

CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

April 18, 2019 Agenda Item No. 4

SUBJECT:	 Ford Road Residential (PA2017-228) General Plan Amendment No. GP2019-002 Zoning Code Amendment No. CA2019-002 Site Development Review No. SD2017-009 Tentative Tract Map No. NT2017-004 Initial Study/Mitigated Negative Declaration No. ND2019-001
SITE LOCATION:	4302 Ford Road – APN 458 361 10 (Southeastern corner of the MacArthur Boulevard and Bonita Canyon Drive intersection)
APPLICANT:	Hines
OWNER:	Pacific Bell Telephone Company
PLANNER:	Benjamin M. Zdeba, AICP, Associate Planner 949-644-3253, bzdeba@newportbeachca.gov

PROJECT SUMMARY

The applicant is seeking approval of a residential condominium project with 21 dwelling units in a structure that is two- to three-stories high over one level of subterranean parking. The project site is approximately 1.06 acres and is located near the southeastern corner of the MacArthur Boulevard and Bonita Canyon Drive intersection. It is most visible from Bonita Canyon Drive, but is accessed from Ford Road.

The proposed development would include two-bedroom, three-bedroom, and fourbedroom units ranging from 1,433 square feet to 2,277 square feet in floor area. Approximately 23,000 square feet of common area amenities would be provided for residents including a 735-square-foot rooftop deck, 6,536-square-foot pool deck and outdoor courtyard, and 16,210 square feet of landscaping. Also proposed is a 437square-foot indoor pool room and an 1,392-square-foot indoor club room. Each unit would have private open space areas by way of patios and balconies.

The subterranean parking level would have 55 parking spaces, which exceeds the minimum requirement of 53 parking spaces.

The majority of the proposed building will comply with the Multi-Unit Residential (RM) Zoning District height limit of 33 feet to the ridge of a sloped roof. However, the applicant is requesting to increase the allowable height to 37 feet with a major site development review for an architectural tower element at the northwestern corner of the project site.

WIEWIOWALLYBLAWKPACE

Surrounding uses include residential apartments to the north across Bonita Canyon Drive, Bonita Canyon Sports Park to the south with single-family residential beyond, the AT&T Switch Station building to the east, and MacArthur Boulevard to the west.

In order to implement the project, the applicant requests approval of the following applications from the City of Newport Beach:

- General Plan Amendment To change the land use category from PF (Public Facilities) to RM (Multiple-Unit Residential). The proposed amendment also includes 21 additional dwelling units in Statistical Area M6. A preliminary review of the request against Charter Section 423 indicates a vote of the electorate would not be required if the City were to approve the General Plan amendment.
- Zoning Code Amendment To change the zoning district from PF (Public Facilities) to RM (Multi-Unit Residential) and to revise the Zoning Map (Newport Beach Municipal Code [NBMC] <u>Chapter 20.14 [Zoning Map]</u>) to include a development limit of 21 dwelling units on the property.
- Major Site Development Review To allow the construction of 21 dwelling units with a tentative tract map and to ensure the site is developed in accordance with applicable zoning code development standards and regulations pursuant to NBMC <u>Section 20.52.080 (Site Development Reviews)</u>. Also requested is an increase in allowable height for a corner tower element that would exceed the maximum height limit.
- **Tentative Tract Map** To allow the residential dwelling units to be sold separately.
- Initial Study/Mitigated Negative Declaration (IS/MND) To address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals, the City has determined that an Initial Study/Mitigated Negative Declaration (IS/MND) is warranted pursuant to the California Environmental Quality Act (CEQA) Guidelines.

The IS/MND was released for public review and comment on April 12, 2019. Comments on the adequacy of the IS/MND will be accepted for a 20-day review period that will conclude on May 2, 2019.

Public hearings with the Planning Commission, John Wayne Airport Land Use Commission (ALUC), and City Council are anticipated to occur middle to late spring 2019.

STUDY SESSION

The purpose of the study session is to introduce the requested applications and provide the Planning Commission and general public with the opportunity to learn about the project. Additionally, the session will provide an opportunity to request additional information about the project in advance of a future public hearing. During the study session, staff will provide a brief overview of the proposed project, requested approvals, and the preliminary results of the environmental analysis. Staff will also explain how the public Ford Road Residential (PA2017-228) Planning Commission Study Session, April 18, 2019 Page 3

can participate in the process and future hearings. The applicant will provide a more detailed presentation of the proposed project.

No action on either the project or draft Initial Study/Mitigated Negative Declaration (IS/MND) can be taken by the Planning Commission at the study session.

COURTESY NOTICE

Although not required by the Municipal Code, a courtesy notice of this study session was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled meeting. A message was also sent to local residents through the Nextdoor online application, and an email select alert was sent for email subscribers to the Planning Division's notification list. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by

Benjarhin M. Zdeba, AICP Associate Planner

Submitted by:

Jim Campbell Deputy Community Development Director

ATTACHMENTS PC 1 Vicinity Map PC 2 Project Plans

Attachment No. PC 1

Vicinity Map

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Attachment No. PC 2

Project Plans

WIEWHOWALLYBUMWARGE



PROJECT INFORMATION

Site Address: 4302 Ford Road Newport Beach, CA 92660

CONTACT:

OWNERSHIP

HINES 4000 MacArthur Boulevard, Suite 110 Newport Beach, CA 92660 Contact: Tom Lawless Phone: 949 313 2206

ARCHITECT MVE+PARTNERS 1900 Main Street, Suite 800 Irvine, CA 92614

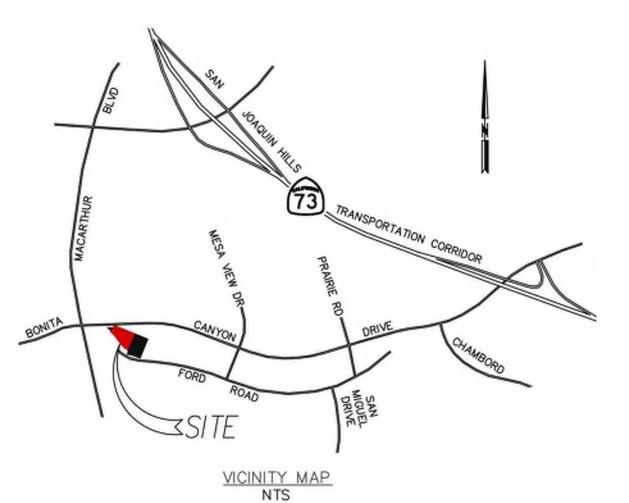
Contact: Pieter Berger Phone: 949.809.3388

LANDSCAPE

landLAB 702 Wrelton Drive San Diego, CA 92109 Contact: Neil Hadley Phone: 858.483.9817

CIVIL

PSOMAS 3 Hutton Centre Drive, Suite 200 Santa Ana, CA 92707 Contact: Steven M. Zehner Phone: 714.481.7994



ZONE	
ADDRESS:	Ford Road
APN:	Newport Beach, CA Parcel 1

APN:	Parcel 1
	458-361-02 & 458-361-10
Zone:	RM
Designation:	Multiple Residential Zoning Dist
FAR:	1.75
Site Area:	45,906 (1.054 AC)
Buildable Area:	33,569 SF

LEGAL DESCRIPTION PARCEL A:

PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 65, RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS PARCEL 300180 IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE 737614, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 27, 1995 AS INSTRUMENT NO. 19950521235, OR OFFICIAL RECORD OF SAID ORANGE COUNTY.

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO THROUGH OR ACROSS THE SUBSURFACE OR THE LAND HEREINABOVE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNEL AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, SORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AS RESERVED BY THE IRVINE COMPANY IN DEED RECORDED JUNE 4, 1974 IN BOOK 11161, PAGE 177, OF SAID OFFICIAL RECORDS.

PROJECT	DESCRIP	IOIT

This Project Description and Justification is for the proposed multi-family residential project located at 4302 Ford Road, Newport Beach, CA 92660. The project will comprise of 21 dwelling units housed within a 2-3 story above grade building over 1 level of below grade parking. The project goal is to deliver dwelling units for downsizing families within the surrounding neighborhoods. The 21 dwelling units will benefit from custom home amenity features such as a pool and spa, a pool house with dining and BBQ areas, a club room, and a 3rd story amenity deck taking in sweeping views from North Orange County to Saddleback Mountain.

The project design recalls architecture prevalent in the adjacent Port Streets neighborhood. The interplay between cedar shingles and clapboard siding will make up the exterior material palette in a more traditional take on architecture. Wood shutters, expansive decks, and eyebrow window rooftop dormers will all add additional character details to the design. Finally, iconic corner Lighthouse forms will connect the building as a nautical theme that ties into the Port concept of the adjacent neighborhood.

Site Area: Buildable Area: Allowable Floor		45,906 SF (1.054 AC) 33,569 SF 58,746 SF (1.75 FAR)	
SETBA	CKS		
REQUIRED	(20.18.020)		
Front:	20'-0"		
Side:	3'-0" (-/= 40'-0" L	ot)	
	4'-0" (40'-0" - 49'	-11" Lot)	
	8% of average lo	t width (=/+ 50"-0" Lot)	
Rear:	10'-0"		
PROPOSED			
Front:	20'-0"		
Side:	10'-0" to 12'-0"		
Rear:	10'-0"		
FLOOF	R AREA LI	MIT	
Allowed Gross	Area = Allowed Bui	Idable Area x Allowed FAR	1.75 FAR
Allowed Gloss			1.1017.10

RESIDENTIAL DENSITY

Allowable Unit # Proposed:

3BR/3.0BA 4BR/3.0BA 1,825 SF AVG.

2BR/2.5BA

3BR/2.5BA

Saleable

Dwelling Units Proposed

PARKING REQUIRED

Residential 2.5 Stalls/Units : 2.5 x 21

Total Required

PROPOSED Residential

Total Proposed :

HEIGHT	
Flat Roof:	28'-0"
with Height Increase:	32'-0"

Sloped Roof: 33'-0" with Height Increase: 37'-0"

(Measured as the vertical distance from the established grade of the pad to the highest part of the structure." (20.30.060.B.2) (Increase in Height Limit - 20.30.0600.C.2)

Total Proposed Floor Area

* 48,574 SF * Excluded stairwells and elevator shafts above the

first level, level B1 parking garage and balconies.

45,906 sf / 1,200 sf = 38.255 UNITS 21 units

24% 28% 24% 24% 100%

38,346 sf

21 DU

52.5 Spaces

53 Parking Spaces

13 Standard Prime Spaces 13 Guest Spaces 3 ADA Spaces 26 Tandem Spaces 55 Total Spaces

OPEN SPACE REQUIRED	UNIT COUNT	OPEN SPACE
		UPEN SPACE
Minimum 75 SF/Units	21 Units	1,575 sf
Total Open Space Required	21 Units	1,575 sf
PROPOSED		
Pool Deck & Courtyard:		6,536 sf
Roof Deck:		735 sf
Landscape/Hardscape Area		16,210 sf
Total Common Open Space		23,481 sf
Amenity Room:		1,829 sf
Private Balcony/Decks on Podium Level		7,372 sf
Total Proposed Open Space		32,681 sf
PRIVATE OPEN SPACE		
REQUIRED	Total Gross Area	OPEN SPACE

5% of the gross floor area for each unit	
with minimum dimension of 6 feet	
Total Private Open Space Required	
Total Brown and British Orace Orace	

Total Proposed Private Open Space Level 1

UNIT A1

UNIT A1

UNIT B1

UNIT B2

UNIT C1

UNIT C2

UNIT C2

evel 1			Level 2	Level 2		
1,433 SF	596 SF	40%	UNIT A1	1,433 SF	188 SF	14%
1,433 SF	596 SF	40%	UNIT A1	1,433 SF	188 SF	14%
2,078 SF	949 SF	45%	UNIT A2	1,410 SF	188 SF	14%
1,746 SF	275 SF	25%	UNIT B1	2,078 SF	179 SF	8%
2,120 SF	1,061 SF	50%	UNIT B2	1,746 SF	188 SF	11%
2,269 SF	721 SF	30%	UNIT C1	2,120 SF	106 SF	5%
2,277 SF	721 SF	30%	UNIT C2	2,269 SF	188 SF	9%
13,357 SF	4,919 SF	38%	UNIT C2	2,277 SF	188 SF	9%
				14,767 SF	1,414 SF	10%

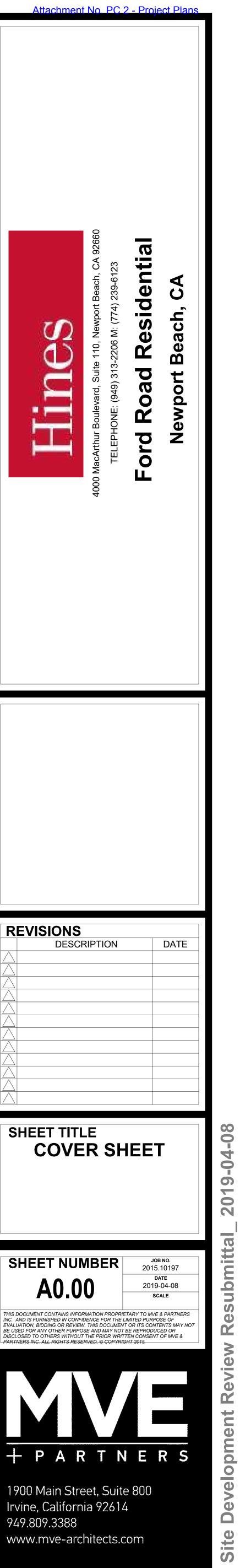
7,372 sf	19%		
Level 3	Level 3		
UNIT A1	1,431 SF	188 SF	14%
UNIT A1	1,445 SF	188 SF	14%
UNIT A2	1,410 SF	188 SF	14%
UNIT B1	2,088 SF	179 SF	8%
UNIT B2	1,746 SF	188 SF	11%
UNIT C1	2,086 SF	106 SF	5%
	10,205 SF	1,038 SF	11%
	38,329 SF	7,372 SF	19%

