# CLOVERLEAF CANYON SPECIFIC PLAN

PREPARED BY:
The Planning Consortium
Land Planning – Environmental Studies
Orange, California 92666
Adopted 1984

Updated to Reflect Voter Approved Plan
7/11/2000
City of Monrovia
Community Development Dept.

## 1.0 INTRODUCTION

On September 5, 1980, the Planning Commission of the City of Monrovia adopted an amendment to the City's Land Use Element which addressed future development in the hillside area. To ensure a comprehensive implementation of its goals, objectives and policies, the Land Use Element allowed for the adoption of specific plans within the City's Hillside area.

To facilitate the creation of specific plans, the Land Use Element divided the relatively undeveloped hillside area into four potential specific plan study areas. The Specific Plan areas consisted of Madison, Cloverleaf, Gold Hill and Norumbega. In April 1981, the City of Monrovia approved the Gold Hill Specific Plan. In 1984, the original Cloverleaf Specific Plan was adopted. In 1987, the original Cloverleaf area was expanded. In 1988, the Norumbega Specific Plan was adopted. In 1999, the Madison Specific Plan is under review.

This document is to serve as the revised specific plan for the Cloverleaf Canyon area. This specific plan document is comprised of an analysis of the area's issues, opportunities and constraints, the land use map, development standards and implementation procedures. This document represents a revision to the original Cloverleaf Canyon Specific Plan adopted in 1984.

## 2.0 APPROACH TO THE PREPARATION OF THE CLOVERLEAF CANYON SPECIFIC PLAN

The Cloverleaf Canyon Specific Plan is being prepared to achieve the following overall goals:

1) Design a balanced specific plan compatible with the community's social, economic and environmental goals and objectives as detailed in City's Hillside Development Policies and Standards.

2) Help insure properly phased improvements in the Hillside area.

3) Assure protection for natural resources.

### 2.1 Definition of Specific Plans

The State law authorizes cities and counties to adopt specific plans for implementing their general plans in designated areas. While extremely useful as a bridge between the general plan and individual development proposals, the specific plan is often misunderstood since it appears to combine features of both a Plan and detailed implementation measures. Government Code Section 65451 defines a specific plan to include "all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each of the required elements in the general plan which are Land Use, Circulation, Housing, Conservation, Open Space, Seismic Safety, Noise, and Safety. Echoing the general plan requirements, this section goes on to require that a specific plan include "regulations, conditions, programs and proposed legislation" regarding:

A. The location of and standards for land uses and facilities;

B. The location of and standards for streets, roads, and other transportation facilities

C. Standards for population density and building intensity and provisions for supporting services;

D. Standards for the conservation, development, and use of natural resources;

E. Other appropriate measures.

Because it is a regulatory tool, rather than simply a plan, a specific plan can be used in lieu of zoning for an area.

The Cloverleaf Canyon Specific Plan takes several factors and influences into consideration, which are reflected in the uses allowed by the proposed plan. They are incorporated by reference into this document and are as follows:

1) Hillside Area Amendment to the Land Use Element's goals, objectives, policies and implementation procedures.

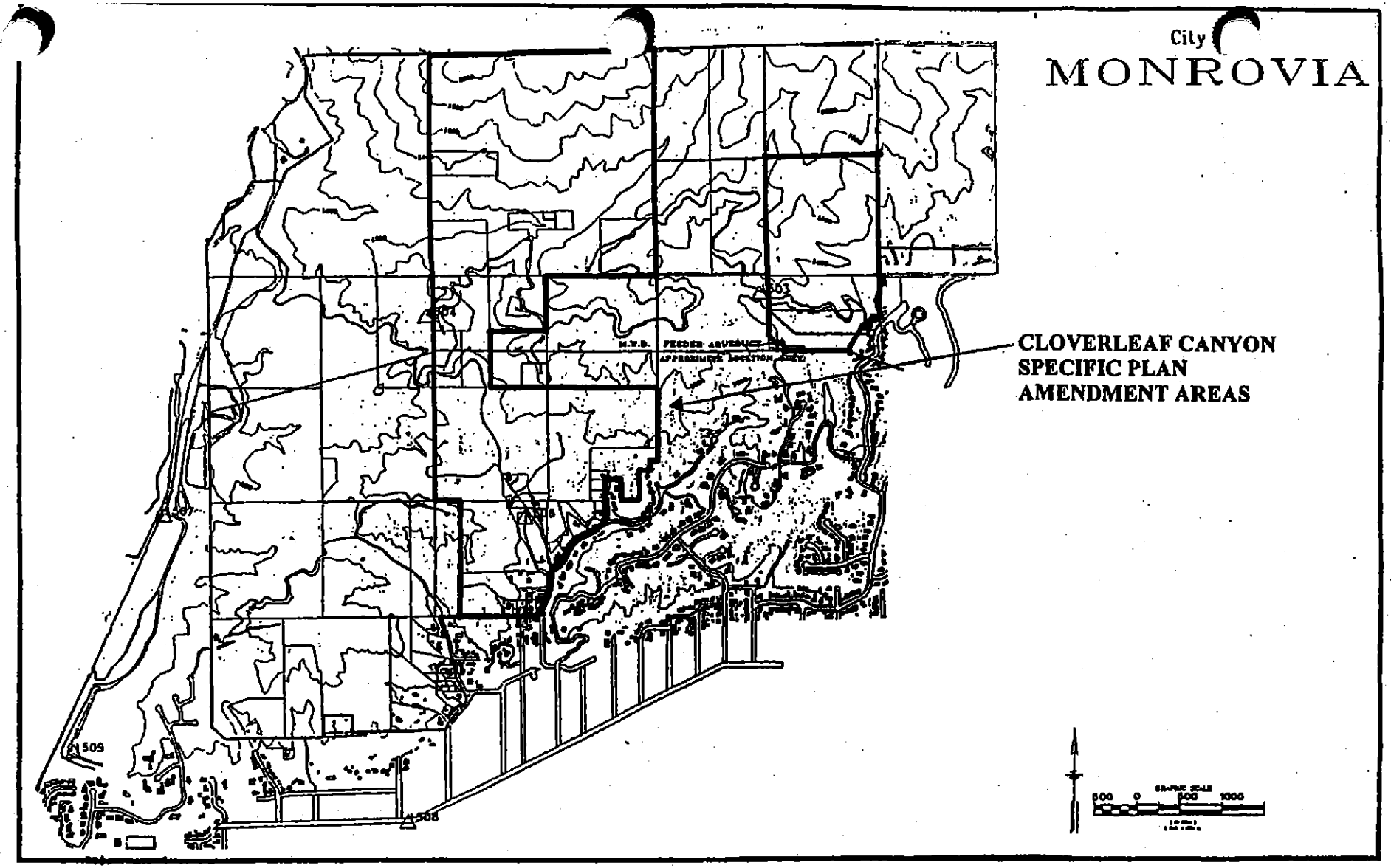
2) Current Hillside Development Policies and Standards.

3) Issues, opportunities and constraints associated with the existing environmental setting and existing land uses.

4) Adjacent residents' interests and concerns

2.2 Existing Conditions

The Cloverleaf Canyon Specific Plan area is located in the southern foothills of the San Gabriel Mountains, which rise approximately 5,500 feet above sea level and form a backdrop to the foothill area. The study area consists of the original 356-acre (public and private property) and the Cloverleaf amendment area added in 1987 (151 acres of private property) for a total of 507 acres. The specific plan area is for the most part undeveloped open space, disturbed only by scattered land uses and a system of graded dirt fire roads.There are existing single-family dwelling units (du) within the specific plan area; two units are located in the higher, steeper portions of the area, four units are accessed via the road to the former San Lorenzo nursery and front onto Hidden Valley Road, Cloverleaf and Lotone Drives. The second largest land use in the area, after open space, is the approximately 75 acre former San Lorenzo Nursery property. Two reservoirs, the 6.5 million gallon Cloverleaf and the 2 million-gallon Gold Hill provide the area with domestic water supply and sufficient fire flows.




PROJECT SITE LOCATION

Resident and public vehicular access is provided to the specific plan area via Cloverleaf Drive through the "Lotone Pass". Additional emergency/fire vehicle access to the area is possible by existing fire roads and breaks which wind through the foothill area.

As previously noted, the vast majority of the specific plan area is undisturbed open space covered with indigenous and introduced vegetation. Native vegetative communities present include coastal sage scrub, chaparral, riparian and scattered southern oak woodland communities. Major concentrations of introduced plant species are present at the former San Lorenzo Nursery and the former Los Angeles County Arboretum site.

## 3.0 ISSUES, OPPORTUNITIES AND CONSTRAINTS

There are a number of issues, opportunities and constraints which influence the development potential of the Cloverleaf Canyon Specific Plan area. They are directly related to topography, environmental factors and access and are as follows:

### 3.1 Topography and Slope

The vast majority of the area, with few exceptions, is over 45% slope (see Slope Analysis Map). Generally speaking, the foothill area is characterized by deeply eroded canyons and steep, degrading ridgelines the result of easily degradable underlying bedrock units.

While the majority of the specific plan area is steep, there exist a number of more level "Development Opportunity Areas", such as the floor of Cloverleaf Canyon and other scattered level areas. While these level areas offer opportunities for pad locations, it must be remembered that some of them cannot be accessed by hillside standard roadways or driveways due to steep terrain. However, by limiting future development to the accessible "opportunity areas", the resulting residential neighborhoods shall reflect the same low density residential as existing neighborhoods.

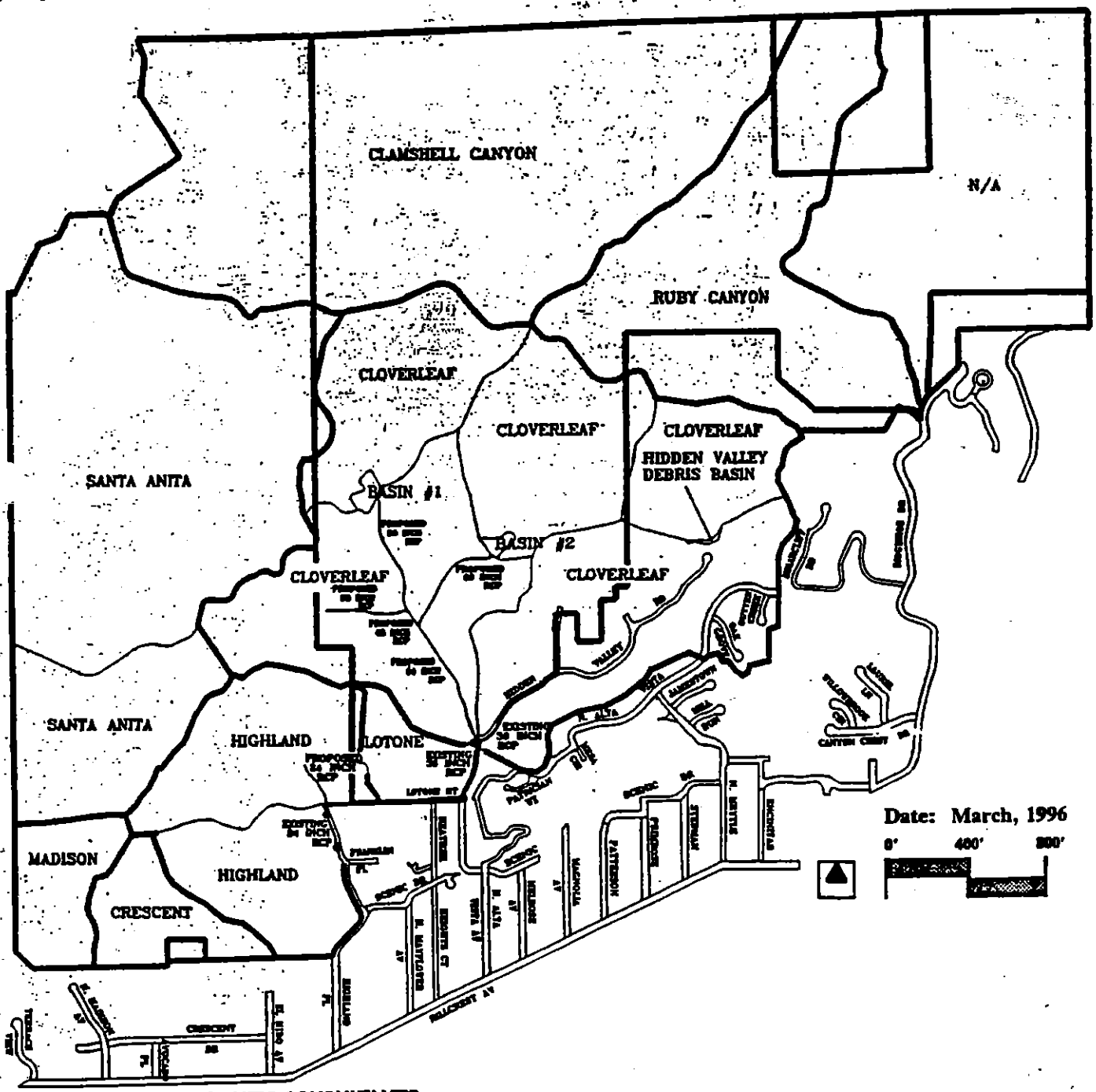
### 3.2 Faults and Fault Zones

The Cloverleaf Canyon specific plan area is criss-crossed by several individual faults and fault zones, typical of the southern foothills of the San Gabriel Mountains. Those faults are known to be "active" or "potentially active". The Sierra Madre fault zone traverses the area in an east-west path as it traces the foot of the San Gabriel Mountains. The study area is also affected by the Clamshell/Sawpit fault in the northern portion and by the Raymond Hill fault in the southern portion where the alluvial flatlands meet the foothills. A number of small, localized faults are also present throughout/the study area. In March, 1999 the Department of Conservation released new Official Maps of Seismic hazard Zones. These maps, addressing the hazards of liquefaction and earthquake-induced landslides, were developed pursuant to the Seismic Hazard Mapping Act (SHM Act) (Division 2, Chapter 7.8, California Public Resources Code). The maps for the City of Monrovia indicate potential earthquake induced landslide hazard zones.

Information contained on this map includes watershed, and existing and proposed storm drains.

# PROPOSED STORM WATER & FLOOD CONTROL

## MADISON/CLOVERLEAF COMPOSITE

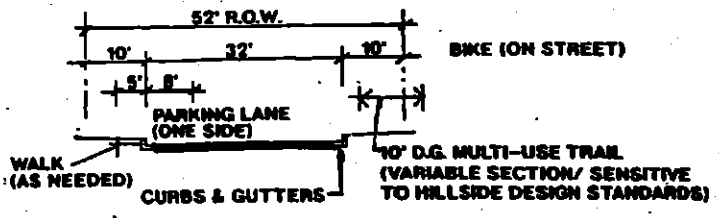



SOURCE: TRANS-PACIFIC CONSULTANTS.

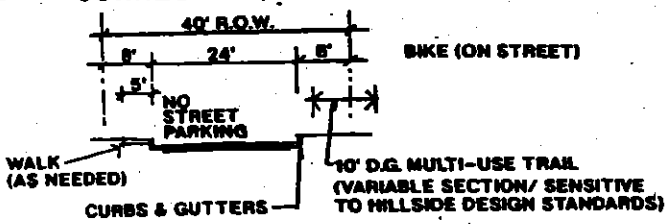
CITY OF MONROVIA

# STREET STANDARDS

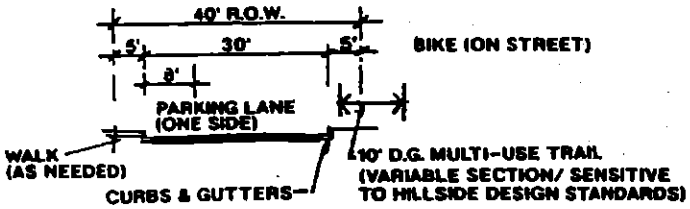
## THROUGH (52' R.O.W.)



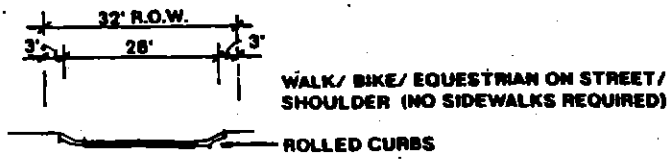

## CONNECTOR (40' R.O.W.)




## NEIGHBORHOOD (40' R.O.W.)

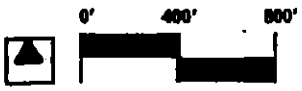



## HILLSIDE STREET (32' R.O.W.)




## EMERGENCY ACCESS


Date: March, 1996



While these faults do not present hazards which are uncommon in earthquake prone Southern California, any development within the area should set back from identified faults and building designs should be in accordance with seismic loading values as per state and local building codes. At the tentative tract map stage, detailed geotechnical reports which consider the potential of seismic hazards as well as other potential geotechnical hazards shall be required as per the recommended development implementation procedures. The detailed Quantitative Evaluation of Hazard Potential Report shall be completed in compliance with Special Publication 117 "Guidelines For Evaluating and Mitigating Seismic Hazards in California", 1997. Department of Conservation, Division of Mines and Geology, (or latest version of subject publication).

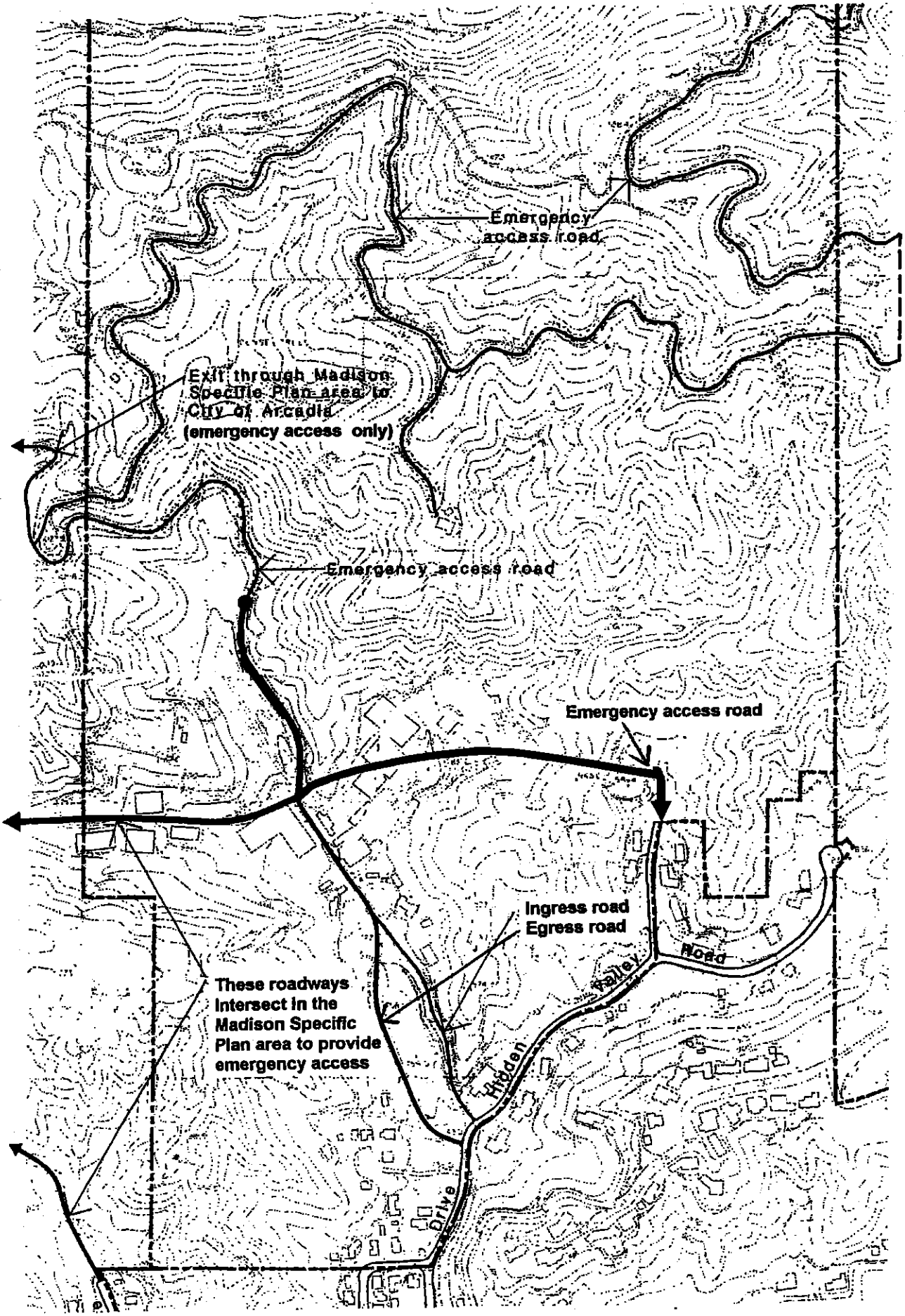
3.3 Hydrology and Drainage

The study area is divided into two main drainage areas. The northernmost portion of the property drains to the west through Clamshell Canyon, a major landform that dominates this upper portion of the study area. From the ridgeline above the southern slope of Clamshell Canyon, the remainder of the study area drains generally to the south through the Lotone Pass area. Drainage courses predominantly follow Cloverleaf Canyon and Hidden Valley in the southern portion. Stream flows in these drainages are intermittent and seasonal in nature. The intermittent, although at times heavy, seasonal rains coupled with the incredibly fast rate of degradation found in the San Gabriel Mountains produces impressive amounts of debris. The Los Angeles County Flood Control District (LACFCD) has collected data for debris production at forty-nine catchment basins and flood control dams covering a drainage area of 68.96 square miles on the south flank of the San Gabriels. This drainage area produces an average of approximately 360,000 cubic yards of debris per year, or 5,209 cubic yards per square mile per year. This translates into approximately eight cubic yards per square acre per year. According to the California Division of Mines and Geology, the degradation rate of the San Gabriel Mountains at 1 foot per 200 years, is 45 times the average estimated degradation rate for the entire United States.

