibit hillside grading and development practices which damage the integrity of hillside areas in order to provide off-site views.</p>	<p style="text-align: center;">Yes</p>	<p>The peak of Puddingstone Hill reaches an elevation of 1,250 feet, and as a significant visual resource, is protected environmentally by limiting grading activities generally below the 25% slope constraint line. The efforts to cluster the development within the northeast portion of the site in order to increase open space, results in the minimal encroachment outside the 25% slope line. Standards are established for contouring, retaining walls, and split-level grading practices which limit graded area to a minimum area necessary to properly accommodate structures. The required fuel modification zones include portions of the graded pad as well as land within the property lines measured from the rear or sides of structures, thereby reducing the amount of land within the open space area that will be impacted by fuel modification practices. Significant trees will be retained on-site.</p>
<p><i>Policy 2.3: Prohibit grading that damages our hillsides.</i></p>		
<p>Measure a. Enforce our Subdivision Ordinance and Hillside Development Overlay Zone, which establish standards for grading along ridgelines, saddles, knolls, canyons and other significant topographic features.</p>	<p style="text-align: center;">Yes</p>	<p>Comprehensive development standards have been prepared in conformance with the revised General Plan and the HDOZ.</p>
<p>Measure b. Discourage conventional flat pad grading in hillside areas exceeding 10% slope.</p>	<p style="text-align: center;">Yes</p>	<p>Conventional flat pad grading is not applicable to the land use/grading concept. Each of the 15 lots has been designed to respond to individual topographic and other environmental conditions, and as such, each lot is a different size. Pads may employ split levels to respect landform and minimize grading.</p>
<p>Measure c. Encourage split-level and uphill/downhill grading practices.</p>	<p style="text-align: center;">Yes</p>	<p>The split-level pad concept is utilized in the Puddingstone La Venture land plan, as well as the limited use of retaining walls. In order to minimize grading, the use of uphill/downhill grading practices is applicable to all of the proposed lots - each one is sited at a different elevation with manufactured slopes between units. Sloping driveways are also utilized to respond to landform, minimize grading and contribute to grading balance.</p>
<p><i>Policy 2.4: Preserve our significant, native and heritage trees.</i></p>		
<p>Measure a. Require tree preservation plans with all development.</p>	<p style="text-align: center;">Yes</p>	<p>A Tree Preservation Plan has been prepared which identifies the existing trees on-site, the five dead Black Walnut and one dead Oak tree which will need to be removed.</p>

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Measure b. Preserve all significant stands of native, protected and heritage trees.	Yes	The General Plan Map RM-7 does not identify any significant stands of such trees within the Puddingstone La Venture site. However, all viable trees existing on-site are to be retained. Dead trees shall be removed.
Measure c. Map all significant trees and document health condition.	Yes	All trees on-site have been inventoried. One (1) Oak and five (5) Black Walnut trees have been determined to no longer be viable, and will be removed if warranted.
Measure d. Require that trees be retained both in yard and open space areas, by limiting grading around drip lines, constructing retaining walls and relocating trees.	Yes	All viable trees on-site are retained in open space areas.
Measure e. Require that all trees permitted for removal will be replaced by a ratio of 4:1.	Yes	The one (1) Oak and five (5) Black Walnut trees to be removed are dead and therefore are not required to be replaced at the required ratio within the parkways or as slope plantings.
Measure f. Require full compliance with the Tree Preservation Ordinance.	Yes	The proposed land plan is in compliance with the City's Tree Preservation Ordinance.
<i>Policy 2.5: Protect our community from hillside wildfire.</i>		
Measure a. Maintain low density/intensity land use designations in our hillside areas.	Yes	The proposed net density is 2 dwelling units per acre over 9.1 acres, with an overall gross density of less than 1 dwelling unit per 2 acres.
Measure e. Permit hillside development only when it can be shown to meet all of the development standards of our Hillside Development Overlay Zone and the goals and policies contained within this General Plan.	No	Although the Specific Plan is not consistent with this implementation measure, the project is still consistent with the General Plan because it still satisfies the overall goals and policies of the General Plan and the requested variances and mitigation measures provided help to implement these policies. The proposed project is in conformance with the requirements of the Hillside Development Overlay Zone and the goals, policies and implementation measures of the General Plan.
Measure f. Approve only development plans that conclusively prove that they can be adequately served with fire flow.	Yes	The project applicant has worked with Golden State Water Company to plan a water system to serve the residential needs of the Puddingstone La Venture project, and provide adequate fire flow. Water service will connect through an 8 inch pipe in De Anza Heights Road and will provide the requisite domestic and fire flow capacity for this site.
Measure g. Require that all development within a seven-minute response time contribute to the fire equipment fund established to provide additional fire coverage from Station Number Two.	Yes	The project meets the required seven-minute response time and will contribute the required funds to the fire equipment fund for Station Number Two.

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<b>Goal 3: Provide comprehensive development standards and guidelines.</b>		
<i>Policy 3.2: Protect our neighborhoods from incompatible development.</i>		
Measure a. Require specific plan approval for developments greater than 10 acres gross.	Yes	As required by the General Plan, a specific plan has been prepared for the 38.5 acre Puddingstone La Venture Development. This Specific Plan has been written to ensure conformance of the development with the revised General Plan and HDOZ through incorporation of development concepts, standards and the HDOZ.
Measure b. Plans shall incorporate development concepts, applicable zoning and overlay standards, and conclusively demonstrate conformance with the General Plan.	Yes	Comprehensive development standards have been prepared in conformance with the revised General Plan and the HDOZ. The development includes minor encroachments within the 25% slope area, however, the applicant has requested a variance in order to maintain conformance with the project's zoning and HDOZ. The project is still consistent with the General Plan and is in conformance with the goals and policies of the General Plan and that absolute conformity is not required.
<i>Policy 3.4: Design our neighborhoods to be safe, rather than separate.</i>		
Measure c. Require open space dedications to be granted to a nonprofit conservancy created by the City to manage, rather than a homeowner's association. This reduces HOA fees and the need to "protect the environment" behind gates.	Yes	The project applicant will dedicate the approximate 27 acres (70%) of open space to a nonprofit nature conservancy as feasible. Should a viable agreement not be attained for dedication, the open space will be maintained by the Homeowner's Association for the Puddingstone La Venture development as an alternative.
<b>Goal 11: Harmonize South La Verne's diversified land use.</b>		
<i>Policy 11.1: Preserve and protect the integrity of Puddingstone Hill.</i>		
Measure a. Preserve our ridgelines and foothills, especially elevations of 1,400 to 1,900 feet above the valley floor.	Yes	The peak of Puddingstone Hill reaches an elevation of 1,250 feet, and as such does not include slopes and ridgelines at the specified protected heights. However, as a significant visual resource, Puddingstone Hill is protected environmentally and visually by limiting grading activities to generally below the 25 percent slope constraint line. All ridgelines at or above the 1,400 foot elevation shall be preserved.
Measure b. Prohibit any development that is not in strict compliance with the General plan, the HDOZ, applicable specific plan, ordinances and regulations.	Yes	The Puddingstone La Venture development shall be adopted by ordinance and shall serve as the zoning for the site. The plan has been prepared using the updated General Plan, the HDOZ, and related documents. Tentative tract maps/precise plans shall be required to be consistent with the Specific Plan prior to approval of building permits.
Measure c. Prohibit development that cannot satisfy grading, visual, geologic, land use compatibility, utility and safety concerns as required by our HDOZ.	Yes	The Puddingstone La Venture Specific Plan land use concept is designed to respect environmental constraints, mitigate visual impacts, and provide for adequate infrastructure to support the development. The implementation of the required variances and associated mitigation measures provide for a balance of the project constraints and