1,917 sf

1,917 sf

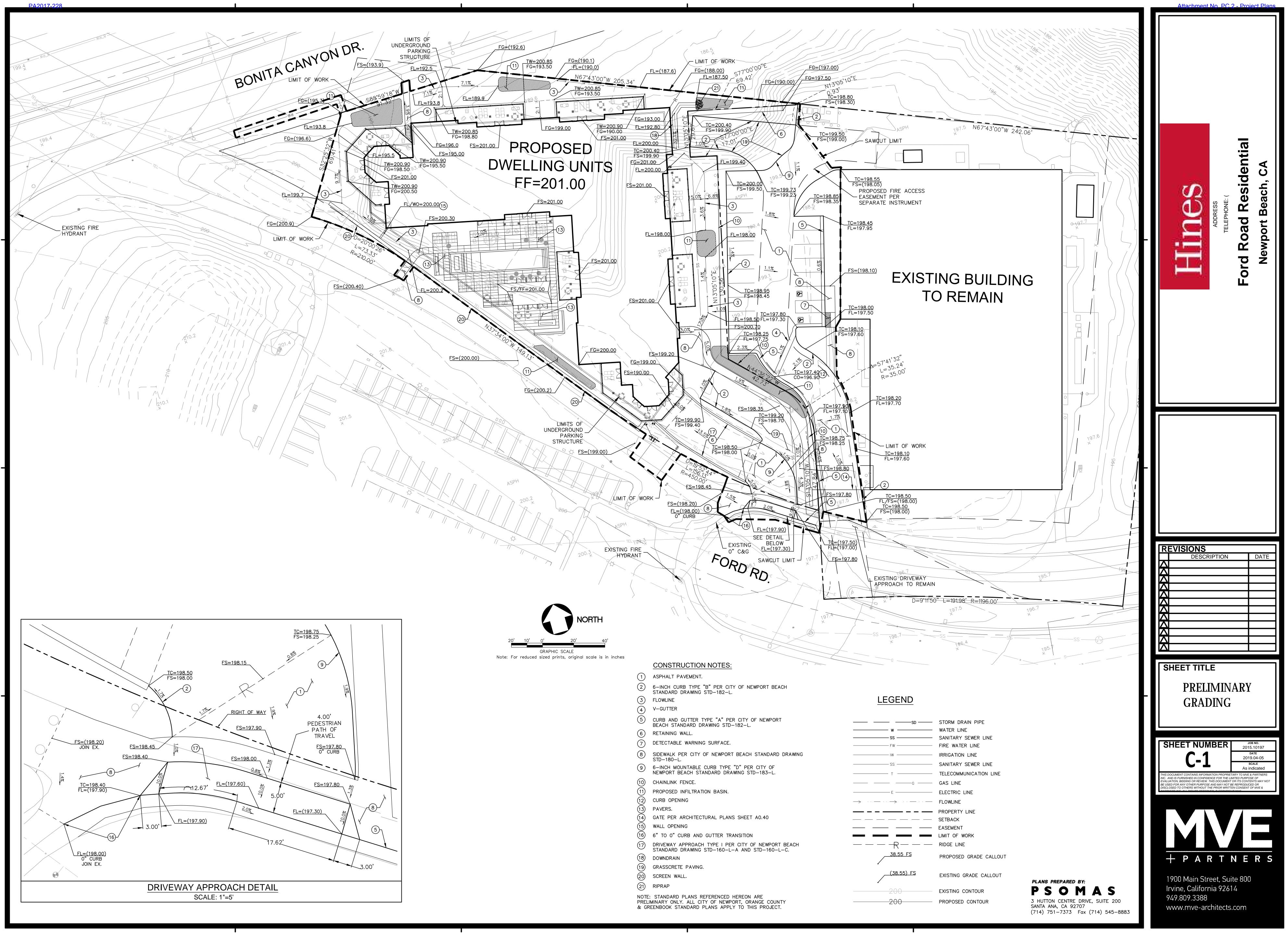
38,343 SF

21 Units

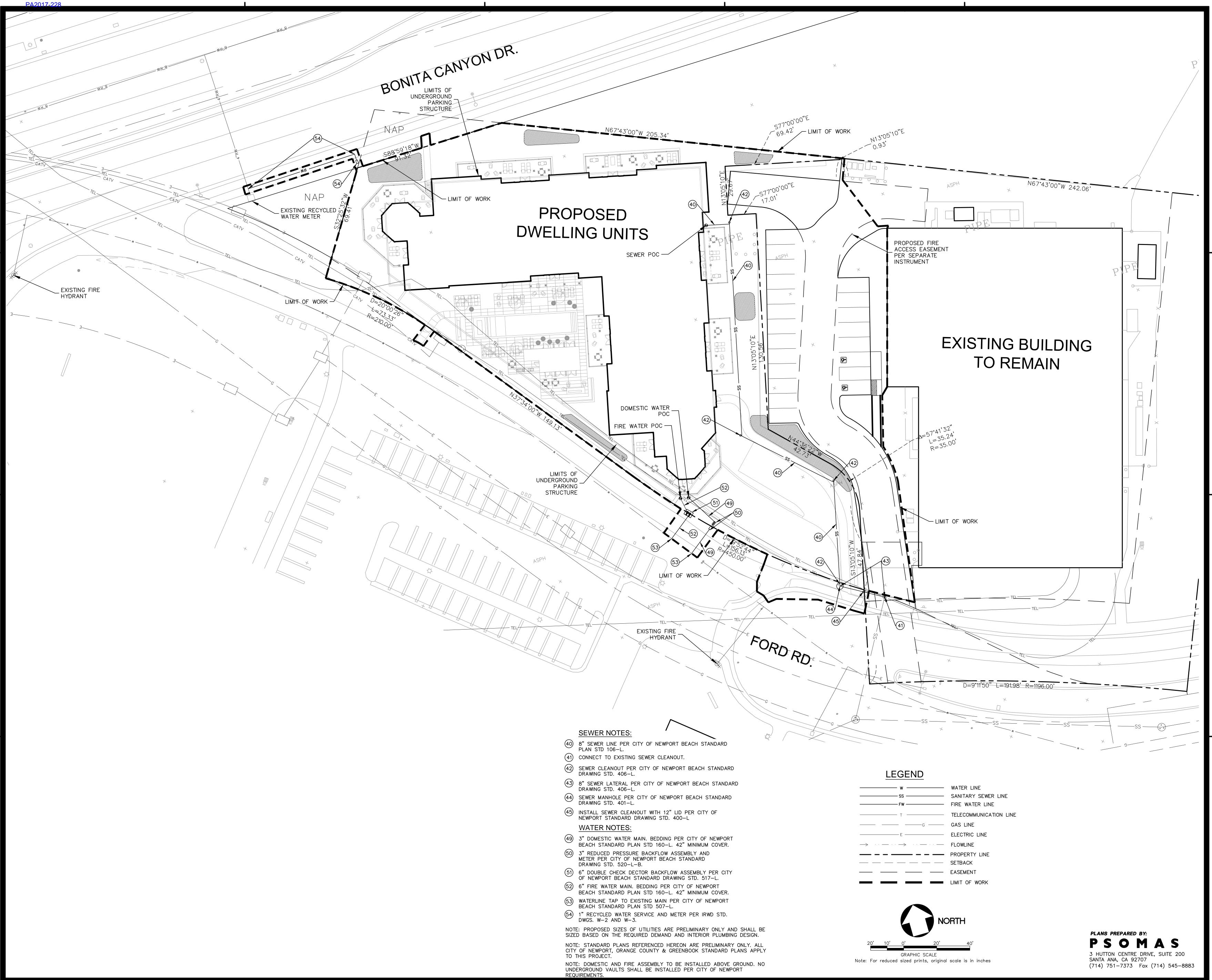


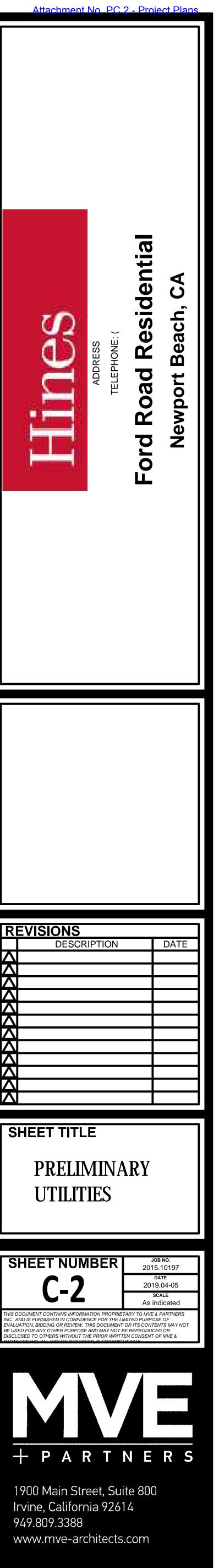
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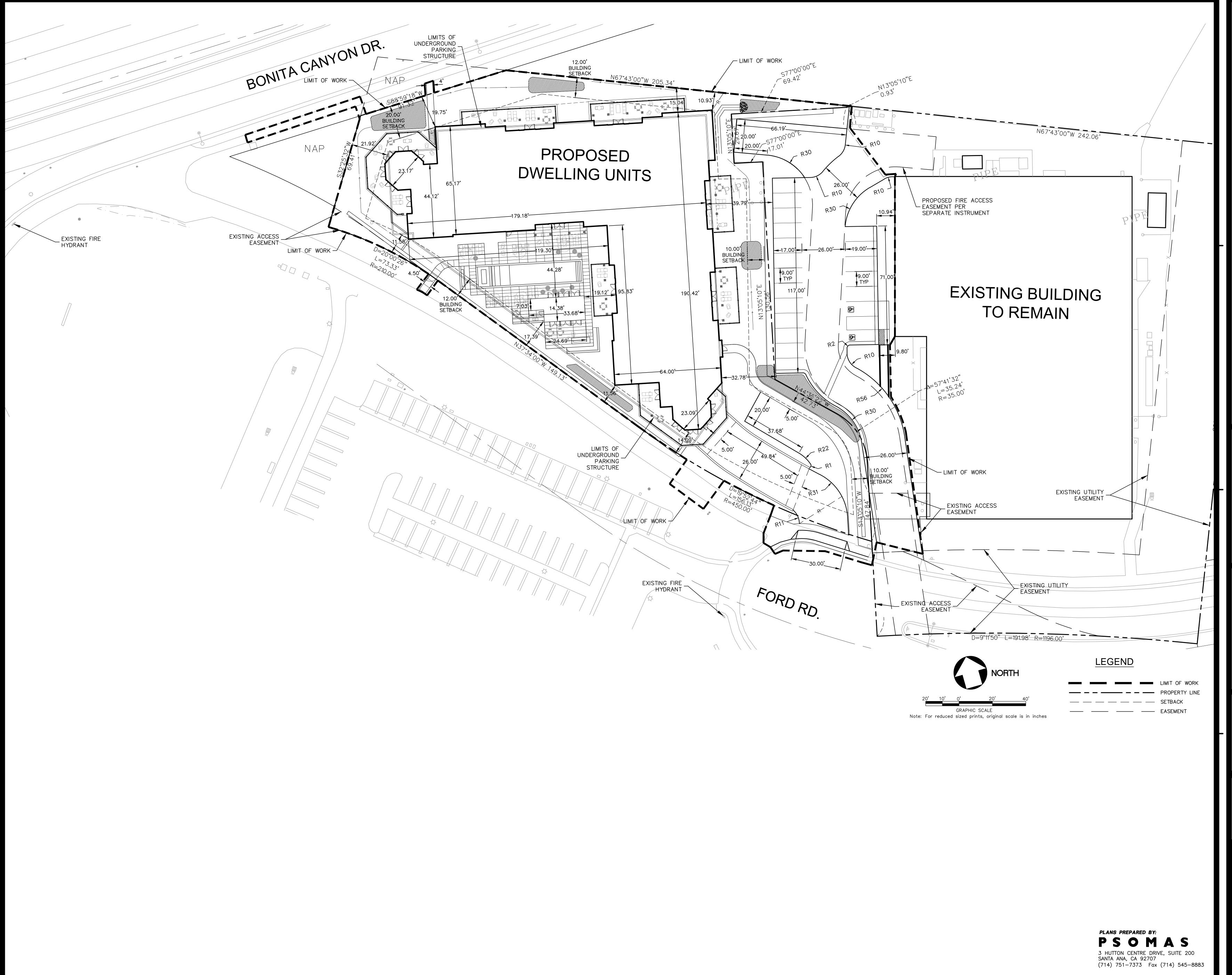


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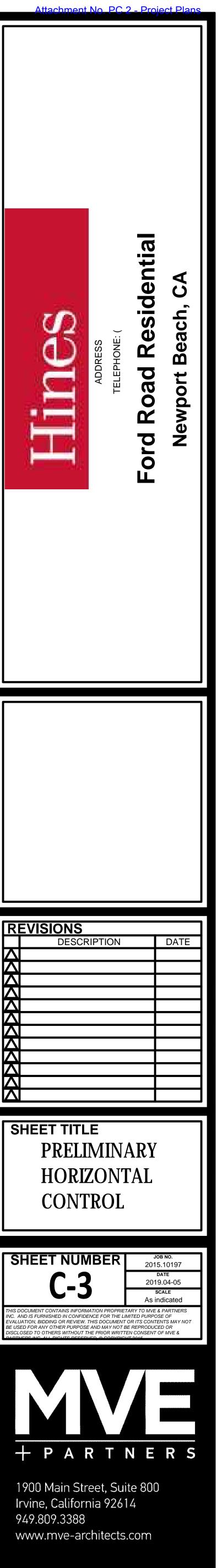




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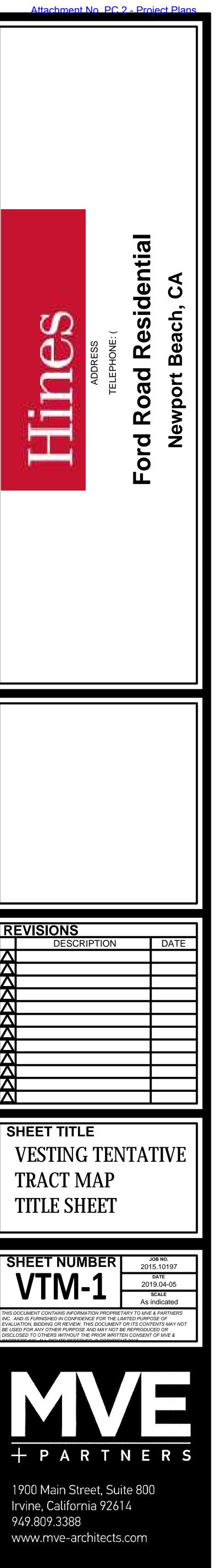
NOTES:

PA2017-228

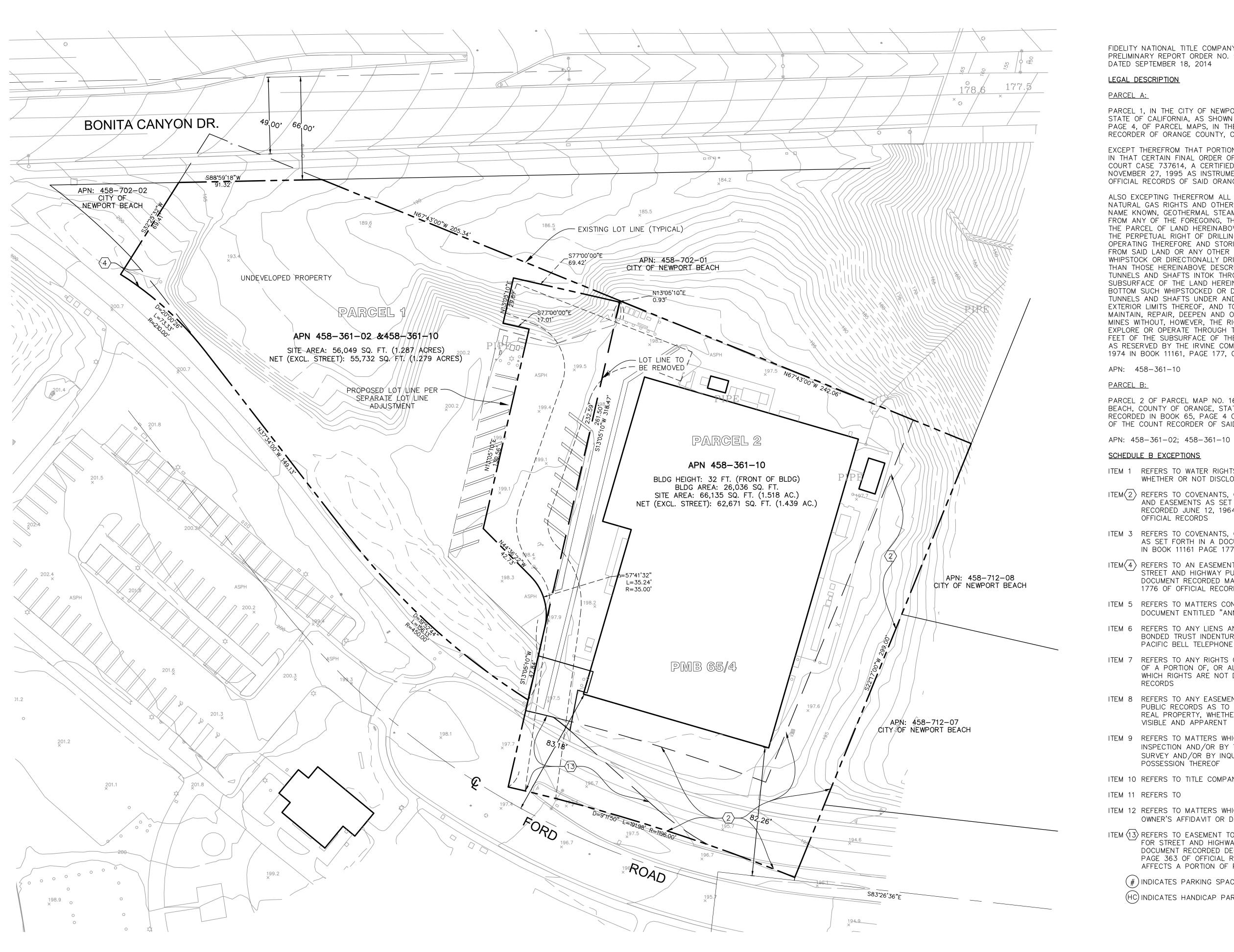
- EXISTING LAND USE: VACANT PROPOSED LAND USE: RESIDENTIAL DWELLING UNITS EXISTING ZONING: PF (PUBLIC FACILITIES) PROPOSED ZONING: LOCATED IN THE PC-50 (BONITA CANYON) PLANNED COMMUNITY
- ADJACENT ZONING/LAND USE: NORTH: MISCELLANEOUS (VACANT) SOUTH: PF (PUBLIC FACILITIES) EAST: OFFICÈ WEST: MISCELLANEOUS (VACANT)
- PROPOSED UTILITIES TO BE: UNDERGROUND ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY GAS: SOUTHERN CALIFORNIA GAS COMPANY TELEPHONE: AT&T CABLE TELEVISION: COX CABLE DOMESTIC WATER, RECLAIMED WATER AND SANITARY SEWER: IRVINE RANCH WATER DISTRICT
- ACREAGE: SITE GROSS ACREAGE: 1.067 ACRES (PARCEL 1)
- DRAINAGE ON THIS SITE WILL BE CONVEYED VIA SURFACE DRAINAGE TO INFILTRATION BASINS.
- 6. THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS PROPOSED FOR THIS TENTATIVE TRACT MAP: 21
- PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO EXISTING WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE CITY OF NEWPORT STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER, SEWER AND RECLAIMED WATER FACILITIES.
- PROPOSED SEWER FACILITIES: STANDARD CONNECTIONS TO EXISTING SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE CITY OF NEWPORT STANDARDS SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER FACILITIES.
- DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE CITY OF NEWPORT STANDARDS
- 10. SUBJECT PROPERTY IS LOCATED IN ZONE X OTHER FLOOD HAZARD AREAS: AREA BEING PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD HAZARD BY A LEVEE SYSTEM. FLOOD INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP NO. 06059C0288J, DATED DECEMBER 03, 2009.







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PA2017-228

FIDELITY NATIONAL TITLE COMPANY

PRELIMINARY REPORT ORDER NO. 997-23046485-A-TC1 DATED SEPTEMBER 18, 2014

PARCEL 1, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 65, PAGE 4, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS PARCEL 300180 IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE 737614, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 27, 1995 AS INSTRUMENT NO. 19950521235, OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTOK THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, SORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AS RESERVED BY THE IRVINE COMPANY IN DEED RECORDED JUNE 4, 1974 IN BOOK 11161, PAGE 177, OF SAID OFFICIAL RECORDS.

PARCEL 2 OF PARCEL MAP NO. 16760, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGE 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNT RECORDER OF SAID COUNTY.

SCHEDULE B EXCEPTIONS

ITEM 1 REFERS TO WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

- ITEM(2) REFERS TO COVENANTS, CONDITIONS, AND RESTRICTIONS AND EASEMENTS AS SET FORTH IN A DOCUMENT RECORDED JUNE 12, 1964 IN BOOK 7085 PAGE 258 OF OFFICIAL RECORDS
- ITEM 3 REFERS TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN A DOCUMENT RECORDED JUNE 4, 1974 IN BOOK 11161 PAGE 177 OF OFFICIAL RECORDS ITEM $\overline{\langle 4 \rangle}$ REFERS TO AN EASEMENT TO THE CITY OF IRVINE FOR
 - STREET AND HIGHWAY PURPOSES AS GRANTED IN A DOCUMENT RECORDED MAY 1, 1979 IN BOOK 13127 PAGE 1776 OF OFFICIAL RECORDS
- ITEM 5 REFERS TO MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ANNEXATION AND DEVELOPMENT"
- ITEM 6 REFERS TO ANY LIENS AND ENCUMBRANCES, INCLUDING BONDED TRUST INDENTURES, MADE OR SUFFERED BY PACIFIC BELL TELEPHONE
- ITEM 7 REFERS TO ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, THE SUBJECT PROPERTY, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS
- ITEM 8 REFERS TO ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT
- ITEM 9 REFERS TO MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY THIS ALTA/ACSM LAND TITLE SURVEY AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF
- ITEM 10 REFERS TO TITLE COMPANY REQUIREMENTS
- ITEM 11 REFERS TO
- ITEM 12 REFERS TO MATTERS WHICH MAY BE DISCLOSED BY AN OWNER'S AFFIDAVIT OR DECLARATION.
- ITEM $\langle 13 \rangle$ REFERS TO EASEMENT TO THE CITY OF NEWPORT BEACH FOR STREET AND HIGHWAY PURPOSES AS GRANTED IN A DOCUMENT RECORDED DECEMBER 17, 1970 IN BOOK 9493, PAGE 363 OF OFFICIAL RECORDS AFFECTS A PORTION OF PARCEL B.

(#)INDICATES PARKING SPACES

(HC) INDICATES HANDICAP PARKING SPACE

BASIS OF BEARINGS/RECORD DATA NOTE THE EASTERLY LINE OF PARCEL 2 SHOWN AS S22"17'00"W PER PARCEL MAP NO. 238, P.M.B. 65/4 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES ● INDICATES MONUMENT FOUND AS NOTED

BOUNDARY ESTABLISHMENT THE PROPERTY LINES SHOWN HEREON OF PARCELS 1 AND 2 OF PARCEL MAP FILED IN BOOK 65 PAGE 4 OF PARCEL MAPS, WERE ESTABLISHED FROM RECORD INFORMATION PER SAID PARCEL MAP BY A SURVEY THROUGH FOUND MONUMENTS. THE EXCEPTION TO SAID PARCEL 1 WAS CALCULATED FROM RECORD OF SURVEY NO. 96-1029 FILED IN BOOK 161 PAGE 1 THROUGH 5 OF RECORDS OF SURVEY OF ORANGE COUNTY

<u>NOTES:</u> FLOOD ZONE: X ZONING: PF (PUBLIC FACILITIES)

MINIMUM SETBACK REQUIREMENTS

AS SET FORTH IN A SPECIAL CASE FILE AVAILABLE AT THE CITY.

ENCROACHMENTS NONE OBSERVED

PARKING TABULATION REGULAR/COMPACT HANDICAPPED

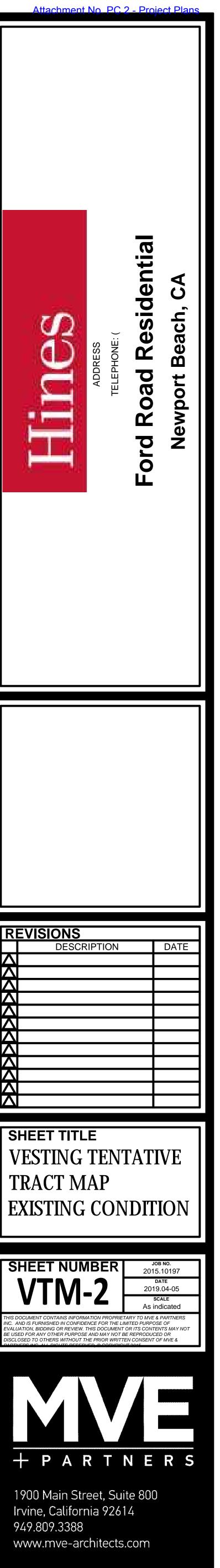
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TABLE A NOTES ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. ITEM 17 THERE ARE NO PURPOSED CHANGES IN THE STREET

RIGHT OF WAY LINES (PER CITY OF INDUSTRY). THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. ITEM 18 THERE IS NO OBSERVED EVIDENCE OF SITE USE AS

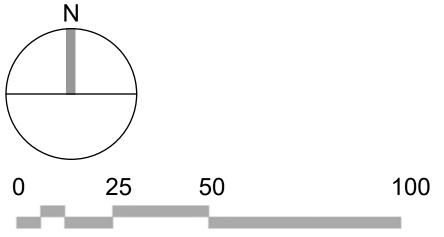
A SOLID WASTE DUMP. ITEM 19 THERE ARE NO WETLAND AREAS, AS DELINEATED BY APPROPRIATE AUTHORITIES, ON THIS SITE.