Due to this extraordinary rapid degradation rate for this region, the study area included, a system of efficient debris basins constructed throughout the southern foothills to protect property and residents. According to the LACFCD, within the study area exists certain drainage deficiencies and areas subject to flood hazards due to overflow, erosion or mudflows. These areas subject to flood hazards occur in two branches of Cloverleaf Canyon. The storm drain deficiencies analysis also indicated the need for a debris basin in the east branch of Cloverleaf Canyon. Existing dwelling units downstream are exposed to these floodhazards, as future additional dwellings would be exposed to such hazards.

This specific plan proposes to eliminate this existing threat of flood hazards through the provision of proper debris basins and storm drain devices as required by the LACFCD. According to a study prepared by the engineering firm of Kenneth A. Wilch and Associates, two debris basins will be required with accompanying storm drains to correct the area's drainage deficiencies and protect future and existing dwelling units from flood hazards. One debris basin is located in the northern branch of Cloverleaf Canyon and the other basin is located in the eastern branch. Both will be designed and sized according to criteria provided by LACFCD. Storm drains from these debris basins shall run underground within the right-of-way of proposed roadways and connect up with existing storm drains in the southern end of the study area. Currently, the flood hazard is mitigated in

# CIRCULATION SYSTEM



den Valley by a catch basin located at the terminus of Hidden Valley Road. The catch basin is emptied by a storm drain beneath the roadway to connect up with the storm drain system. This threat of flood hazard was further mitigated by the installation of a full-sized debris basin higher up in Hidden Valley on the Gold Hill property.

The storm drain deficiencies identified within the Cloverleaf Canyon area pose no major problems to future development. The deficiencies can be corrected with the installation of debris basins and storm drains as proposed. However, once the clear storm runoff is transported via storm drain and surface drainage down to the Lotone Pass, a capacity problem occurs. While the roadway and drainage improvements being designed for Cloverleaf Drive through the Lotone Pass will handle a 10-Year storm's runoff, the drainage system south of the Lotone Pass does not have the capacity for a 10-year storm. The below-capacity existing 39-inch storm drain under Alta Vista Avenue empties south into larger mains under Foothill Boulevard.

Due to this storm drain deficiency, minor flooding and ponding could occur downstream, south of the Lotone Pass during a 10 year (or greater) cycle storm. While such flooding could occur, it would be more of a nuisance than an extremely damaging situation. However, because property damage and disruption could occur, no matter how minor, and that the excess runoff is unacceptable from a flood control perspective, the drainage deficiency south of the Lotone Pass shall be remedied. This would involve the replacing of the old, undersized storm drain with one of sufficient capacity.

It should be noted that the Specific Plan's implementation shall not create significant amounts of additional runoff by grading to create building pads and covering some areas with impervious surfaces. In fact, the Specific Plan's implementation shall alleviate the area's existing drainage deficiencies by the installation of debris basins and adequate storm drains.

3.4 Sensitive Environmental Resources

The Specific Plan area was surveyed for biological resources in 1984, and in 1993. The 1993 biological survey was updated in the Spring of 1999.

There are a number of sensitive environmental resources present or potentially present within the study area. They are considered sensitive in that they represent environmental resources, which are disappearing or dwindling throughout the Los Angeles basin and its surrounding foothills. Some of these resources have been identified and legally protected by federal and state authorities.

Sensitive environmental resources which are present or potentially present within the study area are as follows:

a) Biological -The updated biological assessment prepared by Pacific Southwest Biological Services, Inc. Dated May 3, 1999 indicated the following:

A population of the sensitive herbaceous Braunton's Milk Vetch (*Astragalus brauntonii*), a plant species recently federally-listed as Endangered, was located within the study area. Also found on-site are occasional, small Engelmann Oaks (Quercus engelmannii) growing in the chaparral. Extensive tracts of high quality reparian woodland, primarily Western Sycamore/White

Alder/California bay is situated within Clamshell Canyon, Monrovia Canyon, Ruby Canyon, and along the Santa Anita Creek floodplain. Limited stands of Successional Sage Scrub are present near the Cloverleaf Reservoir Tank, while substantial portions of the study area are cloaked in Anecotonal Chaparral and Sage Scrub Mix. North and west facing slopes are predominantly Southern Mixed Chaparral grading into Southern Coast Live Oak Woodland.

Extensive Mule deer (*Odocoileus hemionus*) use of the study area was obsereved. Coastal Rufous-crowned Sparrows *(Aimophila ruficeps canescens*) are present on-site. California Newt *(Taricha torosa)* is reported in creeks on-site, and Western Whiptail (*Cnemidophorus tigris)* lizards are reported in the sage scrub/chaparral. Black Bear (*Ursus americanus*) and Mountain Lion *(Felis concolor*) are known from the vicinity and may occasionally use some of the more remote areas of the site, such as Clamshell Canyon.

b) Undisturbed hillside open space, with all of its inherent visual qualities; and

c) Archaeological or paleontological resources. The cultural resources reconnaissance of the area conducted by RMW Paleo Associates (Paleontology, Archaeology, History) in Feb. 1993 indicated the findings:

Recorded historic properties include the Lux Arboretum Annex, the Shinoda property, the Rankins Family grave site, a residence at 1250 cloverleaf Drive and two older survey monuments. The Lux Arboretum annex contains numerous features including the Lux home at 643 Cloverleaf Drive, the Lux Cabin, two chimneys of unknown purpose and the remains of a bridge and channelized stream.

The Lux Arboretum Annex is sufficiently important that it should be considered for inclusion in the National Register of Historic Places. The Shinoda property, the Rankins Family grave site and the residence at 1250 Cloverleaf Drive should be considered for inclusion in local lists of historic resources. The two survey monuments were determined not to be important.

One small archaeological site was discovered near the eastern part of the property. No excavation work was accomplished at the archaeological site.

Individuals parcels should be examined for cultural resources in detail prior to the beginning of any construction.

The City's "Hillside Development Policies and Standards" updated in 1991 promotes the protection of sensitive resources as follows:

- Protection of existing vegetation through careful site planning which may reduce areas of grading.
- Utilization of current good practices of design, architecture, landscape architecture, civil engineering, and hillside land planning to preserve, enhance and promote the existing and future appearance and resources of hillside areas.
- Retention of designated natural topographic features.
- Every reasonable effort shall be made to preserve mature trees, especially coastal live oaks (quercus agrifolia). Special consideration shall be given to the preservation of heritage trees.
- Every reasonable effort shall be made to preserve and minimize the impact on reparian habitats by utilizing innovative designs to incorporate stream beds and channels into development.
- Utilization of varying pad sizes, setbacks, building heights, innovative building techniques, and building and wall forms which serve to blend buildings into the terrain. In highly visually sensitive areas, buildings shall be designed to fit the landform rather than adjusting the landform to fit the home.

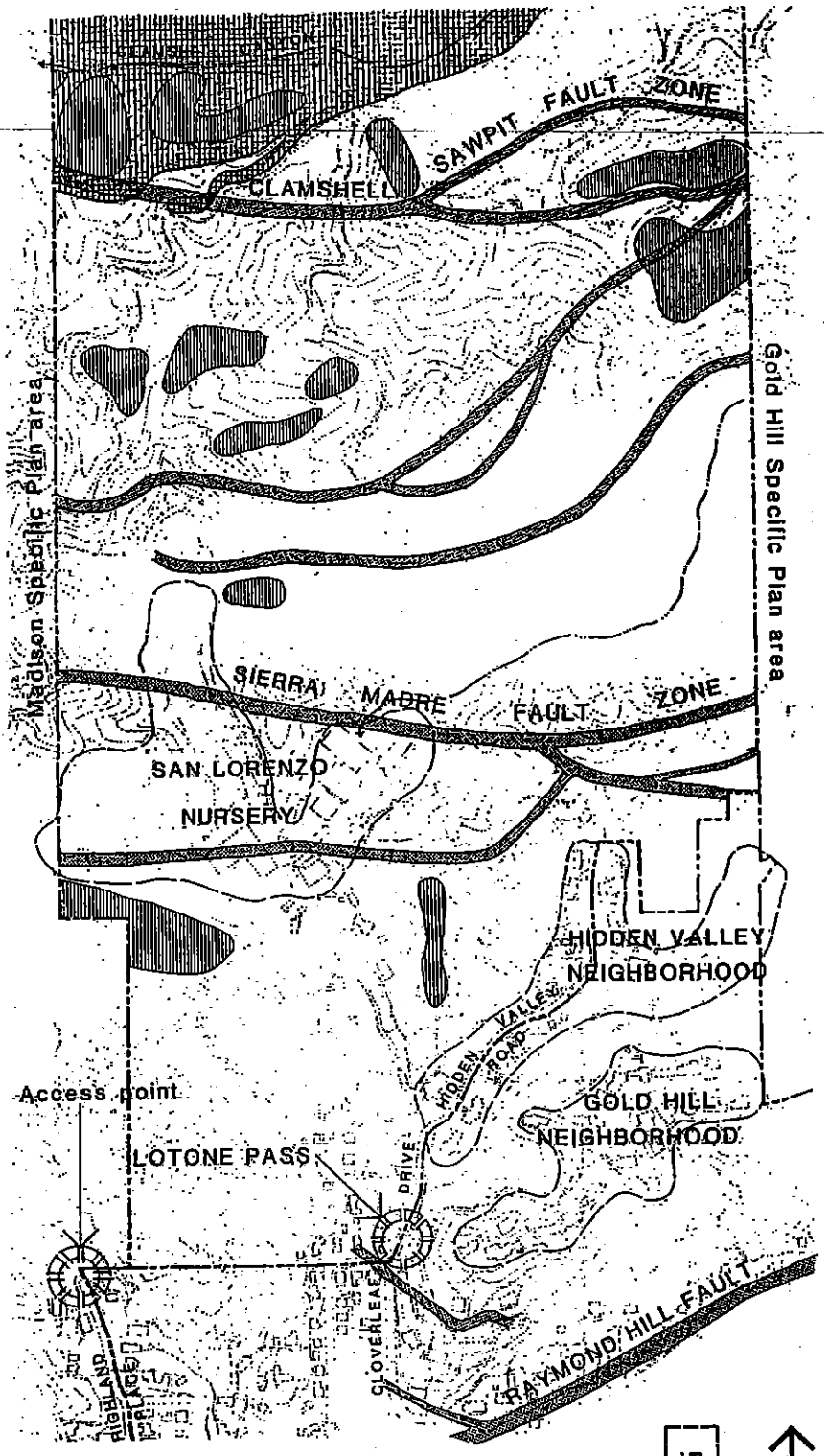
3.5 Circulation and Fire Safety

Vehicular access to the Cloverleaf Canyon study area is limited to one existing point of access commonly known as the "Lotone Pass". The "Lotone Pass" is where Cloverleaf Drive, narrows down to 16 ft paved width due to existing physical constraints. Physically constraining the roadway are a dwelling and eucalyptus windrow on the western side and a steeply cut 75 foot high slope on the eastern side. In that the roadway narrows down to a 16' paved width and does not exceed a 20' paved width, it is not stripped or divided into traffic lanes. While the existing housing units of the Hidden Valley neighborhood and Cloverleaf Canyon area are not seriously impacted on a day-to-day basis by the constricted roadway, and in fact see the "pass" as promoting their privacy. Nevertheless, it is the only direct route to these neighborhoods. However, the area is served by an emergency only ingress/egress from the Gold Hill development. In addition, another point of additional emergency only ingress/egress into the Cloverleaf Canyon Specific plan area is proposed as part of a connecting roadway between the Cloverleaf and Madison Specific Plan areas with access from Highland Place. Fire equipment can also access this area from a serpentine fire road coming 1.6 miles over the foothills from the City of Arcadia. .

As such, prior to allowing any further development in the Cloverleaf Canyon Specific Plan area, the constraining situation at the Lotone Pass must be corrected for traffic and fire safety reasons. The following steps must be taken:

1) Use of previously secured road widening easements to create an expanded right-of-way for Cloverleaf Drive.

2) Design and construct an adequate roadway allowing two-way traffic within the right-of-way.




# CITY OF MONROVIA
# CLOVERLEAF SPECIFIC PLAN

ECOTECTURE
Architecture · Planning

## ISSUES, OPPORTUNITIES & CONSTRAINTS

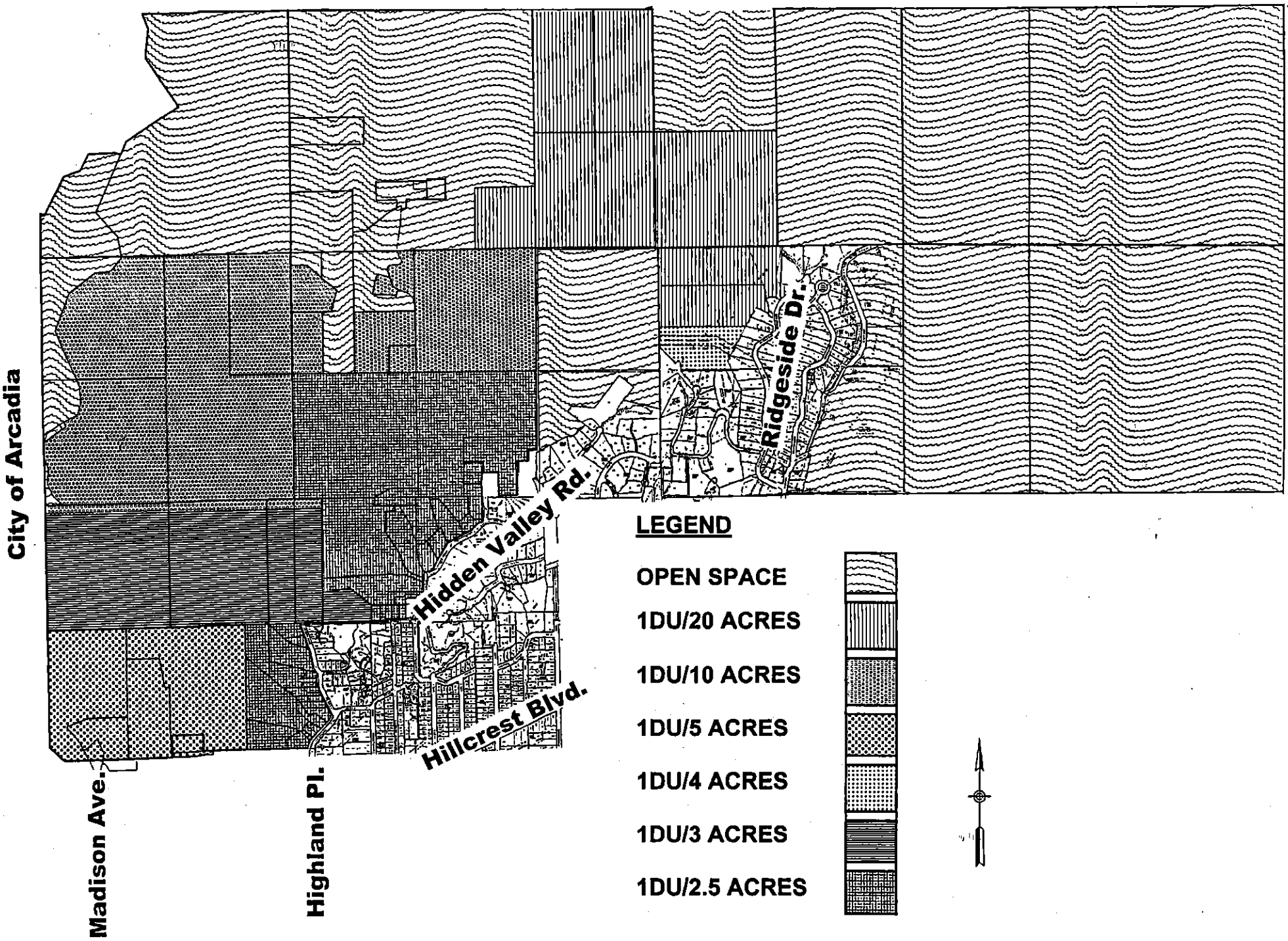
Major and minor faults (active or potentially active)

Major drainage courses

Known and suspected landslides (unstable to marginally unstable)

Area of rare or endangered plants constraints

# DENSITY MAP – PLAN C MODIFIED




VOTER APPROVED PLAN (7/11/2000)

## 3.6 Infrastructure Requirements

Those infrastructure components which adequately serve existing development and can also accommodate development as proposed in this specific plan are water, solid waste, electricity, gas, telephone, and schools. However, certain infrastructure components are currently deficient in their ability to serve existing development or are unable to serve future proposed development without improvements. The one major infrastructure component currently deficient within the study area is the storm drain system. The correction of the storm drain deficiencies is discussed in Section 3.3. If the development as proposed in this specific plan is implemented, additional improvements will have to be made in the related concerns of through circulation and fire safety.

As with the existing Hidden Valley sewer line, eight-inch sewer mains shall be utilized within the Cloverleaf Canyon Specific Plan area south to the Lotone Pass. However, south of Lotone Pass there is an existing deficiency in sewer main sizing. The sewer mains south of Lotone Pass are six inches, not eight. This does not pose as a constraint to development in that the deficiency shall be corrected by the six inch mains replaced with eight inch mains as per the City's established sewer main replacement program. The cost of any downstream upgrades will the responsibility of the developer

As per the "Hillside Development Policies & Standards", it is the City's goal to develop the foothill areas in a semi - rural manner with neighborhoods connected by a circuitous circulation system. Given the high level of fire hazard in the study area, a circulation system that provides several access points into the areas slated for development is a critical requirement. The proposed circulation system has been designed to meet all safety requirements.

# 4.0 PROPOSED SPECIFIC PLAN

## 4.1 Specific Plan Objectives

The following specific plan objectives have been adopted from the "Community Objectives" of the current hillside Development Policies and Standards (adopted on 1991)

### 4.11 Environment

Preservation of the natural character of the foothill area, taking special care to protect environmentally sensitive and valuable ecosystems.

### 4.12 Land Use

Balancing land use between low-density single family residences and natural open space.

4.13 Design

Creation of an attractive, semi-rural residential area while preserving existing amenities and natural features.

4.14 Public Safety

Provision of a safe environment for foothill residents and protection against property loss and damage.

4.15 Public Utilities

Provision of adequate water, sewer, gas, telephone, and electric systems.

4.16 Public Facilities

Provision of schools and recreational facilities with adequate capacity within a reasonable distance of foothill residents

4.17 Neighborhood Access and Foothill Trail System

Provision of a network of neighborhood streets and trails throughout the foothill area. Provision of a safe circulation system (streets and trails) that utilizes the emergency access system to integrate the system. The foothill street system shall be designed to avoid channeling traffic onto any single street system between Foothill Blvd and the foothill area.

4.18 Hillside Planning

Development of planning studies incorporating the intent and purposes of these objectives, wherever significantly large parcel(s) of land can and should be considered for development as comprehensive neighborhoods within a Specific Plan area.

4.19 Specific Plans

Provision for property owner to initiate the preparation of a specific plan for the purpose of developing comprehensive neighborhood subdivision.

4.20 Community Involvement

Participation of the HAC to insure compliance with the intent of the Hillside Development Policies and Standards.

4.21 Community Impact

Provision that any proposed project shall not be detrimental to the public health, safety or welfare or to properties or improvements in the vicinity.

4.22 Land Uses

The proposed Land Use Plan for the specific plan area is the result of taking the previously described issues, opportunities and constraints and community input into consideration. In essence this land use plan is based on a balance of environmental, economic and social considerations. Land uses proposed by the plan have been based on existing adjacent neighborhood densities, development opportunity areas and physical constraints. Land area within the Cloverleaf Canyon Specific Plan area consists of: (1) the original boundary area adopted in 1984 and, (2) the area added in 1987.