		environmental impacts. The variance to allow the development to exceed the maximum average depth of cut will allow the development to maintain an on-site balance of cut and fill grading. This will eliminate the need to import or export fill and would allow the majority of the environmentally constrained areas under the 25 percent slope area to remain intact.
Measure d. Require that the extent of development be related to the property's constraints, regardless of carrying capacity.	Yes	A constraints map has been prepared which identifies topographic, geologic, biological (vegetative) and other constraints which served to generate feasible development envelopes. Although the Hillside Residential designation accommodates up to 2 dwelling units per acre, a maximum of 9.12 acres out of the total 38.5 acres were determined to be suitable for residential development, resulting in a gross density of less than 1 dwelling unit per 2 acres. The efforts to cluster the development within the northeast portion of the site in order to increase open space, results in the minimal encroachment outside the 25% slope line. In actuality, 3.94 acres are utilized for residential pad development, and 2.7 acres for manufactured slopes/landscaping.
Measure e. Ensure that hillside development conforms to the "Community Design Chapter" of the General Plan, blending with the surroundings by incorporated natural materials, reduced heights and massing, and native landscaping into their designs.	Yes	The design guidelines have been written to reflect design recommendations of the General Plan in terms of building materials, lot siting, grading techniques, split level lots, building detail and massing, and landscape palette to maintain Puddingstone Hill as a visual landmark and mitigate off-site view impacts.
Measure f. Prohibit hillside grading which damages the hill's integrity in order to provide off-site views.	Yes	The peak of Puddingstone Hill reaches an elevation of 1,250 feet, and as a significant resource, is protected environmentally and visually by limiting grading activities generally below the 25% slope constraint line. Standards are established for contouring, and split level grading practices which limit graded area to the minimum area necessary to properly accommodate structures will be employed.
<b>GENERAL PLAN COMMUNITY DESIGN</b>		
<b>Goal 1: Protect our small town character.</b>		
<i>Policy 1.2: Ensure that new development and renovations respect the neighborhood character.</i>		
Measure b. Require that these design elements be consistent with the surrounding neighborhood: <ul style="list-style-type: none"> <li>• Massing</li> <li>• Fenestration</li> <li>• Setbacks</li> <li>• Colors, materials and detailing</li> </ul>	Yes	The project will follow the Design Guidelines specified in the Puddingstone La Venture Specific Plan.

<p>Measure e. Require that new subdivisions contribute to the surrounding neighborhood by incorporating:</p> <ul style="list-style-type: none"> <li>• Variety in architectural styles.</li> <li>• Interior circulation with landscaped greenbelts surrounding them.</li> <li>• Curvilinear street and site design.</li> <li>• Parkways placed outside of the public sidewalk immediately adjoining the curb.</li> <li>• Inward facing development fronting collector streets or arterials to protect residents from traffic nuisance. Subdivision shall not be allowed to front along major arterials.</li> <li>• Avoidance of walled communities altogether; but where they are allowed, require perimeter treatment of fully landscaped decorative walls, varied in plane and texture to avoid monotony. Gates shall not be permitted as a trade-off for private streets or other maintenance costs.</li> <li>• Meandering greenbelts along, and connected to, trails, collector streets, environmental areas, or other features.</li> <li>• Deflected or low profile ornamental street lighting approved by the Community Development Department to prevent spillover into public view.</li> <li>• Project entry signs.</li> <li>• Enhanced project entries with architectural, landscape and hardscape elements.</li> <li>• Individual design elements to add variety to the neighborhood.</li> <li>• A minimum 25-foot landscape area between the project wall and face of curb.</li> <li>• Circular or hammerhead driveways on in-fill lots along major arterials.</li> </ul>	<p>Yes</p>	<p>The project will follow the Design Guidelines specified in the Puddingstone La Venture Specific Plan.</p>
<p>Measure h. Require preservation and maintenance of existing trees.</p>	<p>Yes</p>	<p>A Tree Preservation Program shall be implemented and supervised by the City, in conjunction with the City's landscape architect and a qualified Arborist contracted by the project applicant.</p>
<p>Measure j. Encourage fences to be used as defining elements that protect security but to not detract from the appearance of streets, alleyways, channels, and other facilities. The City shall:</p> <ul style="list-style-type: none"> <li>• Encourage the use of decorative fence patterns (split rail, picket, rustic) to establish street character along equestrian trails, collector streets, and at project entrances.</li> <li>• Discourage the use of chain link and barbed wire. Where necessary, they shall be densely planted with shrubs to screen their appearance.</li> <li>• Prohibit razor-wire fencing.</li> </ul>	<p>Yes</p>	<p>Fencing material will be compatible with the proposed residential use and complement structure massing and building detail. The final design of the wall and fencing program established for the community shall be determined during the review of the landscape plans.</p>

<b>Goal 2: Promote the greening of La Verne.</b>		
<i>Policy 2.1: Enhance our treescape.</i>		
Measure a. Require street tree plantings be mature and dense enough to shade and beautify adjacent areas within 10 years of growth. Street tree selection shall consider the use of tree varieties already found along the street and those listed in the General Plan.	Yes	The project will follow the formalized street tree concept specified in Section 5.3.1 of the Puddingstone La Venture Specific Plan.
<i>Policy 2.2: Provide adequate landscaping.</i>		
Measure g. Require new development to emphasize areas of edge crossing through use of special paving and clustered informal tree and scrub plantings.	Yes	The project will follow the formalized street tree concept specified in Section 5.3.1 of the Puddingstone La Venture Specific Plan.
<i>Policy 2.4: Preserve our existing trees.</i>		
Measure b. No development shall be approved which removes greater than a quarter of the trees from a proposed development site.	Yes	The project site contains approximately 55 trees. None of the existing trees are proposed for removal due to the proposed development. However, five (5) black walnuts and one (1) oak tree have sustained severe damage and are proposed to be removed.
Measure e. Require that trees be retained by limited grading around drip lines; constructing retaining walls; and relocating trees; both in yard areas and open space areas.	Yes	A Tree Preservation Program shall be implemented and supervised by the City, in conjunction with the City's landscape architect and a qualified Arborist contracted by the project applicant.
<b>Goal 4: Develop in deference to our natural setting.</b>		
<i>Policy 4.1: Design sensitive and subtle hillside development.</i>		
Measure a. Uphold the Hillside Development policies of the Land Use chapter.	Yes	These policies serve as the fundamental development parameters for the project.
Measure b. Adhere to the standards of the Hillside Development Overlay Zone.	Yes	The project has been designed to adhere to the standards of the HDOZ. A variance has been requested by the applicant for minor encroachments within the 25% slope area.
<p>Measure c1: Hillside siting shall be sensitive to the environment:</p> <ul style="list-style-type: none"> <li>• Prohibit "view" and ridgeline lots visible from the valley below.</li> <li>• Limit development to flat mesas or gently sloping plains that can accommodate it without incurring visual or physical damage.</li> <li>• Provide a view analysis for all development projects.</li> <li>• Conceal the full building height, screen rooflines and preserve views from below through City approved grading practices.</li> <li>• Minimize the effect of grade change through split level buildings and uphill/downhill building siting.</li> <li>• Determine project density by net developable area.</li> <li>• Require a minimum net lot size of 10,000 square feet.</li> </ul>	Yes	<p>Each custom home will be reviewed by the City to ensure compliance with these criteria. Clustering of 14 of the units in the northeastly portion of the site, limitation of development generally below the 25% slope constraint line, split level lots, uphill/downhill siting, sloping driveways, use of natural building materials, and preservation of natural area within many of the lots are examples of incorporation of environmental conditions into the site planning process.</p> <p>As well, a line-of-sight analysis has been conducted as part of the Specific Plan to determine impact of development from locations to the north, northeast, east, and south of the project.</p>

<p>Measure c2: Hillside design shall incorporate architecture that melds itself to the topography rather than determines it, by designing:</p> <ul style="list-style-type: none"> <li>• Low clusters of units that consolidate open space.</li> <li>• Custom units specifically designed to site terrain.</li> <li>• Low, horizontal profiles with rooflines parallel to the slope rather than intersecting it.</li> <li>• Massing and proportions consistent with the topography and neighborhood.</li> <li>• Asymmetrical massing with horizontal proportions greater than the vertical.</li> <li>• Outdoor features associated with California's climate and geography: outdoor patios, auto courts, colonnades, and water elements.</li> <li>• Passive solar orientation and features.</li> <li>• Architecture that incorporates the natural limitations identified by constraints analysis into the design.</li> <li>• Natural materials complimentary to the landscape, such as creek rock, clinker brick, heavy wood timbers, glazed and unglazed tile.</li> <li>• Earthen tones complementary to the natural landscape.</li> <li>• Low height and intensity street lighting and underground utilities to minimize visual impact.</li> </ul>	<p>Yes</p>	<p>The architectural design guidelines designate appropriate building materials, building configuration and other measures to relate homes to the surrounding natural landscape, and for reflecting the historic tradition of a foothill citrus belt community.</p>
<p>Measure c3: Trees and vegetation shall consist of the following heavy backdrop landscaping, reduce erosion, and present a natural, undisturbed appearance.</p> <ul style="list-style-type: none"> <li>• Drought resistant landscape plantings emphasizing plants in Table CD-2.</li> <li>• Existing stands of protected significant trees and vegetation</li> <li>• Fuel modification programs that provide fire perimeter protection greenbelts and protect important natural resources.</li> <li>• Comprehensive tree preservation and long-term maintenance programs.</li> </ul>	<p>Yes</p>	<p>A slope planting/backdrop concept has been proposed to reduce the visibility of cuts and fills, and to transition the development area to the open space. The landscape palette presents a list of plants complementary to the existing native plants and grasses to blend in with natural terrain as distance from the development area increases. All trees, with the exception of five Black Walnut trees and one Oak tree which are no longer viable, will be protected in place in an undisturbed state. A five year maintenance program shall be established in conjunction with the landscape and fuel modification plan and submitted to the City for review and approval.</p>
<p>Measure c5: Natural recreational open space shall be maintained and connected to existing natural resources through:</p> <ul style="list-style-type: none"> <li>• Hiking and equestrian trail system improvement.</li> <li>• Siting and designing hillside parks and recreational open space to take advantage of valley views.</li> </ul>	<p>Yes</p>	<p>The on-site trail system provides access to the peak of Puddingstone Hill from off-site subdivisions to the north through connection of two existing off-site trails with the emergency access drive used as a pedestrian trail. The passive open space area at the peak of Puddingstone Hill provides a 360 degree view of the surrounding valleys.</p>