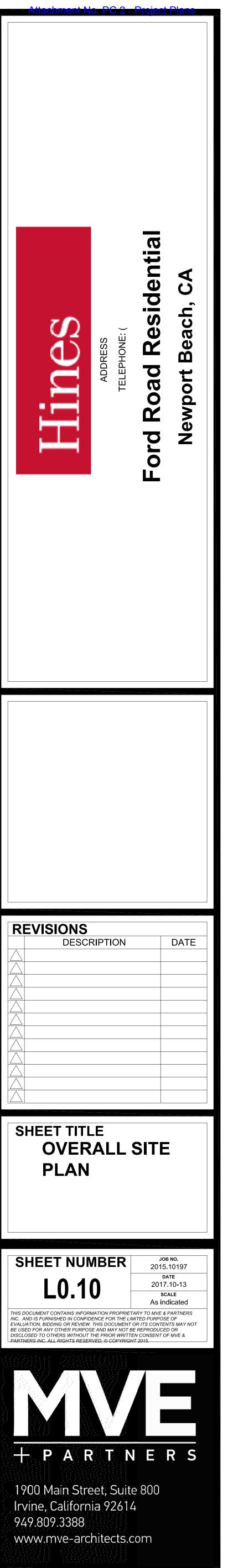


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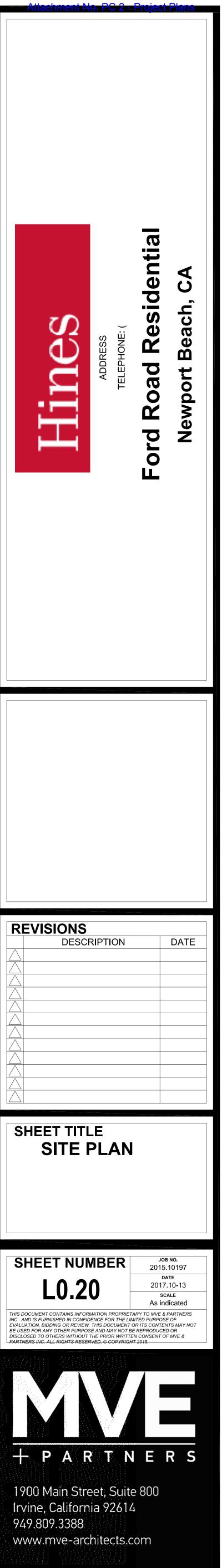






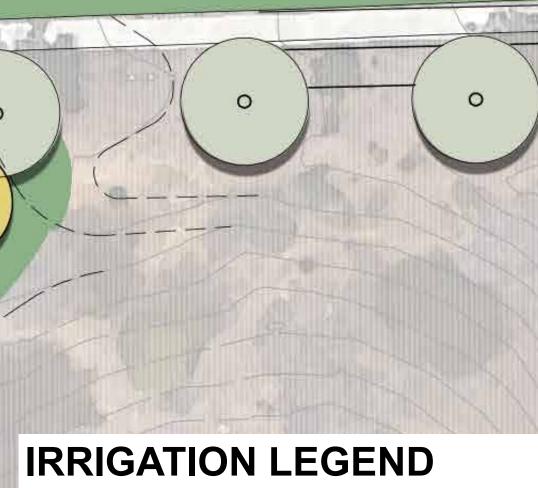
Entitlement Set Progress 2017-10-2





Entitlement Set Progress 2017-10-24





IRRIGATION LEGEND



SHRUB

- ALL PLANTING AREA TO BE DRIP IRRIGATED

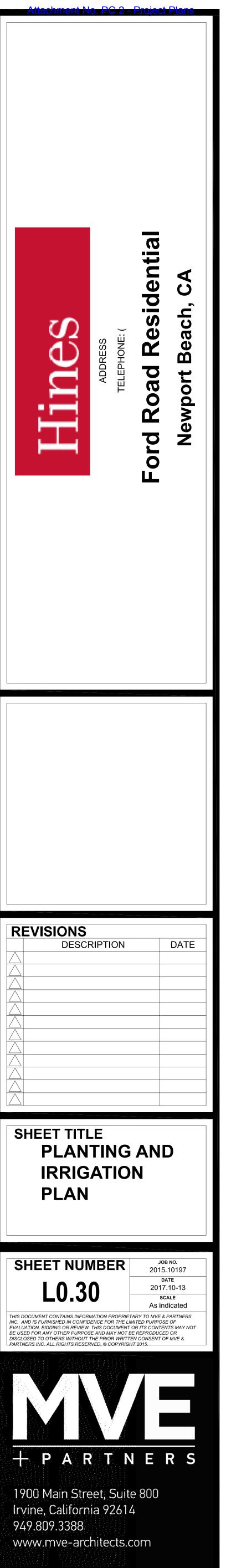
OTHERS

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- ALL GRASSCRETE AREA WITH GRAVEL AND MEADOWGRASS TO BE IRRIGATED WITH MICRO-SPRAYS

IRRIGATION NOTE: - ALL IRRIGATION TO MEET 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND SHALL NOT EXCEED ESTIMATED TOTAL WATER USE (ETWU).

- ALL CONTROLLERS WILL BE WEATHER BASED.



Entitlement Set Progress 2017-10-24

PLANT LEGEND SYMBOL BOTANICAL NAME COMMON NAME SIZE FORM WATER BOX SIZE REQ. TREES 24" BOX STANDARD & OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE TREE 36" BOX LOW LOW 7-10'T/6-7'W 48" BOX BRANCHING 1 24" BOX STANDARD & 36" BOX LOW SWAN HILL OLIVE TREE 7-10'T/6-7'W OLEA EUROPAEA 'SWAN HILL' LOW 48" BOX BRANCHING PHOENIX DACTYLIFERA 'MEDJOOL' MEDJOOL DATE PALM 15' BTH SINGLE 24" BOX STANDARD & PLATANUS MEXICANA 8-10'T/4-5'W MEXICAN SYCAMORE 36" BOX NATURAL 48" BOX 24" BOX STANDARD & CALIFORNIA SYCAMORE PLATANUS RACEMOSA 36" BOX 8-10'T/4-5'W NATURAL 48" BOX 24" BOX 8-10'T/6-7'W QUERCUS AGRIFOLIA COAST LIVE OAK 36" BOX NATURAL LOW 11-14'T/7-8'W 48" BOX 14-16'T/8-9W 24" BOX 8-10'T/6-7'W QUERCUS ENGELMANNII ENGELMANN OAK 36" BOX NATURAL LOW 11-14'T/7-8'W 48" BOX 14-16'T/8-9W 24" BOX 8-10'T/6-7'W QUERCUS ILEX HOLLY OAK 36" BOX NATURAL LOW 11-14'T/7-8'W 48" BOX 14-16'T/8-9W 24" BOX 8-10'T/6-7'W QUERCUS LOBATA VALLEY OAK 36" BOX NATURAL LOW 11-14'T/7-8'W 48" BOX 14-16'T/8-9W

SEE PLANS

VARIES VARIES

VARIES

NATIVE CANYON PLANTING SU	JCH AS:	SIZE SIZE TO	SPACING	WATER	P MATURE SIZE C
ACHILLEA SSP	YARROW	RANGE FROM- 1 GAL TO 15 GAL	2' O.C.	LOW	2.5'-3T/W
BACCHARIS PILULARIS 'PIGEON POINT'	COYOTE BRUSH	1 GALLON	3'-0"	4'-0"	262
CAREX SPISSA	SAN DIEGO SEDGE		30" O.C.	LOW	3-4'T/2-3'W
CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS		9' O.C.	LOW FULL SUN-LIGHT SHADE	8-10'T/W
CEANOTHUS GRISEUS HORIZONTALIS	YANKEE POINT CEANOTHUS		8' O.C.	LOW FULL	2-3'T/8-10'W
'YANKEE POINT' CERCIS OCCIDENTALIS	WESTERN REDBUD		15' O.C.	SUN-SHADE LOW SUN/SHADE	10-15' T/W
CONVULVULUS MAURITANICUS	GROUND MORNING GLORY	1 GALLON	2'-0"	3'-0"	1341 SQ FT
HETEROMELES ARBUTIFOLIA 'DAVIS	DAVIS GOLD TOYON		5' O.C.	LOW SUN/SHADE	6-10'T/6-8'W
GOLD' FESTUCA RUBRA 'MOLATE'	CREEPING RED RESCUE		18" O.C.		1.5-2'T/W
FESTUCA MAIREI	ATLAS FESCUE		2' O.C.	LOW	2.5'-3T/W
FESTUCA 'SISKYOU BLUE'	BLUE FESCUE		18"-24" O.C.	LOW	12-18"T/W
JUNCUS PATENS	COMMON RUSH		30" O.C.	LOW	12-18"T/W
LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE		3' O.C.	LOW	2-3'T/W
				LOW	
IVA HAYSIANA	POVERTY WEED		30" O.C.	GROUNDCOVER	2-3'T/W
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GALLON	3'-0"	3'-0"	55
MUHLENBERGIA RIGENS	DEER GRASS		3' O.C.	LOW	4-5'T/4-6'W
ROSA CALIFORNICA	CALIFORNIA ROSE		4' O.C.	LOW	4-8' T/W
RHAMNUS CALIFORNICA	COFFEEBERRY		3' O.C.	LOW SUN/SHADE	6-10'T/6-8'W
RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	5 GALLON	3'-0"	4'-0"	140
SALVIA MELLIFERA	BLACK SAGE		3' O.C.	FULL SUN/SHADE	3-6'T/3-5'W
SALVIA CHAMAEDROIDES	GERMANDER SAGE	1 GALLON	3'-0"	4'-0"	202
SALVIA CLEVELANDII	CLEVELAND SAGE	1 GALLON	3'-0"	4'-0"	282
SALVIA L. 'SANTA BARBARA'	SANTA BARBARA SAGE	1 GALLON	3'-0"	4'-0"	162
VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GALLON	2'-6"	3'-0"	205
WOODWARDIA FIMBRIATA	GIANT CHAIN FERN		30" O.C.	MEDIUM PART-SHADE	3-5'T/W
	SIZE	SPACING			
COURTYARD PLANTING SUCH	A5:	SIZE TO			
AGAVE ATTENUATA 'BLUE FLAME'	BLUE FLAME AGAVE	RANGE FROM- 1 GAL TO 15 GAL	30" O.C.	LOW	2-3'T/W 10' CLUMPS
AGAVE CELSII 'MULTICOLOR'	GHOST AGAVE		30" O.C.	LOW	2'T/2-4'W
AGAVE DESMETIANA ' VARIEGATA'	VARIEGATED DWARF CENTURY PLANT		60" O.C.	LOW	3'T/4-6' W
AGAVE PARRYI VAR 'TRUNCATA'	GENTRY FORM		48" O.C.	LOW	2-3'T/3-4'W
AGAVE 'WHALES TONGUE'	WHALES TONGUE AGAVE		30" O.C.	LOW	3-4'T/W
ALOE X NOBILIS	GOLDEN TOOTHED ALOE		30" O.C.	LOW	1-2'T/1-2'W
ALOE SPICATA	BOTTLE-BRUSH ALOE		72" O.C.	LOW	4-6'T/4-6'W
CISTANTHE GRANDEFLORA 'JAZZ TIME'	CALANDRINIA		36 O.C.	LOW	1'T/2-3'W
DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN'	PIXIE FOUNTAIN TUFTED HAIR GRASS		18" O.C.	MEDIUM PLANT EN MASSE	1-2'T/1-2'W
DIANELLA 'CASSA BLUE'	BLUE FLAX LILY		2' O.C.	LOW TO MEDIUM	1.5'T/1.5'W
DIANELLA TASMAICA	TASMAN FLAX LILY		30" O.C.	MEDIUM	2-3'T/W
EUPHORBIA CHARACIAS 'PORTUGUESE VELVET'	PORTUGUESE VELVET EUPHORBIA		48" O.C.	LOW	2-3' T/3-4'W
FICUS NITIDA-STAKED COLUMN	INDIAN LAUREL FIG		PER PLAN	MEDIUM SUN/SHADE	8-12'T/6-8'W
HESPERALOE PARVIFLORA	RED YUCCA		4' O.C.	LOW	3-4'T/2-4'W
LAVANDULA GROSSO	GROSSO LAVENDER	1 GALLON	2'-6"	2'-6"	393
MISCANTHUS TRANSMORIENSIS	EVERGREEN EULALIA		48" O.C.	LOW	3-4'T/3-4'W
MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS		48" O.C.	LOW	2-3'T/3-4'W
PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS		2' O.C.	LOW	1-2'T/1-2'W
SANTOLINA VIRENS	GREEN LAVENDER COTTON		30" O.C.		2-3'T/W
				GROUNDCOVER	

GRASSCRETE MEADOW GRASSES

THYMUS VULGARIS

SESLERIA AUTUMNALIS

'PROSTRATA'

SEDUM SPECTABILE 'AUTUMN JOY'

TEUCRIUM CHAMAEDRYS X LUCIDRYS

EXISTING TREE TO REMAIN

GRAVEL INFILL WITH NATIVE GRASS PLUGS

SHOWY STONECROP

GERMANDER

COMMON THYME

AUTUMN MOOR GRASS

30" O.C.

2' O.C.

30" O.C.

6" O.C.

LOW

LOW

MEDIUM

GROUNDCOVER

LOW NO SHADE

2'T/2'W

1-2'T/1-2'W

4-6"T/3'W

8"T/1'W

	MULCH					
PAVING OFFSET	ROCK MULCH - TYPE 1 SMALL	50% 3/8" - 50% 3/4" 'PARADISE PEBBLE'	PER SPECS	DECORATIVE STONE SOLUTIONS 800.699.1878		
SEE PLANS	ROCK MULCH - TYPE 2 LARGE (AT BIOSWALE AREAS)	75% 3" MINUS 'DUNE', 25% 10" MINUS 'DUNE'	PER SPECS	DECORATIVE STONE SOLUTIONS 800.699.1878		
	ROCK MULCH - EXISTING ROCK MULCH AT PARKING LOT ISLANDS					
SEE PLANS	BARK MULCH	1/4"-3/8" FIR AND PINE BARK	PER SPECS	JOHN DEERE LANDSCAPES 800-347-4272		
	OTHER					
SEE PLANS	ROOTBARRIER (AT ALL TREE CUTOUTS) TYPICAL	BIO-BARRIER	10' LENGTH FROM BASE OF TRUNK EACH	JOHN DEERE LANDSCAPES 800-347-4272		
SEE PLANS			WAY			
SEE PLANS	SOIL & PERCOLATION TEST LOCATION	QUANTITY INDICATED ON DRAWING	PER SPECS			
	HEADER	CORTEN HEADER	PER SPECS			
SEE PLANS	BOULDERS		TBD			
SEE PLANS	1. ALL NEW PLANTING AREAS TO RECEN PLANTING DETAILS.	VE A MIN. 3" MULCH REFER TO				
	2. REMOVE ANY CONCRETE, ASPHALT AND ASSOCIATED BASE COURSE FROM ALL PLANTING AREAS. ALL NEW PLANTING AREAS TO BE RIPPED AND RECOMPACTED PER SPECIFICATIONS.					
SEE PLANS	3. ALL PLANTING SHALL BE IMPLEMENTED WITHIN 60 DAYS OF COMPLETION OF THE CONSTRUCTION.					
SEE PLANS	4. ALL PLANTING SHALL BE MAINTAINED CONDITION.	IN GOOD GROWING				
	5. RODENTICIDES CONTAINING ANY ANTICOAGULANT COMPOUNDS SHALL NOT BE USED.					
SEE PLANS	6. SEE PLANS FOR SPECIFIC PLANT LOC UNLESS OTHERWISE NOTED BY DIMENS					

PAVING

- OFFSETS
- 2'

- 6'
- 6'
- 10
- 5' 18"
- 2' 18"
- 12"
- 2'
- 4'
- 6' 5'
- ۵'
- 3'
- SEE PLANS
- 3' 4'
- 3' 3'
- 2' 4'
- 2' 2'
- 12"
- 3'

12"

- 5' 3'
- 3'
- 2 18" 2'
- 18"
- 18" 2'

PLANTING NOTES

- 1 IF THE MOISTURE CONTENT OF THE SOIL SHOULD REACH SUCH A LEVEL THAT WORKING IT WOULD DESTROY SOIL STRUCTURE, SPREADING AND GRADING OPERATIONS SHALL BE SUSPENDED UNTIL, IN THE OPINION OF THE OWNERS REPRESENTATIVE, THE MOISTURE CONTENT IS INCREASED OR REDUCED TO ACCEPTABLE LEVELS AND THE DESIRED RESULTS ARE LIKELY TO BE OBTAINED.
- 2 ACTUAL PLANTING SHALL BE PERFORMED DURING THOSE PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED HORTICULTURAL PRACTICE AS APPROVED BY THE OWNERS REPRESENTATIVE. CONTRACTOR SHALL ONLY INSTALL AS MANY PLANTS PER DAY AS CAN BE PLANTED AND WATERED ON THAT SAME DAY.
- 3 ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL IMMEDIATELY INFORM THE OWNERS REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS.
- 4 PLANT MATERIAL QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. VERIFY COUNT AND PROVIDE NUMBER TO FULFILL INTENT OF DRAWINGS PRIOR TO ORDERING FROM NURSERIES.
 5 PROTECTION OF EXISTING TREES, SHRUBS, AND GROUNDCOVER:
- A THE OWNERS REPRESENTATIVE SHALL IDENTIFY EXISTING TREES AND SHRUBS OF WHICH ARE TO BE PRESERVED WITHIN THE PROJECT LIMITS. PRIOR TO THE START WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH PLANT MATERIAL TO BE PRESERVED, RELOCATED, AND REMOVED.
- B ALL PLANTING TO REMAIN SHALL BE PROTECTED AT ALL TIMES FROM DAMAGE BY MEN AND EQUIPMENT. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TUNNELING UNDER ROOTS 2" AND LARGER SHALL BE DONE AND ONLY DONE AFTER RECEIPT OF WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PAINT CUT ROOTS WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, KEEP THE SIDE OF EXCAVATION ADJACENT TO TREE SHADED WITH MOIST BURLAP OR CANVAS. ALL MINOR DAMAGE BY CONTRACTOR TO EXISTING TREES AND SHRUBS SHALL BE REPAIRED AT HIS EXPENSE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL.
- C DAMAGE TO A TREE OR SHRUB, WHICH RESULTS IN DEATH OR PERMANENT DISFIGURATION, SHALL RESULT IN THE CONTRACTORS COMPLETE REMOVAL OF SAID TREE OR SHRUB, INCLUDING ROOTS, FROM THE SITE. THE CONTRACTOR SHALL REPLACE THE TREE OR SHRUB AS ESTABLISHED BY THE OWNERS REPRESENTATIVE WITH ONE OF EQUAL VALUE AT HIS OWN EXPENSE, OR SHALL REIMBURSE TO THE OWNER THE COST OF SAID REPLACEMENT. THE OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE CONDITION OF
- ANY TREE OR SHRUB. D ALL PLANTS TO REMAIN ON-SITE WILL BE IRRIGATED AS NECESSARY DURING THE ENTIRE CONSTRUCTION CONTRACT.