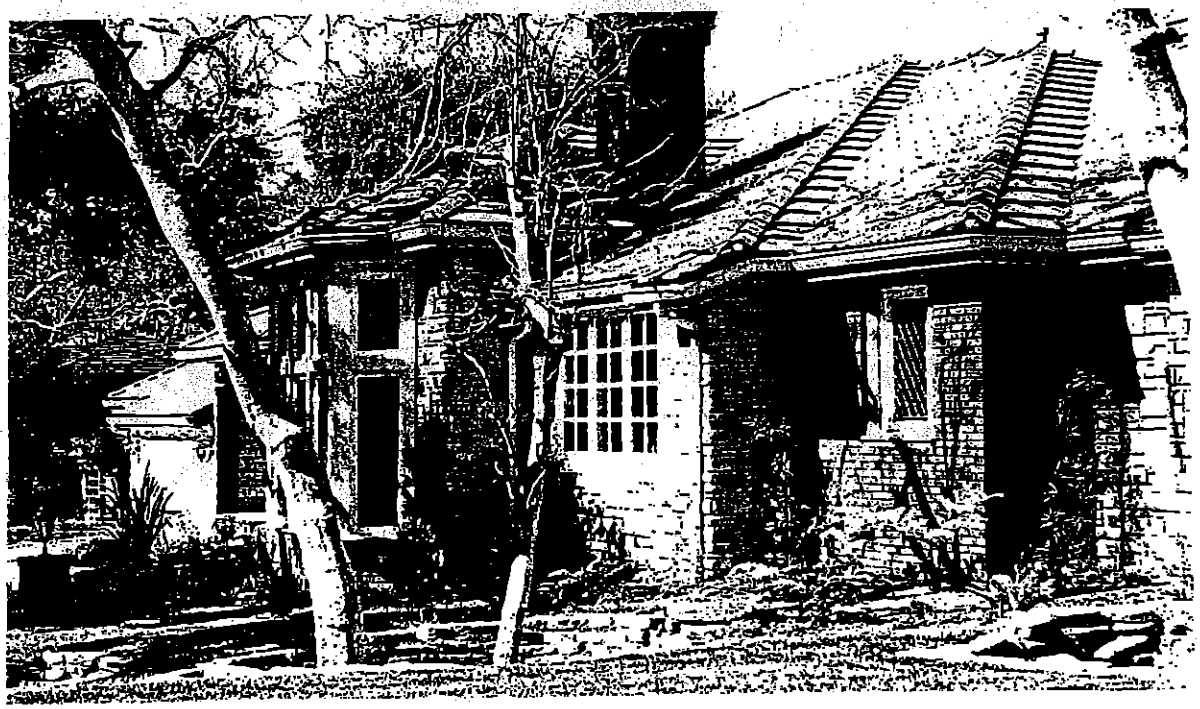
ORIGINAL CLOVERLEAF BOUNDARY AREA (1984): Of the total approximately 349 acres, approximately 48% of the total area (168.39 acres) will remain open space due to its current ownership and steep, undevelopable nature such as land holdings by the City of Arcadia, and the City of Monrovia. Currently developed properties along the southern edge of the study area and generally under one acre in size constitutes approximately 1.8% of the total specific plan area (6.39 acres). This leaves approximately 50% of the total area (174.0 acres) as properties with varying degrees of development potential. Of these developable properties, the percentage breakdown of proposed land uses and potential dwelling units is as follows:

| PROPOSED LAND USE | ACREAGE | POTENTIAL NEW DWELLING UNITS |
|---|---|---|
| 1 DU/20 AC | 11 .0 | 1 |
| 1 DU/10 AC | 62.7 | 7 |
| 1 DU/3 AC | 3.5 | 1 |
| 1 DU/2.5 AC | 97.5 | 39* |
| **TOTAL** | 174.7 | 48** |

* Miller ( former San Lorenzo Nursery) property – maximum 31 dwelling units

** Actual development will be less based on meeting development standards, access requirements, environmental constraints and fire safety requirements.

# MONROVIA ARCHITECTURE



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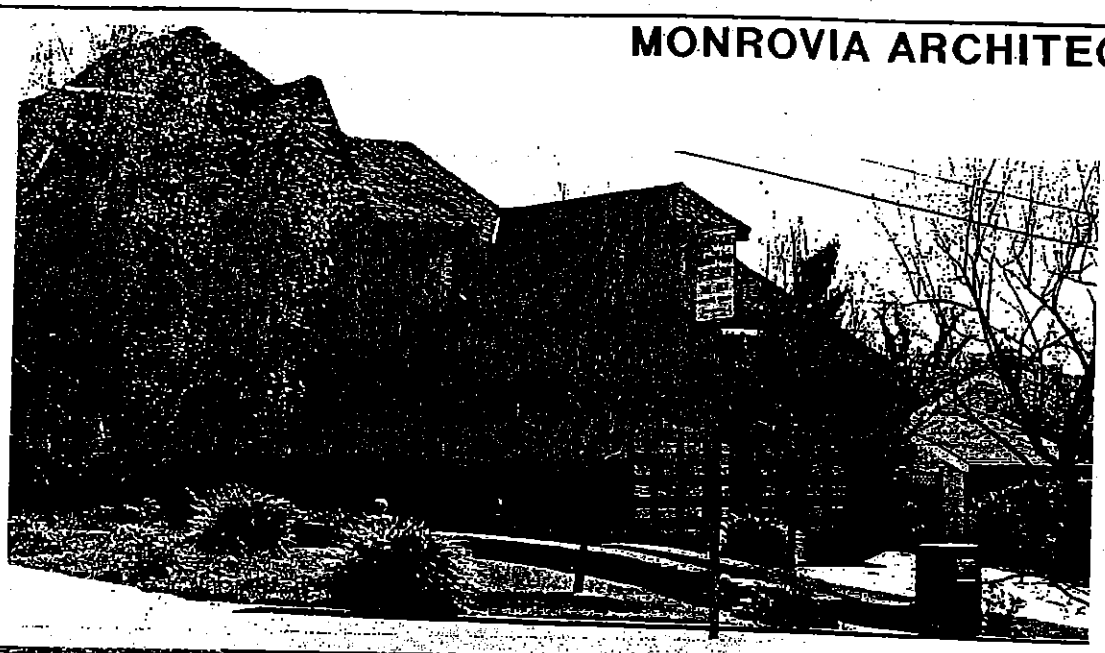
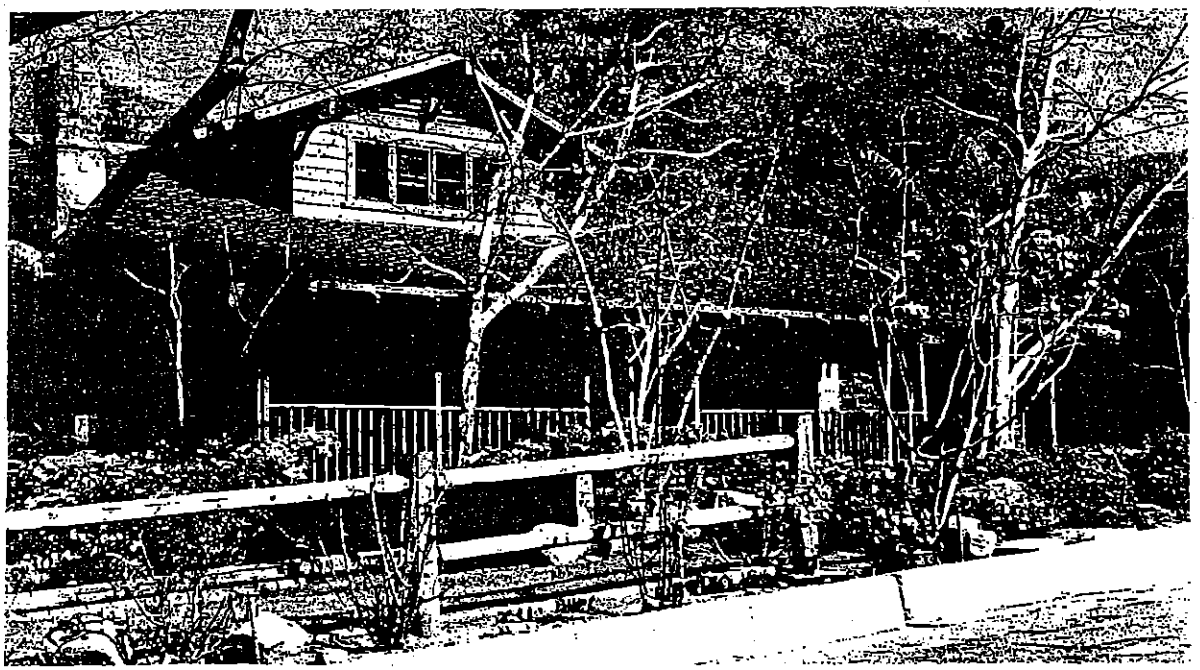




CLOVERLEAF AMENDMENT AREA (EXPANDED BOUNDARY ADDED 1987) – This area added to the original Cloverleaf Specific Plan boundaries in 1987 and consists of 9 parcels and approximately 149 acres. Due to the access, topography and environmental factors approximately 141 acres (95%) of land area is designated at a very low density of 1 dwelling unit for each 20 acres. The remaining approximately 8 acres (5 %) is designated at a density of 1 dwelling unit for each 4 acres.

| PROPOSED LAND USE | ACREAGE | POTENTIAL NEW DWELLING UNITS |
|---|---|---|
| 1 DU/20 AC | 141.36 | 7 |
| 1 DU/4 AC | 8.00 | 2 |
| **TOTAL** | 149.36 | 9 |

While this specific plan has stated that there appears to be the potential for the above number of lots/dwelling units, these units are not "guaranteed". This figure was arrived at by considering known or preliminary information regarding the area's issues, opportunities and constraints. The actual number of lots could be further limited based on specific geotechnical testing, drainage studies, grading alternative and compliance with the Hillside Development Policies and Standards. It is for this reason that individual lots are not depicted on the proposed land use map, only potential developable areas.

Note: The Leonard (4 du's), Fors (1 du) and Woodward (4 du's) potential dwelling units are included in the above calculations under original Cloverleaf area (Leonard, Fors) and amendment area (Woodward); however, a detailed description of LFW plan is contained in a separate document and environmental impact report.

## 5.0 DEVELOPMENT GUIDELINES

### 5.1 Design Standards

The following design standards shall apply to all residential structures erected in the Specific Plan Area.

#### A. Architecture

In the Specific Plan area, building plans including elevations will address each standard described below and shall be submitted for review and approval by the Development Review Committee prior to issuance of building permits. The submittal shall take the form of a plot plan application. In addition, each submittal shall be reviewed and approved by the Homeowners Association's Architectural Review Board prior to submittal to the City.

##### 1. Concept

The standards contained in this portion of the Specific Plan set forth the basic architectural character and design theme of residential development within the Specific Plan area. Development within all areas of the Specific Plan shall comply with the following guidelines and standards.

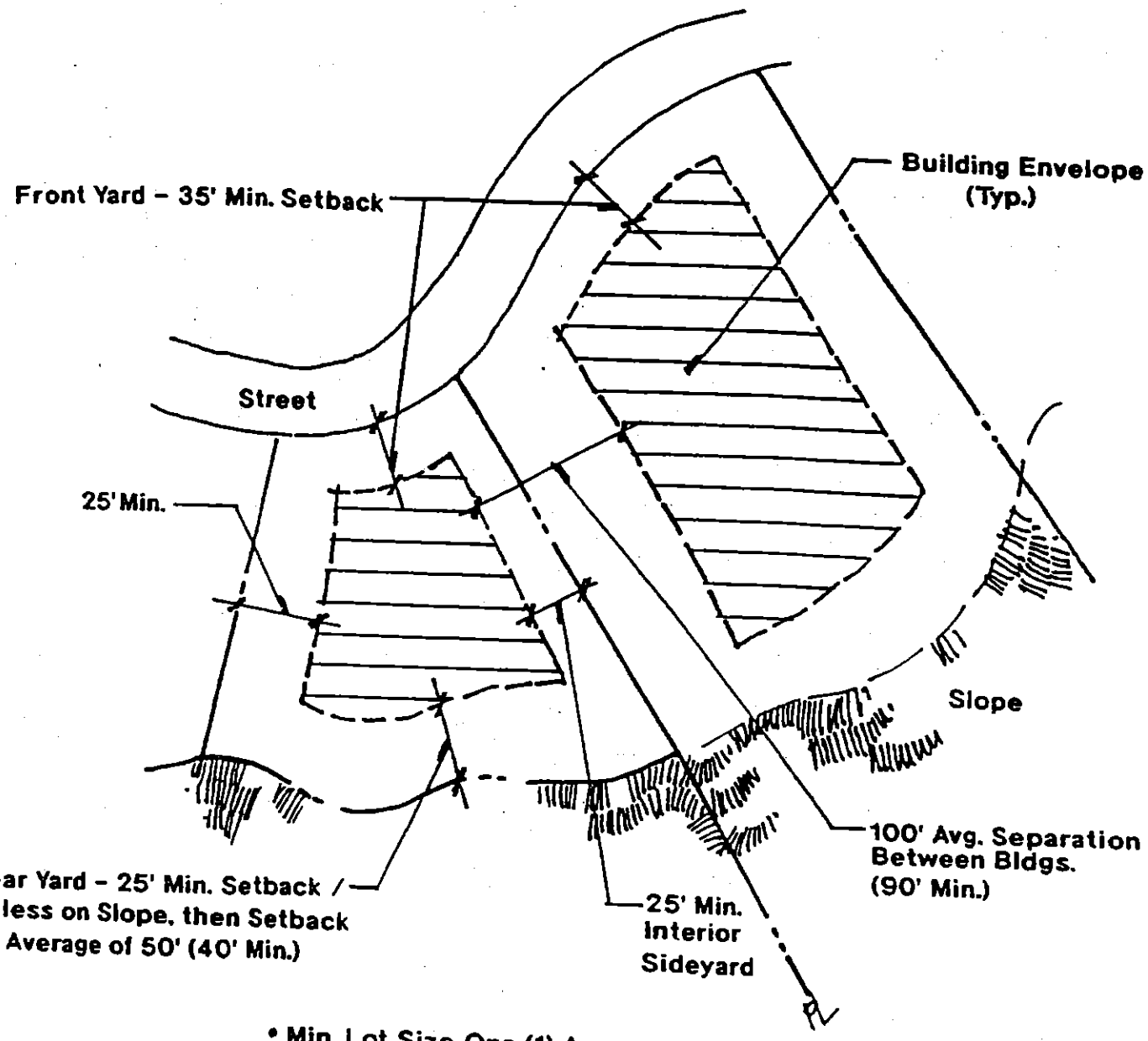
It is the intent of these guidelines to comply with the City of Monrovia zoning regulations, as modified by the Specific Plan, as well as to provide a flexible design framework. The major objective is to encourage superior architectural design, which complements and does not detract from the hillside setting.

The architectural design standards are intended to establish a design theme for the Specific Plan area that allows for the architecture to "blend into" the surrounding hillside landscape character. The general use of natural colors and Monrovia architectural themes will insure that the hillside area will develop in a manner consistent with adopted City policy for the hillside areas.

##### 2. Building Envelope

Prior to approval of any tentative tract or parcel map a building pad for each lot shall be delineated on the tentative tract map. Each pad shall be evaluated to determine the building envelope that the house may occupy according to the residential development standards. The residential development standards establish the maximum height and square footage, as well as the front, side, and rear lot setbacks of each home.

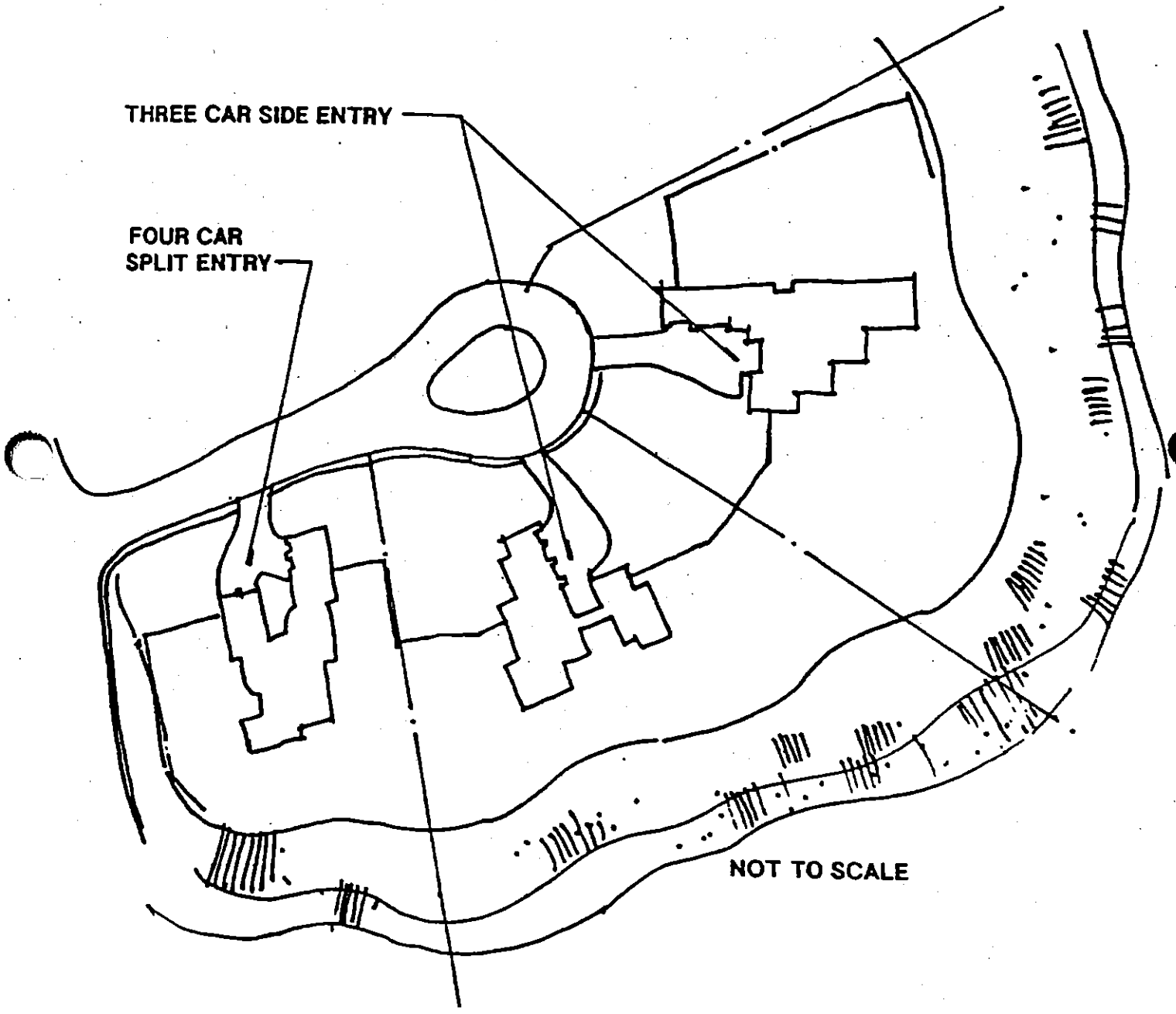
# TYPICAL BUILDING ENVELOPE



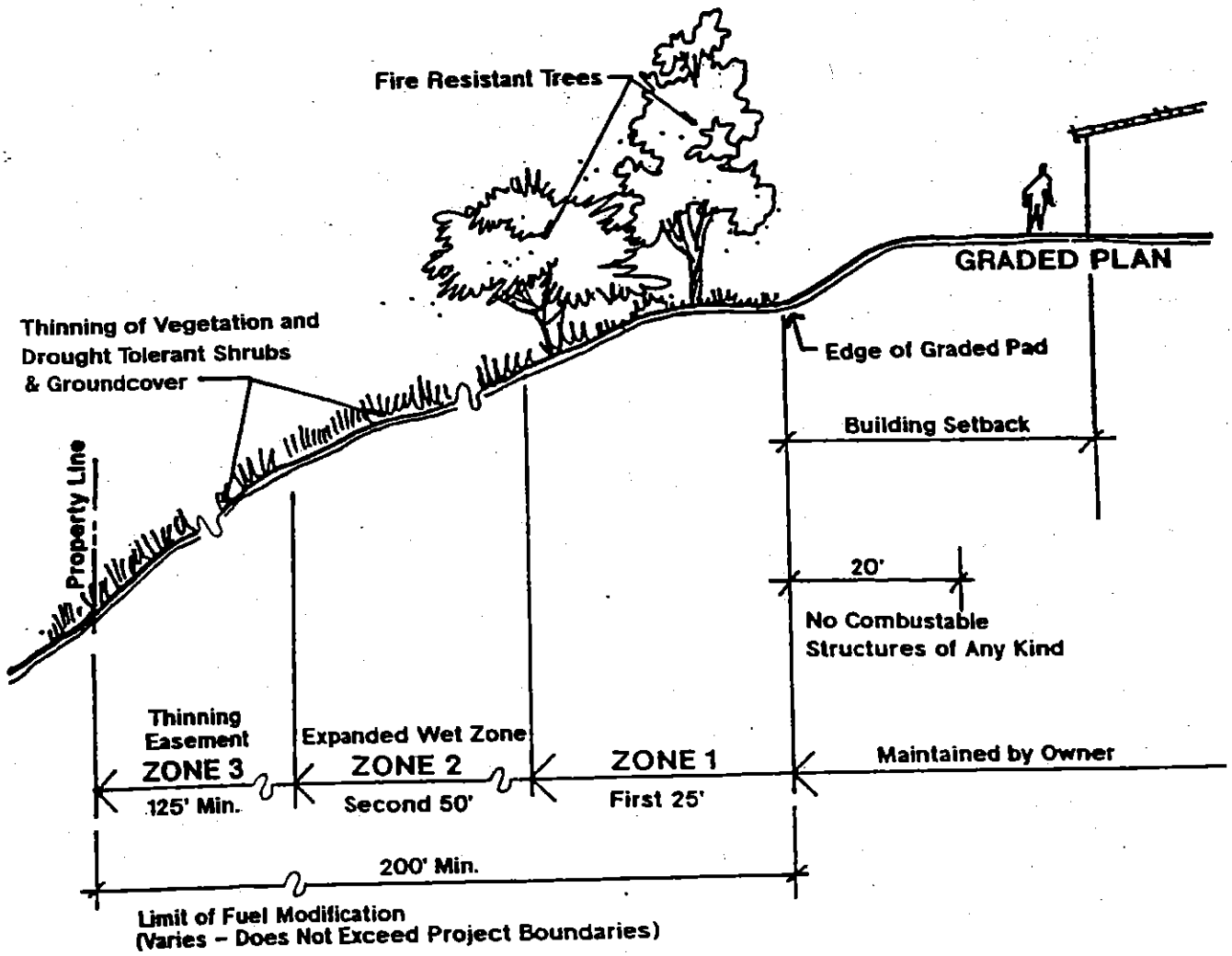

* Min. Lot Size-One (1) Acre

NOT TO SCALE

# TYPICAL GARAGE & BUILDING CHARACTER PLAN



# FUEL MODIFICATION ZONE




NOT TO SCALE

*PROPERTIES REQUIRING A C.U.P.