<b>Goal 5: Improve architectural quality of La Verne development.</b>		
<i>Policy 5.2: Ensure adherence to adopted specific plans and master plans of development</i>		
Measure a. Adhere to our zoning standards and regulations for specific plan areas, master plan areas, and special overlay zones and districts.	Yes	The project will adhere to the Specific Plan Zone provisions governed by Chapter 18.64 of the Zoning Code. The project will also adhere to the Hillside Development Overlay Ordinance (HDOZ) contained in Chapter 18.68 of the Zoning Code.
Measure d. Require specific plan approval for developments greater than 10 acres gross.	Yes	As required by the General Plan, a specific plan has been prepared for the 38.5 acre Puddingstone La Venture development to reflect the hillside conditions of the site, as well as the revised General Plan and HDOZ policies and standards through incorporation of development concepts, standards and the HDOZ.
<b>GENERAL PLAN CIRCULATION</b>		
<b>Goal 2: Improve our Traffic Flow</b>		
<i>Policy 2.1: Increase our transportation system's capacity.</i>		
Measure e. Implement circulation requirements of adopted specific plans.	Yes	The implementation section of the Specific Plan establishes a monitoring schedule to ascertain if the Circulation Plan has been implemented. The project proponent is required to install the required on and off-site improvements.
<b>Goal 7: Create a Comprehensive System Network of Pedestrian, Equestrian and Bicycle Paths</b>		
<i>Policy 7.1: Improve and connect our trails and paths.</i>	Yes	The Specific Plan provides for the connection of the adjacent off-site trails to the west, within the City of San Dimas, and with the existing recreation facilities within the adjacent Homeowner's Associations to the east.
Measure a. Require new development to provide pedestrian paseos and bicycle lanes.	Yes	The Specific Plan provides for the connection of the adjacent off-site trails to the west, within the City of San Dimas, and with the existing recreation facilities within the adjacent Homeowner's Associations to the east, through the pedestrian system on-site.  A 4-foot sidewalk is provided on the extension of De Anza Heights Road. These sidewalks are connected via the emergency access drive. The on-site roadways have been designed to minimize grading impacts, and therefore do not accommodate separated or striped bicycle lanes. Although there are no proposed striped bicycle lanes, the proposed 18 foot wide traffic lanes are wide enough to safely accommodate both bicycle and auto traffic.

<b>GENERAL PLAN COMMUNITY FACILITIES</b>		
<b>Goal 2: Have a Clean and Ample Water Supply.</b>		
<i>Policy 2.1: Contain our Demand for Water.</i>	Yes	The project applicant has worked with Golden State Water Company to plan a water system to serve the residential needs of the Puddingstone La Venture project, and provide adequate fire flow.
Measure b. Require developers to provide evidence of adequate water supply.	Yes	Water service will be provided by Golden State Water Company (GSWC) under an agreement established with the City of La Verne Water Department.  The water supply for the site will come from an existing 8 inch water main at Van Dusen Road and De Anza Heights Road. The main water line will be extended from off-site to the project boundary, looping around the site along the alignment of the emergency access drive, and extending to the west along De Anza Heights Drive to Walnut Avenue in the City of San Dimas.
Measure d. Require installation of water conserving devices for public and private developments at development review stage.	Yes	Water conserving devices to be installed by the project applicant shall be submitted to the City staff for review and approval after, or in conjunction with, the issuance of a building permit. Water conserving devices will be in conformance with State and Federal guidelines for water conservation.
Measure i. Require the installation of drought tolerant landscaping into commercial and residential projects that are subject to development review approval.	Yes	Drought tolerant plant species are included in the landscape plant palette. A Landscape/Irrigation Plan for all landscaped areas in the Specific Plan area to be installed by the project applicant shall be submitted to the City staff for review and approval after, or in conjunction with, the issuance of a building permit. The Landscape/Irrigation Plan shall adhere to all requirements as set forth in the Hillside Development Overlay Zone sections 18.68.130 and 18.68.140.
<i>Policy 2.2. Protect our Groundwater Supply.</i>	Yes	The project will implement the National Pollution Discharge Elimination System regulations in its grading activities. The project will be connected to existing sewer trunk line systems in Sage Drive and Arbor Circle.

<b>GENERAL PLAN RESOURCE MANAGEMENT</b>		
<b>Goal 1: An attractive, safe and accessible parks and recreation system.</b>		
<i>Policy 1.1: Provide ample and accessible parks throughout our community</i>	Yes	
Measure a: Ensure that all of the existing and future residential neighborhoods are served by at least one neighborhood park.	Yes	The parks that were included as a part of the adjacent Homeowners Associations will serve the residential needs of the Puddingstone La Venture project. The project's trail system will connect to the existing recreation facilities within the adjacent Homeowner's Associations. Preliminary agreements are in place with adjacent HOAs for the project to pay fair-share costs for the maintenance of the existing parks. The trails that are proposed as part of the project will connect to the existing recreational amenities of the HOAs.
<b>Goal 4: Preserve our Diversified Plant and Animal Life</b>		
<i>Policy 4.2: Protect and preserve our native plant communities and habitats.</i>	Yes	Approximately 70 percent of the site is retained as natural open space, with an additional five (5) percent of the site retained as open space within individual lots. These areas are not to be disturbed with the exception of grading activity as shown on the approved tentative tract map and activities associated with the City's required Fuel Modification Zone.  All existing trees on-site are preserved with the exception of five Black Walnut and one Oak tree which are no longer viable and will be removed.
Measure b: Include native plants in fuel modification zones when possible.	Yes	The Landscape Concept, Section 3.6, provides a plant species list (including native plants) for the Fuel Modification Zone. A Final Fuel Modification Plan and the proposed plant species will need to be reviewed and approved by the Fire Department.
Measure f: Require replacement planting of native vegetation lost on cut and fill slopes during project grading.	Yes	All cut and fill slopes will be landscaped with either a hydroseed spray mixture of shrubs and groundcover, or a combination of trees and shrubs with an understory of hydroseed spray groundcover. Plant species have been chosen to be native compatible and largely drought resistant.
Measure g: Consult an independent qualified biologist before constructing new trails.	Yes	Prior to constructing any new trail, an independent biologist will be retained by the project proponent to determine impacts to the open space.
<i>Policy 4.4: Protect and Preserve our Southern Oak Riparian Woodlands.</i>	Yes	All Oak trees on-site will be reserved with the exception of one dead Oak tree which will be removed.

<b>Goal 5: Improve our Air Quality</b>		
<i>Policy 5.1: Reduce vehicular air pollution</i>	Yes	Operational activity emissions from vehicular use will not exceed SCAQMD thresholds and will therefore not create any significant air quality impact.
Measure d: Require public and private development to encourage employees to walk, bicycle or carpool to work through transportation demand and trip reduction measures.	Yes	The proximity of existing Arrow Highway transit service to the project site could serve to encourage transit use among future Puddingstone La Venture resident, and therefore cause a reduction in vehicular trips generated by the project.
<b>Goal 6: Conserve our water.</b>		
<i>Policy 6.1: Reduce wasteful use of water</i>	Yes	Water conserving devices to be installed by the project applicant shall be submitted to the City staff for review and approval after, or in conjunction with, the issuance of a building permit. Water conserving devices will meet State and local agency regulations for water conservation.  A Landscape/Irrigation Plan for all landscape areas in the Specific Plan area shall be submitted to the City staff for review and approval, prior to or in conjunction with the recordation of the Final Tract Map.
Measure a: Enforce city water saving irrigation practices for all development.	Yes	A water saving irrigation system, including a system to measure the moisture content of the soil, will be included as part of the irrigation plan for the project. A Landscape/Irrigation Plan for all landscape areas in the Specific Plan area shall be submitted to the City staff for review and approval, prior to or in conjunction with the Final Tract Map. Water conserving devices will meet State and local agency regulations for water conservation. The landscape/Irrigation plan will include the use of drought-tolerant landscaping.
Measure b: Enforce city standards for drought tolerant landscaping for all development.	Yes	A Landscape/Irrigation Plan for all landscape areas in the Specific Plan area shall be submitted to the City staff for review and approval, prior to or in conjunction with the Final Tract Map. Water conserving devices will meet State regulations for water conservation. The landscape/Irrigation plan will include the use of drought-tolerant landscaping.
Measure c: Encourage landscaping with appropriate (low-fuel, non-invasive) native species in the hillside areas.	Yes	A Landscape/Irrigation Plan for all landscape areas in the Specific Plan area shall be submitted to the City staff for review and approval, prior to or in conjunction with the Final Tract Map. Water conserving devices will meet State regulations for water conservation. The landscape/Irrigation plan will include the use of drought-tolerant landscaping.