DEEP WATER LEACHING

1 FILL IN ALL DEPRESSIONS, VOIDS, EROSION SCARS, OR SETTLED TRENCHES GENERATED BY THE DEEP LEACHING WITH CONDITIONED SOIL, LEAVING A FINAL GRADE SMOOTH AND EVEN (IF LEACHING IS REQUIRED).

FINAL GRADES

1 MINOR MODIFICATIONS TO GRADE MAY BE REQUIRED TO ESTABLISH THE FINAL GRADES.

PERCOLATION TESTING AND DRAINAGE

 A MINIMUM OF THREE (3) SOILS PERCOLATION TESTS SHALL BE PERFORMED BY FILLING TREE PLANTING PITS (SEE PLANS FOR APPROPRIATE SIZE OF TREE PIT) WITH WATER, WAITING 12 HOURS AND THEN COMPLETELY REFILLING. IF ALL THE WATER IS NOT ABSORBED WITHIN 12 HOURS OF THE SECOND FILLING IT HAS FAILED THE TEST. UPON FAILURE, CONTACT OWNERS REPRESENTATIVE FOR WITH REMEDIAL MEASURES PER SPECIFICATIONS.
 BID PRICE SHALL BE BASED ON STANDARD TREE PLANTING PIT DETAILS SHOWN ON THE PLANS.

WEED CONTROL

- PRIOR TO PLANTING, ERADICATE WEEDS WITHIN THE LIMITS OF WORK IN THE FOLLOWING ORDER:
 A IRRIGATE TWICE EACH DAY FOR APPROXIMATELY 5 TO 10 MINUTES
- EACH WATERING TIME (AS APPROPRIATE TO SITE CONDITIONS) FOR A PERIOD OF 30 CALENDAR DAYS.B APPLY POST EMERGENT HERBICIDE (SUCH AS "ROUND-UP PRO') PER CALIFORNIA LICENSED PEST CONTROL ADVISOR AND ACCORDING TO
- MANUFACTURER'S RECOMMENDATIONS. TAKE CARE TO PROTECT EXISTING PLANT MATERIAL WHICH IS TO REMAIN AS SHOWN ON THE PLANS.C WAIT THE REQUIRED PERIOD FOR THE HERBICIDE TO TAKE EFFECT (APPROXIMATELY 7-14 DAYS).
- D PHYSICALLY REMOVE WEEDS DEAD OR ALIVE WITHIN THE PROJECT
- LIMITS. 2 EXISTING NATIVE VEGETATION SHALL NOT BE IRRIGATED AND IRRIGATION RUN-OFF SHALL NOT SPREAD TO AREAS WITH EXISTING NATIVE PLANTS.

SOIL CONDITIONING AND FERTILIZING

- 1 GRUB / CLEAN AND ROTOTILL ALL PLANTING AREAS TO A DEPTH OF EIGHTEEN (18) INCHES, REMOVING ALL WEEDS, DEBRIS, ROCKS, OR OTHER DELETERIOUS MATTER 1' DIAMETER OR LARGER FROM THE SITE TO 12 INCH DEPTH(UNLESS SPECIFIED OTHERWISE). THEN BLEND IN
- CONDITIONERS CALLED FOR IN SPECIFICATIONS BASED ON SOILS REPORT.
 PLANTER SOIL FOR RAISED PLANTER (S) SHALL BE AMENDED NATIVE TOPSOIL PER SPECIFICATIONS.

GENERAL PLANTING

- 1 PRUNING SHALL NOT BE DONE EXCEPT BY APPROVAL OF OWNERS REPRESENTATIVE.
- PLANT LOCATIONS SHALL BE CHECKED FOR POSSIBLE INTERFERENCE WITH EXISTING UNDERGROUND PIPING, PRIOR TO EXCAVATION OF HOLES. IF UNDERGROUND CONSTRUCTION OR UTILITY LINES ARE ENCOUNTERED IN THE EXCAVATION OF PLANTING AREAS, NOTIFY THE OWNER. EXPENSES FOR REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MINIMUM TREE SEPARATION DISTANCES ARE AS FOLLOWS:
 A TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
- B UNDERGROUND UTILITY LINES 5 FEET C ABOVE GROUND UTILITY STRUCTURES -10 FEET
- D DRIVEWAY (ENTRIES) -10 FEET E INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) -25 FEET
- 3 ALL EXCAVATED HOLES SHALL HAVE VERTICAL SIDES WITH ROUGHENED SURFACES AND SHALL BE OF THE MINIMUM SIZES INDICATED ON DRAWINGS. HOLES SHALL BE, IN ALL CASES, LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY OR BREAKAGE OF ROOT
- BALLS OR ROOTS. C UPON ACCEPTANCE OF CONTRACTOR PLANT SUBMITTAL BY LANDSCAPE ARCHITECT, CONTRACTOR SHALL SECURE PLANTS WITHIN FIVE (5) DAYS AND ARRANGE FOR DELIVERY FROM NURSERIES.
- D THE USE OF ANY PLANT MATERIAL THAT IS LISTED IN THE CURRENT VERSION OF THE INVASIVE PLANT INVENTORY, PREPARED BY THE CALIFORNIA INVASIVE PLAN COUNCIL (CAL-IPC), IS STRICTLY PROHIBITED. A COPY OF THE COMPLETE LIST CAN BE OBTAINED FROM CAL-IPC'S WEB SITE AT http://www.cal-ipc.org. BEFORE THE INSTALLATION OF ANY TEMPORARY OR PERMANENT LANDSCAPING, ALL PLANT AND SEED LISTS SHALL BE REVIEWED AND APPROVED BY THE CITY PLANNER (OR DESIGNATE) FOR COMPLIANCE WITH THIS BAN.

TREES, SHRUBS AND VINES

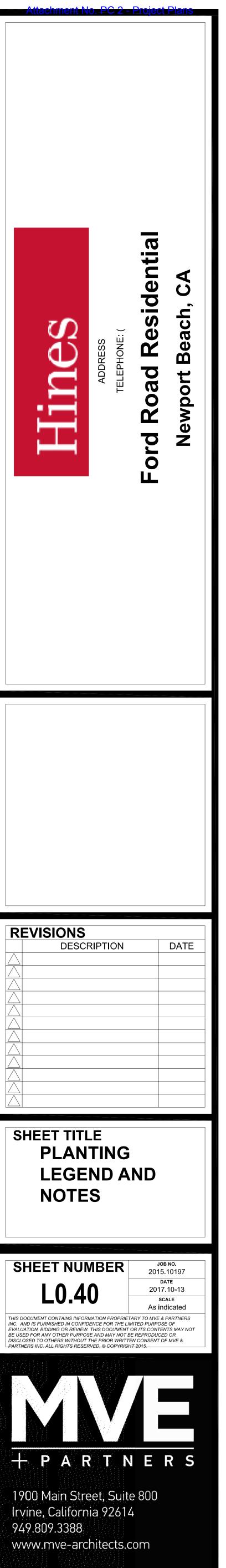
- 1 EACH TREE AND SHRUB SHALL BE PLACED IN THE CENTER OF THE HOLE AND SHALL BE SET PLUMB AND HELD RIGIDLY IN POSITION UNTIL THE PLANTING BACKFILL HAS BEEN TAMPED DOWN AROUND EACH ROOTBALL.
- 2 ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY ARE 2" HIGHER THAN THE SURROUNDING FINISH GRADE AS DETAILED UNLESS OTHERWISE NOTED
- 3 ALL PLANTS SHALL BE THOROUGHLY WATERED INTO THE FULL DEPTH
- OF EACH PLANTING HOLE IMMEDIATELY AFTER PLANTING.4 ROOT BARRIERS: ROOT CONTROL BARRIERS SHALL BE INSTALLED
- WHERE INDICATED ON PLANTING PLANS. INSTALL ROOT BARRIERS ADJACENT, AND PARALLEL TO, EDGE OF HARDSCAPE PER MANUFACTURERS INSTRUCTIONS. (LINEAR APPLICATION) AND NOT ENCIRCLING ROOTBALL. BARRIERS SHALL BE 20- FT. MIN. LENGTH; CENTER STRIP OF ROOT BARRIER ON THE TREE TRUNK.
- 1 SEE SPECIFICATIONS FOR LAWN AREA SOIL PREPARATION AND SOD INSTALLATION.

MAINTENANCE PERIOD

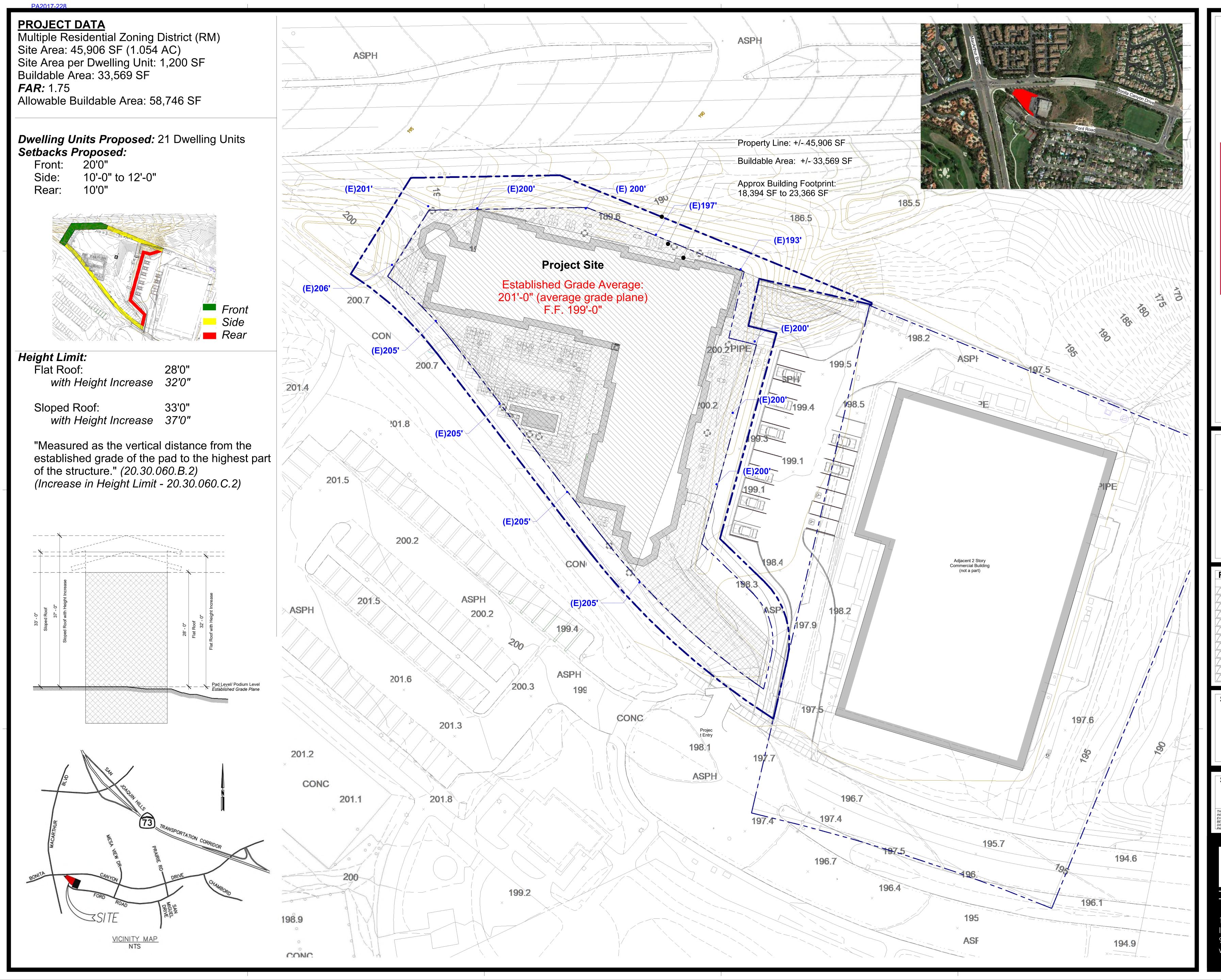
PLANTING SOD TURF/GRASSCRETE

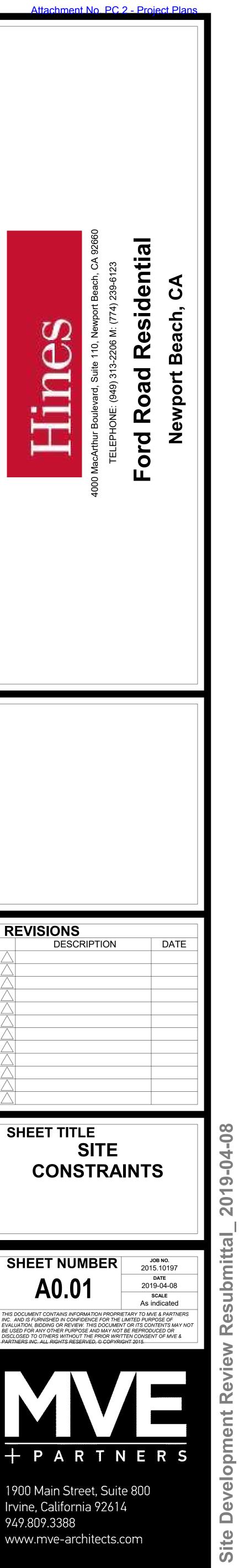
- 1 LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, NOXIOUS GRASS, AND ALL OTHER UNDESIRED VEGETATIVE GROWTH AND DEBRIS.
- PLANT MATERIALS SHALL BE KEPT IN A HEALTHY, OPTIMUM GROWING CONDITION AND IN A VISUALLY PLEASING APPEARANCE BY WATERING, PRUNING, MOWING, FERTILIZING, RESTAKING, PEST AND DISEASE CONTROLLING, SPRAYING, WEEDING, CLEAN-UP AND ANY MAINTENANCE OPERATION NECESSARY TO INSURE A HEALTHY, VIGOROUS STAND OF PLANTS AT THE TIME OF FINAL INSPECTION.
 SEE SPECIFICATIONS FOR APPLICATION OF THE POST PLANTING
- FERTILIZER AT THE RATE SPECIFIED.
- 4 CONTRACTOR IS RESPONSIBLE FOR THE LANDSCAPE MAINTENANCE FOR ALL PLANTED AND/OR IRRIGATED AREAS SHOWN ON THE PLANS FOR THE INITIAL 90-DAY MAINTENANCE PERIOD.

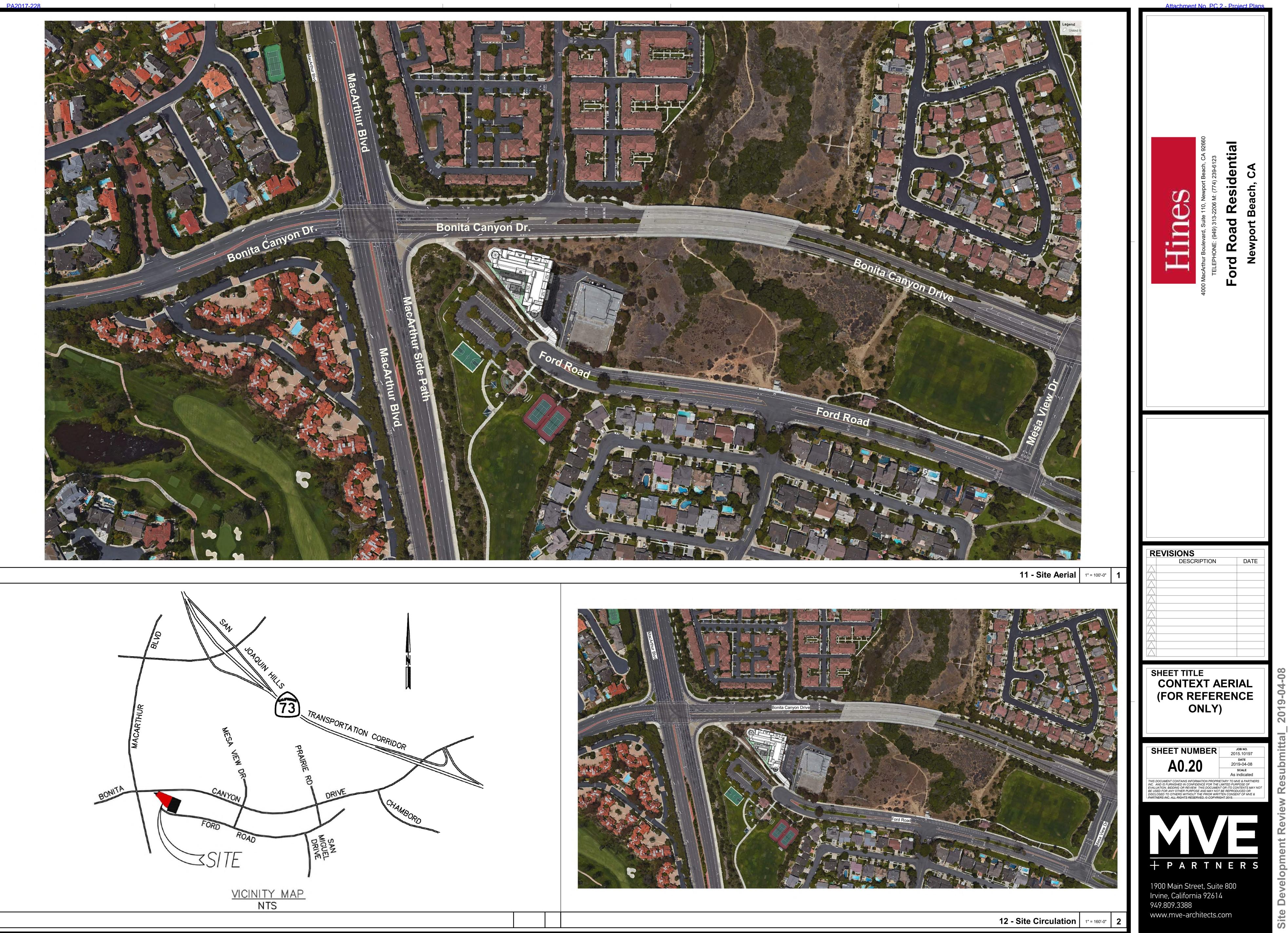




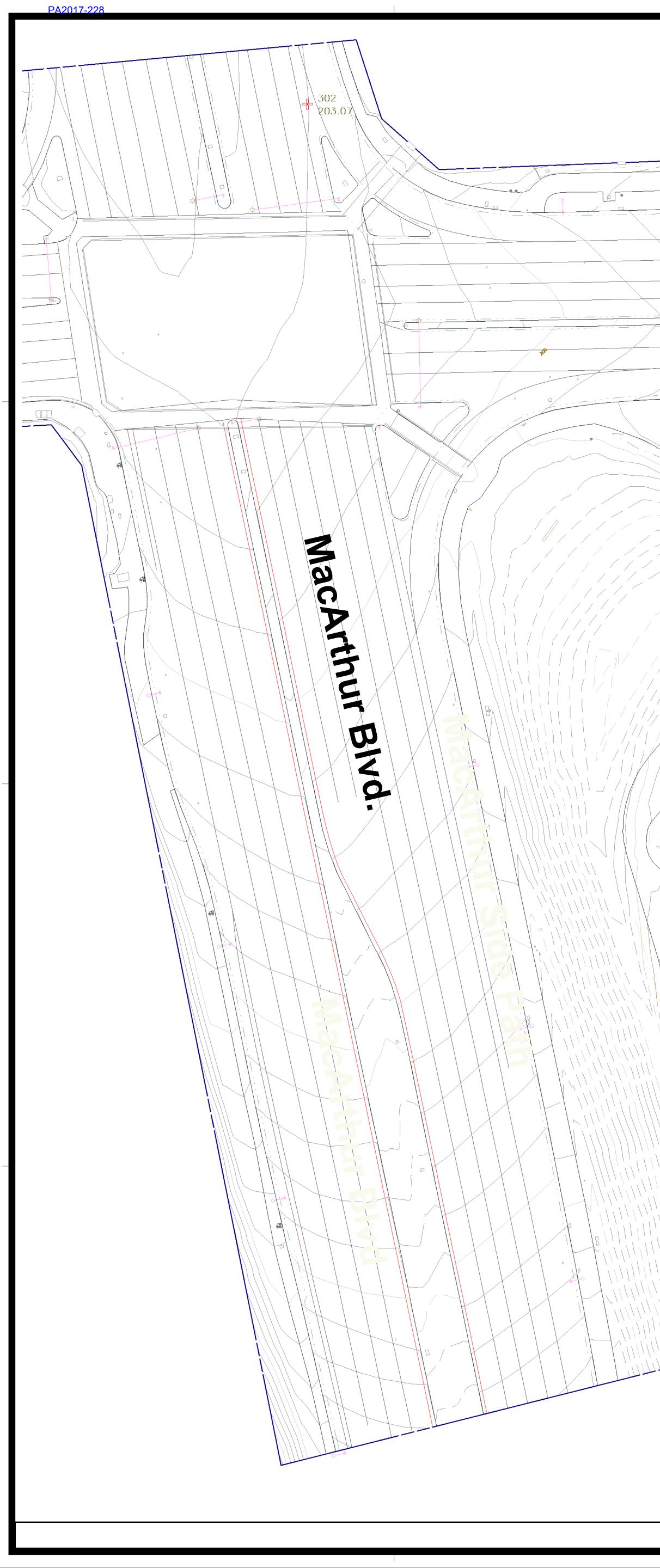
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Bonita Canyon Dr.