The building envelope does not represent the ultimate shape or architectural appearance of a residential unit. It is merely a boundary within which any structure may be built. No residence may protrude outside the building envelope.

3. Volume Ceilings

A volume ceiling will include the interior volume above eighteen feet (18'). Any area above eighteen feet shall be calculated as second story construction.

4. Basements

Basements shall be defined per the Uniform Building Code and Title 17 (Zoning) of the Monrovia Municipal Code.

5. Garages

Garage doors shall be recessed between eighteen inches (18 ") to twenty-four inches (24") from the adjacent wall areas. All garages must be fully enclosed.Carports are prohibited.

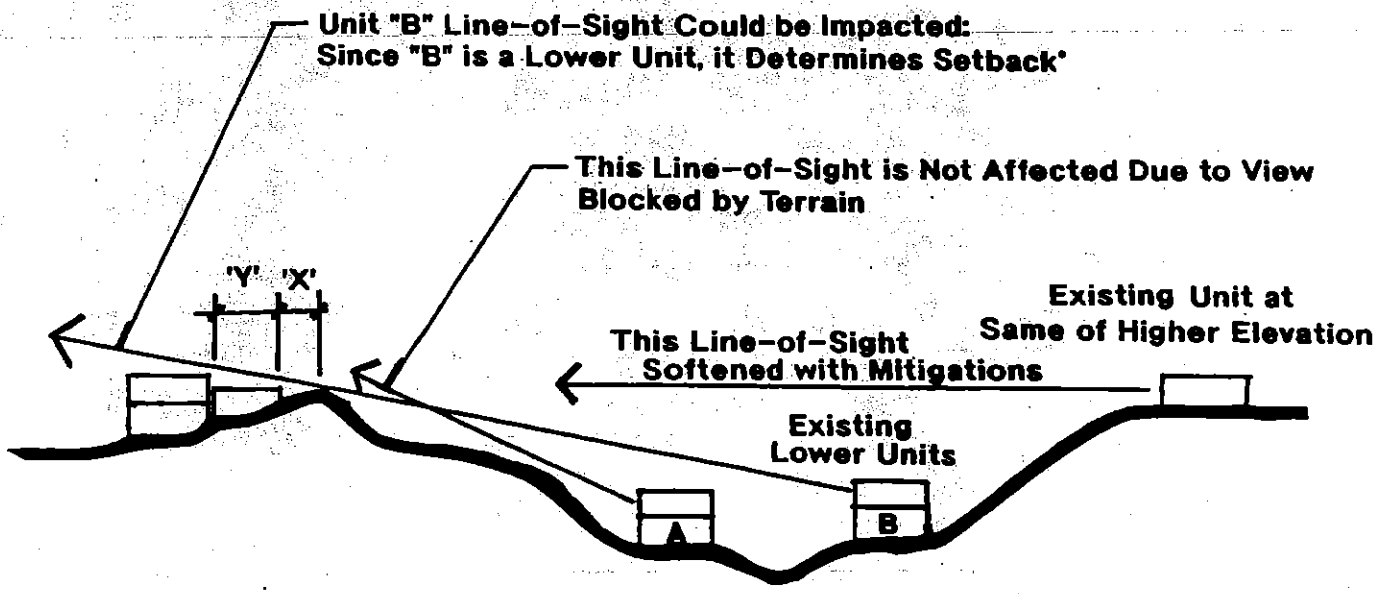
Each garage may either have a separate bay facade or double bay facades. Rear lot, multi-car, multi-car with tandem spaces, split designs will be allowed. In the case of multi-car garages, each garage must have a separate bay facade with no more than two (2) garage bays existing on the same plane. A third (or fourth) garage bay must be set back a minimum four feet (4'). Split and/or separate bays are encouraged.

A variety of garage entry conditions are encouraged: split garages (two and one or two and two) with mid-entry to the home; deep garages with abundant amenities (i.e., pool, landscaping in the front yard); tandem garages, or rear lot garages. To ensure a low residence profile at the street, the maximum garage plate height at the front yard or side yard setbacks shall be nine feet (9') from the garage finish floor to the plate at the top of the garage door.

6. Building Massing and Scale

The architectural image will be perceived primarily from public spaces such as streets and open spaces. Therefore, building massing, scale and roof forms, as the primary

# LINE OF SIGHT/ HILLSIDE LOTS




*Setback is Equal to the Distance Needed to Allow Only the Roof to be Visible from the Most Impacted Lower Unit.

'X'– Single Story Unit Setback

'Y'– Two Story Unit Setback

Note: The Above Example is a Composite : Line-of-Sight for Each Hillside Lot is Controlled Through the Establishment of Building Pads on the Concept Grading Plan. The Line-of-Sight Analysis Shall Display Graphically the Visual Relationship of Off-Site Vantage Points with Substantial Views of the Development Site.

design components, require careful articulation in their architectural expression to these public spaces.

Building forms shall be scaled to the particular environmental setting so as to compliment the hillside character and to avoid excessively massive forms that detract from the hillside appearance. Building facades shall use plane changes to create shadow lines to further breakup massive forms that don't modulate and detract from the hillside character.

Appropriate:

- Articulation of wall planes (required).

- Projections and recesses to provide shadow and depth (required).

- Combinations of one- and two-story forms conveying sense of human scale (required).

Inappropriate:

- Large expanses of flat wall planes vertically or horizontally (prohibited).

- Cantilevered construction (prohibited).

- Open gable ends should be faced away from the natural slope.

7. Roof Pitches, Eaves, Materials and Colors

All pitched roof materials shall be slate, concrete tile or other non-combustible material. Roof projections and overhangs are required as a response to energy and climate concerns. Roof covering shall be "Class A" or "Class B Roof Covering" as specified in the Uniform Building Code except that no wood roof covering shall be used. Tile roofs shall be fire stopped at the eave ends to prevent entry of flames or embers under the tile.

Internal versus peripheral building location within the project development shall determine roof color. Color is used to help blend peripheral located dwellings with the major open spaces, natural hillsides and landscape. This is accomplished with the use of roof colors consisting of darker tones, including browns, black, greens and terra-cotta. Bright colors shall be prohibited in peripheral locations.

Buildings or structures shall have the underside of combustible eaves protected by one-hour fire-resistive construction. No openings shall be installed in the fire-resistive construction.

Appropriate:

- Simple pitched gable, hip or shed roof forms (required).
- Combining one- and two-story elements (required).
- Creating jogs in ridgeline (required).
- Moderate to wide roof overhang (required).
- Cornice banding for detail (encouraged).
- Varying plate heights and ridge heights (encouraged).
- Gambrel, mansard and "period" style roofs (subject to Development Review Committee approval).

Inappropriate:

- Non-continuous roof parapet (prohibited).

8. Exterior Wall Surfaces

The prevalent siding material shall be stucco, brick, stone, masonry or pre-cast concrete. Wood siding accents may be used in combination with the prevalent siding. However, wood accents should be strictly limited to the front or side elevations which do not interface with the wildland/open space areas. Non-combustible fire rated gypsum wallboard shall be used under any combustible siding.

9. Paving

Flat paved areas within the building pad (on-site) shall be concrete, exposed aggregate concrete, quarry tile, paving blocks, natural stone, or similar material. Asphalt driveway connections (off-site only) between the street and building pad shall be permitted.

10. Gutters

Gutters and downspouts must be concealed or designed as continuous architectural features.

11. Chimneys

Chimneys cannot exceed those heights required by the building code. Exposed metal flues and spark arrestors are not acceptable. Chimney caps must be designed to complement the major architectural elements of the house and must screen the spark arrestor.

12. Skylights

Skylights are to be designed as an integral part of the roof. Skylight glazing must be clear, tinted or white. Reflective glazing is prohibited. Skylight framing and flashing material must be anodized bronze or colored to match the roof. Unfinished natural aluminum framing and flashing is prohibited.

13. Flashing and Sheet Metal

All flashing and sheet metal must be colored to match attached material.

14. Vents

All vent stacks and pipes must be colored to match the adjacent roof or wall material. Vent stacks should be grouped on the side or rear of the roofs. Vents should not extend above the roof ridgeline.

15. Solar

Solar panels are to be integrated into the roof design. Panels and frames must be anodized bronze or colored to match the roof. Natural aluminum frames are prohibited. Solar equipment is to be screened from public view.

16. Windows, Doors and Garage Doors

Window and door openings should be recessed on all elevations to accentuate the appearance of wall depth. Use of wood windows is highly encouraged while the use of painted aluminum windows is discouraged.

Actual recessed openings are highly encouraged although the appearance can be achieved through the construction of building projections (pop-outs) and bay-windows.

The design should recess garage doors and individual bays, creating depth and shadow patterns.

Limit the area of windows in walls that face the wildland/open space interface and use dual glazing in all windows.

17. Ornamentation

Ornamentation should be limited to traditional features. Common traditional ornamental features include decorative wood or iron porch supports, false shutters and wood trim. Brick and stone shall be used as accents on columns and pillars. Wood can be used as a minor accent on front and side elevations.

18. Trim Accents

Exterior color accents shall be of permanent materials. Wood trim shall be painted or stained with a natural stain or earth tone color.

19. Gas and Electric Meters

Gas and electric meters are to be located in enclosed cabinets which are part of the architecture and which are in conformance with utility company standards..

20. Trash Containers

Each lot must have a designed walled "bear-proof" trash container area screened from view of both neighbors and street. This area cannot be within the front yard setback area.

21. Mechanical Equipment

All air conditioning, heating equipment and soft water tanks must be screened from view and be insulated for sound attenuation. Air conditioning units on roofs or in windows must be screened from adjacent properties and the street.

22. Appurtenant Structures

All patio structures, balconies, trellises, sun shades, gazebos, mechanical equipment structures, decking and other auxiliary structures are to be integral to the home architecture. Provide stucco on the underside and supports of all decks above grade or provide fire rated wall at the edge of the deck that extends from the deck surface to grade level. Use fire retardant surface covering on all decks.

23. Exterior Lighting

All exterior lighting is to be low wattage, indirect and shielded to prevent spillover onto adjacent lots, open space and the street. Exposed bulbs, spot lights, reflectors and lenses are prohibited. Tennis court lights shall be reviewed by the Development Review Committee to insure that light does not spill over into adjacent lots or open space areas.

24. Materials and Colors

Exterior building materials shall be of natural materials which are compatible with and reflect the elements of the surrounding natural environment. This includes wood, (minor accent only) masonry, concrete, plaster and stucco.

Colors of the buildings shall be selected to blend with the natural colors and hues of the surrounding hillsides. The use of colors shall be determined by internal versus peripheral building location within the project development. Color is used to help blend peripheral projects with the major open spaces, natural hillsides and surrounding landscape. The colors shall consist of tan, beiges, browns, greens or similar earth tones.

Complementary accent materials and colors are allowed and encouraged. Wood trim shall be stained with semi-transparent stain or painted as accents. The crisp, clean and simple use of brick, stone, masonry or pre-cast concrete is permitted as design accents and trim.

Prohibited materials include vinyl or aluminum siding, rustic materials used as primary wall surfaces, and bright colors and/or patterns.

B. Landscape Requirements

1. Standards and Procedures

In the Specific Plan Area, a landscape plan shall be submitted for review and approval by the Development Review Committee (for individual lots) and the Planning Commission and City Council (for subdivision review). Landscape plans shall mitigate the impacts of new grading and construction and shall meet the following requirements:

a. Subdivision Review and Approval - Prior to approval of any tentative parcel or tract map the subdivision application shall be submitted to the Planning Commission for review of the project's landscape plan. The plan shall address the project's landscape requirement according to this section and those embodied in the Resource Management Plan.

b. Individual Lot Review and Approval - Prior to issuance of building permits on any individual lot a landscape plan consistent with the requirements of this section shall be approved by the Development Review Committee. The submittal shall take the form of a plot plan submittal. Note: prior to submittal of the landscape plan to the City, the Homeowner's Association Architectural Board shall review and approve the plan.

c. All native trees will be surveyed by an arborist and those identified for preservation on the tract map shall be protected in place and the irrigation system shall be designed to prevent overwatering.

d. Each landscape plan shall incorporate the applicable provisions of the fuel modification zone palette.

2. Fuel Modification

a. The Fuel Modification Zone is subdivided into three zones. Zone 1 includes the first twenty-five feet (25'), measured from the edge of the building pad. Zone 2 is designated within the next fifty feet (50'). Finally, Zone 3 is an area of variable width in which the vegetation will be periodically thinned. Zone 3 will be a minimum of one hundred and twenty-five feet (125') in width.

In Zone 3, existing native vegetation shall be thinned to the satisfaction of City Fire Chief. Other species may be added and modification to this palette may be made from time to time by the City of Monrovia. The fuel modification plant palette includes:

(1) Fuel Modification Zone 1;

Includes any plant material which is irrigated and which is not considered highly combustible (see Lot Landscape Palette). This zone may not include any structures or fences.

(2) Fuel Modification Zone 2:

| | | |
|---|---|---|
| *Trees:* | Arbutus unedo | Strawberry |
| | Pittosporum undulatuni | Victorian Box |
| | Quercus agrifolia | Coast Live Oak |
| | Quercus suber | Cork Oak |
| *Shrubs:* | Primus carolinia | Carolina Cherry |
| | Prunus lyonii | Catalina Cherry |
| | Rhus intergifolia | Lemonade Berry |
| | Rhus ovata | Sugar Bush |
| | Feijoa sellowiana | Pineapple Guava |
| | Heteromeles arbutifolia | Toyon |
| | Myoporum debile mounder | Myoporum |
| | Myoporum parvifolium | Myoporum |
| *Groundcover:* | Coprosma kirkii | Cooprosma |
| | Myoporum parvifollium 'Pacificum' | Prostrate Myoporum |

(3) Fuel Modification Zone 3:

| | | |
|---|---|---|
| *Shrubs:* | Arbutus unedo | Strawberry Tree |
| | Atriplex spp. | Saltbush |
| | Ceanothus verrucosus | |
| | Warty-stemCeanothus | |
| | Cistus spp. | Rockrose |
| | Elaeagnus pungens | Silverberry |
| | Heteromeles arbutifoli | Toyon |
| | Rhamnus californica | California Coffeeberry |

| | | |
|---|---|---|
| | Rhus integrifolia | Lemonade Berry |
| | Rhus ovata | Sugarbush |
| *Groundcover:* | Atriplex spp. | Saltbush |
| | Arctostaphylos 'Greenspire' | Greenspire Manzanita |
| | Ceanothus griseus horizontalis | Carmel Creeper |
| | Rosemarinus prostratus | Rosemary |

3. Building Pad Landscaping

The building pad shall be planted with landscape materials selected from the Lot Landscape Palette. The plant palette was developed to provide a coherent, unified quality which supports the overall Specific Plan theme. The Development Review Committee may permit additional ornamental vegetation which conforms to the overall design intent on a case-by-case basis upon approval.

a. Lot Landscape Palette

At least fifty percent (50%) of the front yard plant material and at least thirty percent (30%) of the side and rear yard area plant materials must be selected from the following plant palette or from the native plant palettes contained within the Resource Management Section. Turf shall be limited to a maximum of fifty percent (50%) of any front yard requirement and thirty percent (30%) of any side yard requirements (the above percentages can vary upon Development Review Committee approval).

| | | |
|---|---|---|
| Trees: | Alnus rhombifolia | White Alder |
| | Erythrina caffra | Kaffirbloom Coral |
| | Erythrina humeana | Natal Coral Tree |
| | Eucalyptus citriodora | Lemon-scented Gum |
| | Eucalyptus ficifolia | Red Flowering Eucalyptus |
| | Ficus rubiginosa | Rustyleaf Fig |
| | Ficus florida | Flowering Fig |
| | Ficus retusa nitida | Indian Laurel Fig |
| | Melaleuca quinquenervia | Cajeput Tree |
| | Melaleuca nesophila | Pink Melaleuca |
| | Metrosideros excelsu | New Zealand Christmas Tree |
| | Palm sp. | Palm Species |
| | Pinus sp. | Pine Species |
| | Platanus racemosa | California Sycamore |
| | Quercus agrifolia | Coast Live Oak |
| | Schinus terebinthifolius | Brazilian Pepper |
| | Washington robusta* | Mexican Fan Palm* |
| | Washington filifera* | California Fan Palm* |

| | | |
|---|---|---|
| *Shrubs:* | Aloe spp. | Aloe |
| | Bougainvillaea spp. | Bougainvillea |
| | Ceanothus sp. | Wild Lilac |
| | Escallonia fradesii | Pink Escallonia |
| | Feijoa sellowiana | Pineapple Guava |
| | Hibiscus sp. | Hibiscus |
| | Melaleuca nesophila | Pink Melaleuca |
| | Carissa grandiflora. | Natal plum |
| | Coprosma repens; | Mirror plant |
| | Eugenia myrtifolia 'compacta' | Dwarf Eugenia |
| | Ligustrum japonica 'Texanum' | Waxleaf Privet |
| | Myoporum pavifolium 'Pacifica' | Prostrate Myoporum |
| | Pittosporum tobira | Variegated Mock Orange |
| | Pinosporum tobira. 'Wheelerii' | Dwarf Mock Orange |
| | Raphiolepis indica | India Hawthorn |
| | Rosa spp. | Rose |
| | Rhamnuus californica | Coffeeberry |
| | Syzgium. Paniculaturn | Australian Brush Cherry |
| | Xylosma congesturn | Xylosma |
| *Ground* Cover: | Coprosma. Kirkii | Coprosma. |
| | Hedera. helix 'Hahns' | English Ivy |
| | Larnpranthus aurantiacus | Iceplant |
| | Rosmarinum officinalis 'Lockwoodii' | Rosemary |
| | Trachelospennum jasminoides | Star Jasmine |
| | Vinca spp. | Periwinkle |

* The use of Mexican and California Fan Palms are to be limited and restricted in some areas. These specific tree types are not to be used to landscape front, side or rear yards that are visible from the City or City flat lands. The Development Review Committee will review each lot's landscape plan and give final approval.

b. Landscaping materials shall be located in such a manner as to lessen the visual impact of the new structure or addition, and to tie the structure to the site, particularly in highly visible locations such as along major roads and view corridors. (View corridors are defined as broad views from street frontages and from below and across canyons.) Shrubs should be arranged in broad, informal masses to produce a mounded, textured slope surface, similar to natural chaparral vegetation.

c. A minimum of four (4) thirty-six inch (36") inch box trees selected from the Lot Landscape Palette shall be planted and properly maintained in the front setback. During an establishment period of three (3) years following the planting of such trees, the owner shall be responsible for the replacement of any such trees that have died or which have not taken root.

Said trees shall be placed on the property in a random or organic manner in locations where they will be most effective in softening the impact of the residential structure. Where adequate vegetation in the form of mature trees exists on a parcel to screen the development, this condition may be waived.

d. Any blank walls on downslope sides of structures shall be treated with landscaping including, but not limited to, shrubs, trees and vines to soften the visual impact of the wall. The use of fire retardant species of plant materials is encouraged.

e. Turf or other groundcover that requires heavy watering is not recommended on pads or slopes created by fill.

f. Recommended plant materials for slope planting are drought-tolerant native plants which sustain vigorous root growth with minimal water and which blend visually with the natural landscape.

g. An automatic irrigation system shall be provided for any non-native landscaping.

4. Tree Preservation

a. Significant trees with trunk diameters greater than six inches (6") or vertical heights over twenty-five feet (25') shall be conserved where possible during subdivision, grading, site development or other site work or construction. The Specific Plan permits the loss of trees in specified conditions. However, the actual removal, relocation and replacement of such trees shall be regulated as identified in the Resources Management section.

(1) Subdivision Review and Approval - A precise tree removal, relocation, replacement and maintenance plan shall be prepared by a qualified botanist and submitted to the Planning Division prior to the issuance of any grading permit, for review and approval by the Development Review Committee. The Development Review Committee shall have the authority to approve, conditionally approve or modify said tree removal, relocation, replacement and maintenance plans.