<b>GENERAL PLAN PUBLIC SAFETY</b>		
<b>Goal 1: Provide adequate fire protection.</b>		
<i>Policy 1.2: Minimize risk of wildfire spread.</i>	Yes	Fuel modification zones are proposed to create a physical separation between development and natural open space to deter the ignition of wildland fires. A Preliminary Fuel Modification Plan has been prepared and approved by the City Fire Department. A Final Fuel Modification Plan will be provided to the Fire Department for review and approval at the time building footprints and homes are designed.
Measure f: Require two means of ingress/egress in all hillside developments with at least one means of ingress/egress into a collector street.	Yes	The project proposes two points of access in compliance with HDOZ provisions with the extension of De Anza Heights Road to the east and the extension of a secondary emergency access road to the west on Lot A, which will connect to the existing De Anza Heights Drive in the City of San Dimas.
Measure g: Enforce the zoning standards for fuel modification zones. These standards include identification of acceptable techniques of fuel modification.	Yes	The fuel modification zones must be planted with low-growing, fire-retardant, drought tolerant vegetation to the satisfaction of the Fire Department.
Measure i: Enforce fire prevention measures that are more restrictive than the Uniform Fire Code such as: <ul style="list-style-type: none"> <li>• Prohibit wood roofs.</li> <li>• Require residential fire sprinklers in new homes in the Hillside Overlay Zone.</li> <li>• Require fire resistant construction in the Hillside Overlay Zone.</li> <li>• Enforce fuel modification zones in the Hillside Overlay Zone.</li> <li>• Prohibit fireworks citywide.</li> </ul>	Yes	The City Fire Department has determined that the houses within the development will be fire sprinklered. The Fire Department has conditioned the project to include specific fire prevention measures.
<b>Goal 2: Protect our residents from geologic hazards.</b>		
<i>Policy 2.1: Reduce the risk of geologic and groundwater hazards</i>	Yes	A geologic investigation report was prepared for the project and found limited potential for seismically induced settlement. The property is not located within the boundaries of an Earthquake Fault Zone nor in an area susceptible to liquefaction or tsunamis and seiches.
Measure c: Cluster dwelling units to reduce the amount of land disturbed on a given site.	Yes	The project proposes development in two portions of the site. Fourteen (14) lots will be clustered along the eastern side of the Puddingstone Hill peak and one (1) estate lot will be located in the northwest corner of the site.
Measure j: Require that all new development be connected to sewers.	Yes	The project proposes an 8 inch VCP sewer main within the proposed De Anza Heights Road extension. This sewer main will connect to the existing 8 inch VCP sewer main located within the existing portion of De Anza Heights Road and connect to the existing pump station in Van Dusen Road.

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<i>Policy 2.1: Reduce the risk of geologic and groundwater hazards</i>	Yes	A geologic investigation report was prepared for the project and found limited potential for seismically induced settlement. The property is not located within the boundaries of an Earthquake Fault Zone nor in an area susceptible to liquefaction or tsunamis and seiches.
Measure c: Cluster dwelling units to reduce the amount of land disturbed on a given site.	Yes	The project proposes development in two portions of the site. Fourteen (14) lots will be clustered along the eastern side of the Puddingstone Hill peak and one (1) estate lot will be located in the northwest corner of the site.
Measure j: Require that all new development be connected to sewers.	Yes	The project proposes an 8 inch VCP sewer main within the proposed De Anza Heights Road extension. This sewer main will connect to the existing 8 inch VCP sewer main located within the existing portion of De Anza Heights Road and connect to the existing pump station in Van Dusen Road.
<i>Policy 2.2: Minimize personal and property damage from earthquakes.</i>	Yes	
Measure b: Require a study by a registered geologist or certified engineering geologist to determine exact location and nature of the fault and the probability and probable extent of earthquake damage prior to development in any such zone.	Yes	The May 1980 geotechnical study prepared for the EIR, by Bob Dickey Geotechnical, and the February 1990 Soils Analysis Report conducted by Duco Engineering indicates that no active or potentially active faults or landslides are located on-site, and that all geological conditions can be mitigated.
Measure g: Require that water heaters be bolted to the wall in all new residential construction. Encourage owners of existing homes to bolt water heaters to the wall and encourage the use of tankless water heaters.	Yes	Water heaters in all proposed residential structures will be bolted to the wall per State Health and Safety Code.
<b>Goal 5: Protect our community from crime, fire and inadequate medical emergency care.</b>		
<i>Policy 5.5: Minimize fire threat through safe development.</i>	Yes	
Measure c: Require residential fire sprinklers where determined necessary by the fire marshal, and as required by the hillside overlay zone.	Yes	The City Fire Department has conditioned the project to include residential fire sprinklers in all proposed dwelling units.
<b>HILLSIDE DEVELOPMENT OVERLAY ZONE (HDOZ)</b>		
<b>Fire Hazard Standards</b>		
18.68.020: All development in the hillside areas shall be subject to review and approval by the Fire Chief for compliance with those aspects of the HDOZ designed to reduce fire hazards.	Yes	The proposed plan has been developed with review and input from the Fire Department.

<b>Access Requirements</b>		
18.68.030.A: There shall be at least two routes in and out of each subdivision. They shall be provided before construction with combustible material begins.	Yes	There are two existing entries/access ways to the subdivision, off the current terminus of De Anza Heights Drive at the western side and De Anza Heights Road on the eastern boundary of the project, which will provide access to any point within the project area.
18.68.030.A: Grades shall not exceed 12 percent, provided that short sections of 15 percent grade 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.	Yes	Roadway grades, in general, will not exceed the 12% grade limit with the exception of portions of the road that has 14% grade. Sections of 14% grades may be permitted through demonstration of noninterference with fire suppression or evacuation. Grades will not exceed 10 % grade for hydrants and shall include a distance of 25 feet on either side. These sections are subject to review and approval by the Fire Chief.
18.68.030.B: Traffic roadways shall be at least 20 feet wide and passable in all weather.	Yes	Roadways proposed on this plan vary from 50 foot right-of-way with 36 feet of pavement with the extension of De Anza Heights Road to 20 feet in width for the emergency access drive.
18.68.030.C: Cul-de-sac streets shall end in turn-arounds with a radius of 32 feet or more. In areas of extreme fire hazard, the maximum cul-de-sac length shall be 600 feet. In areas if high fire hazard, they shall not exceed 800 feet in length,and in areas of moderate fire hazard, they shall not exceed 1,000 feet in length.	Yes	The extension of De Anza Heights Road has a cul-de-sac turn-around radius of 32 feet and has a length of 610 feet, which conforms to the 800 foot maximum for a high fire hazard area.
18.68.030.D: Vertical curves and dips in the roadway shall have a radius of not less than 50 feet.	Yes	All vertical curves meet and/or exceed this standard.
18.68.030.E: Every road shall be marked at each intersection, and every parcel or number clearly visible from a public road.	Yes	To be required during final map review and precise plan of design review.
18.68.030.F: Hillside roads shall be designed to minimize scarring and disturbance of natural contours.	Yes	In general, the proposed roadways do not encroach above the 25% slope constraint line unless necessitated to minimize the effects of grading. The proposed roadways on-site have been designed to follow the sites natural contours where feasible.