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PROPERTY LINES -SETBACK LINES

PROPERTY LINES

SETBACK LINES

SERVICE / TRASH7 MOVING TRUCKS / DELIVERIES

GARAGE ENTRY / EXIT

(E) N.A.P NOT PART OF RESIDENTIAL PARKING

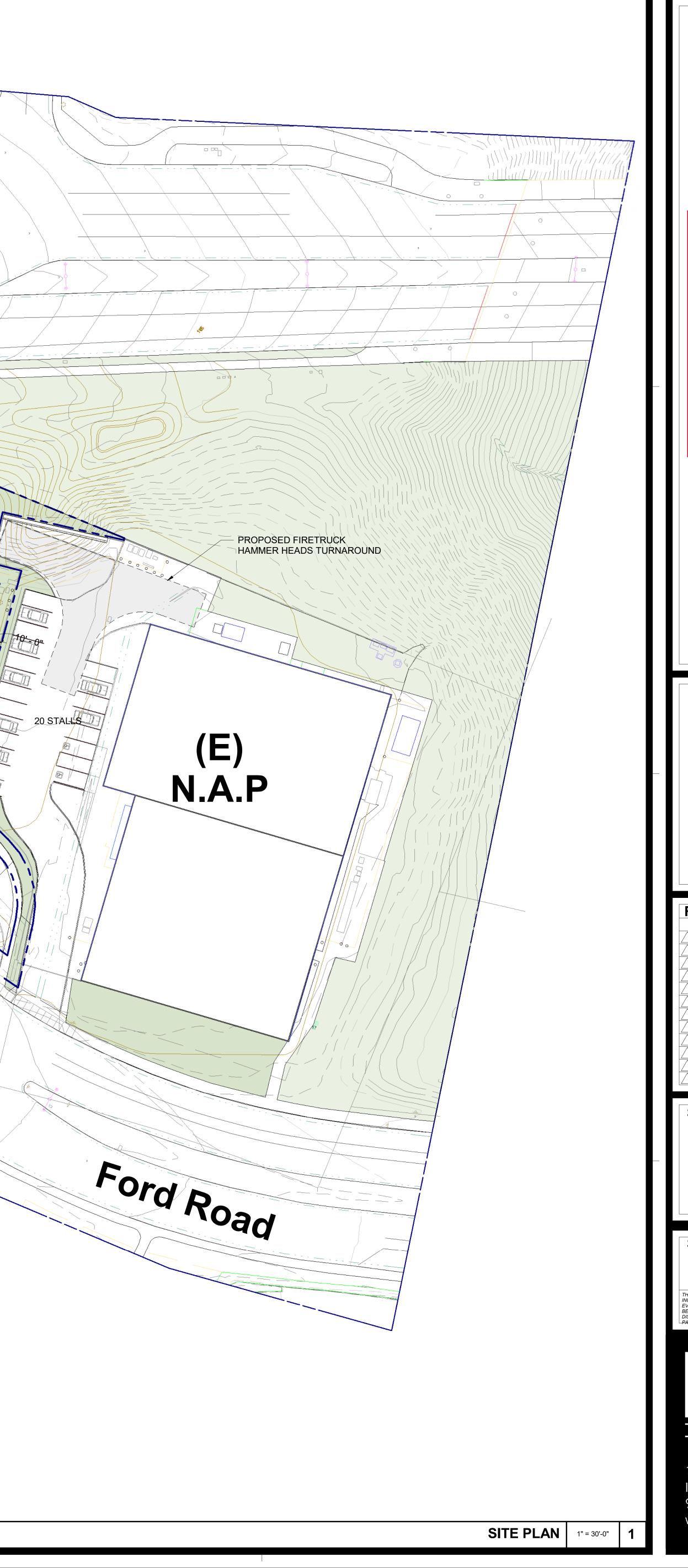
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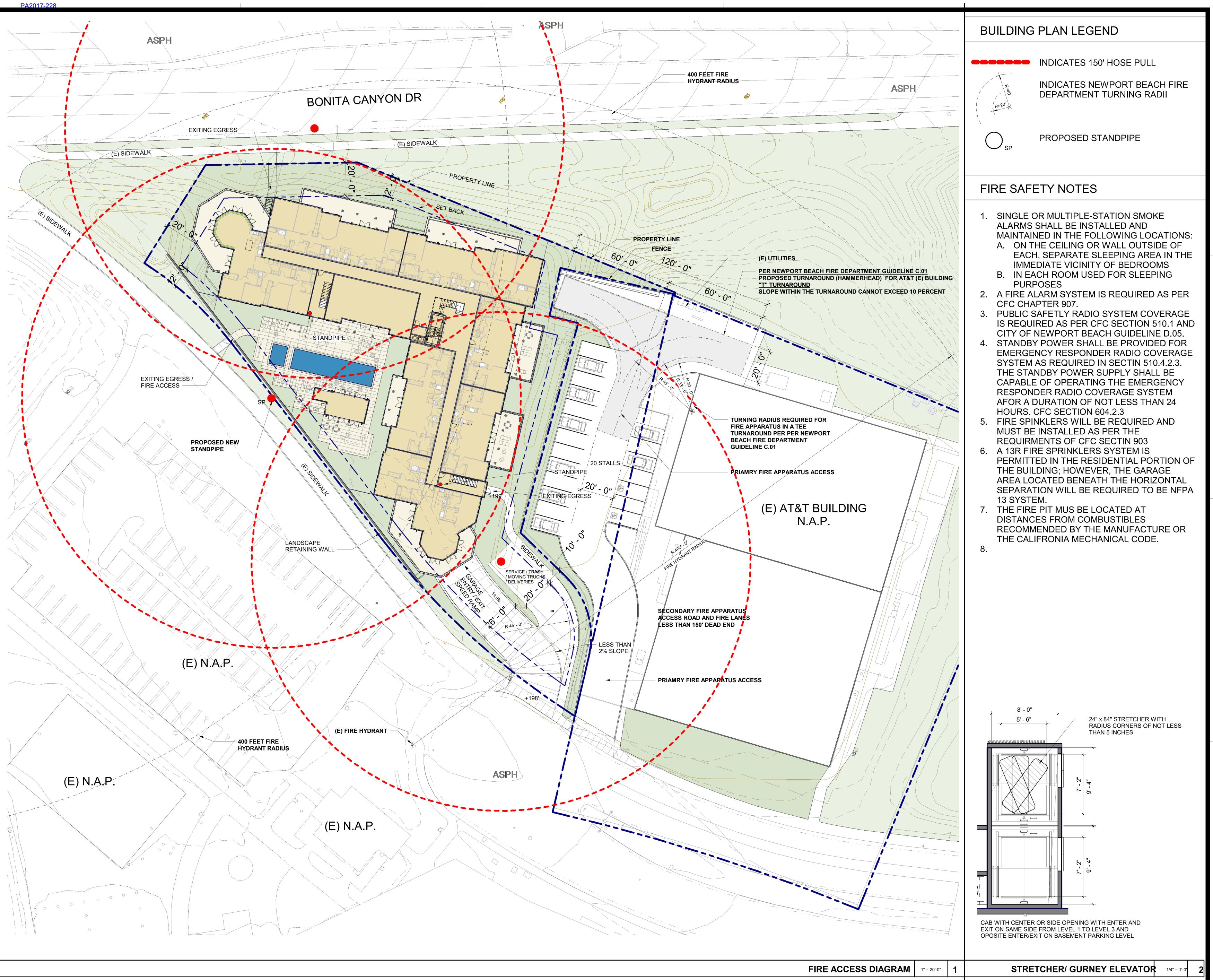
NO OVERNIGHT PARKING OR DAY USE PARKING TO BE ALLOWED IN THE PARKING LOT.

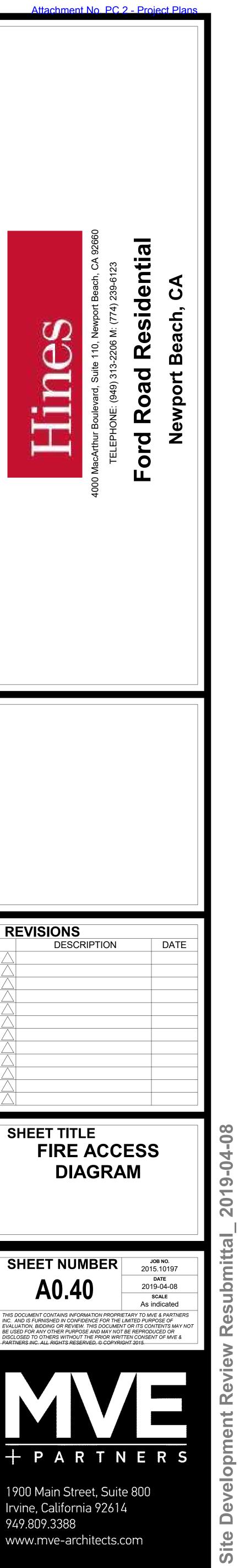




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OPEN SPACE AREA - SUMMARY BY LEVEL

PA2017-228

r	
Level 1	
COMMON INDOOR OPEN SPACE	
AMENITY	1,392 SF
POOL ROOM	437 SF
COMMON OPEN SPACE (PUBLIC)	
LANDSCAPE	16,210 SF
COMMON OPEN SPACE (RESIDENTIAL)	
POOL COURTYARD	6,536 SF
PRIVATE OPEN SPACE	
UNIT A1	596 SF
UNIT A1	596 SF
UNIT B1	949 SF
UNIT B2	275 SF
UNIT C1	1,061 SF
UNIT C2	721 SF
UNIT C2	721 SF
	29,494 SF
Level 2	
PRIVATE OPEN SPACE	
UNIT A1	188 SF
UNIT A1	188 SF
UNIT A2	188 SF
UNIT B1	179 SF
UNIT B2	188 SF
UNIT C1	106 SF
UNIT C2	188 SF
UNIT C2	188 SF
	1,414 SF
Level 3	
COMMON OPEN SPACE (RESIDENTIAL)	
ROOF DECK	735 SF
PRIVATE OPEN SPACE	
UNIT A1	188 SF
UNIT A1	188 SF
UNIT A2	188 SF
UNIT B1	179 SF
UNIT B2	188 SF
	100 00

OPEN SPACE AREA - SUMMARY BY USAGE

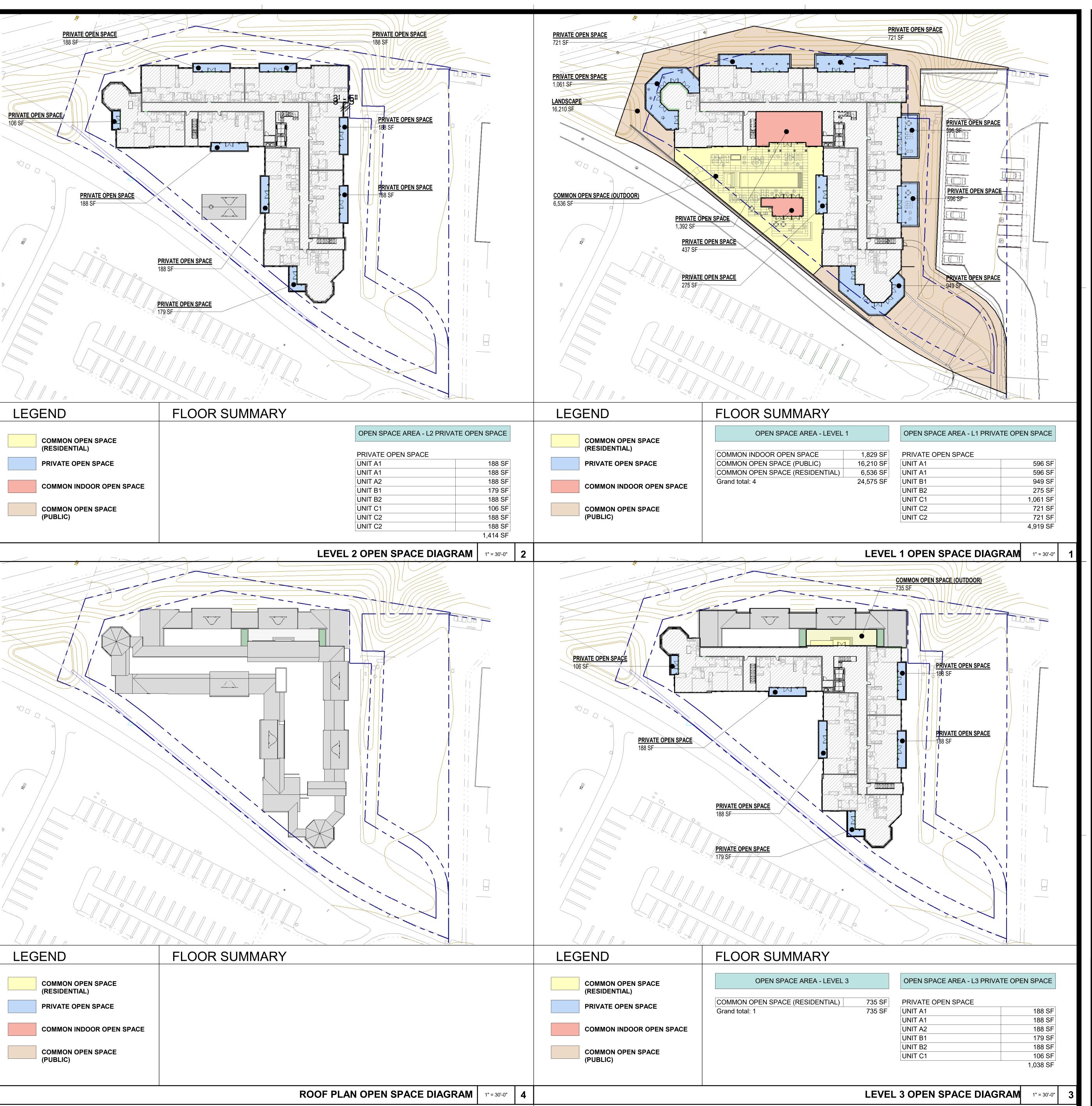
UNIT C1

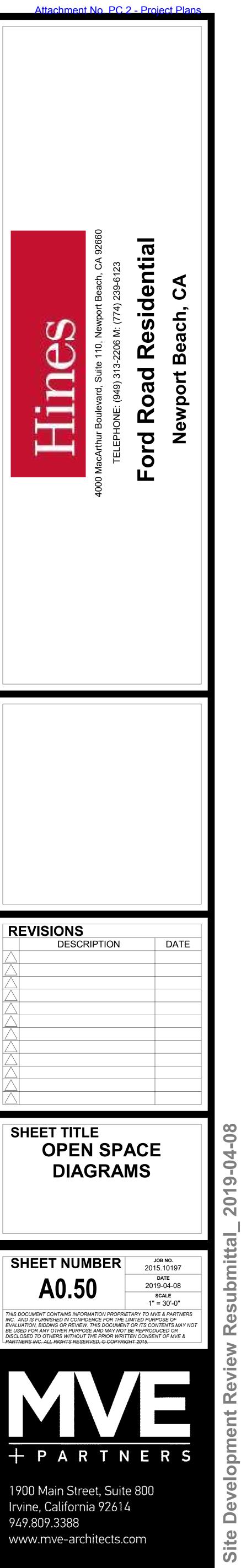
Grand total

106 SF

1,773 SF 32,681 SF

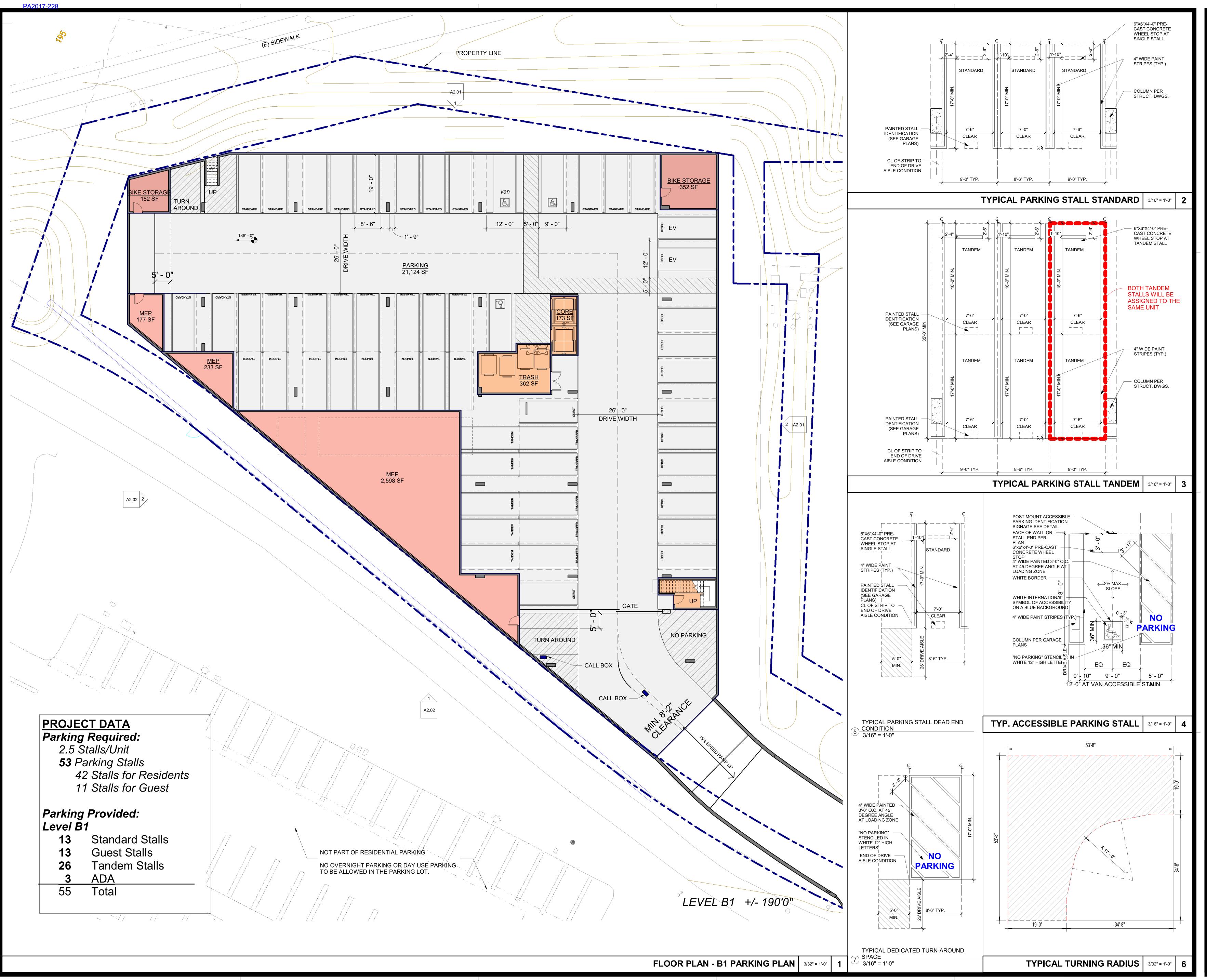
COMMON INDOOR OPEN SPACE	1,392 SF	Level 1					
POOL ROOM	437 SF	Level 1					
FOOLINOOM	1,829 SF	LEVELI					
COMMON OPEN SPACE (PUBLIC)	1,029 01						
LANDSCAPE	16,210 SF	Level 1					
	16,210 SF						
COMMON OPEN SPACE (RESIDENTIAL)							
POOL COURTYARD	6,536 SF	Level 1					
ROOF DECK	735 SF	Level 3					
	7,271 SF						
PRIVATE OPEN SPACE							
UNIT A1	596 SF	Level 1					
UNIT A1	596 SF	Level 1					
UNIT A1	188 SF	Level 2					
UNIT A1	188 SF	Level 2					
UNIT A1	188 SF	Level 3					
UNIT A1	188 SF	Level 3					
UNIT A2	188 SF	Level 2					
UNIT A2	188 SF	Level 3					
UNIT B1	949 SF	Level 1					
UNIT B1	179 SF	Level 2					
UNIT B1	179 SF	Level 3					
UNIT B2	275 SF	Level 1					
UNIT B2	188 SF	Level 2					
UNIT B2	188 SF	Level 3					
UNIT C1	1,061 SF	Level 1					
UNIT C1	106 SF	Level 2					
UNIT C1	106 SF	Level 3					
UNIT C2	721 SF	Level 1					
UNIT C2	721 SF	Level 1					
UNIT C2	188 SF	Level 2					
UNIT C2	188 SF	Level 2					
	7,372 SF						
Grand total	32,681 SF						