(2) During an establishment period of three-years following the replanting of relocated and/or replacement trees (date of planting to be verified in writing and submitted to the Monrovia Planning Div.), the developer/owner shall be responsible for the replacement of any such trees that have died or which show signs of poor health. A written report of tree relocation or replacement shall be made to the Planning Div. every twelve (12) months by the developer for the three (3) years following relocation or replacement.

5. Streetscape

a. One of the main goals of the public landscape areas is to integrate the Specific Plan area with the existing landscape character of Monrovia while complementing the ecology of the site. By utilizing native trees in a relatively informal manner, the natural character can be maintained while providing habitat opportunities for local birds and other animals.

Presented below are descriptions of the role that is envisioned for landscapes throughout the Specific Plan area and those techniques for ensuring fire safety zones in areas of undisturbed vegetation that will be near structures. Every reasonable effort shall be made to replicate the conditions described below:

(1) The community landscaping shall be designed to be visually and functionally compatible with the adjacent habitat areas. Coast Live Oaks shall predominate in the streetscape, accented by California Sycamores. Key intersections and cul-de-sacs, shall have specimen oaks, sycamores and/or groupings of drought-tolerant flowering trees and shrubs for visual interest. Within the intersection line of site triangle, only low growing plants will be permitted.

Streetscape Species List:

| | | |
|---|---|---|
| *Trees:* | Alnus rhombifolia | White Alder |
| | Platanus racemosa | California Sycamore |
| | Quercus agrifolia | Coast Live Oak |
| *Shrubby TreeslLarge Shrubs:* | | |
| | Heteromeles arbutifolia | Toyon |
| | Juglas californica | California Walnut |
| | Malosma (Rhus) laurina | Laurel Sumac |
| | Sambucus mexicana | Mexican Elderberry |
| *Low Shrubs and Vines:* | Baccharis pilularis ssp. Pilularis | Prostrate Coyote Bush "Pigeon Point" |
| | Epilobium, (Zauschneria) cultivars | California Fuchsia |
| | Lonicera subspicata | Chapparal. Honeysuckle |
| | Pensternon Centranthifolius | Scarlet Bugler |
| | Penstemon spectabilis | Showy Penstemon |
| | Rhus integrifolia | Lemonadeberry |
| | Rhamnus california 'Little Sur' | Coffeeberry |
| | Rhamnus crocea | Redberry |
| | Ribes speciosurn | Fuschia Flowering Gooseberry |
| | Ribes vibumifolium | Evergreen Current, Catalina Perfume |
| | Romneya x 'White Cloud' | White Cloud Hybrid Matilija Poppy |

| | | |
|---|---|---|
| | Trichostema lanatum | Wooly Blue Curls |
| *Grasses:* | Stipa lepida | Foothill Needle Grass |
| | Stipa pulchra | Purple Needle Grass |

*Califomia Native Wild Flowers:*

| | |
|---|---|
| Clarkia unguiculata | Elegant Clarkia |
| Eriophyllull confertiflorum | Golden Yarrow |
| Eschscholzia caespitosa | Dwarf California Poppy |
| Eschscholzia californica | California Poppy |
| Lasthenia glabrata | Goldfields |
| Layia platyglossa | Tidy Tips |
| Nemophilla menziesii | Baby Blue Eyes |
| Orthocarpus purpurascens, | Owl's Clover |
| Sidalcea malvaeflora | Checker |
| Sisyrinchium bellum | Blue-eyed Grass |

(2) A unified consistent streetscape treatment shall be utilized to add visually to the sense of entering a community with a semi-rural character. A streetscape plan will be provided by the developer which denotes a semi-rural character utilizing species from the Streetscape Species List. The streetscape plan shall identify planting by the developer within the parkway area. The plan will be approved prior to grading permits and implemented prior to certificate of completion.

(3) Consideration shall be given at all times, in the design and placement of landscape materials, to the presentation and enhancement of views and maintenance of an informal, semi-rural atmosphere that blends well with the surrounding area. Street plantings along open space sides of the roadways shall be more irregular, informal, open and natural, allowing restored open space areas to become integrated elements of the foreground streetscape.

(4) All roads shall emphasize the overall theme of an informal, nature oriented community through the use of oaks and sycamores at key locations such as roadway intersections and end of cul-de-sacs supplemented by additional new plantings of native drought-tolerant trees, shrubs and slope stabilizing ground covers.

(5) New or relocated oaks shall be the dominant street tree, with Sycamores and Alders as accent trees, which is consistent with the existing native vegetation.

## Single Family Development Standards

A. Maximum Building Heights Limits

Except as provided in line of sight requirements herein all lots shall comply with the following height limitations:

1. Maximum building height shall be two (2) stories.

2. Building height shall be measured from the lowest point covered by the structure to the peak of the structure, excluding any portion of the structure which is not visible because it is below grade.

3. For purposes of measuring building height, "finish grade" is the final elevation of the ground surface after development, which is in conformity with the approved plan. No building or structure shall contain more than two (2) stories nor shall any building or structure, including flag poles, television masts, chimneys, smokestacks, architectural features and similar structures which are attached to and an integral part of the main dwelling exceed the limit of twenty-seven feet (27') within one hundred feet (100') of a prominent ridgeline except that the City can further reduce the twenty-seven foot (27') height subject to line of sight review. All other areas outside the prominent ridgeline areas may be two story and subject to the Monrovia Zoning Code height limitations.

ceptions:

a. Wireless radio masts, towers or antennas shall be subject to Monrovia Municipal Code.

b. Chimneys may be allowed to extend above the roofline if necessary pursuant to the Building Code requirements.

c. The maximum heights of buildings for which standards are not set forth in this Specific Plan shall be pursuant to the Monrovia Municipal Code.

d. Properties located within viewshed areas as identified and determined in Line of Sight text, shall be limited to a maximum height of eighteen feet (18') unless otherwise approved by the Planning Commission.

. Line of Sight

a. Hillside Lots

Line of sight is controlled through the establishment of building pads on the Tentative Tract Map. Structures shall be confined to the building pad limits as denoted on the recorded tract map.

b. Maximum Building Height Limits from Visually Sensitive Areas. Development in visually sensitive designated areas shall be regulated as follows:

(1) Maximum building height shall be limited to one story and shall not exceed a height of eighteen feet (18') above the pad elevation as identified in the tract map building pad, unless it can be demonstrated that an extended height will not produce adverse views from the surrounding area; subject to review and approval by the Planning Commission.

(2) A landscape plan shall be submitted to the Development Review Committee for review and approval prior to Planning Commission plot plan consideration. Said landscape plan shall provide for the planning and maintenance of plant materials, including trees and shrubs, to soften and screen the edge of the ridgeline lot viewed from elevations below the proposed structure(s).

(3) Properties (numbers 17, 18,19,29, 34, and 36) whose development requires a high degree of sensitivity shall require a conditional use permit to insure compliance with the Specific Plan. Those properties requiring a conditional use permit are shown on the following page. These sensitive properties shall require development standards beyond those already imposed due to their terrain, high visibility or location on upper slopes. Those additional standards are: (1) strutures limited to one-story; (2) visual line of sight survey; (3) sufficient setbacks or mitigation measures to soften line of sight impacts; and (4) conditional use permit required.

c. Components of Line of Sight Analysis

The analysis shall display graphically the visual relationship of off-site vantage points with substantial views of the development site. The line of sight graphic will locate the viewer at five feet (5') above ground level looking at the subject development site. The graphic will denote the structure and relationship to surrounding typography.

## Yard Requirements

Structures in the Specific Plan area shall be sited so as to maximize the retention of natural features, such as trees, rock formations, or land mass to the greatest extent feasible and therefore be sited within the building pad delineated on any Tract Map. The Tract Map building pads shall be limited to the pad and grading area depicted on the tentative tract map.

Structure siting shall be determined based on property line setbacks, pad setbacks and building bulk angles. For lots that are developed with minimal grading and have no pad area, setbacks shall be based on property line and building bulk angles established from the property line. These lots shall be deemed "natural" and shall be classified as such on a case by case basis by the Development Review Committee.

1. Property Line Setbacks

   a. Front Yards

      Each lot or parcel of land shall have a minimum front yard setback of not less than thirty-five feet (35') in depth, measured from the property line.

   b. Corner Side Yards

      Each corner lot or parcel of land shall have a street side, side yard of not less than twenty-five feet (25'), measured from the property line.

   c. Interior Side Yards

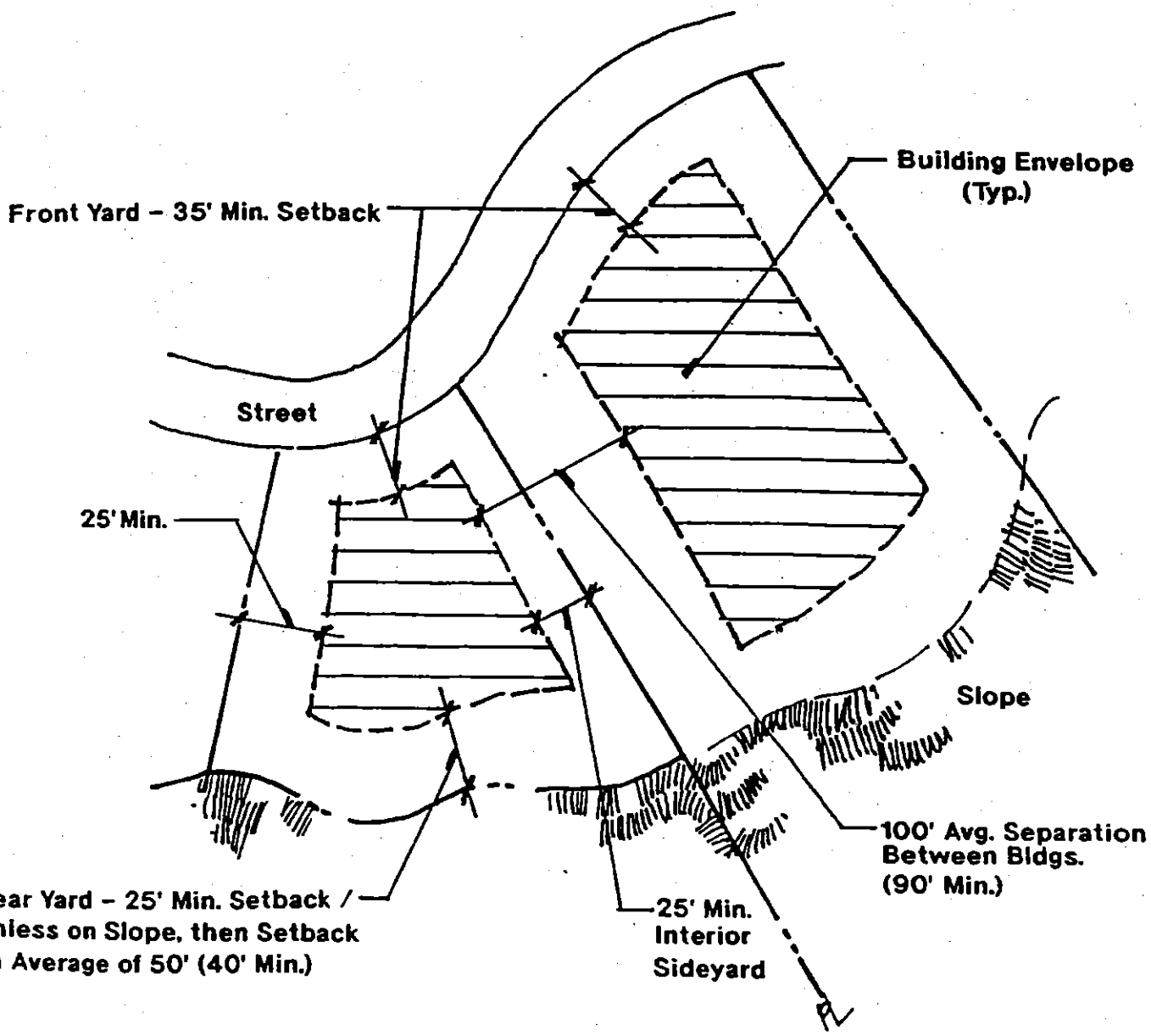
      Each lot or parcel of land shall have interior side yards of not less than twenty-five feet (25'), measured from the property line.

   d. Rear Yards

      Each lot or paracel of land shall have a rear yard of not less than twenty-five feet

      (25') in depth, measured from the property line

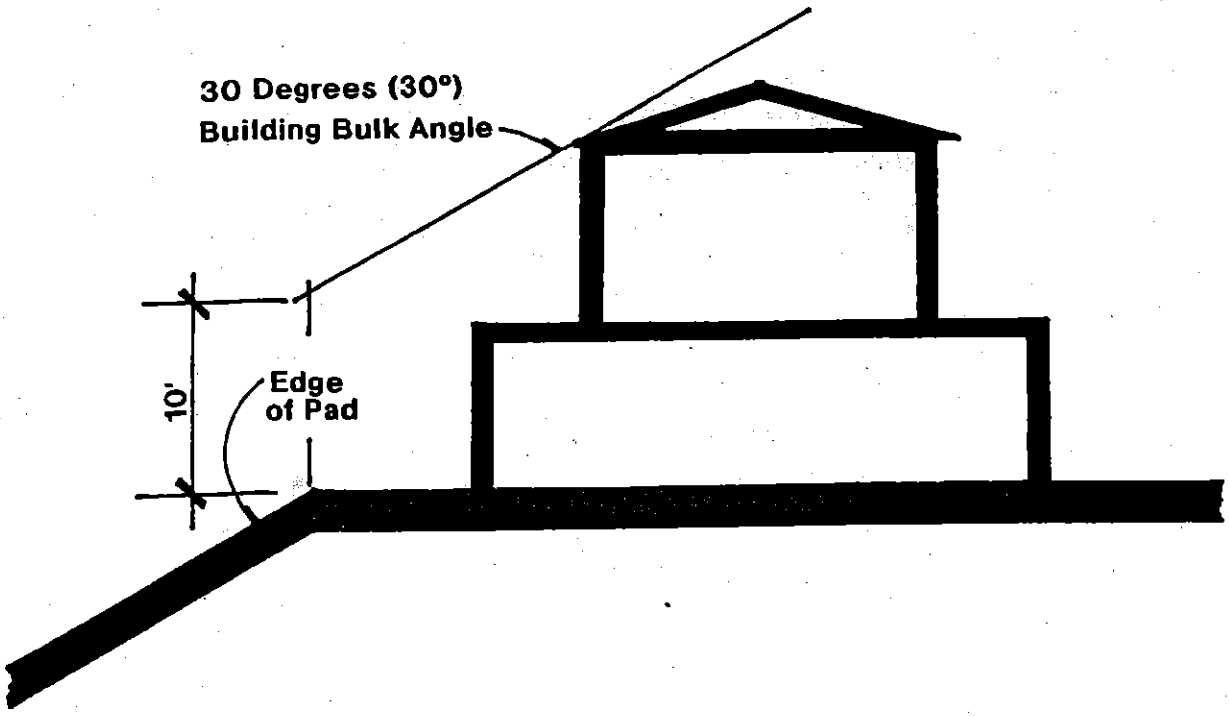
## YARD REQUIREMENTS




• Min. Lot Size-One (1) Acre

NOT TO SCALE

# DETERMINING THE FRONT, SIDE AND REAR BUILDING BULK ANGLE – LOTS ADJACENT TO SLOPES OF 3' OR GREATER




SOURCE: CITY OF MONROVIA

2. Setbacks from Edge of Pad (Sides and Rear)

   a. On hillside lots with pads adjacent to slopes of three feet (3') or more, in addition to the setback requirements from the property line, setback distances from the top of the slope for the sides and rear of pads shall be as follows: (1) The height of the slope as taken from the toe to top of slope (irrespective of the property line) shall be divided by three (3) per the formula: slope height/3 (SH/3). The quotient is the required setback for structures from the pad edge. The maximum setback required shall be twenty feet (20') from the single story portion of the structures, (2) An exception is where the rear and sides of lots abut each other. In this case, the maximum twenty feet (20') setback from pad edge, for the single story portion of the structures, shall be required for structures on pads at the top of the slope.

   b. In addition to the setback requirements from the property line, setback distances from the toe of slope for the sides and rear of pads shall be ten feet (10') from the toe of the slope to the structures on the pad.

3. Building Bulk Angles – Sides and Rear of Property Only

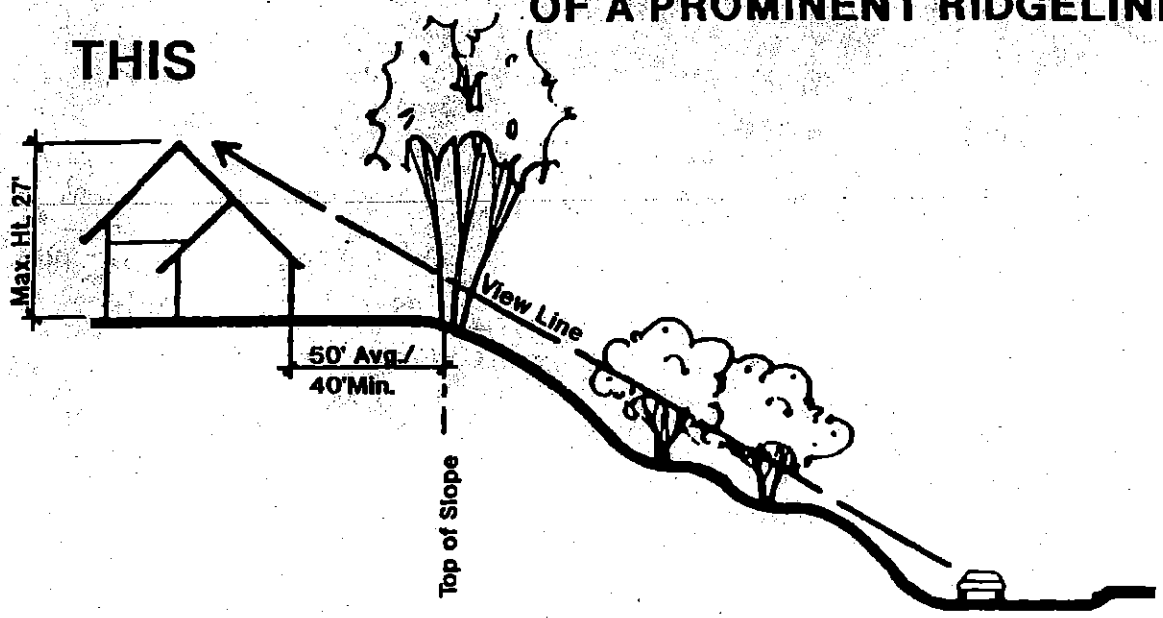
   a. For pads that are at the top of the slope, the height and width of structures shall fall within a thirty (30) degree building bulk angle. The building bulk angle is drawn from a horizontal plane, beginning from a line at a height ten feet (10') above the finished ground level at the edge of the pad (sides and rear) and not at the property line, unless the property line corresponds with the pad edge.

4. Setbacks from Edge of Slope for Development Within 100' of a Prominent Ridgeline

   Setbacks from the rear edge of lot/pad slopes shall average at least fifty feet (forty feet (40') minimum). Lesser setback distance may be authorized by the Planning Commission if it can be demonstrated that the Hillside Guidelines line of sight objectives can be achieved.