<b>Water Supply</b>		
18.68.040: Fire flow and hydrant locations must be provided so that adequate water is available in the event of a fire. Planned water supplies and piping and hydrants must be installed and in working order prior to construction involving combustible materials. Development is prohibited beyond the elevation of 1780 feet unless served by private water systems.	Yes	The City of La Verne requires a 2,000 gallons per minute (gpm) fire flow for fire hydrants. This flow may be obtained using two fire hydrants with one producing a minimum of 1,250 gpm and the other producing a minimum of 750 gpm. These flows will be provided through the proposed Golden State Water Company improvement plan. The water flow will connect to a pipe off Van Dusen and De Anza Heights Road and will provide the requisite domestic and fire flow capacity for the site. There is no development planned above the specified 1,780 feet.
<b>Response Time</b>		
18.68.045: Development located further than an acceptable response time, as determined by the fire chief, from any existing fire station shall be prohibited unless and until provisions are made for adequate fire protection as determined by the fire chief.	Yes	The Fire Department has determined that the project is in conformance with the required response times. The Fire Department has reviewed the project site location and design and have issued specific project conditions.
<b>Perimeter Protection</b>		
18.68.050.A: Structures shall be separate from native vegetation by a greenbelt. The perimeter protection shall be 100 feet in areas of moderate fire hazard, 200 feet in areas of a high fire hazard, and 300 feet in areas of extreme fire hazard.	Yes	A 200 foot Fuel Modification Zone has been proposed from the rear and/or sides of inhabited structures. The plant palette proposes fire retardant vegetation which blends with natural vegetation.
18.68.050.B: The perimeter protection plan shall be maintained, irrigated as necessary, and except for existing specimen plants, be landscaped with low growing fire-retardant vegetation. Fuel modification zones may include parking, irrigated greenbelts, trails or other uses which achieve the some perimeter protection from fire.	Yes	The Landscape Standards, as part of the Development Standards of the Puddingstone La Venture Specific Plan are consistent with the requirements of the HDOZ. The emergency access drive and associated manufactured slopes contribute toward the Fuel Modification Zone requirements for Lots 14 & 15. Any existing mature trees within the Fuel Modification Zone shall be trimmed of dead branches and branches lower than 6 feet in height.
18.68.050.C: Fuel modification zones shall not include land identified as a constraint area because of ecological, aesthetic or similar significance, unless the city council finds that inclusion of up to fifty feet creates a better designed project.	Yes	Approximately 2.2 acres of the proposed development area would intrude into the 25 percent slope area. In addition, to reduce the amount of intrusion into the 25 percent slope area, the project proposes to exceed the maximum average depth of fill of five feet by 0.6 feet. To permit these deviations from the HDOZ, a variance will be filed with the City.
18.68.050.D: The Fuel Modification Zone shall separate structures from highly flammable vegetation on individual sites as well as clustered developments. Where topography or vegetation make it appropriate, the Fire Chief may authorize a narrower fuel modification zone.	Yes	Land behind or to the sides of lots adjacent to open space areas shall be protected by a Fuel Modification Zone. As a large proportion of the area contained within the Fuel Modification Zone encroaches into the natural open space area, the Fire Chief may authorize a narrower zone.
18.68.050.E: In order to permit access and maintenance, a minimum 12-foot wide passable way from the public street to the fuel break is required.	Yes	Access to the Fuel Modification Zone will be available from the termination of the cul-de-sac, between Lots 10 and 11 on the eastern side of the development, off the emergency access drive along the northerly property boundary, and from the trail easement south of Lot 15 off Rawlinsdale

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		Lane.
<b>Fire Resistant Design and Materials Guidelines</b>		
18.68.060.A: Roofs shall be built of non-combustible class "A" materials such as clay or concrete shake, cinder, metal or tile. Open ends of roofs, such as tile roofs, must be capped with non-combustible material to prevent bid nests or other combustible material lodging within the roof.	Yes	The project will conform to this architectural guideline when building permits are granted. General architectural guidelines are outlined in this Specific Plan, as well as directive that the architectural guidelines of the HDOZ be met.
18.68.060.B: The size and number of glazed openings on the side of the house facing the downhill side or other unique fire hazard area shall be held to a minimum and shall be glazed with extra-strength glass (thick, safety tempered, and/or double-paned.) Glass areas shall not exceed 50 percent of any wall.	Yes	The project will conform to this architectural guideline when building permits are granted. General architectural guidelines are outlined in this Specific Plan, as well as directive that the architectural guidelines of the HDOZ be met.
18.68.060.C.1; Exterior walls shall be built of fire-resistive materials commonly used to provide one-hour fire protection. All exterior wood shall have a nominal dimension of at least one inch. Wood siding must be limited to small areas and applied over five-eighths inch type X drywall or masonry wall. In addition, fire-retardant exterior walls shall extend from ground level to the roofline.	Yes	The project will conform to this architectural guideline when building permits are granted. General architectural guidelines are outlined in this Specific Plan, as well as directive that the architectural guidelines of the HDOZ be met.
18.68.060.C.2: Cantilever balconies and other similar overhangs shall be constructed to provide one-hour material fire protection from outside fire.	Yes	The project will conform to this architectural guideline when building permits are granted. General architectural guidelines are outlined in this Specific Plan, as well as directive that the architectural guidelines of the HDOZ be met.
18.68.060.C.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 zone.	Yes	The project will conform to this architectural guideline when building permits are granted. General architectural guidelines are outlined in this Specific Plan, as well as directive that the architectural guidelines of the HDOZ be met.
18.68.060.C.4: Patio covers made of plastic webbing, spilt or whole bamboo, reed or straw-like materials, corrugated plastic or fiberglass material and similar flammable materials shall not be permitted.	Yes	The project will conform to this architectural guideline when building permits are granted. General architectural guidelines are outlined in this Specific Plan, as well as directive that the architectural guidelines of the HDOZ be met.
18.68.060.C.5: Eaves must be enclosed.	Yes	The project will conform to this architectural guideline when building permits are granted. General architectural guidelines are outlined in this Specific Plan, as well as directive that the architectural guidelines of the HDOZ be met.
18.68.060.C.6: Vents shall be designed and located to minimize the likelihood of spreading the fire. Individual vent openings shall not face downhill canyons or other undue fire hazards within 200 feet. Attic vents shall be positioned on the enclosed eaves near the roof edge rather than toward the exterior wall.	Yes	The project will conform to this architectural guideline when building permits are granted. General architectural guidelines are outlined in this Specific Plan, as well as directive that the architectural guidelines of the HDOZ be met.
18.68.060.C.7: Chimneys shall be provided with a securely attached spark arrester consisting of 12-gauge welded or woven wire mesh <i>screen</i> with one-half inch openings. Spark arresters shall be mounted in a vertical or near vertical position and visible from the ground.	Yes	The project will conform to this architectural guideline when building permits are granted. General architectural guidelines are outlined in this Specific Plan, as well as directive that the architectural guidelines of the HDOZ be met.

<b>Siting Guidelines</b>		
<p>18.68.070.A: All property lines shall be at the top of a slope.</p>	<p>No</p>	<p>Although the Specific Plan is not consistent with this implementation measure, the project is still consistent with the General Plan because it still satisfies the overall goals and policies of the General Plan. Not all property lines are proposed to be at the top of a slope. Project grading has been designed to conform to the sites landform and contours and to allow the project to cluster development to preserve the natural hillside, sensitive resources and natural features.</p>
<p>18.68.070.B: Sites must be planned to preserve or enhance vistas, particularly those seen from public places.</p>	<p>Yes</p>	<p>The length of the emergency access drive, as well as the extension of De Reza Heights Road include hydroseeded landscape buffers or parkways to screen off-site views. Slope plantings behind and between lots and downslope plantings adjacent to project roadways at the project perimeter will also mitigate off-site views. A View Protection Landscape treatment is applied along the southern edge of the development envelopes and replaces the streetscape treatment within the cul-de-sac portion of De Anza Heights Road in order to screen the residences on the higher elevations of the knoll from off-site views. Graded portions of lots are sited generally below the 25% slope constraint line to minimize grading and preserve views of Puddingstone Hill.</p>
<p>18.68.070.C: Structures shall be sited so that rooflines run parallel to the slope rather than intersecting it .</p>	<p>Yes</p>	<p>Roof pitch shall be complementary to the pitch of adjacent hillside slopes, with major roof ridgelines paralleling the natural ridgeline of the hillside. Design will be in accordance with the HDOZ.</p>
<p>18.68.070.D: Applications shall show pad elevations and topographic lines on-site plans. As a means of minimizing the visual impact of structures along the ridgeline, where residential development is adjacent to a ridgeline or in moderate slope areas:</p> <ul style="list-style-type: none"> <li>• The natural ridgeline shall be used as a backdrop: no new roofline shall be permitted to project above a backdrop ridgeline;</li> <li>• Landscape plant materials shall be used as a supplement and/or substitute for a backdrop;</li> <li>• Proposed structures shall be sited for maximum concealment of any manufactured cut or fill slope.</li> </ul>	<p>Yes</p>	<p>Homesites (i.e. graded pads) are clustered at the base of Puddingstone Hill so that the natural ridgeline becomes a backdrop for homes.</p> <p>Slope planting materials shall be used as a backdrop to transition development areas to natural topography.</p> <p>A combination of a 30-foot height allowance, and individual site design shall (hell) conceal the cut slopes, and retaining walls, in addition to landscaping and slope plantings.</p>