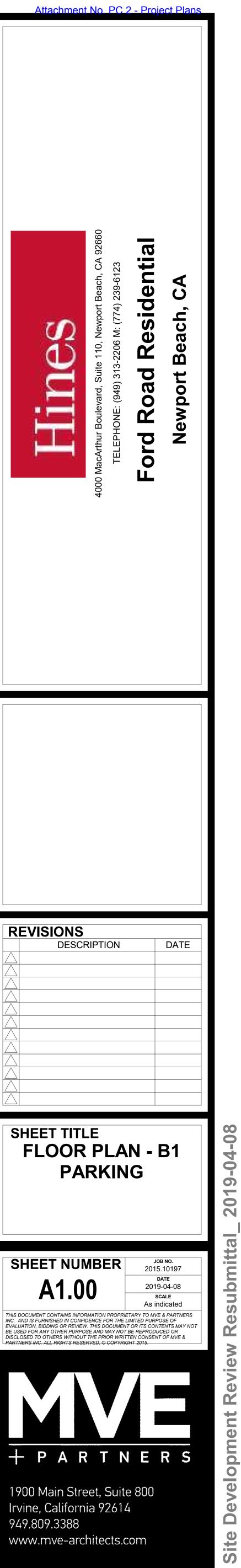




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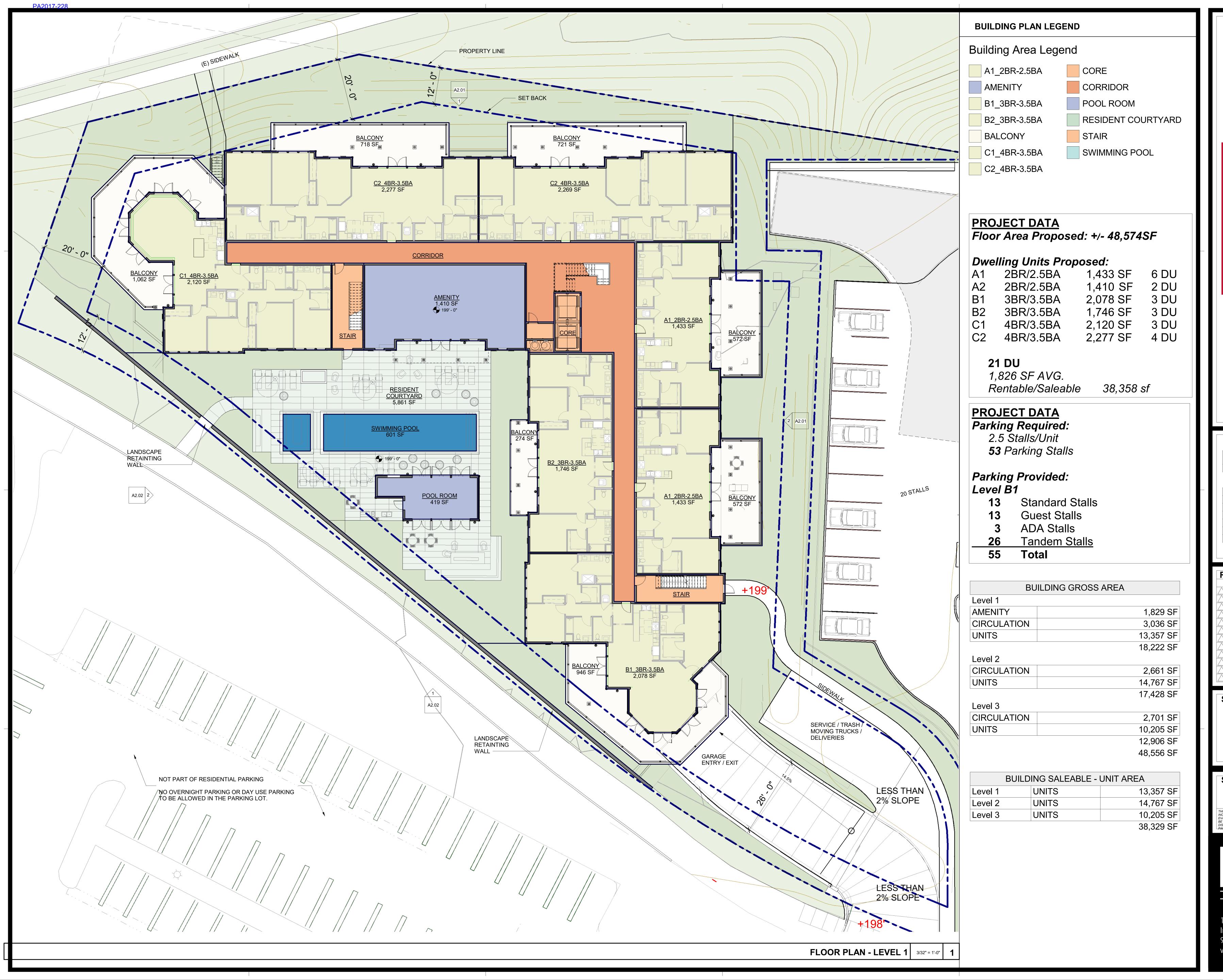
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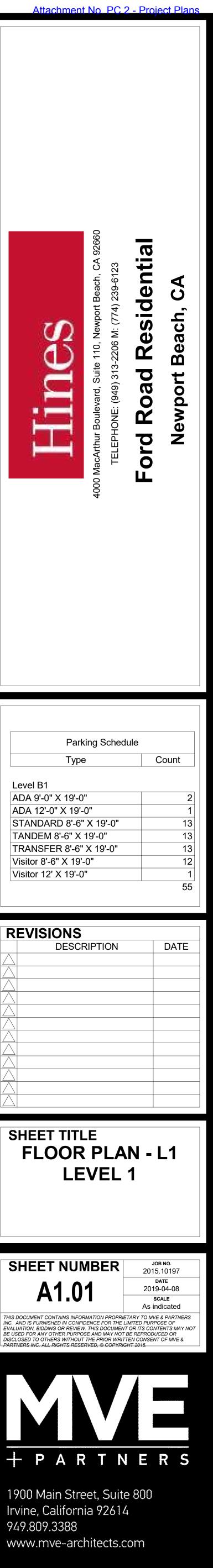




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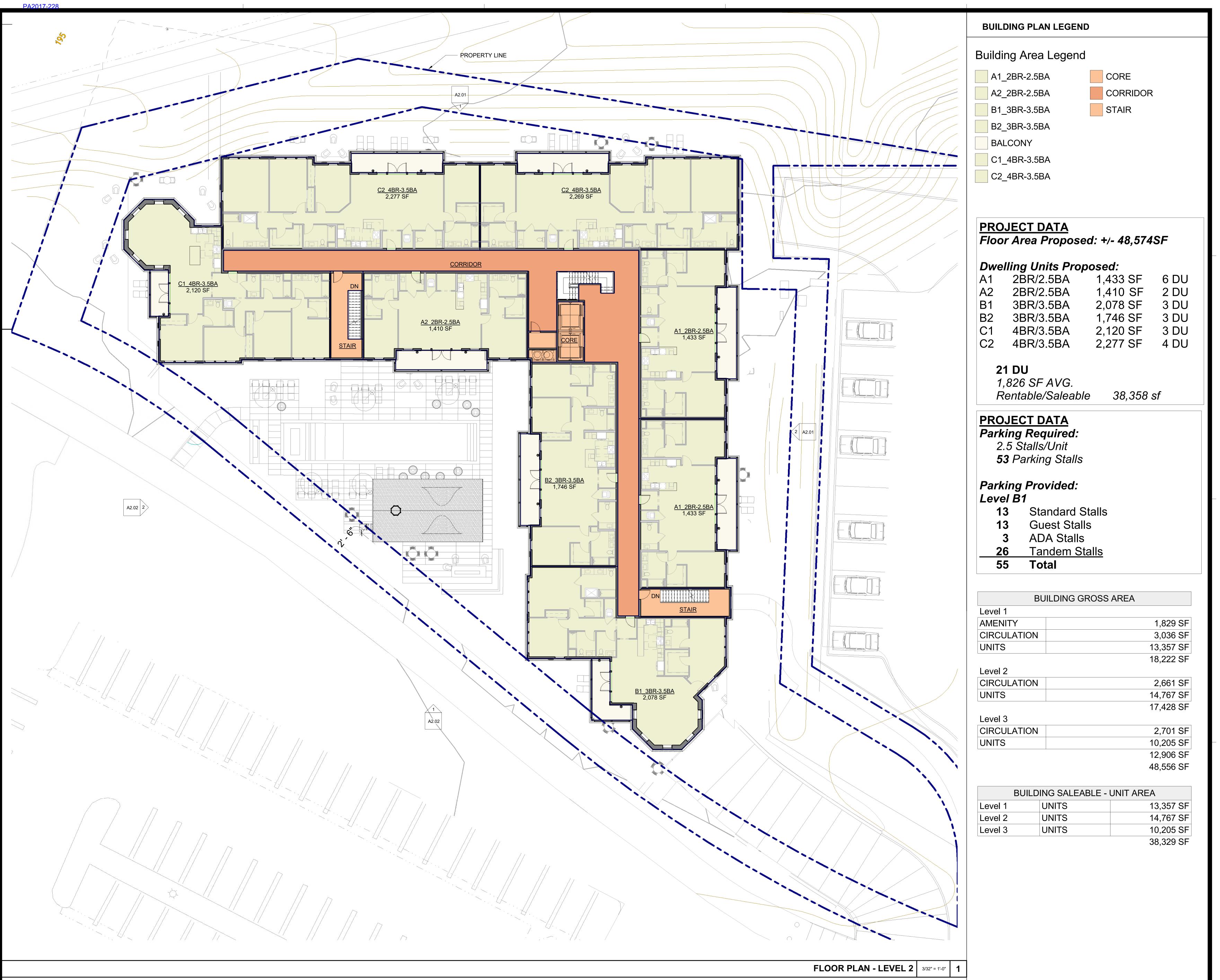