## SETBACK FROM EDGE OF SLOPE FOR DEVELOPMENT WITHIN 100' OF A PROMINENT RIDGELINE

### THIS

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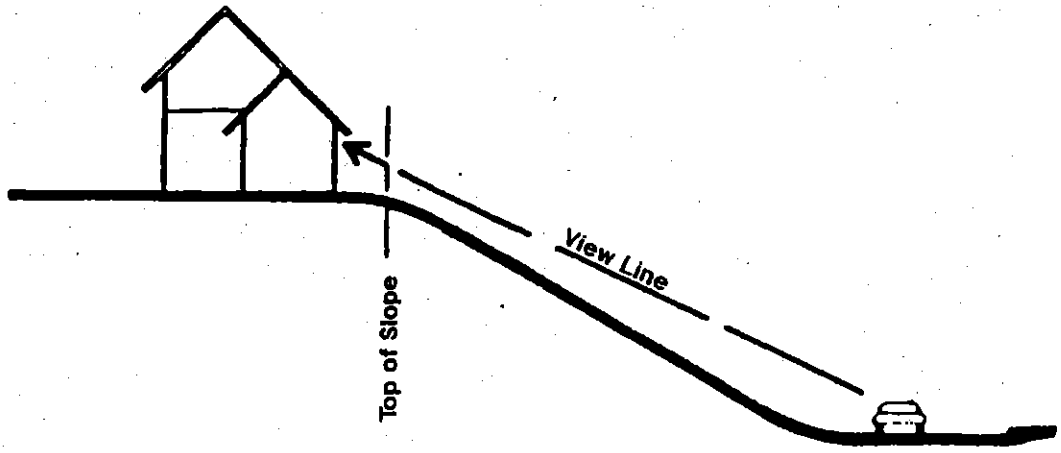
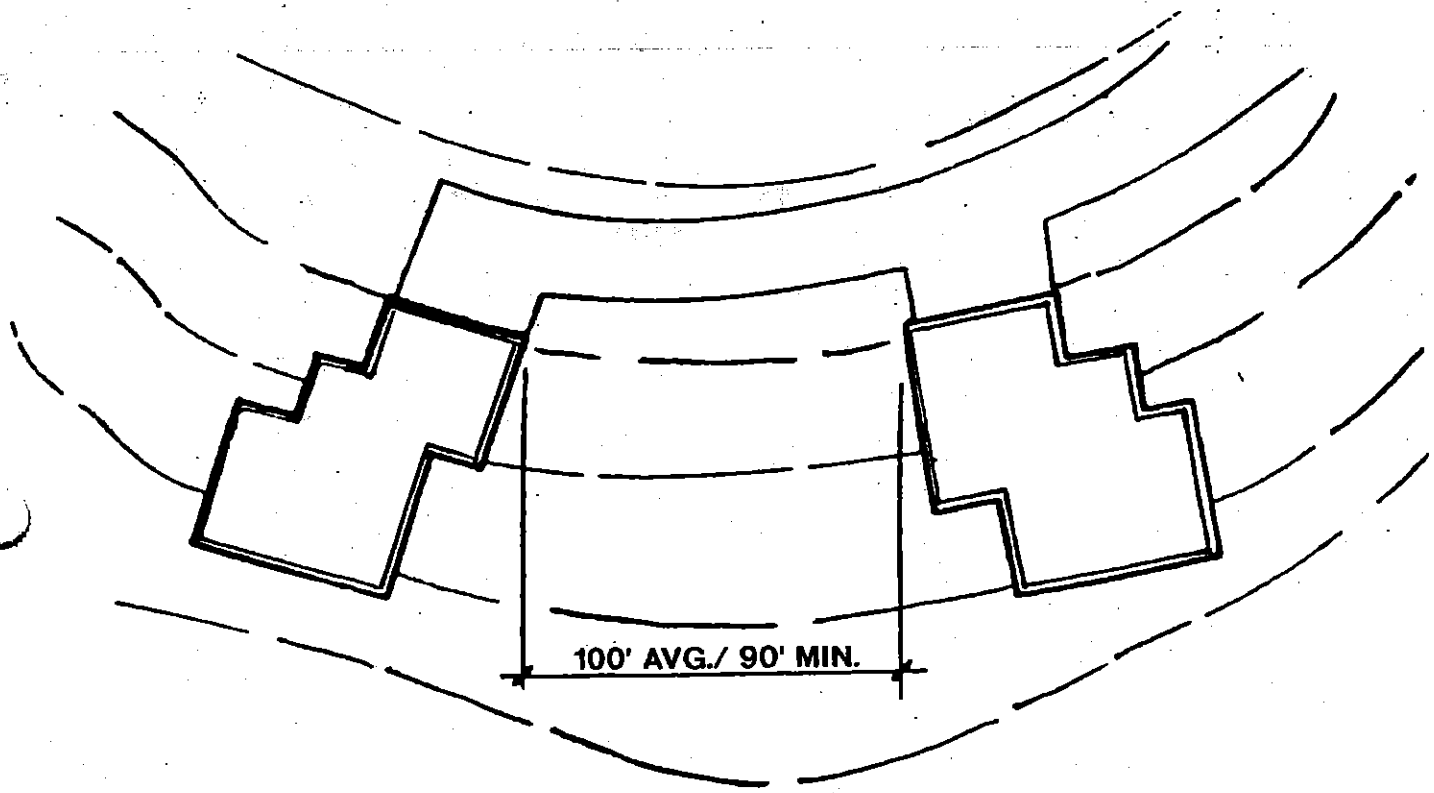



SOURCE: MONROVIA/ HILLSIDE DEVELOPMENT POLICIES & STANDARDS

# MINIMUM BUILDING SEPARATION BETWEEN DWELLINGS AND OR GARAGES ON SEPARATE LOTS




SOURCE: MONROVIA/ HILLSIDE DEVELOPMENT POLICIES & STANDARDS

5. Setback from Dedicated Trail

No structure, except a fence, shall be located closer than fifteen feet (15') to a dedicated trail or emergency access route, as provided for in this Specific Plan or in any approved Tract Map.

6. Landscape or Trail Easement

Where a yard includes a landscaping or trail easement, the setback shall include the area of the easement.

Yards required by this zone are also subject to the general provisions, modifications and exceptions contained in the Monrovia Municipal Code.

C. Prohibition

1. A person shall not erect or use any building, structure, equipment or obstruction within any yard except as hereinafter specifically permitted in this Specific Plan and subject to all regulations and conditions enumerated herein.

2. No structure, wall, fence, or landscaping shall be constructed or maintained on any lot so as to obstruct the traffic sight lines or create a traffic hazard.

3. On and off site utility structure connections, including water, gas, sewer, power, telephone and cable TV, shall be located underground in dedicated easement or public rights-of-way. Utilities which are above ground shall be fully screened by naturalized enclosures or landscaping equal to or exceeding the height of the utility structures.

4. No exterior tower or antennas shall be erected on any lot unless approval is obtained from the Development Review Committee pursuant to the Monrovia Municipal Code.

5. No satellite dish devices or other receiving devices shall be erected on any lot unless approval is obtained from the Development Review Committee pursuant to the Monrovia Municipal Code.

6. The placement and construction of amateur radio antenna support structures shall be pursuant to the provisions set forth in the Monrovia Municipal Code.

. Requirements Superseded

Where a different yard requirement is established in this Specific Plan, it shall supersede the yard requirements contained elsewhere in the Monrovia Municipal Code.

E. Determination of Yards and Lot Lines where Provisions Do Not Clearly Establish Same.

On corner lots, through lots with three (3) or more frontages, flag lots and irregularly shaped lots where the provisions of this article do not clearly establish location of yards and lot lines, the Development Review Committee shall make such determination.

F. Requirements on Flag Lots

Front, side and rear yards required by this Specific Plan shall be established on the main portion of a flag lot exclusive of the access strip. In addition, the access strip shall be maintained clear except for driveways, landscaping, fences or walls which shall be subject to the same requirements specified for yards on adjoining properties fronting on the same road or street.

G. Projections Permitted in Yards

Projections are permitted in required yards subject to the provisions of the Monrovia Municipal Code.

H. Distance Between Buildings on the Same Lot

Distance between buildings are subject to the provisions of the Monrovia Municipal Code.

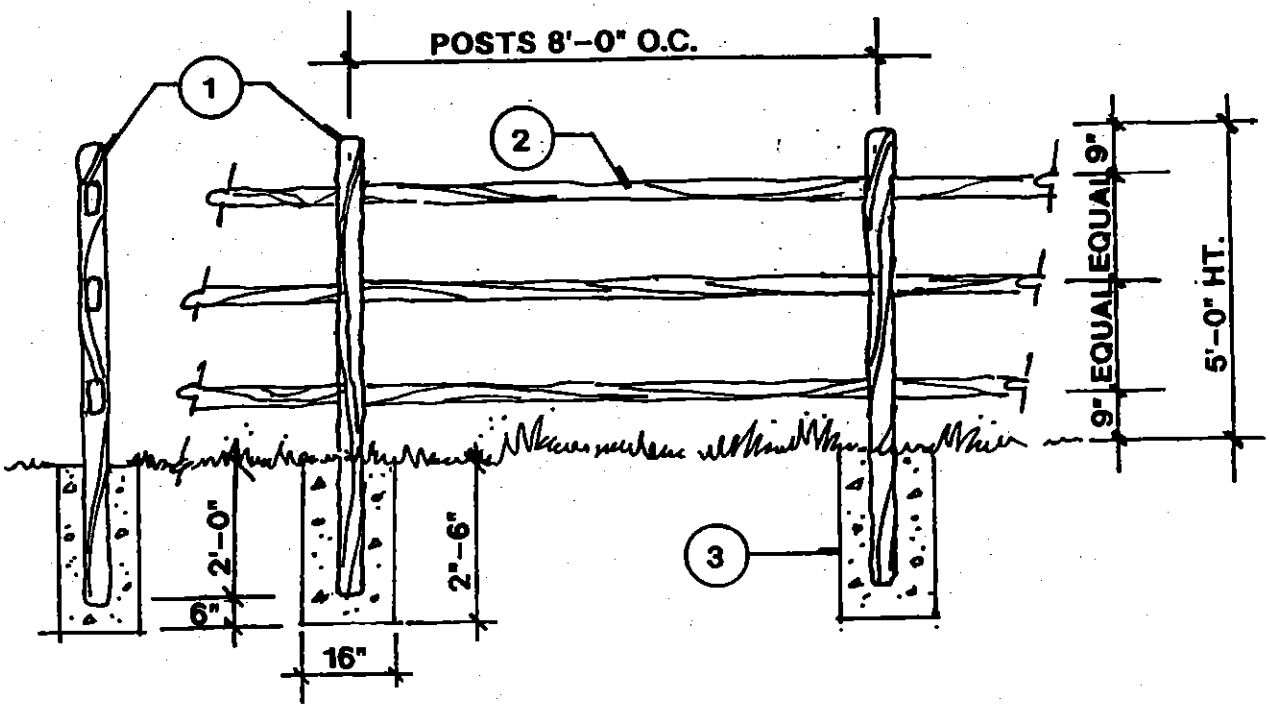
I. Distance Between Dwellings and Garages on Separate Lots

Minimum separation between dwellings and/or garages on separate lots shall average at least one hundred feet (100') but no dwelling separation shall be less than ninety feet (90').

J. Yards – Location Of Accessory Structures and Equipment in Yards

No accessory structure shall be constructed, moved onto or otherwise placed outside the building pad as shown on the Tract Map.

# FENCES ABUTTING NATURAL OPEN SPACE RESERVES/ SPLIT RAIL FENCING




1. 4"X4" SPLIT RAIL (VERTICAL) POSTS
2. 2"X2" SPLIT RAIL (HORIZONTAL) RAILS
3. 16"X16" SQUARE CONCRETE FOOTING

Yards – Fences and Walls Permitted

1. Front Yards and Corner Side Yards

Walls within a required front yard or corner side yard shall not exceed a height of three (3') feet. Fences with a not to exceed four feet (4) height limit shall be permitted, in a required front setback or required side setback on the street side of a corner lot, only when fifty percent (50%) of the vertical surface is open to permit light.

2. Fences Abutting Natural Open Space Reserves

Rural type split rail fencing shall be used in areas abutting property designated as natural open space reserves.

3. Retaining Walls

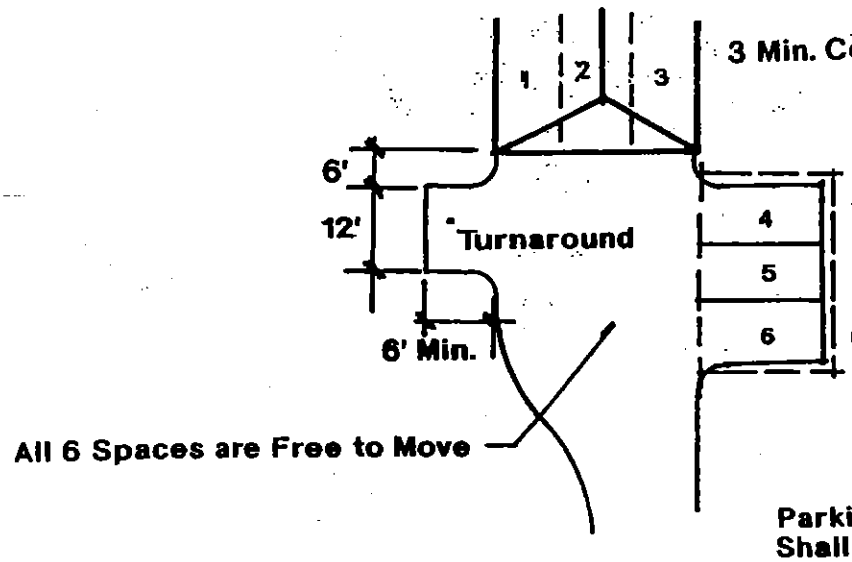
Retaining walls are permitted in all yards, except that retaining walls within a required front or side yard setback shall not exceed a height of three feet (3'), unless the retaining wall protects a cut below the natural grade and is fully screened by a residence, garage or other permitted structure so that the wall cannot be viewed from an adjacent parcel or from the street.

4. Retaining Walls Topped with Walls or Fences

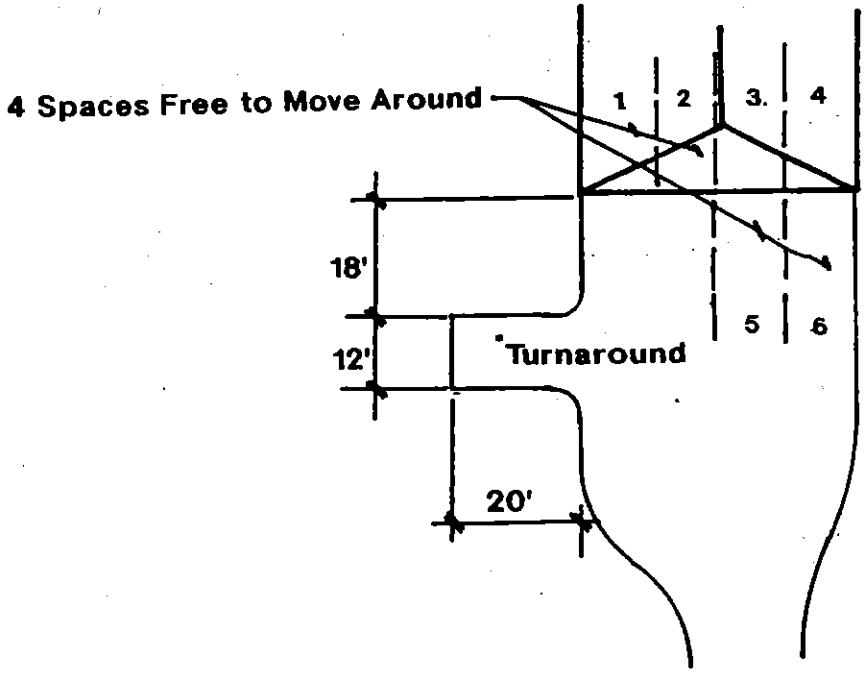
a. Where a retaining wall protects a cut below the natural grade and is located on a front, side or rear lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed. Where such retaining wall contains a fill, the height of the retaining wall, built to retain the fill, shall be considered as contributing to the permissible height of a fence or wall, providing, however, that in any event an open-work non-view obscuring fence of three and one-half feet (3 ½') may be erected at the top of the retaining wall for safety protection.

b. Where a wall or fence is located in the required yard adjacent to a retaining wall containing a fill, such wall or fence shall be setback from said retaining wall a distance of one-foot (1) for each one-foot (1) in height to a maximum distance of five feet (5), provided, however, that this does

# ADDITIONAL PARKING EXAMPLES




Parking Space Dimensions Shall Comply with the City of Monrovia Municipal Code




*See Turnaround Requirements for Driveways Exceeding 15% or Longer than 60' in Length.

not permit a wall or fence in required yards other than permitted by this section. The area between such wall or fence and said retaining wall shall be landscaped and continuously maintained in good condition.

5. Interior Side Yards and Rear Yards

Fences and walls within a required interior side yard setback or rear yard setback shall not exceed a height of six feet (6'). Such fences and walls shall be constructed of non-view obscuring, open material where appropriate.

6. Fences and Walls Exempted

Where a fence or wall exceeding the heights specified is required by any law or regulation of the State of California, a fence or wall exceeding such required height is permitted.

7. Measurement of Fence and Wall Height

The height of a fence or wall shall be measured from the adjacent grade (see Title 17 of the Monrovia Municipal Code).

8. Barbed Wire

No barbed wire, concertina wire, razor-edged wire, broken jagged edge glass or similar material shall be used as a material to construct any fence or wall.

9. Fences and Wall Prohibited

Fences and walls shall not be constructed, placed or maintained to preclude the consolidation of undeveloped area of identified and designated parcels into open space reserves. In addition, such fencing abutting designated open space shall not interfere with the free movement of wildlife.

L. Landscaping in Required Yard Setbacks

1. Trees, shrubs, flowers and plants may be placed in any required yard consistent with this Section and that all height restrictions applying to fences and walls shall also apply to hedges planted within yards and forming a barrier serving the same purpose as a fence or wall.

. Public Use Exemptions

The Planning Commission may grant a modification of yard and setback regulations for sites owned, leased, or otherwise controlled by a public agency unless such modification would be incompatible with adjoining development.

M. Exceptions

The Planning Commission may grant a modification to yard or setback regulations required by this or any other ordinance where topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line. Such a modification shall follow the procedures established by the Monrovia Municipal Code.

N. Required Area and Lot Width

The minimum net lot area for parcels in the Specific Plan area shall be forty-three thousand five hundred sixty (43,560) square feet measured from the property line, but excludes any roadway easement. Minimum lot width shall average two hundred feet (200') but no individual lot shall be less than one hundred fifty feet (150'). The minimum width for cul-de-sac lots shall be one hundred twenty-five feet (125').

O. Parking and Access

The property owners shall construct the infrastructure necessary to serve the area covered by this Specific Plan.

. Residential Automobile Storage

(a) Purpose: The regulations contained in this section are necessary in the City of Monrovia due to the general absence of on-street parking resulting from the unusually narrow character of the Specific Plan streets. It is the responsibility of the developer or owner of any residential property in the City to provide adequate off-street parking and maneuvering space. The standards specified herein are minimum standards. The ensuing requirements are designed to lessen traffic congestion and contribute to public safety by providing sufficient on-site parking facilities.

# APPENDIX

Requirements

Off-street parking shall be provided in conformance with the following requirements, unless otherwise modified by the provisions contained herein:

(a) Covered Parking Requirements

Every dwelling unit shall be provided with at least three (3) covered parking spaces, which shall be contained in an enclosed garage. Carports shall not be permitted.

(b) Additional Parking Requirements

In addition to the requirements for three (3) enclosed parking spaces, each dwelling unit shall be provided with three (3) additional spaces which may be covered or uncovered. Of the six (6) required spaces, four (4) shall be developed in an independently maneuverable manner. The only exception would be for smaller homes less than 5,000 s.f. These smaller homes shall only be required to provide three (3) garage spaces and not the additional three (3).

The foregoing standards shall apply upon the construction of any of the following:

(1) New residential structures or dwelling units

3. Standards

(a) Maximum Permitted Grades

Parking spaces: All parking spaces shall have a maximum grade of five percent (5%), measured in any direction.

(b) Parking Spaces – Size

Parking space dimensions shall comply with the City of Monrovia Municipal Code.

(c) Location

All required parking spaces and garages shall be located on the same lot as the residence they are intended to serve. All parking spaces shall be located where conveniently accessible to the structures intended to be served by the parking spaces.

(d) Surfacing

All access to parking areas shall be concrete paved or other approved surface.

(e) Turnaround Requirements

In addition, any residence with a driveway with an average slope in excess of fifteen percent (15%) or with a driveway longer than sixty feet (60') shall provide an on-site turnaround with a minimum dimension of twelve feet (12') by twenty feet (20') to the satisfaction of the City Engineer.

P. Sign Regulations

The following sign regulations shall apply to all signs proposed to be placed on private property or in the public right-of-way for identification, directional and environmental preservation.

1. General

All signs, including, but not limited to, street identification, neighborhood and directional, environmental protection of riparian areas and other similar signs, shall be designed so that the scale, form and materials enhance the overall image of the community, with the use of natural materials such as wood and stone in a uniform design theme.

(a) Internally Lighted Signs – Prohibited. There shall be no internally lighted signs permitted.

(b)Height of Signs. No signs shall exceed a height in excess of the height standards permitted for fences and walls, except for public street identification signs which shall be allowed pursuant to the provisions of the City of Monrovia Public Works standards.

(c)Maximum Allowable Display Area. The maximum allowable display area of signs shall be in compliance with the following standards:

(1) Neighborhood Entry Signs – thirty-two (32) square feet in area.

(2) Directional and Environmental Protection Signs – two and one-half (2 ½) square feet in area.

(3) Other Signs not Specified – as approved by the Development Review Committee.

(4) Signs on residential lots shall be governed by the standards applicable to signs within the residential zone of the City.

2. Sign Approval and Permit Approval

No sign shall be installed without review and approval by the Development Review Committee. The Development Review Committee may refer any proposed signs to the Planning Commission which, in the Development Review Committee's judgement, do not comply with the standards as specified in this Specific Plan or require a wider neighborhood notification.

## 5.3 Resource Management

The purpose of this Section is to provide measures and regulations which will direct the project activities associated with the overall grading, infrastructure, development and subsequent construction and maintenance in order to protect, enhance, or restore natural resources. The long-term goal of the project is to minimize impacts to environmentally sensitive areas and to enhance the Specific Plan area and other natural areas which may be disturbed due to grading associated with subdivision development and reduce long-term project impacts to less than significant levels.

The project will: 1) preserve the Specific Plan drainages and enhance degraded habitat areas along the drainages and assist in the reintroduction of plant species extirpated from the area in accordance with City approved plans; and 2) re-create disturbed habitat areas with the objective of no net loss in area or quality of any habitat areas.

The resource management components (vegetation and wildlife) work in conjunction with and will generate the landscape design concepts. The landscape design concepts in turn define the visual aesthetics and character of the project, while minimizing fire hazard through landscape plantings and maintained open space areas.