<b>Grading Guidelines</b>		
<p>18.68.080.A.1: 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 study shall consider the effect of proposed development on the adjacent upslope and downslope parcels as well as on the site itself.</p>	<p>Yes</p>	<p>The May 1980 geotechnical study prepared for the EIR (for Specific Plan 80-2), by Bob Dickey Geotechnical, and the February 1990 Soils Analysis Report conducted by Duce Engineering indicated that no active or potentially active faults or landslides are located on-site.</p> <p>In addition, the December 2002 geotechnical study prepared for the EIR, by Hu Associates, indicates that an inactive seismic fault runs up the southwest portion of the property. Although the fault may require local treatment in foundation or slope areas where highly fractured bedrock is exposed or where seepage occurs, the fault would not affect the proposed development.</p>
<p>18.68.080.A.2: 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.</p>	<p>Yes</p>	<p>The May 1980 geotechnical study prepared for the EIR (for Specific Plan 80-2), by Bob Dickey Geotechnical, and the February 1990 Soils Analysis Report conducted by Duce Engineering indicated that no active or potentially active faults or landslides are located on-site.</p> <p>In addition, the December 2002 geotechnical study prepared for the EIR, by Hu Associates, indicates that an inactive seismic fault runs up the southwest portion of the property. Although the fault may require local treatment in foundation or slope areas where highly fractured bedrock is exposed or where seepage occurs, the fault would not affect the proposed development.</p>
<p>18.68.080.A.3: Construction shall not be permitted where it would be hazardous for geological reasons. All development in a geologic special studies zone shall be set back 50 feet from each side of a mapped active fault trace.</p>	<p>Yes</p>	<p>The May 1980 geotechnical study prepared for the EIR (for Specific Plan 80-2), by Bob Dickey Geotechnical, and the February 1990 Soils Analysis Report conducted by Duce Engineering indicated that no active or potentially active faults or landslides are located on-site.</p> <p>In addition, the December 2002 geotechnical study prepared for the EIR, by Hu Associates, indicates that an inactive seismic fault runs up the southwest portion of the property. Although the fault may require local treatment in foundation or slope areas where highly fractured bedrock is exposed or where seepage occurs, the fault would not affect the proposed development.</p>
<p>18.68.080.A.4: A groundwater study shall be required to determine location of underground springs, streams and high water tables conditions.</p>	<p>Yes</p>	<p>The May 1980 geotechnical study prepared for the EIR (for Specific Plan 80-2), by Bob Dickey Geotechnical, and the February 1990 Soils Analysis Report conducted by Duce Engineering indicates the location of any significant groundwater conditions. Development has been sited to avoid such conditions.</p>

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<p>18.68.080.B.1: Grading shall not exceed the minimum necessary to accommodate structures properly, as determined by the Community Development Director or designee.</p>	<p>Yes</p>	<p>The project is proposing utilizing landform grading and contour grading in conformance with City policy. Split level pads are proposed in an effort to minimize grading and to conform to the sites landform and contours.</p>
<p>18.68.080.B.2: Grading in canyons and on significant ridgelines, knolls, saddles, or other significant topographic feature visible from of-site shall be prohibited.</p>	<p>Yes</p>	<p>The grading plan does not propose grading activity in any of these areas. Grading is generally limited to areas below the 25% slope constraint line.</p>
<p>18.68.080.B.3. Grading and siting practices shall reflect the natural topography of the land.</p>	<p>Yes</p>	<p>Building pads are located on gentle slope areas at the base of Puddingstone Hill, with development generally located in areas of less than 25% slope.</p>
<p>18.68.080.B.4: Development shall be limited to those flat or gently sloping plains and mesas which can accommodate development without incurring visual, topographic, geologic or ecological damage.</p>	<p>Yes</p>	<p>Building pads are located on gentle slope areas at the base of Puddingstone Hill, with development generally located in areas of less than 25% slope.</p>
<p>18.68.080.B.5: Development on slopes of 25% or greater shall be prohibited except that the City Council may permit roads required by the General plan which pass through areas of 25% slope, and in those instances where the applicant can prove conclusively that denial of such development will preclude any and all reasonable use of the property.</p>	<p>Yes</p>	<p>Although the Specific Plan is not consistent with this implementation measure, the project is still consistent with the General Plan because it still satisfies the overall goals and policies of the General Plan and the requested variances and mitigation measures provided help to implement these policies. Although individual property lines may extend beyond the 25% slope constraint line, graded portions of lots are clustered at the base of Puddingstone Hill generally below the 25% slope line. There has been some grading above the 25% slope constraint line by previous property owners (many years ago) which will be mitigated with landscaping as part of the projects landscaping plan.</p> <p>Limited portions of the on-site circulation system may encroach into the 25% slope constraint area. A total of 2.2 acres of development including roadways, grading and portions of 8 building pads (approximately 0.85 acres) encroach within the 25% slope constraint area. The project applicant has requested a variance for the encroachments within the 25% slope area. The encroachments are minor and necessary in order for the project to cluster development to preserve the natural hillside, sensitive resources, natural features and viewshed protection. The project is still consistent with the General Plan and is in conformance with the goals and policies of the General Plan and that absolute conformity is not required.</p>
<p>18.68.080.B.6: Conventional mass grading practices in areas exceeding 10% slope shall be prohibited. Instead, grading practices shall be employed which</p>	<p>Yes</p>	<p>The project is proposing utilizing landform grading and contour grading in conformance with City policy.</p>

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utilize landform grading and contour grading technology.		
18.68.080.B.7: Creation of level area (pads) by grading shall be minimized.	Yes	Pad sizes range from approximately 7,369 square feet to 23,888 square feet, along with split level pads in an effort to minimize grading and to conform to the sites landform and contours.
18.68.080.B.8: Structures shall be built to fit into the natural topography. Backcut grading behind minor ridges sufficient to conceal the full height of residential development shall be employed.	Yes	The grading plan proposes the limited use of retaining walls to reduce grading impacts and complement natural contours of the site, as well as sloping driveways. The grading concepts avoid any ridgeline that would require backcuts.
18.68.080.B.9; Where level areas are available between 0 and 10% slope, grading shall provide a variety in the steepness of slopes and their configuration.	Yes	The majority of lots are separated by changes in elevation and contoured grading.
18.68.080.B.10: 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.	Yes	Grading techniques include contouring edges left by the cut and fill operations to blend into the natural contours of Puddingstone Hill.
18.68.080.B.11: Grading within residential subdivisions shall be finished so that it is responsive to the original configuration of the land as well as adjacent contours.	Yes	The grading and land use plan concepts preserve the significant Puddingstone Hill feature by generally limiting grading development below the 25% slope constraint line, and is designed to be compatible with adjacent developments and landforms.
18.68.080.8.12: All graded slopes (cut or fill) including roadsides, shall undergo permanent revegetation in a timely manner to minimize change of erosion and siltation. Backdrop landscaping shall be provided, with heavy complements of drought and fire resistant trees and shrubs sufficient to reduce erosion and present a natural, undisturbed appearance.	Yes	Landscaping shall be installed by the project applicant on all manufactured slopes over 3-feet in vertical height. An erosion control plan will be submitted concurrent with final maps. The landscape concept is consistent with the requirements of the Hillside Development Overlay Zone.
18.68.080.B.13: Created slopes within the residential areas or any subdivision shall have more variety and texture in their appearance than engineered and uniform slopes. These planes should be undulating in appearance, and vary in gradient.	Yes	The grading plan reflects a sensitivity to the creation of slope banks by utilizing various design techniques, including: <ul style="list-style-type: none"> <li>• Contour grading</li> <li>• Creation of small slope banks within each lot that are blended in the natural grade with contour grading.</li> <li>• Design of slope to match the existing hillside in steepness to mimic existing views.</li> </ul>
18.68.080.B.14: Fill shall not exceed an average depth of 5 feet nor cuts an average height of 8 feet within any building pad, lot or slope in the hillside development area.	No	Although the Specific Plan is not consistent with this implementation measure, the project is still consistent with the General Plan because it still satisfies the overall goals and policies of the General Plan.  All grading shall conform to the City's standards and the HDOZ. The project proposes to exceed the maximum average depth of fill of five feet by 0.6 feet. The applicant has requested a variance for these