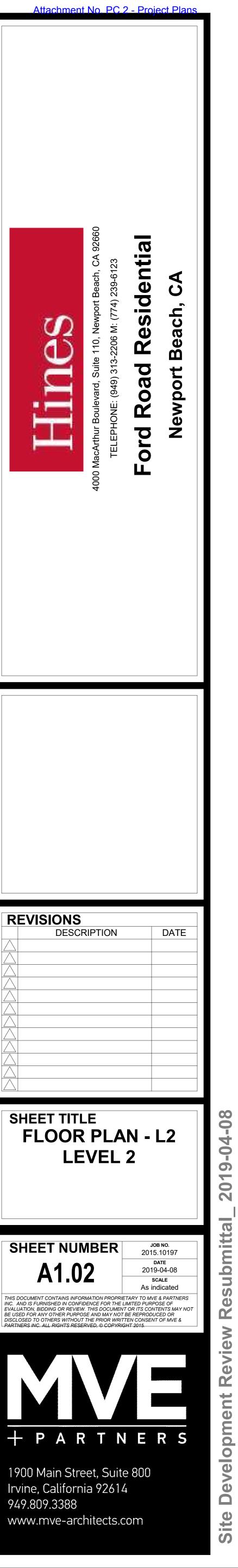


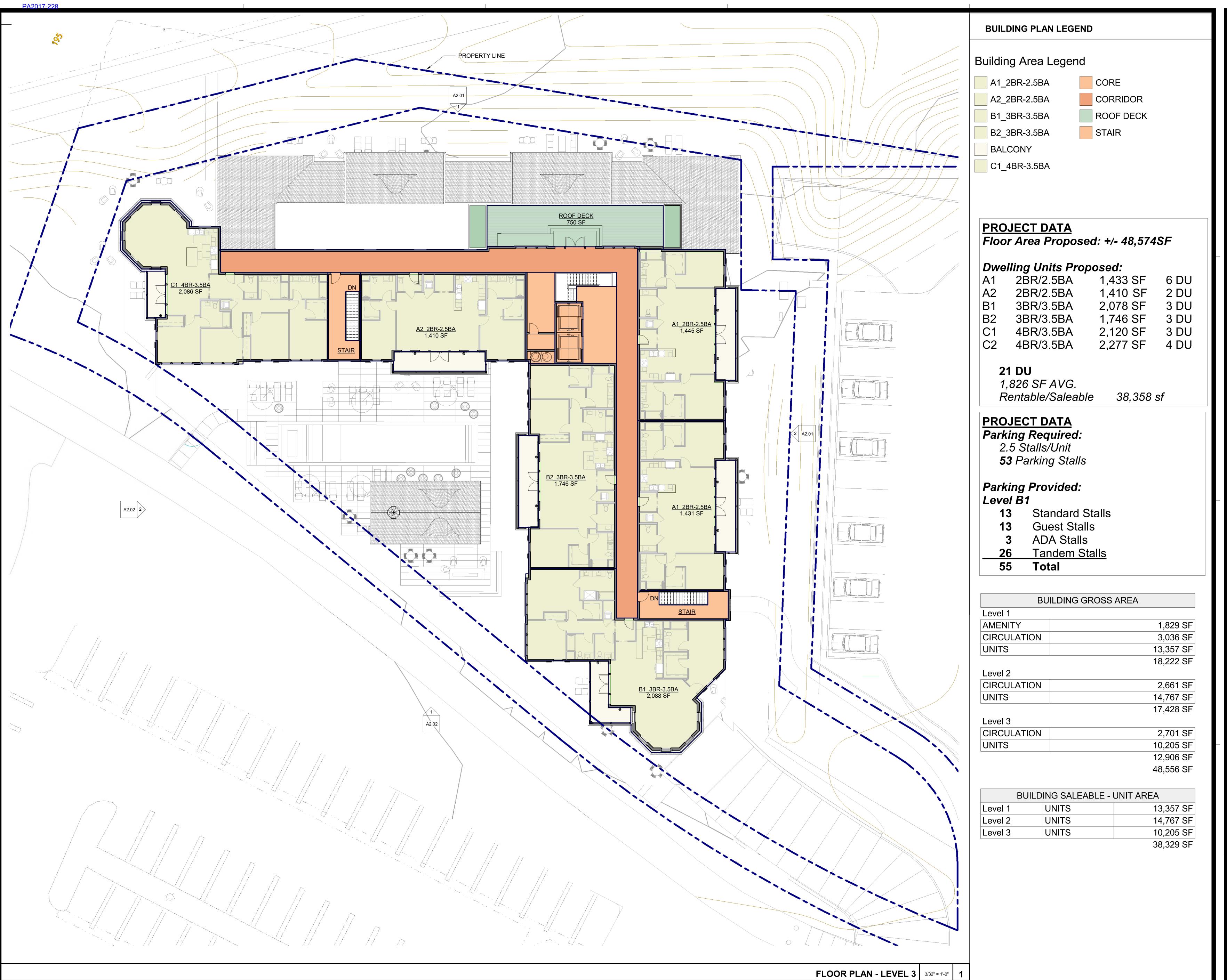
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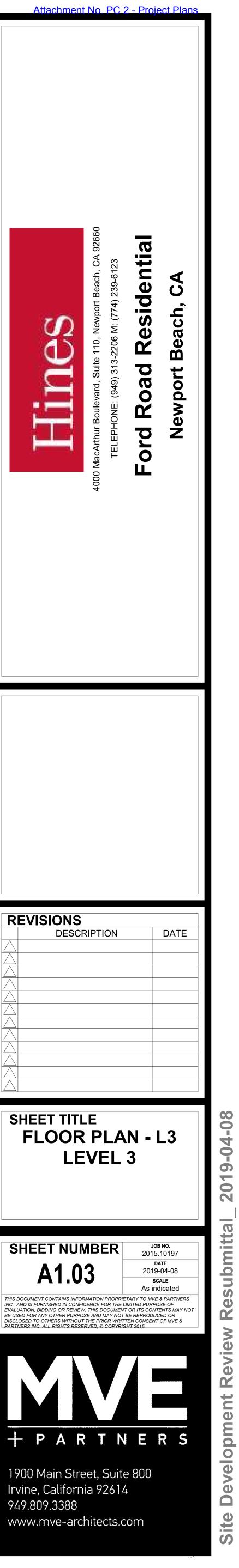
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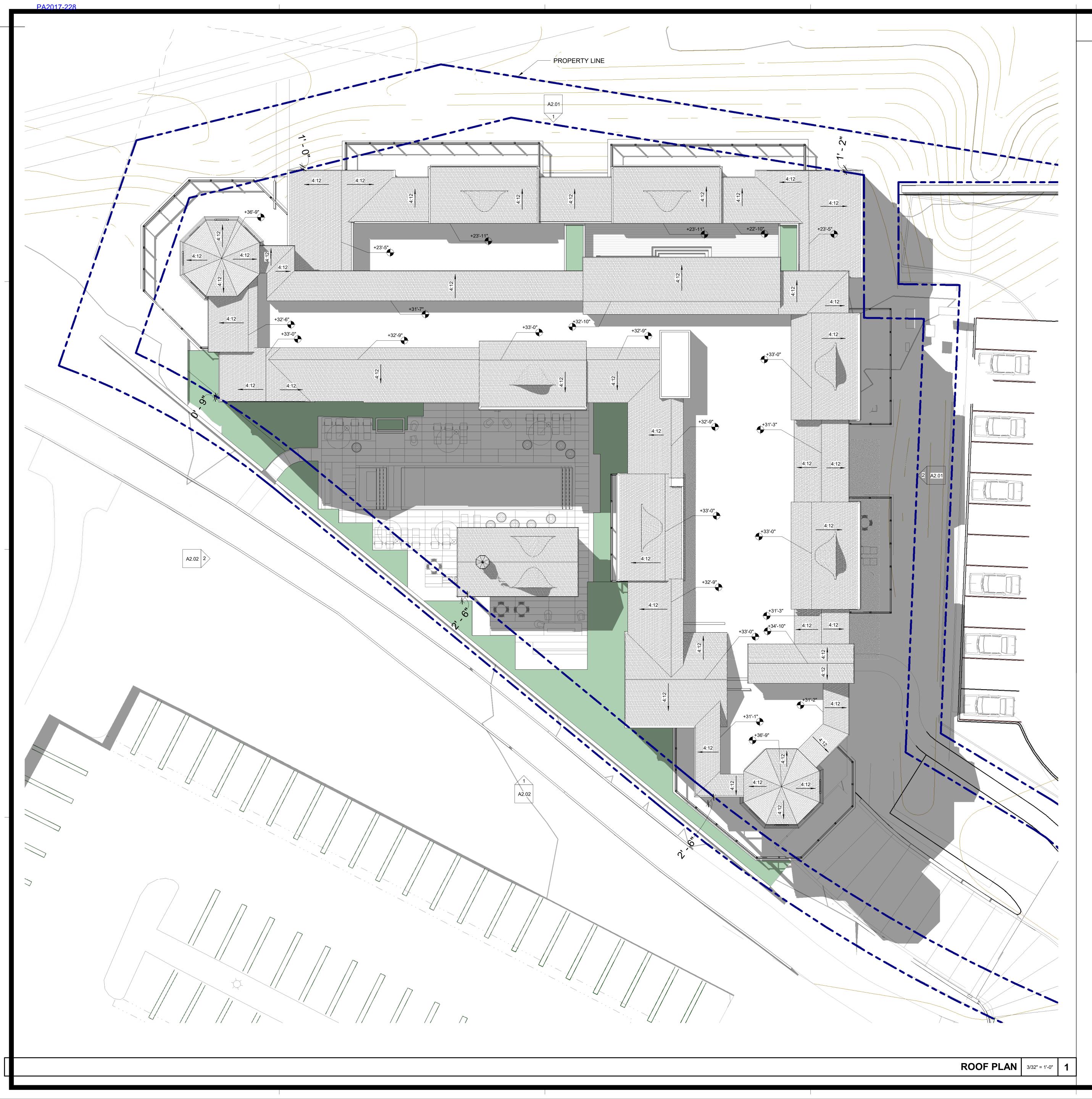
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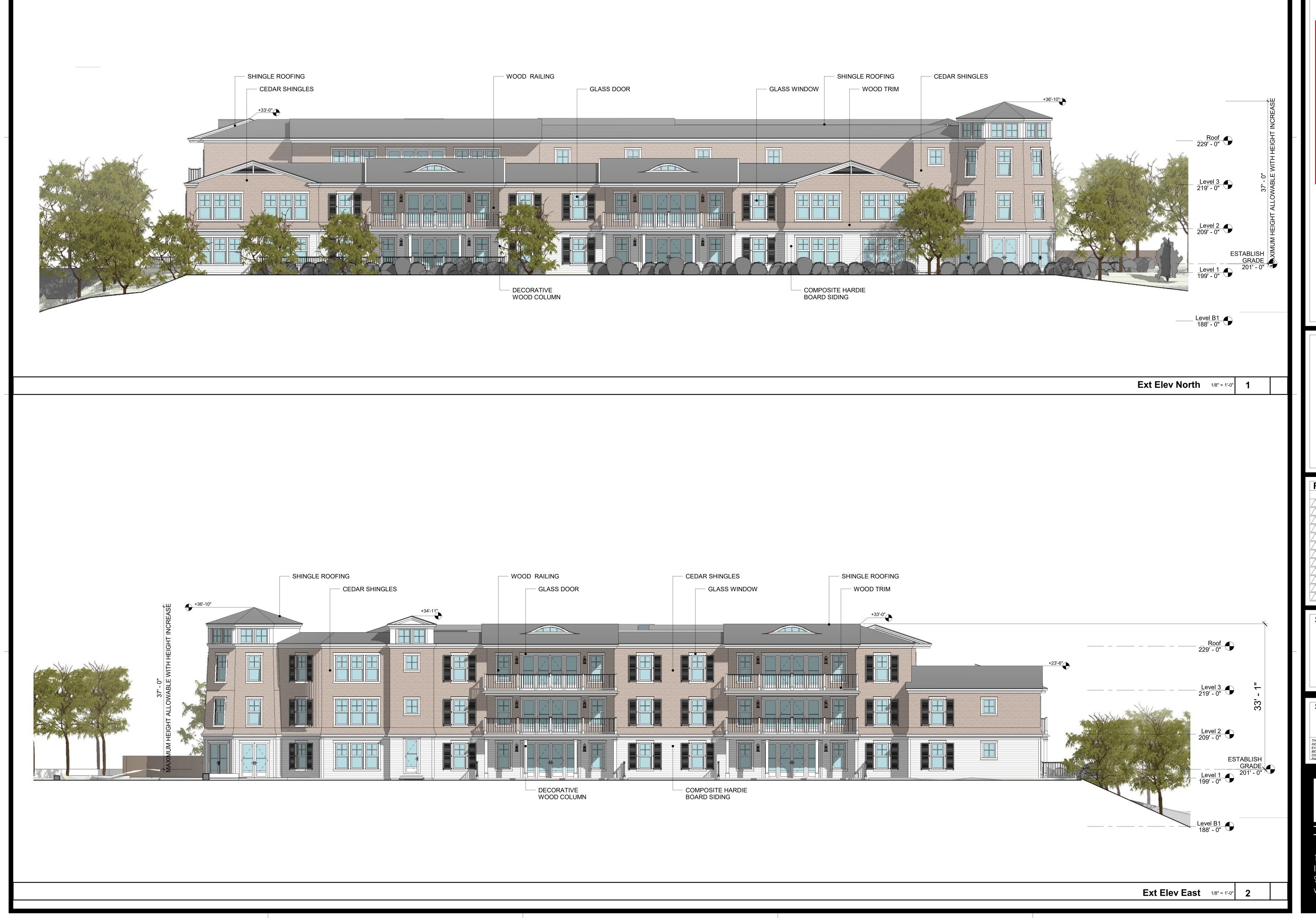




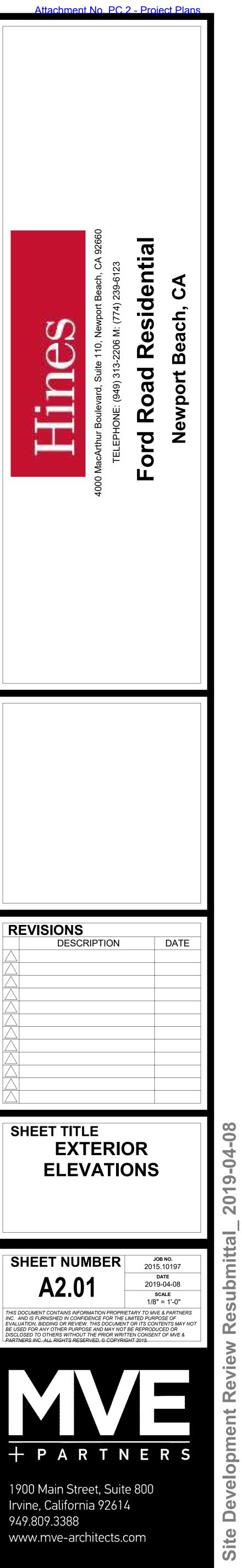
BUILDING PLAN LEGEND



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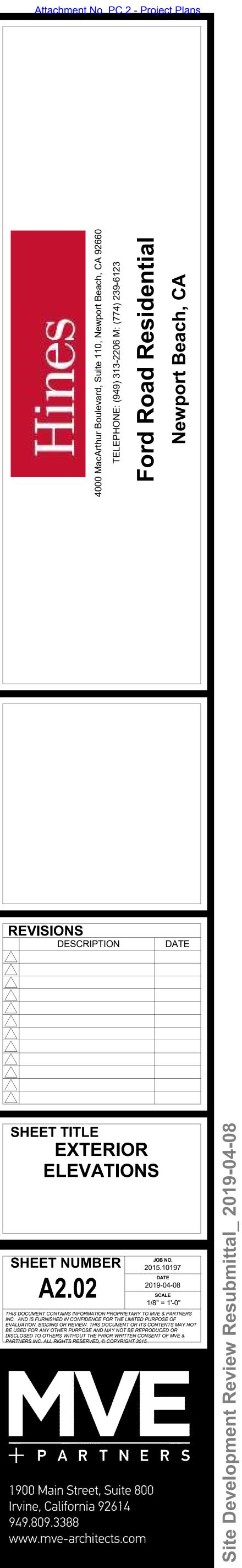
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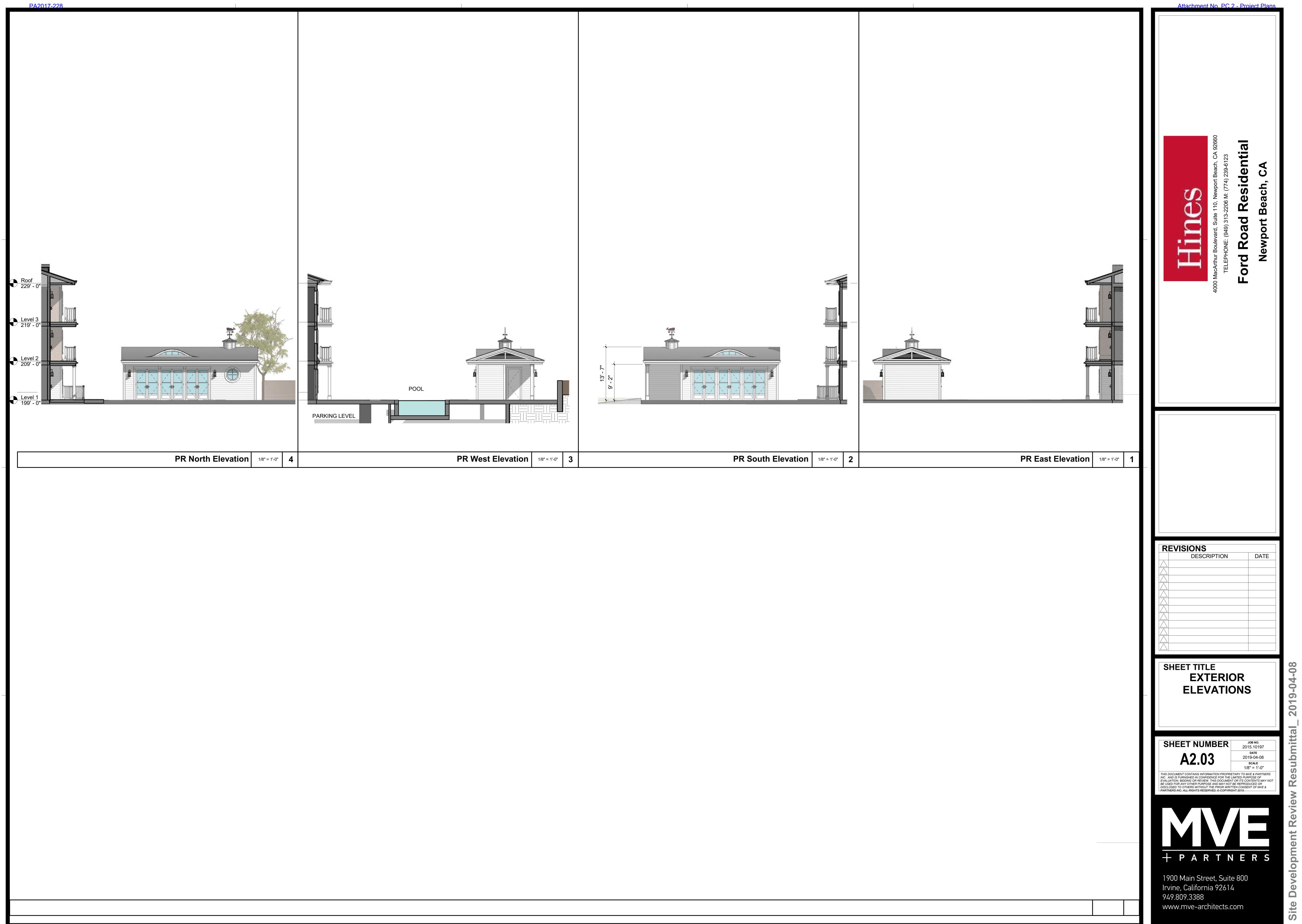
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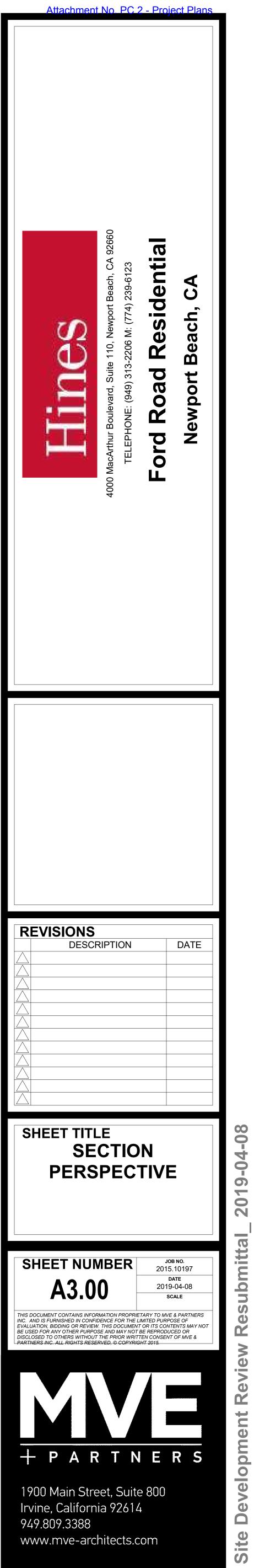


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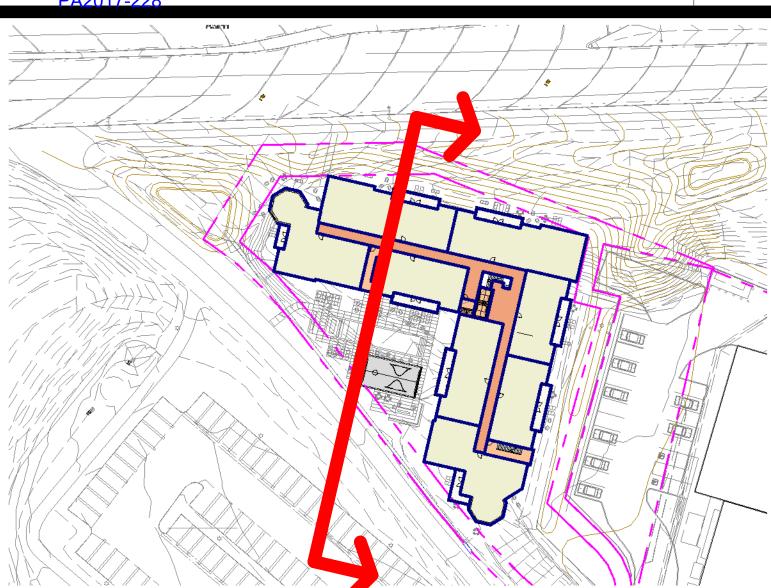