The City of Monrovia General Plan contains several objectives and community goals which are pertinent to the Specific Plan site and its natural resources. The approved Specific Plan either fulfills the following project goals or provides offsetting measures included in this Section which will mitigate adverse impacts. The following project goals are incorporated as further statements of intent and shall be considered in resolution of any conflict or discrepancy during the implementation or maintenance of the plan:

- Protect the Specific Plan Ecological Area - Maintaining hydrology necessary to support riparian and Woodland habitats, retaining and enhancing the main Specific Plan drainage courses, and short and long-term maintenance measures.

- Preserve or Restore Open Space and Habitat Areas in Order to Preserve and Enhance the Scenic beauty and natural wildlife of the area - The potential for the Specific Plan area to serve as a wildlife movement corridor will be retained and enhanced.

- Discourage the Alteration of the Natural Terrain - Grading techniques, such as contour grading and rounding of toes, tops of slopes and varied slope ratios will be utilized to create manufactured landforms that mimic surrounding topography.

Manufactured slopes will be revegetated, utilizing native vegetation to retain and enhance habitat values and natural appearance.

A. Specific Plan Resource Management Program - RMP

(1) The Revegetation Plan identifies three resource management categories. Each category is representative of three distinctive biotic communities. Revegetation of graded areas beyond the graded pad and Fuel Modification Zones 1 and 2 shall be consistent with the plant palettes identified in this Specific Plan according to habitat type. Prior to grading, transects will be completed by a revegetation specialist who will identify which of the three categories should be applied to the revegetation site.

(2) Prior to issuance of any grading permit, the subdivider or builder shall prepare a Landscape and Revegetation Plan which identifies how the requirements shall be met. Subsequent construction shall provide consistency through preparation of landscape plans.

(3) Prior to issuance of any grading permit, the developer shall deposit a sum of money or bond with the City sufficient to guarantee the protection of all trees designated on the tree preservation map. The sum of money shall be based on the replacement cost of 1/3 of the trees with 18" truck diameter, 1/3 of the trees with 24" box and 1/3 of the trees at 36" box. Trees requiring a deposit or bond shall be those indicated for preservaton within developable areas.

(4) Natural and restored habitats shall be retained through subdivision design and successful implementation of preservation, enhancement and restoration measures.

(a) Revegetation of disturbed areas for the purposes of enhancement or restoration shall utilize native vegetation throughout the site, with conformance to fuel modification requirements.

(b) Following initial clearing and creation of residential building envelopes, a temporary hydroseed mix shall be applied to residential lots to minimize erosion and adverse aesthetic impacts. Said hydroseed mix shall be as
specified in this Section.

(c) Permanent barriers to wildlife movement shall not be placed anywhere within the restored habitat areas which would impede such movement.

1. Grading and Drainage Resource Management

Grading and drainage plans shall ensure maintenance of hydrologic conditions in the restored and undisturbed areas of the Specific Plan drainages such that riparian habitats will be supported. In order to retain the drainage courses, associated riparian habitat and to enhance degraded habitats, the following riparian restoration plan measures shall be incorporated into the project design:

a. Wetland habitat as defined by Department of Fish and Game and the Army Corps of Engineers which is impacted will be replaced at a minimum 1: 1 ratio and there shall be no net loss in area or quality of any wetland habitat.

b. Streambed alterations and/or improvements shall maintain natural appearances .

(1) Altered streambeds shall utilize soft bottom channels and banks with natural stabilization, such as native vegetation and large boulders. Any concrete or riprap lining shall be camouflaged through earth overburden, natural rock, landscaping, or other techniques.

(2) Any riprap or gabion used for stream channel improvements shall be packed with soil and revegetated with suitable plant species.

(3) Natural drainage courses should be preserved and enhanced to the extent feasible.

(4) Topsoil from cut and fill areas shall be removed, stockpiled and utilized as further required herein.

Riparian habitat replacement ratios, species mix, size soil preparation measures, irrigation requirements and planting specifications shall be developed in detail in conjunction with the City and other responsible agencies prior to issuance of grading permits. The list of plant species,contained in this Specific Plan shall be utilized.

2. Tree Preservation, Removal and Transplantation

The following section provides the standards for tree preservation, removal and transplantation. The provisions contained herein shall be adhered prior to, during and subsequent to any grading within the Specific Plan as well as during restoration, maintenance and upkeep.

a. No coast live oak may be disturbed except as permitted by an approved Landscape and Revegetation Plan.

(1) Prior to the issuance of a grading permit and prior to the removal of any tree, each oak tree shall be evaluated by a qualified arborist as to suitability for relocation and recommendations submitted to the City Planning Commission for review and approval. Said approval can be concurrent with Tentative Tract review. Criteria shall include health, structural feasibility, accessibility and cost.

(2) Trees selected for relocation shall have a high probability for successful relocation and survival, as determined by the arborist.

b. Oak and sycamore trees which are determined to be viable candidates for successful relocation and selected by the project arborist, shall be relocated to areas with suitable soil, slope orientation and hydrology to support oak and sycamore tree habitat, pursuant to the locations specified in the Landscape and Revegetation Plan.

c. As a component of the Landscape and Revegetation Plan, the project arborist shall prepare a detailed assessment of all the trees located in proposed development areas identified for grading. Said "Tree Assessment/Tree Map"shall be submitted to the Planning Division Manager for a determination of compliance with the provisions stated herein. Any deviations shall be submitted to the Planning Commission for its review and approval. The Planning Commission may approve, conditionally approve or disapprove the request for deviations from the provisions stated here, relative to the preservation, removal or relocation of trees. The assessment/map shall document all trees with a trunk diameter of six inches (6") or vertical height over twenty-five feet (25').

d. Oak, sycamore and other trees suitable for relocation shall be relocated according to relocation techniques and recommendations of the project arborist, pursuant to the provisions of the approved "Tree Assessment", as specified above. The maximum size tree trunk diameter that may be relocated is twenty-four inches (24 ").

e . All trees removed shall be replaced by the same species at 4: 1 replacement ratio.

(1) In the event that the number of trees required to be replanted exceeds the recommended density of trees to assure tree survival, as recommended by the arborist, then an alternative off-site location, as recommended by the
arborist shall be designated by the City for the replanting of the extra trees.

f. Unless they present a public health or safety hazard, dead or dying trees and shrubs shall not be removed from undisturbed open space nor shall such trees and shrubs be removed from restored open space after the completion of restoration activities.

g. All relocations and removals shall be consistent with the Hillside Development Policies and Standards, incorporated herein by reference.

h. Nesting opportunities shall be provided for cavity nesting species through preservation of snags and supplemental nesting boxes, particularly in mature trees such as sycamores.

i. Individual oaks located within undisturbed or restored open space shall not be removed or pruned, except as necessary for public trails, public health and safety or removal of diseased wood. Those requiring pruning shall be examined by the arborist for pruning techniques.

j . Biological methods are preferred for pest and disease controls in undisturbed or restored open space areas. Chemical control measures shall be excluded from management programs in the undisturbed or restored open space areas with two exceptions (1) in order to remove invasive plant species, and (2) major pest or disease problems which cannot be controlled biologically and which threaten the long-term health of the native plant community.

k. In those cases when it is determined to be necessary to utilize chemical controls within an undisturbed or restored open space area, an application program shall be developed in conjunction with State and Federal regulations.

3. Habitat Enhancement and Monitoring Components

Revegetation and landscape plans will address the following habitat enhancement and monitoring components.

a. Some impacted oaks which will not be transplanted shall be conserved as dead snags and purposely installed in woodland and grassland habitat areas to provide habitats for cavity-nesting and other wildland species. Guzzlers (low-flow water sources) shall be placed at strategic points along disturbed and replaced wildlife corridor areas. Such a placement will encourage the use of these corridors for movement among project habitat areas.

b. Tree and shrub stumps and large broken branches of vegetation salvaged from impacted areas shall be placed in moist areas where fire danger is minimal. These stumps will afford opportunities for cover and nesting for some wildlife.

c. Baseline soil tests shall be performed and analyzed in each of the existing plant communities which will be impacted by the project. Soil tests will also be performed after grading has occurred and final slope established for revegetation areas, prior to transplanting and other revegetation. Soil amendments shall be defined in detailed landscaping plans and then added to revegetation areas as necessary to establish conditions suitable to each plant association.

d. All exotic plant species on site at the time of initiation of any project shall be eliminated unless otherwise approved during plot plan review.

e. The boundaries between natural communities should not be abrupt, but gradually integrate into adjacent communities. These form habitats of " ecotones " which are a blend of natural communities and typically exhibit a greater diversity of plant species and habitat conditions than are present in either of the adjacent communities.

f. Public Education. A brochure shall be developed by the subdivider for approval prior to recordation of any nal map and provided to any successor in interest to that applicant prior to residential lot sales to facilitate public understanding about living compatibly with native wildlife habitat areas. The brochure shall be provided to residents of the development and shall include discussions regarding management of domestic pets, potential effects of household and landscape chemicals on wildlife and non-point source pollution in general, and invasive exotic plant species which must be avoided in private lot landscapes.

g. Lighting. All lighting in close proximity to natural areas shall be low wattage, minimized and deflected away from those areas.

h. The planting of native species should be scheduled for late autumn. Such a planting schedule should be sought for all habitat areas.

(1) If container plants are fully hydrated at the time of planting and early winter rains occur, there should be no need for irrigation. If drought conditions prevail, supplemental irrigation may be necessary, and is permitted, during winter and early spring of the first season or two to encourage healthy growth.

(2) In cases where fertilizer is determined by the botanist to be necessary, only organic materials shall be incorporated. Supplemental irrigation should be limited in amount and restricted to the time period in which normal rainfall would occur (typically November through March).

(3) After the initial establishment period, no supplemental irrigation shall be applied, except as may be necessary to maintain the health of transplanted oaks or sycamores. Such a determination shall be made by a ertified
borist retained by the developer.

(4) Trees and shrubs in habitat areas shall not be staked.

(5) Maintenance shall be limited to replacement plantings, weed and trash removal.

A combination of short and long-term monitoring shall be utilized to ensure the success of the habitat restoration program. All revegetated areas shall be monitored by a qualified individual or firm approved by the City under a three year program designed to ensure the success of the initial plantings. Additional monitoring actions shall be discussed in the revegetation plan and specifications which may be prepared for other responsible state and federal agency approvals. The developer shall compensate the City for any costs incurred in monitoring implementation of the Landscape and Revegetation Plan.

j. An on-site resource monitor shall be available during site grading activities and shall assist in maintaining the integrity of areas outside the limits of grading, inspect transplants, coordinate topsoil storage and re-use and coordinate any necessary on or off-site live trapping programs for displaced wildlife until grading is completed.

k. The landscape contractor shall be responsible for monitoring the plantings for the first three months after installation. Invasive plants or plant species which are not included on the palette specified for a given resource area and which threaten the success of the revegetation program shall be identified and removed and replacement plantings shall be provided by the contractor for any plantings which have failed. An inspection for all areas shall be made again at six months after planting to identify any additional problems to be corrected at that time. A subsequent inspection shall be made at one year after planting, to be followed by annual monitoring submitted to the City of Monrovia thereafter for two years. These annual monitorings shall be designed to identify areas where vegetation has failed or where significant weeds have encroached. Problem areas shall be investigated to determine if soil and/or drainage problems exist. Such areas shall receive remedial treatments and replacement plantings as necessary.

l. Representative sampling plots shall be identified at the time of planting for each plant community and for each slope aspect condition within that community. Within these sample plots, vegetative growth shall be quantified for the annual report as appropriate to the community and compared with an acceptable performance standard suggested by a qualified botanist and acceptable to the Planning Division Manager. The performance standard shall be established in the Revegetation and Landscape Plan. If the performance standard is not achieved during the three-year monitoring period, then the developer will need to continue revegetation efforts until the standards are achieved.

m. In woodland communities, tree height, trunk caliper (d.b.h.) and canopy cover shall be documented. Photographs shall be utilized to document progress in certain target areas. Performance standards for trunk caliper (d.b.h.) shall take multi-trunk specimens into account. Ultimate canopy closure and tree density shall be expected to be greater in northerly aspects and canyon bottoms than in more exposed locations. Understory species diversity shall be monitored and maintained, as appropriate to the stage of development of the woodland. In the sample plots accurate records of all species planted shall be kept to enable the monitoring entity to determine if understory species are reproducing on their own

n. In scrub communities, measurements shall be made of height and spread of individual shrubs, to determine growth rates, and development of herbaceous species diversity. Not all herbaceous species can be expected to appear within the first year or two of planting, even if their seeds are present. As soil structure and surface microclimate become developed, certain species may arise Herbaceous species development shall be monitored in the test plots and conditions modified as necessary to achieve natural species diversity.

o. After the initial three-year monitoring period, if habitat revegetation has been successful and accepted by the City as consistent with the provisions of the Resource Management Program, yearly monitoring shall cease. If certain aspects of the plan are deemed unsuccessful by the monitor at year threes, additional follow-up monitoring shall be required. This possible long-term monitoring program, beginning with the third year after planting, may include inspection of all oaks and sycamores by a certified arborist, examination of plot species diversity in all habitat areas, and documentation of wildlife activity in habitat areas. Problems with any of these aspects of habitat development or maintenance shall be identified at this time and remedial actions taken.

4. Oak Tree Mitigation Program for Southern Coast Live Oak Woodland

If seed collection is deemed desirable for revegetation, then prior to grading, seed collections shall be made from many of the native species on-site, concentrating on areas to be impacted by the project. These seeds shall be propagated and their offspring, in seed or container plant form, shall be used in the revegetation program. Seed of species in short supply on-site shall be increased prior to planting and/or all seeds shall be grown in containers for planting on-site.

Asterisks are used for specific notes as follows:

* From seed or other propagates collected on-site.
** From seed collected on-site also available commercially. Commercial sources shall be used only if insufficient amounts of seeds can be collected on-site. Shrubs, vines and certain herbaceous species shall be contract grown and planted from containers.

*** Southern California native plants appropriate to the habitat, but not documented on-site. Included for habitat and/or aesthetic value.

Species with no special designation are assumed to be obtained from nurseries, with the exception of selected oaks which shall be transplanted on-site. (For commercial availability refer to Nursery Source for California Native Plants, published by the California Department of Conservation, Division of Mines and Geology, 1990. DMG Open File Report 90 04.)

a. Project impacts on Coast Live Oak woodlands existing on-site shall be mitigated by a program which employs one or a combination of the following techniques:

(1) Transplanting of selected oaks from impacted areas to suitable locations;

(2) Planting of Coast Live Oaks from a variety of container sizes of existing nursery stock; and

(3) Planting of oak seedlings propagated from acorns collected on-site.

a. The goal of the oak tree revegetation program shall be the reestablishment of the indigenous oak woodland ecology, prior to the impact of human activities on the site.

b. In order to achieve oak woodland habitats with a diversity of tree sizes and age classes, re-established oak woodlands shall include a 4:1 replacement combination of oak transplants, container stock and seedlings for each oak permanently removed by on-site grading. Segments of certain large impacted oaks shall be conserved as snags and installed in restored habitat areas after grading is completed. Where feasible, existing oak woodland vegetation which are not to be transplanted shall be chipped and/or shredded and incorporated into oak revegetation sites to enhance soil organic content or applied on the soil surface as a mulch.

Slope Aspect Differences and Understory Formation. Two general types of oak woodland formations shall be developed, based on solar exposure as indicated by slope aspect. The general distribution pattern of woodlands on the site reveals that oak woodlands tend to occur nearer the bottom of canyons, in the most protected locations. This pattern shall be emulated in the re-established woodlands.

(1) Woodlands in more exposed situations, such as east to southwest facing slopes, shall be developed in association with swales designed to increase and concentrate local soil moisture. Such woodland canopies shall be more open at maturity than those to be re-established in more sheltered locations and the understory plant palette for these locations includes species adapted to a range of solar exposures from filtered or aspect moderated sunlight to partially shaded conditions.

(2) Woodlands to be re-established in canyon areas and on north/northeastern exposures can be expected to eventually develop into more dense woodlands with closed canopies and relatively deep shade in some locations. Understory plants for these situations have been selected for their adaptation to more moist and shady environments.

d. Subsequent to planting/transplantation, little shade will be available in most revegetated areas. Nodes of shade, however, shall be promoted by clustering some groups of large container specimens and transplants as appropriate. Shade requiring species shall be limited to these shade nodes in the initial plantings. The planting of understory species shall be phased to allow for the subsequent addition of shade requiring species as the canopy develops. The initial sunny openings in the canopy in the woodland areas will be planted with either the Native Grassland association or representatives of adjacent habitat areas described in paragraphs f,g, and h below.

e. The Coast Live Oak Mycorrhizal (Fungal) Relationship. Soil macro- and micro organisms are important components of native ecosystems. Among these are soil fungi which are associated with the roots of many plants. Coast Live Oaks in natural settings enjoy an association with soil fungi which is referred to as "mycorrhizae". This association is a symbiotic relationship in which both plant and fungus benefit. The fungus is associated with the root hairs of the plant and facilitates its uptake of water and nutrients, while the plant provides carbohydrates through photosynthesis to the fungus. Many plants enjoy such Mycorrhizal relationships which are especially beneficial and often obligatory in dry environments. Many areas of disturbed land become weedy as a result of Mycorrhizal relationships being lost during land grading activities. Most weeds are adapted to disturbances and do not depend on Mycorrhizal relationships, while many desirable native species do.

(1) Scientific investigations into the nature of Mycorrhizal relationships have revealed two general types of mycorrhizae. The technical terms for these types are endo- or vesicular-arbuscular (referred to as VAM) and ectomycorrhizae, depending on the microscopic nature of the relationship between the fungi and the plant's root hairs. Coast Live Oak enjoys an ectomyucorrhizal relationship. This is mentioned here because the method of re-establishing this relationship in oak revegetation projects may differ from other types of revegetation. The maintenance and/or re-introduction of Coast Live Oak mycorrhizae shall be a feature of the oak tree mitigation program, implemented differently for each of the three oak planting techniques.

f. Oak Transplanting. Prior to the issuance of permits for site grading, suitable oaks for transplanting shall be selected and tagged by a qualified arborist. Selection criteria shall include access, health, structural feasibility fortransplantation and cost. In order to maintain wildlife food sources, an effort will be made to select some specimens for transplanting based on high acorn productivity. Trees shall be marked to indicate compass and slope orientation. Trees shall be boxed by a method which minimizes shock and allows for the inclusion of the maximum feasible amount of root hairs and associated soil. Indigenous mycorrhizae shall be included with the root hairs and associated soil. Siting of transplanted oaks and detailed transplanting methodology shall be coordinated by a qualified licensed arborist.

g. Oaks from Nursery Container Stock. Topsoil from impacted areas of dense oak woodland shall be stockpiled separately from other conserved topsoil. This topsoil shall be reapplied to areas receiving nursery container-grown oaks which have not been propagated from on-site sources. This method will provide a vehicle through which the oaks may develop site specific Mycorrhizal associations. Topsoil from areas which are heavily infested with non-native weedy annual grasses shall not be conserved for this purpose. When topsoil conservation is not feasible, samples of the site native Mycorrhizal should be collected and cultured. Cultures could then be added to the soil of container grown oaks.

Oak Seedlings from On-site Acorns. To ensure the success of oak seedling establishment, acorns collected on-site shall be germinated and grown to the seedling stage under nursery conditions. Prior to project impacts, the project sponsors should contract with a nursery experienced in mycorrhizae propagation to collect and propagate the Mycorrhizal fungi associated with the on-site oaks. This inoculum shall be transferred to the containers of the oak seedlings where inoculation shall take place. Appropriate types and sizes of nursery containers shall be selected which minimize root coiling. Seedlings shall be transferred to larger sized containers as appropriate until they are planted on-site.

i. Coast Live Oak Woodland Local Swales on East to Southwest Slopes Condition "A" (Drier Exposures). Every reasonable effort shall be made to replicate the Condition as specified below:

(1) Description: Relatively open woodland with the greatest concentration of trees and shrubs oriented around gentle swales. The swales shall help to collect moisture in these more exposed locations. Plant species offer numerous food and cover opportunities.

(2) Appearance: Rolling deep-green canopy of Coast Live Oaks, the white summer flowers and striking red winter berries of Toyon, creamy Elderberry flowers in spring and their blue berries in summer. Smaller shrubs and herbs shall add variety and color. Native buncligrasses shall dominate sunny interstices among the trees.