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		minor encroachments in an effort to reduce grading, balance grading on-site and eliminate any soils export, minimize impacts on sensitive vegetation and minimize visual impacts. Therefore, the grading shall be in conformance with the HDOZ with the inclusion of the requested variance.
18.68.080.B.15: 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 plan is provided.	Yes	The grading plan reflects a sensitivity to the creation of slope banks and promotes an undulating appearance by utilizing various design techniques, including: <ul style="list-style-type: none"> <li>• Contour grading</li> <li>• Design of slope to match the existing hillside in steepness to mimic existing views.</li> </ul>
18.68.080.B.16: No finished slopes greater than 50% (2:1) may be created except: <ul style="list-style-type: none"> <li>• At the point of vehicular access;</li> <li>• Beneath structures where the maximum created slope is limited to 67% (1.5:1) or less.</li> </ul>	Yes	All grading shall conform to the City's standards and the HDOZ.
18.68.080.B.17: Development specifically designed to fit the terrain of individual sites is encouraged.	Yes	The development is proposing custom home sites which will integrate features and topography of the terrain, utilize sloping driveways, use split level pads and limit the use of retaining walls. Only a portion of each lot will be graded to conform to the site's natural landform and contours.
18.68.080.B.18: The city shall require an analysis and may require a model of the land forms and vegetation of sites proposed for development in order to determine a satisfactory pattern of natural contour grading and restoration of natural vegetation patterns.	Yes	A constraints map identifying the topography and vegetation of the site has been submitted to the City for review, and has been used as a foundation for the the Land Use concept and grading design.
<b>Constraints Analysis</b>		
18.68.085.A: Hillside densities shall be computed using "net" densities. An analysis of all constraints and factors which have a bearing upon the development must be prepared for all proposed developments to the satisfaction of the Community Development Director or designee.	Yes	The Puddingstone La Venture Specific Plan density has been calculated as a "net density, indicating 9.12 acres of site suitable for development and allowing a maximum of 18 dwelling units.
<b>Circulation</b>		
18.68.090.A: Collector streets shall have a ROW of between 80 feet and '100 feet.	N/A	There are no collector streets in the Puddingstone La Venture Specific Plan.
18.68.090.B: Local service streets, not designed to encourage through traffic, shall have a 50 foot wide ROW. 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.	Yes	The extension of De Anza Heights Road is a modified version of local service streets with a right-of-way of 50-feet, and a curb-to-curb of 36-feet in order to reduce grading impacts. Parking is accommodated within the pavement width. All proposed cul-de-sacs are designed for a 32-foot minimum turning radius.
18.68.090.C: Roadways shall conform to the natural landform. Split roadways, as well as undivided roadways, shall be located upslope from proposed residential units.	Yes	Natural landforms have been followed without the use of split roadways.

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18.68.090.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.	Yes	The project does not propose any parking areas. Parking is accommodated within the pavement width of the proposed De Anza Heights Road extension and within the individual lot driveways.
18.68.090.E: The line of sight for safe access shall be considered when locating intersections and access points.	Yes	Appropriate sight distances have been provided on horizontal and vertical curves to the satisfaction of City Engineer.
18.68.090.F: Backward entry driveways onto collector streets are prohibited. Whenever possible, direct access from driveways onto collector streets shall be limited.	Yes	The project does not propose access from driveways onto collector streets.
18.68.090.G: Hiking, equestrian and/or bicycle systems shall be provided. They shall be coordinated and linked to County trail systems. Wood signs shall be provided identifying trail heads.	Yes	A pedestrian trail is provided along the sidewalk network with access to a dirt hiking trail in the open space area south of Lot 15. Two off-site trails tie into the on-site pedestrian trail system along the northern stretch of the emergency access drive.
18.68.090.I: Low profile street lights shall be provided and utilities installed underground.	Yes	All utilities will be underground, and low profile streetlights will be used sparingly, predominantly at project entries and intersections to the satisfaction of the City Engineer.
18.68.090.J: In portions of the hillsides identified in a constraints analysis as having special significance such as ecologically important areas and steep slopes, the development review committee may determine that street widths narrower than those specified in A. and B. may be permitted in order to minimize grading and disturbance of the environment.	Yes	The Circulation Plan utilizes a modified collector concept with a minimum right-of-way of 50 feet which accommodates parking, provides for sidewalks on one side of the street, and 5-foot parkways on both sides in order to minimize grading impacts.
<b>Master Planning</b>		
<p>18.68.095.B: At a minimum, development proposals, whether specific plans, PUDs, or conventional subdivision plans must show the following:</p> <ul style="list-style-type: none"> <li>• That concept plans for circulation, grading and drainage show proper coordination, alignment in terms of size, placement and carrying capacities, and that plans show connections with surrounding parcels;</li> <li>• Written documentation establishes that plans have been reviewed by surrounding property owners;</li> <li>• A funding mechanism has been established to provide for drainage, debris basin improvements and similar</li> </ul>	Yes	The Puddingstone La Venture Specific Plan will incorporate all of these requirements. The Drainage Concept has been designed to City and County standards and has been submitted and reviewed by City staff. Preliminary agreements are in place with the adjacent Homeowner's Associations, Park La Verne Estates and Park La Verne, for access and circulation and will contribute fair-share costs related to the operation and maintenance. In lieu of a funding mechanism to provide debris basin improvements, the proposed project includes a new debris basin, Lot C, as part of the

<p>mechanisms;</p> <ul style="list-style-type: none"> <li>Off-site improvements required as a result of development have been provided.</li> </ul>		<p>development.</p>
<p>18.68.095.D: Proposed developments over 10 acres shall be required to prepare a specific plan.</p>	<p>Yes</p>	<p>As required by the General Plan, a specific plan has been prepared for the 38.5 acre Puddingstone La Venture development to reflect the hillside conditions of the site, as well as the revised General Plan and HDOZ policies and standards through incorporation of development concepts, standards and the HDOZ.</p>
<p><b>Retaining Walls</b></p>		
<p>18.68.100: Retaining walls may be used in the Hillside Development Overlay Zone only in the following manner with the intent of preserving and protecting the rugged hillsides.</p> <ul style="list-style-type: none"> <li>Wall height shall be measured from the lowest grade point on the side of the wall with the greatest exposure.</li> <li>In no case shall the height of the wall exceed 6 feet in height.</li> <li>Where additional height is needed due to steeper slopes, terraced retaining walls may be used with a maximum of 2 walls. The retaining walls shall be separated with 5 feet clear and unobstructed planting area.</li> <li>In cases where a retaining wall would be placed with a privacy wall on top, exposing more than 9 feet of wall surface, the retaining wall shall be terraced and separated with 5 feet of clear and unobstructed planting area. The sum of the heights of the retaining walls and privacy wall shall not exceed 12 feet.</li> <li>Retaining wall heights may exceed the maximum standard only upon approval of the Community Development Director or designee.</li> <li>Retaining walls shall be designed and landscaped with native draught resistant plants, vine pockets, hedgerows or berming to soften the appearance and minimize exposed surface.</li> <li>Retaining walls shall be varied in plane, texture and materials. Walls in excess of 100 feet shall employ architectural treatments such as pilasters, wall caps or similar treatments in addition to landscaping.</li> </ul>	<p>Yes</p>	<p>Limited use of retaining walls is applied when impacts of conventional grading will be significant or create a slope which exceeds 2:1 slope. The retaining walls conform to the natural contours and meet the requirements of the HDOZ as listed.</p>

<b>Drainage Standards</b>		
18.68.110: On-site catch basins or siltation basins, as well as energy absorbing devices, must be undertaken to prevent erosion when grading is undertaken. Natural drainage courses shall be protected from grading activity. Where brow ditches are required, they shall be naturalized with plant materials and native rock.	Yes	The Puddingstone La Venture Specific Plan provides catch basins and reconstruction of the existing debris basin constructed by the Rodine Company and will provide appropriate erosion control to protect natural drainage courses and prevent erosion.
<b>Architecture and Urban Design</b>		
18.68.120: The architecture of structures in the hillside areas shall be consistent with the overall natural environmental qualities of the site; architecture should meld itself to the topography rather than dominate it. The following hillside architecture and urban design guidelines shall be employed in addition to those applicable throughout the city. The development review committee shall determine that architecture and urban design are satisfactory.	Yes	The Design Guidelines and Development Standards of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.A: Residential units shall be asymmetrically massed, with the horizontal proportions far greater than the vertical proportions.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.B: Massing and proportions shall be consistent with the topography.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.C: Project design shall incorporate outdoor features associated with California's climate and geography, such as outdoor patios.	Yes	The Development Standards of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.D: Solar passive design shall be incorporated into all hillside projects. Attention shall be paid to orientation, passive solar technology and methods to create shade.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.E: Architecture consistent with Southern California traditions shall be encouraged including modern interpretations of arts and crafts movement, California bungalow, stick, period revival, mission revival and Spanish Colonial revival styles, provided that: <ul style="list-style-type: none"> <li>• Their form, mass and proportion are appropriate to the topography and construction;</li> <li>• Materials are fire retardant.</li> </ul>	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.F: Architectural design shall respond to topographic, climatic and other natural limitations revealed in the constraints analysis.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be