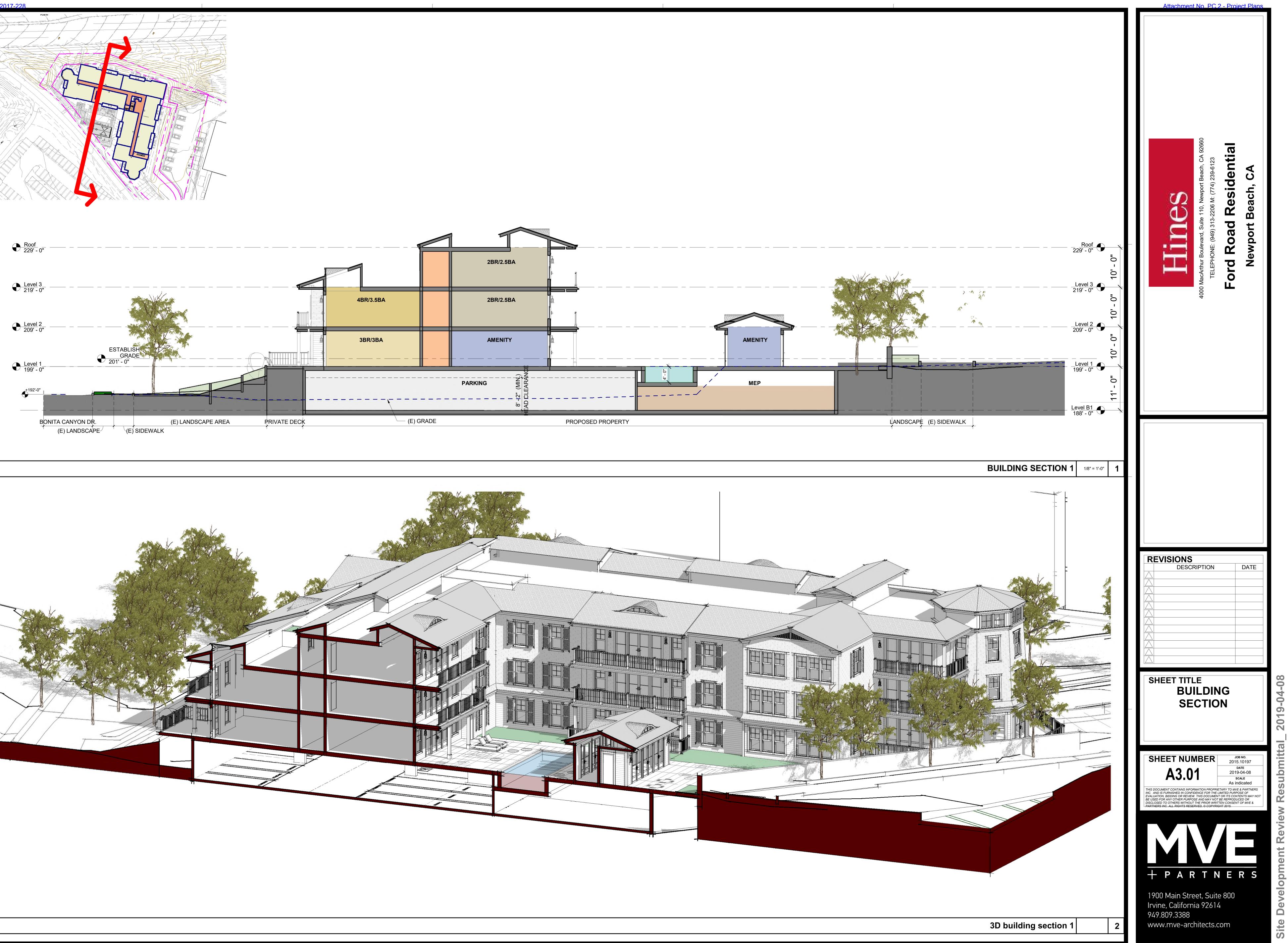
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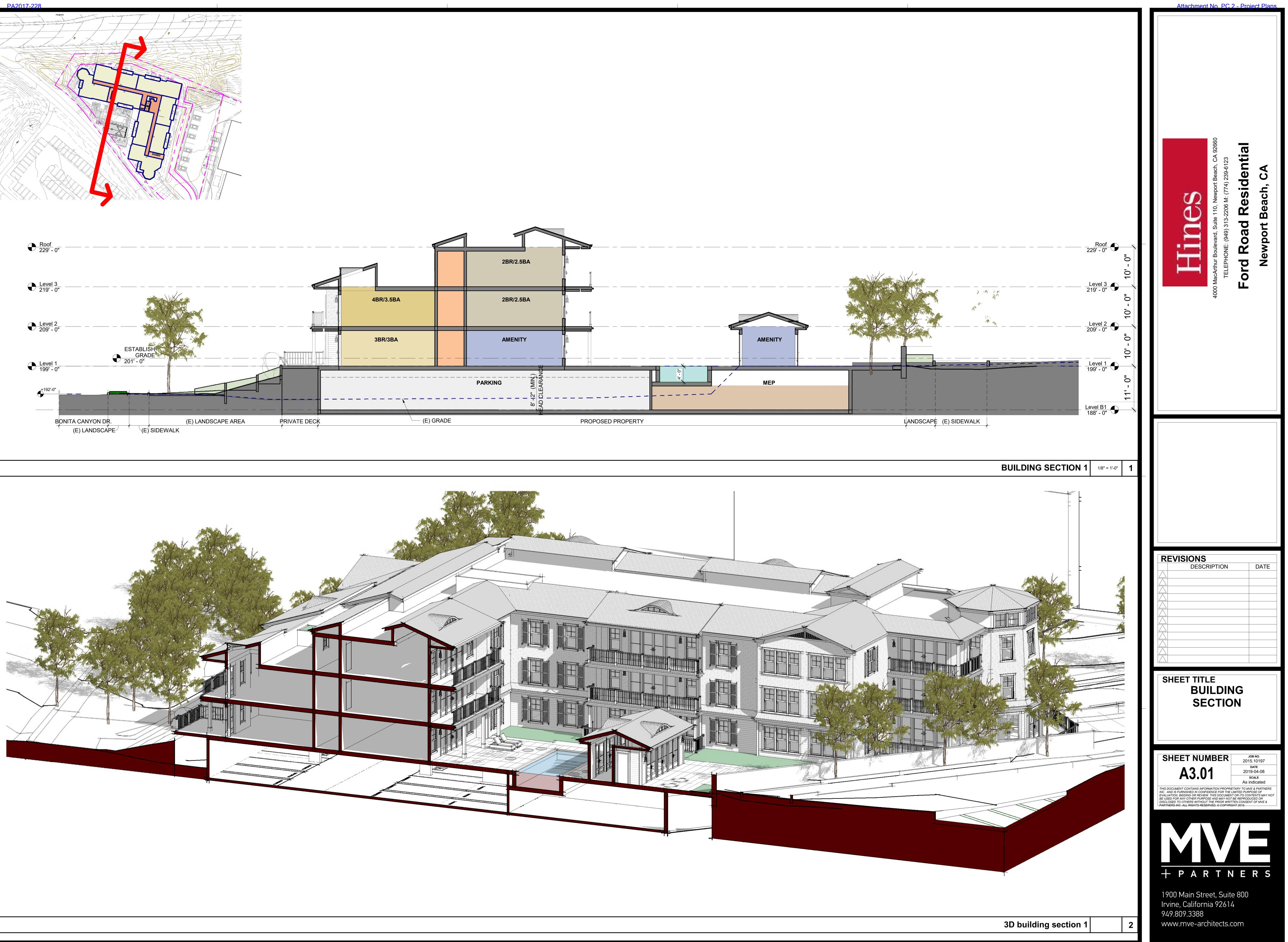




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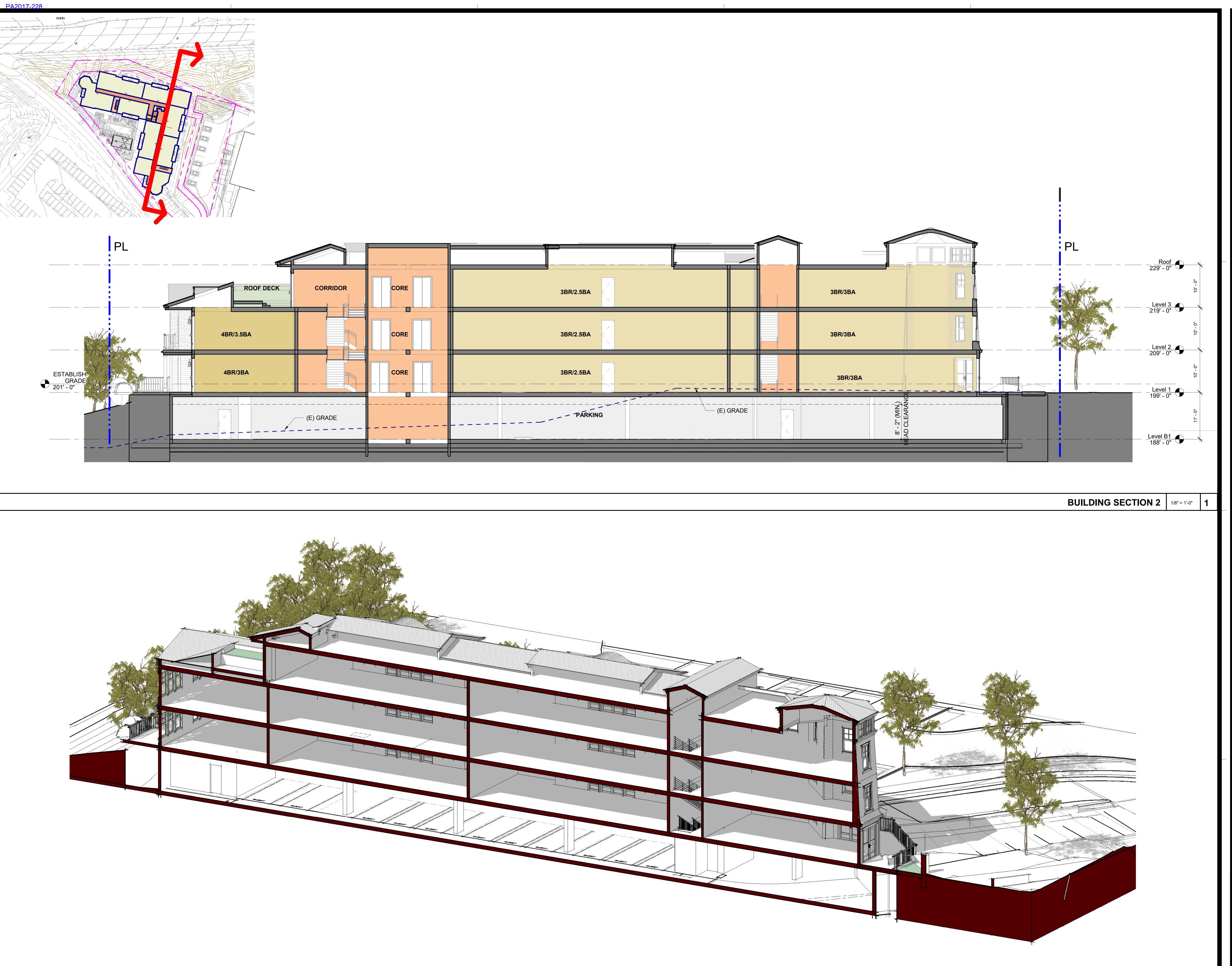


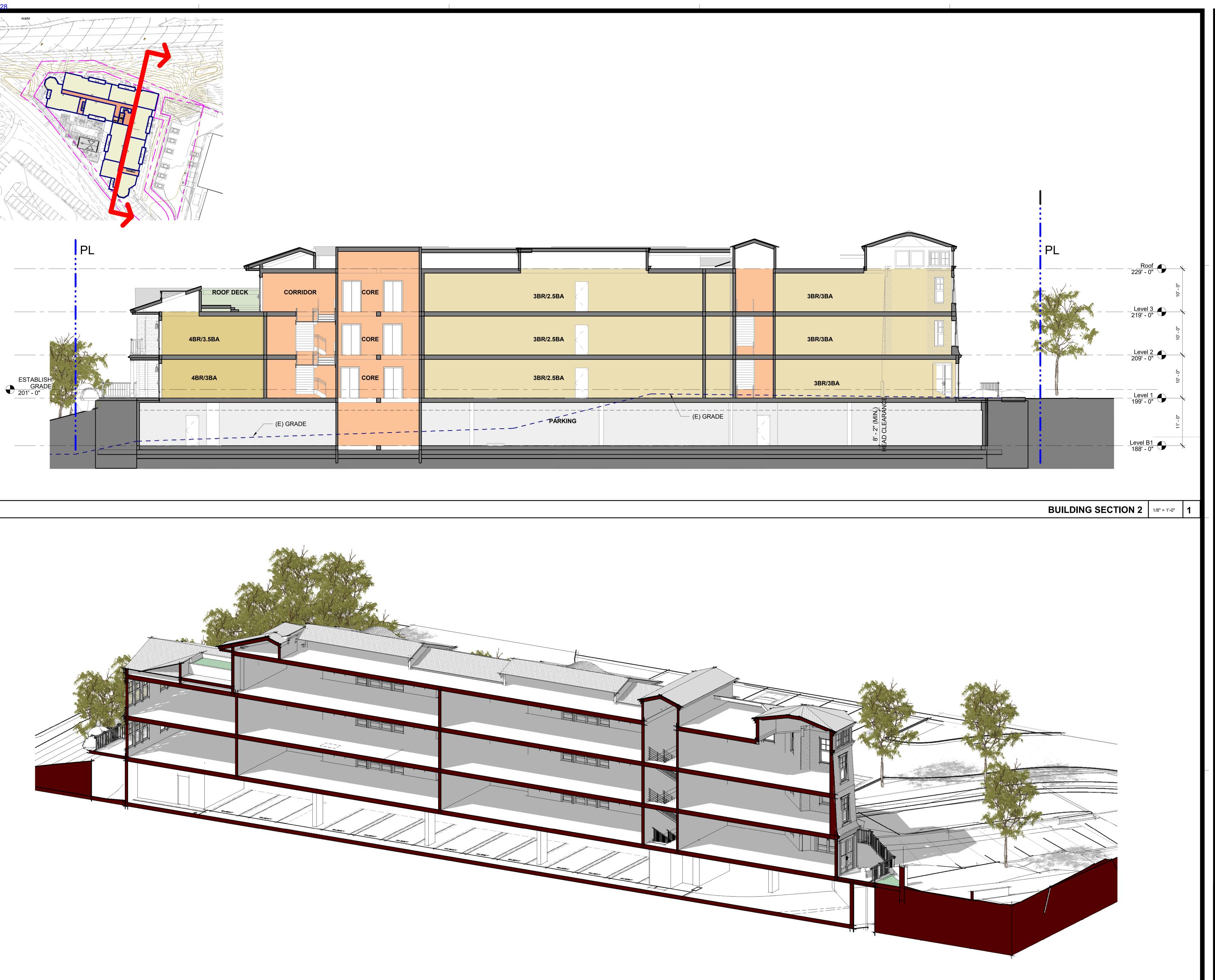


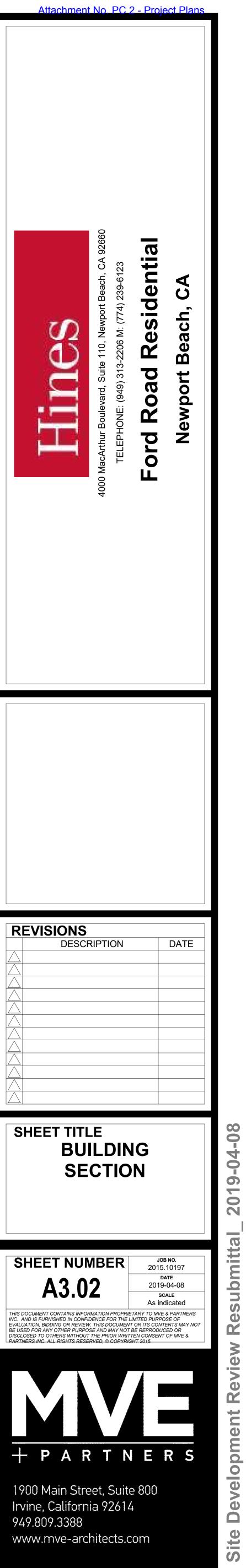


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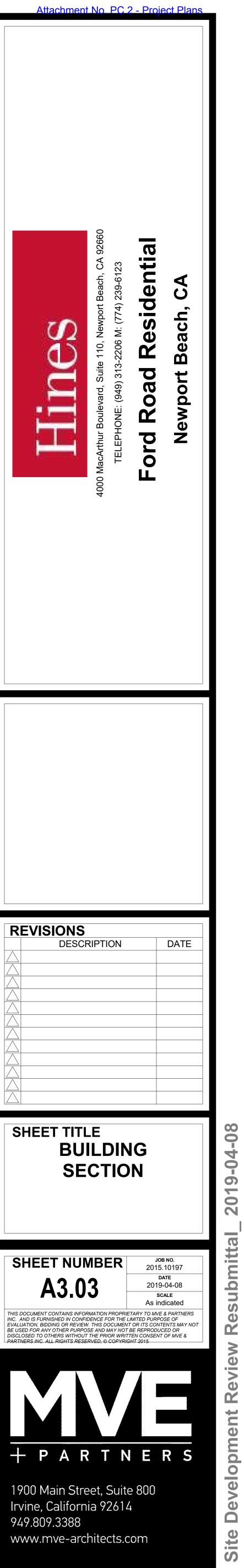






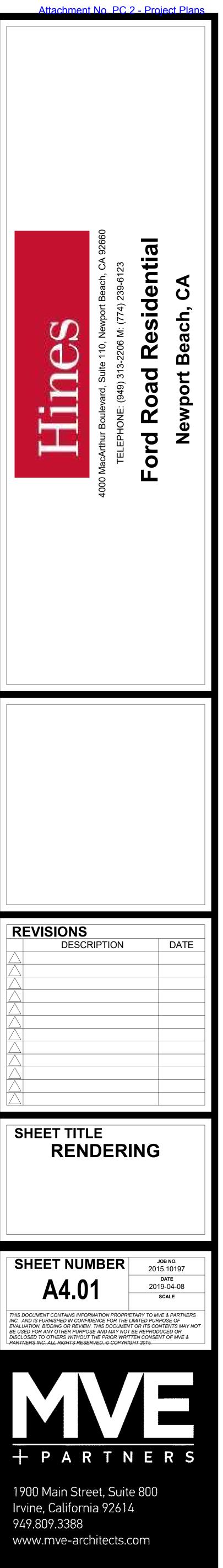
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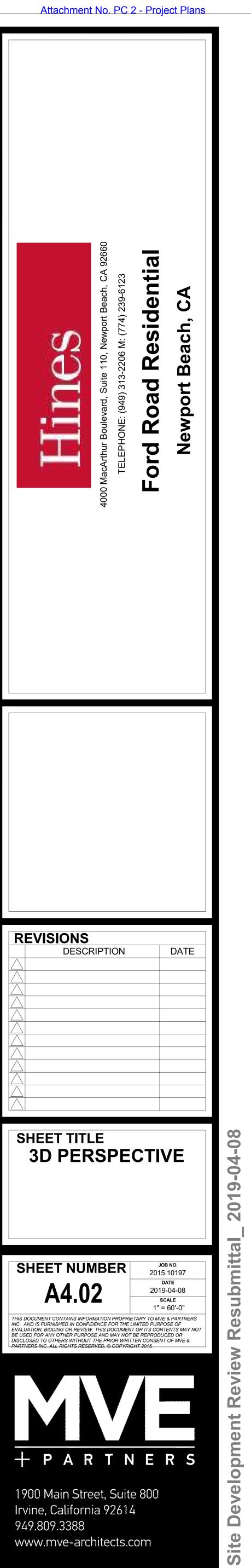




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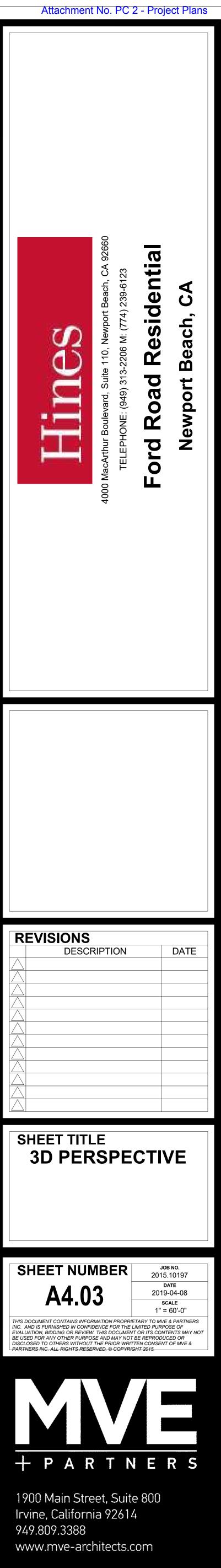




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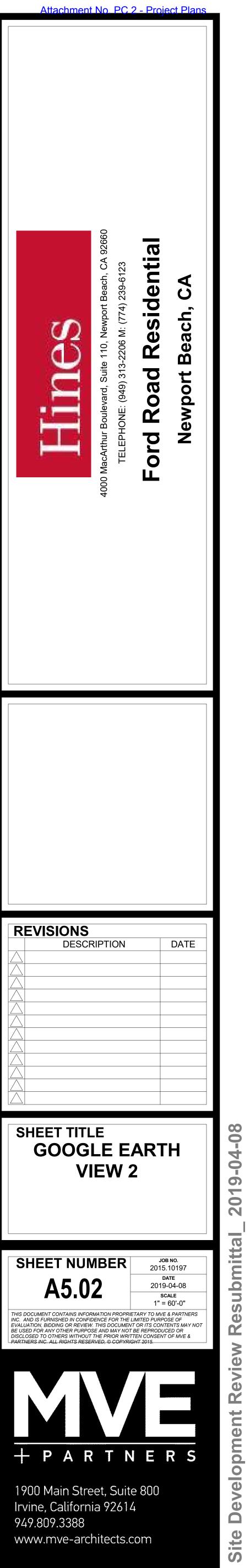
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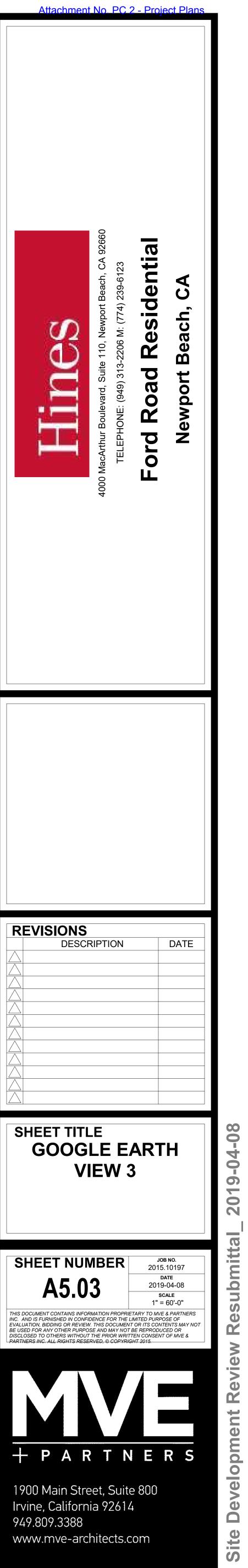




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