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		implemented as required.
18.68.120.G: Use of natural materials such as creek rock, clinker brick and terra cotta tile are encouraged.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.H: Hillside architecture shall not dominate the environment; its forms and colors should blend into the natural surroundings. The exterior finishes, textures and colors of hillside structures shall be restrained through the encouragement of earth tone colors and the discouragement of reflective materials and finishes.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.I: Hillside subdivisions shall incorporate uphill and downhill product types which reflect the differences in units above and below street level.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.J: Low rise lighting fixtures shall be used whenever possible. They shall be deflected away from residential properties.	Yes	The Development Standards of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified.
18.68.120.K: Utility vaults shall be placed underground unless the development review committee determines that above-ground installation is necessary for proper maintenance or safety reasons. Location of above ground installations shall be reviewed and approved for compatibility with the site design; aboveground installations shall be concealed by a low decorative wall and landscaping.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.L: For a lower, more horizontal profile, units shall be encouraged to be designed so that rooflines run parallel to the slope rather than intersecting it.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.M: Consideration shall be given to clustering of units to promote open space.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.N: A view analysis shall be provided for all development projects in order to determine how best to protect existing views of and from the site.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.O: General architectural standards found in the Community Design Chapter of the General Plan and Chapter 18.16 of the Zoning Code shall also apply to development in the hillsides.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.P: Water conserving features are encouraged.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.
18.68.120.Q: The maximum height from the lowest point of a structure to the uppermost part shall be 30 feet.	Yes	The Design Guidelines of the Puddingstone La Venture Specific Plan are consistent with the HDOZ architectural standards as specified and will be implemented as required.

<b>Landscaping</b>		
18.68.130.A: Landscaping next to and within structures and complexes must also be designed to minimize fire hazard. Landscape materials shall be fire retardant and low growing. Fences shall be made of non-combustible materials.	Yes	All City of La Verne Fire Department Fuel Modification requirements are met by the Specific Plan and are in conformance with City standards.
18.68.130.B: Preservation of the wide variety of plant communities and associated wildlife in the hillsides shall be encouraged.	Yes	Except where located within a Fuel Modification Zone, all vegetation and wildlife habitat within the Plan area is retained as open space.
<p>18.68.140.A.1a: Where possible, well adapted, fire resistant indigenous vegetation shall be retained.</p> <ul style="list-style-type: none"> <li>• Significant trees and shrubs as defined in this section shall be conserved during subdivision, development or other site works or construction activities.</li> <li>• No development in hillside areas shall be permitted until the city has reviewed and approved a tree preservation plan which preserves the maximum number of healthy native trees possible. Of particular interest are California coast live oaks (<i>quercus agrifolia</i>).</li> <li>• Where tree preservation is not possible, the city may require relocation of trees to other developments or other portions of the same development. Such relocations shall be bonded to provide for same-size replacement if needed.</li> <li>• The city shall require replacement of protected species at a 4:1 ratio; the city may require a mixture of sizes and ages to create a natural appearance.</li> <li>• Where natural riparian systems have been damaged from previous development, the city may require remedial landscaping, grading and drainage improvement to restore its character and appearance. Existing riparian and wilderness habitats shall be protected.</li> <li>• The city landscape architect shall determine areas of significant vegetation when reviewing initial development applications.</li> </ul>	Yes	The project has been design to avoid and protect all significant trees. The 200-foot Fuel Modification Zone encompasses the site in which the hazardous brush fire materials will be selectively removed, thinned and replaced with drought tolerant, more fire-resistance species. Beyond the Fuel Modification Zone, all native plant communities will be retained. The project is in conformance with all General Plan policies.
<p>18.68.140.A.1b: New plants:</p> <ul style="list-style-type: none"> <li>• Introduced landscaping within the residential areas shall contain variety, texture, color and blend with the natural landscape. Minimal use of ornamental vegetation is intended to preserve the integrity of the natural vegetation of the hillside.</li> <li>• 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.</li> </ul>	Yes	The Landscape Concept is consistent with the requirements of the HDOZ and meets the requirements of the General Plan. These elements are incorporated into the Landscape Plant palette, Walls and Fences Plan, entry landscaping, streetscape plans, view protection landscape screening, and slope planting concepts.
18.68.140.B: The following standards and guidelines apply:	Yes	The Landscape Concept is consistent with the requirements of the HDOZ. These

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<ul style="list-style-type: none"> <li>• Landscape Design shall imitate natural patterns as much as possible.</li> <li>• Xeriscape landscaping and other methods of conserving water shall be strongly encouraged.</li> <li>• Backdrop landscaping with heavy complements of trees, native or drought resistant shrubs sufficient to reduce erosion and present a natural, undisturbed appearance shall be provided.</li> <li>• Trees shall be planted wherever a hillside street adjoins a canyon, ravine or similar feature visible from adjoining parcels. Trees shall be planted to provide a canopy at street level and a dense screen when viewed from below.</li> <li>• Street trees on collectors shall be at the rate of one 15-gallon tree per 20 lineal feet of street.</li> </ul>		<p>elements are incorporated into the Landscape Plant palette, Walls and Fences Plan, entry landscaping, view protection screening, streetscape plans, and slope planting concepts.</p> <p>The HDOZ does not specify a spacing requirement for local roadway streetscape planting. The 30 feet on center meets the requirements of the General Plan.</p>
<b>Walls and Fences</b>		
<p>18.68.150.A: Walls and fences facing public roadways shall be no greater than 5 feet in height. Walls and fences to the sides and rear of the property shall be at the property line, in order to prevent the creation of abandoned areas.</p>	Yes	<p>The Fencing Plan and wall elevations establish consistency with these provisions. However, walls and fences may not necessarily be located on the property lines as a result of project grading. All walls and fences within individual lots will be generally located on the tops of slopes.</p>
<p>18.68.150.B: Walls shall be designed to create an interesting streetscape.</p> <ul style="list-style-type: none"> <li>• Walls shall be varied in plane and texture, utilizing different materials and colors.</li> <li>• Landscaped greenbelts, vine pockets and other landscape techniques to soften the appearance of walls and fences shall be employed.</li> <li>• Curvilinear wall alignments and meandering sidewalks shall be encouraged along project perimeters.</li> </ul>	Yes	<p>The Fencing Plan and wall elevations establish consistency with these provisions where applicable. The Puddingstone La Venture community is not proposed to be gated, and shall be in conformance with City standards.</p>
<p>18.68.150.C: Walls shall be a minimum of five feet from the city right-of-way line. Walls within the required front yard setback shall not exceed three feet in height.</p>	Yes	<p>The project does not propose any walls within the city right-of-way line. Any walls proposed within the front yard setback will not exceed three feet in height per City standards.</p>
<b>Community Amenities</b>		
<p>18.68.160.A: All proposed developments shall provide appropriate community amenities to the satisfaction of the development review committee, including such uses as: greenbelts, trails, scenic community buildings, view turnouts, paths connecting uses, parks, and other uses.</p>	Yes	<p>As this project was previously considered as part of a larger Specific Plan, the need for community facilities generated by the Plan have already been considered and implemented in terms of parkland and similar uses. The Specific Plan does propose an on-site trail system and connectivity with adjacent developments.</p>

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18.68.160.B: A plan for long term maintenance of community amenities established in connection with development shall be included in the development proposal.	Yes	Maintenance of the trail and open space amenities shall be either the responsibility of a Homeowner's Association, or the Open Space Lot "B" shall be deeded to a Conservancy for maintenance.
18.68.160.C: Completion, enhancement and coordination of trail systems and parks shall be given top priority.	Yes	The existing Lookout Point Trail is proposed to be closed and revegetated with native vegetation. An option remains for the trail to be left open at the discretion of City staff and the Fire Chief and shall be subject to any Fire Department conditions of approval. If left open, the trail will be maintained by either a Homeowner's Association or acquired by a conservancy for open space.