(3) Required Species Replacement List:

| | | |
|---|---|---|
| *Tree (Dominant):* | Quercus agrifolia | Coast Live Oak |
| *Shrubby Treesl Large Shrubs:* | Heteromeles arbutifolia | Toyon |
| | Malosma (Rhus) laurina | Laurel Sumac |
| | Sambucus mexicana | Mexican Elderberry |

| | | |
|---|---|---|
| *Low Shrubs and Vines:* | Keckiella cordifolia** | Heart-leaved Penstemon |
| | Lonicera subspicata** | Chaparral Honeysuckle |
| | Lupinus longifolius* | Watson's Bush Lupine |
| | Rhamnus californica** | California Coffeeberry |
| | Ribes malvaceum | Chapparal Currant |
| | Ribes speciosum** | Fuchsia Flowering Currant |
| *Herbaceous Species:* | | |
| | Allophyllum glutinosum* | Blue, False Gilia |
| | Astragalus gambelianus* | Gambel's Locoweed |
| | Astragalus trichopoodus* | Ocean Locoweed |
| | Clarkia cylindrica* | No common names |
| | Clarkia unguiculata** | Elegant Clarkia |
| | Cordylanthus filifolius* | Dark-tipped Bird's Beak |
| | Eucryphia chrysdanthemifolia* | Common Eucryphia |
| | Nemophila menziesii** | Baby Blue Eyes |
| | Pholistima auritum* | Blue Fiesta Flower |
| | Sisyrinchium bellum** | Blue-eyed Grass |
| | Trichostema lanatum* | Woolly Blue Curls |
| | Viola pedunculata** | John-Jump-Up |
| Grasses: | Elymus condensatus | Canyon Prince |
| | Elymus glaucus** | Blue Lyme Grass |
| | Melica imperfecta | Coast Range Melic |
| | Stipa lepida | Foothill Needle Grass |
| | Stipa pulchra | Purple Needle Grass |

j. Coast Live Oak Woodland North to Northeast Slopes and Shaded Canyons Condition "B" (Moist Exposures). Every reasonable effort shall be made to replicate the conditions described below:

1) Description: Dense woodland to forest-like canopy dominated by Coast Live Oak. The north to northeast slopes and shaded canyons constitute a more mesic (moist) environment capable of supporting a rich woodland understory. Mulch and accumulating leaf litter shall help moderate the soil microclimate and enhance its mesic character.

(2) Appearance: A nearly closed canopy of masses of oaks. Deep green foliage colors shall predominate with occasional flowers and berries offering closeup variety. Pockets of Meadow Rue with its delicate foliage resembling Maidenhair Fern and Golfback Ferns shall add a lacy touch to selected areas of the woodland.

(3) Species Replacement List:

| | | |
|---|---|---|
| *Tree (Dominant):* | Quercus agrifolia | Coast Live Oak |
| *Shrubby Treesl Large Shrubs:* | Heteromeles arbutifolia | Toyon |
| *Low Shrubs and Vines:* | Keckiella cordifolia** | Heart-leaved Penstemon |
| | Lonicera subspicata** | Chaparral Honeysuckle |
| | Rhamnus californica** | Coffeeberry |
| | Ribes speciosum** | Fuchsia-flowered Gooseberry |
| | Rosa califomica*** | California Wild Rose |
| | Symphoricarpos mollis** | Creeping Snowberry |
| | Vitis Girdiana*** | Desert Wild Grape |
| *Herbaceous Species:* | | |
| | Allophyllum glutinosum* | Blue, False Gilia |
| | Artemisia douglasiana* | Mugwort |
| | Astragalus gambelianus* | Gambel's Locoweed |
| | Clarkia unguiculata** | Elegant Clarkia |
| | Zauschneria californica* (E. adenocaulon parishii) | California Fuchsia |
| | Montia perfoliata** | Minor's Lettuce |

| | | |
|---|---|---|
| | Nemophila menziesii** | Baby Blue Eyes |
| | Pholistima auritum* | Blue Fiesta Flower |
| | Pityrogramma triangularis** | Goldback Fern |
| | Ranunculus californica" | Coffeeberry |
| | SaturJa douglasii*** | Yerba Buena |
| | Thalictrum** | Meadow Rue |
| *Grasses:* | *Elymus* triticoides* | Creeping Wild Rye |
| | Stipa lepida | Foothill Needle Grass |

5. Southern Sycamore/Alder Riparian Woodland Program

If seed collection is deemed desirable for revegetation then prior to grading, seed collections should be made from any of the native species on-site, concentrating on areas to be impacted by the project. These seeds shall be propagated and their off-spring, in seed or container plant form, shall be used in the revegetation program. Seeds of species in short supply on-site shall be increased prior to planting and/or all seeds shall be grown in containers for planting on-site. Asterisks are used for specific notes as follows:

* From seed or other propagates collected on-site.

** From seed collected on-site also available commercially. Commercial sources shall be used only if insufficient amounts of seeds can be collected on-site. Shrubs, vines and certain herbaceous species shall be contract-grown and planted from containers.

*** Southern California native plants appropriate to the habitat, but not documented on-site. Included for habitat and/or aesthetic value.

Species with no special designation are assumed to be obtained from nurseries, with the exception of selected Sycamore which shall be transplanted on-site. (For commercial availability refer to Nursery Source for California Native Plants, published by the California Department of Conservation, Division of Mines and Geology, 1990. DMG Open File Report 90 04.) Every reasonable effort shall be made to replicate the conditions described below.

a. Description: Groves of California Sycamores in their associated understory will be established at points along the Specific Plan drainage. As they mature, their upper branches can provide roosting opportunities for raptors.

len leaves should be allowed to accumulate on the ground, creating a self-perpetuating mulch.

b. Appearance: California Sycamores tend to assume an irregularly upright, spreading form. To more readily achieve the character mature Sycamore groves often assume in nature, different sizes of containerized trees should be planted in clumped arrangements, with some planted on a tilt and allowed to ramble (where possible). The light grey mottlebark of the Sycamores contrasts attractively with nearby oaks. In autumn, the leaves have an orange brown hue and drop to expose their tracery of pale branches to view.

C. Species Replacement List

| | | |
|---|---|---|
| *Trees:* | Alnus rhombifolia | White Alder |
| | Platanus racemosa | California Sycamore |
| | Quercus Agrifolia | Coast Live Oak |
| | Umbrellaria californa | California Bay |
| *Low Shrubs and Vines:* | Keckiella cordifolia** | He art leaved Penstemon |
| | Lonicera subspicata** | Chaparral Honeysuckle |
| | Polypedium californicum | California Polypedy |
| | Prunus virginiana var. demissa | Western Choke Berry |
| | Pteridium aquilinum var. pubscens | Bracken |
| | Rhamus californica | California Coffeeberry |
| | Rubus vissinus | California Blackberry |
| | Ribes malvaceum viburnifolium** | Chapparal Currant |
| | Rosa californica*** | California Rose |
| | Symphoricarpos mollis** | Creeping Snowberry |
| | Toxidadendron diversiloburn | Poison Oak |
| | Vitis Girdiana*** | Desert Wild Grape |

6. Coastal Sage Scrub and Chaparral Program

The primary objective of the coastal sage scrub and chaparral revegetation programs is to provide a foundation for site specific species diversity to develop. This category pertains to those portions of the Specific Plan identified in the MEA as Sage Scrub Ecotone, Southern mixed Chaparral, Venturan Sage Scrub, Alluvial Fan Scrub, Disturbed Lands and Mule Fat Scrub. The revegetation specialist should determine what species are

best suited for individual sites and may recommend variations from the listed species. The large number of herbaceous species on the plant lists reflect a natural diversity which exists in the native scrub communities, but often go unnoticed among the visually dominant shrubs. Where feasible, the topsoil beneath impacted scrub communities should be stockpiled separately for re-application in the new scrub habitats. Since the differentiation between the on-site chapparal and coastal sage scrub associations is due primarily to aspect differences, these top soils may be stockpiled together. These top soils will contain seeds representative of the association and shall be retained separately.

a. Both of the scrub communities tend to favor well-draining substrates. Highly compacted soil will inhibit the development of these associations. Therefore, the project engineers should work with the City of Monrovia to develop and utilize a modified soil compaction standard for slopes bordering natural areas where these scrub communities are desired.

b. In addition to hydromulch or collecting seed from these communities on-site, impacted scrub vegetation shall be chipped and shredded, and incorporated into the upper soil layer of the revegetation areas. A portion of the shrub species can be grown in nursery containers from seed collected on-site, for later planting. A combination of seeds and container-grown plants can be planted. Seeds requiring scarification for germination should be scarified by the seed contractor, prior to distribution on-site.

c. As mentioned above, in reference to oak woodlands, mycorrhizal relationships are also important in scrub communities. In contrast to the oak relationship, scrub mycorrhizae tend to be of the vesicular arbuscular type (VAM). Inoculation of scrub revegetation sites with this type of mycorrhizal fungi may be accomplished by planting plugs of Foothill Needle grass (Stipa lepida) which have been inoculated with the fungi. The Stipa acts as a carrier, as well as a slope stabilizer and is a natural component of scrub communities. Enhancing the buildup of the soil micro-flora in this way favors the success of native scrub species over opportunistic weedy species.

d. In advance of site grading a mycorrhizal specialist shall be retained by the developer to collect samples of the mycorrhizal fungi from scrub areas to be impacted. These can be cultured under laboratory conditions and the cultures used to inoculate Stipa seedlings. Inoculated Stipa seedlings should be distributed throughout the scrub revegetation sites. Soil inoculation from plugs planted at five feet on center can expand to reach complete distribution in two years.

Scrub communities shall receive no irrigation unless drought conditions necessitate it for initial establishment. No thinning or clearing of scrub vegetation shall be allowed outside of fuel modification zones. As the scrub matures, and following consultation with the local fire authorities, it may be desirable to set up small area prescriptive bum programs.

f. Every reasonable effort shall be made to replicate the conditions described below:

(1) Description: Drought-deciduous shrubland plant community adapted to California's Mediterranean-type climate at elevations ranging from sea level to 3,000 feet. Coastal sage shrubs are generally between one and a half feet (1.5') and seven feet (7') tall. As an adaptation for coping with summer drought, many coastal sage scrub species drop their leaves during the dry season to replace them with lesser number of smaller, moisture conserving leaves until late fall and winter rains rejuvenate them. Many of these shrubs have very aromatic foliage. In addition to the shrub species, the relatively open canopies of undisturbed coastal sage scrub allow for an abundant component of herbaceous species including grasses and succulents. Included among the herbaceous species are numerous wildlife food sources, including milkweeds which support the Monarch Butterfly. The plant species composition of CSS changes noticeably with geologic substrate and associated soils, and with distance from the ocean. Coastal sage scrub identified on-site is associated with exposed areas on west- and south-facing slopes, so this association will be developed in areas with similar exposure. The larger shrubs will be concentrated around drainages.

g. Sage Scrub Species Replacement List:

| | | |
|---|---|---|
| *rge Shrubs* | | |
| *(occasional):* | Heteromeles arbutifolia | Toyon |
| | Malosma laurina | Laurel Sumac |
| | Rhus integrifolia | Lemonadeberry |
| | Sambucus mexicana | Mexican Elderberry |

| | | |
|---|---|---|
| *Low Shrubs and Vines:* | Artemisia califomica** | Coastal Sagebrush |
| | Baccharis pilularis cosanguinea** | Coyote Bush |
| | Corethrogyne filaginifolia virtgata* | Woolly Aster |
| | Diplacus (Mimulus) aurantiacus* | Orange Bush Monkeyflower |
| | Diplacus (Mimulus) longiflorus** | Salmon Bush Monkeyflower |
| | Encelia californica" | California Encelia |
| | Zauschneria californica* | California Fuchsia |
| | Eriogonum elongatum | Longstem. Buckwheat |
| | Eriogonum fasciculatum** | California Buckwheat |
| | Isocoma (Haplopappus) veneta** | Coastal Goldenbush |
| | Keckiella cordifolia** | Heart-leaved Penstemon |
| | Lathyrus laetiflorus** | Wild Sweet Pea |
| | Lotus scoparius** | Deerweed |
| | Lupinus longifolius* | Watson's Bush Lupine |
| | Lupine Mirabilis californa* | California Wishbone Bush |
| | Paeonia californica* | California Peony |
| | Ribes speciosum** | Fuchsia Flowering Currant |
| | Salvia apiana** | White Sage |
| | Salvia inellifera** | Black Sage |
| | Salvia leucophylla** | Purple or Gray Sage |
| *Herbaceous Species:* | Allophyllum glutinosum* | Blue, False Gilia |
| | Aesclepias californica* | Indian Milkweed |
| | Aesclepias eriocarpa* | California Milkweed |
| | Aesclepias fasicularis* | Narrowleaf milkweed |
| | Astragalus gambelianus* | Gambel's Locoweed |
| | Bloomeria crocea* | Golden Stars |
| | Calochortus catalinae* | Catalina Mariposa Lilly |
| | Calystegia longipes* | Morning Glory |
| | Calystegia macrostegia* | Morning Glory |
| | Camissonia sp.* | Sun Cup |
| | Castillejo sp. * | Indian Paintbrush |
| | Dichelostoma pulchella* | Blue Dicks |
| | Emmenanthe penduliflora* | Whispering Bells |
| | Epiphyllum. confertiflorum** | Golden Yarrow |
| | Eschscholzia californica | California Poppy |
| | Eucryphila chrysdanthemifolia* | Common Eucryphia |

| | | |
|---|---|---|
| | Galium angustifolium* | Narrow-leaf Bedstraw |
| | Lotus purshianus* | Spanish Clover |
| | Lotus strigosus* | Strigose lotus |
| | Lupinus bicolor microphyllus** | Cindley's Annual Lupine |
| | Lupinus hirsutissimus* | Hairy Lupine |
| | Phacelia cicutaria* | Caterpillar Phacelia |
| | Phacelia ramossissima* | Branching Phacelia |
| | Pholistima auritum* | Blue Fiesta Flower |
| | Plantago erecta* | California Plantain |
| | Pterostegia drymarioides* | Thread Stem, Granny's Hair Net |
| | Salvia columbariae** | Chia |
| | Solanum. douglasii* | Douglas' nightshade |
| | Solanum xantii* | Chapparal Nightshade |
| | Sisyrinchium bellum** | Blue-eyed Grass |
| | Trichostemma lanatum* | Woolly Blue Curls |
| | Vica americana* | American Vetch |
| | Viola pedunculata** | John-Jump-Up |
| *Grasses:* | Elymus condensatus | Canyon Prince |
| | Elymus glaucus** | Blue Lyme Grass |
| | Melica imperfecta | Coast Range Melic |
| | Stipa lepida | Foothill Needle Grass |
| | Stipa pulchra | Purple Needle Grass |

h. Southern Mixed Chaparral Species Replacement List:

| | | |
|---|---|---|
| *Large Shrubs (occasional):* | Heteromeles arbutifolia | Toyon |
| | Malosma laurina | Laurel Sumac |
| | Prunus ilicifolia | Holly-leaved Cherry |
| | Rhus integrifolia | Lemonberry |
| *Low Shrubs and Vines:* | Adenostoma fasciculatum** | Chamise |
| | Cordylanthus filifolius* | Dark-tipped Bird's Beak |
| | Diplacus (Mimulus) aurantiacus* | Stickey Monkeyflower |
| | Diplacus (Mimulus) longiflorus** | Salmon Bush Monkeyflower |
| | Epilobium (Zsuschneria) cana** | Hoary California Fuchsia |

| | | |
|---|---|---|
| | Eriodictyon crassifolium* | Yerba Santa |
| | Keckiella cordifolia** | Heart-leaved Penstemon |
| | Lathyrus latifolius** | Perennial Sweet Pea |
| | Lonicera subspicata** | Chaparral Honeysuckle |
| | Lotus scoparius** | Deerweed |
| | Malacothamnus fasciculatus** | Chaparral Bush Mallow |
| | Paeonia californica* | California Peony |
| | Rhamnus californica* | California Coffeeberry |
| | Rhamnus crocea ilicifolia** | Hollyleaf Redberry |
| | Ribes speciosum** | Fuchsia-flowering Gooseberry |
| | Salvia mellifera** | Black Sage |
| | Trichostemma lanatum** | Wooly Blue Curls |
| *Herbaceous Species:* | | |
| | Allophyllum glutinosum* | Blue, False Gilia |
| | Antirrhinum. multiflorum* | Chaparral Snapdragon |
| | Aesclepias californica* | Indian Milkweed |
| | Aesclepias eriocarpa* | California Milkweed |
| | Bloomeria crocea* | Golden Stars |
| | Calystegia longipes* | Morning Glory |
| | Calystegia macrostegia* | Morning Glory, |
| | Castillejo sp. * | Indian Paintbrush |
| | Clarkia cylindrica* | No common name |
| | Clarkia unguiculata* | Elegant Clarkia |
| | Dichelosternma pulchellum* | Blue Dicks |
| | Emmenanthe penduliflora* | Whispering Bells |
| | Eriophyllum confertiflorum** | Golden Yanow |
| | Eschscholzia californica | California Poppy |
| | Eucryphia chrysdanthemifolia* | Common Eucryphia |
| | Leptodactylon californicum* | Prickly phlox |
| | Lupinus bicolor microphyllus** | Cindley's Annual Lupine |
| | Phacelia cicutaria* | Caterpillar Phacelia |
| | Pholistima auritum* | Blue Fiesta Flower |
| | Plantago erecta* | California Plantain |
| | Pterostegia drymarioides* | Thread Stem, Granny's Hair Net |
| | Salvia columbariae** | Chia |
| | Solarium douglasii* | Douglas' Nightshade |

| | | |
|---|---|---|
| | Solanum xantii* | Purple Nightshade |
| | Sisyrinchium, bellum** | Blue-eyed Grass |
| | Trichostema lanatum* | Woolly Blue Curls |
| | Vica americana* | American Vetch |
| | Viola pedunculata** | John-Jump-Up |
| Grasses: | Elymus condensatus | Common Prince |
| | Elymus glaucus** | Lyme Grass |
| | Melica imperfecta | Coast Range Melic |
| | Stipa lepida | Foothill Needle Grass |
| | Stipa pulchra | Purple Needle Grass |

i. Venturan Sage Scrub. Includes appropriate species from the sage scrub and southern mixed chaparral species list, however, it is dominated by California Sagebrush, Interior Flat-top Buckwheat and Laurel Leaf Sumac.

j. Alluvial Fan Scrub. Includes appropriate species from the sage scrub and southern mixed chaparral species list, however, it is dominated by Sand-wash Butterweed, Scale Broom and Interior Flat-top Buckwheat.

k. Mule-fat Scrub. Includes appropriate species from the sage scrub and southern mixed chaparral species list, however, it is dominated by Mule-fat.

## 3.0 Administration and Implementation

The administration and implementation section of this document is provided herein to further define the relationship between the Specific Plan, City of Monrovia development codes and standards, and the process by which properties may achieve additional discretionary approval as the project(s) proceeds through the development review process. This section of the Specific Plan text will also outline various mechanisms by which infrastructure improvements required of the Specific Plan area will be financed in whole or in part.

### A. ADMINISTRATION

The following discussion will define the relationship between the Specific Plan entitlement and the process by which subsequent approvals and concomitant entitlements are achieved as the project proceeds through the remaining stages in the development process.

#### 1. Specific Plan

The Specific Plan, as filed with the City of Monrovia Community Development Department/Planning Division upon its approval/adoption, will become the primary document governing land use regulations over the Specific Plan area. It is in this regard that the Specific Plan serves to further refine the City of Monrovia's General Plan Designation as it is applied to the subject site. In addition, the Specific Plan, through the Specific Plan Area Zoning process, will provide the subject site's zoning designation pursuant to the City of Monrovia Municipal Code.

#### 2. Regulatory Effects

Whenever the provisions and development standards contained herein are in conflict with equivalent standards contained in the City of Monrovia Zoning Ordinance, the provisions of the Specific Plan shall take precedence. Where the Specific Plan does not address a particular standard, the applicable City code/ordinance shall apply. Where no specific fire protection standards or requirements are set forth in this plan, and/or where there is a conflict between a requirement in this plan and the City of Monrovia Fire Code, the Fire Code requirements and provisions in affect at the time shall be applicable.

#### 3. Interpretation

Unless otherwise provided, should ambiguities occur concerning the content and appropriate application of the Specific Plan, said ambiguities shall be resolved by the Development Review Committee of the City of Monrovia, in a manner most consistent with the intent, goals and policies set forth in the Specific Plan.

## B. TYPES OF APPROVALS AND PERMITS

In order to commence the entitlement process, additional site-specific and/or planning area specific proposals will be filed
by the applicant subject to one of two types of approvals/permits pursuant to the guidelines outlined herein,

1. Subdivision Maps (Planning Commission and City Council)

Projects requiring a tentative tract map(s) and/or tentative parcel map(s), shall be submitted in accordance with the procedures of the Subdivision Map Act of the State of California and the City of Monrovia. The implementation section that follows discusses the filing procedures and process for subdivision maps.

2. Plot Plan Review (Development Review Committee)

A plot plan review shall be required for each individual parcel prior to the issuance of building permits for any specific residential development proposal. The plot plan review will be conducted by the Development Review Committee.

## C. IMPLEMENTATION

Development proposals shall be processed in accordance with the implementation measures as outlined herein.

. Environmental Review for Subsequent Projects

A Master Environmental Assessment (MEA) and Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the City of Monrovia rules to implement (CEQA). The Final Environmental Impact Report is certified by the Monrovia City Council in conjunction with the adoption of the Specific Plan. The EIR serves as the basis by which the environmental impacts associated with the remaining phases in the development process, i.e., tentative tract maps, grading permits, etc., will be evaluated. In this regard, implementing subdivisions will require an environmental assessment pursuant to CEQA. The environmental assessment shall determne if a negative declaration, subsequent and/or supplement EIR shall be required.

. Subdivision Map - Tentative Tract/Parcel Maps

The subdivision of property within the Specific Plan Area shall be achieved by the processing of a tentative tract map, vesting tentative tract map, parcel map, or vesting parcel map, in accordance with the procedures of the Subdivision Map Act and the City of Monrovia Subdivision Ordinance. Subdivision maps shall require the approval of the Planning Commission and the City Council.

The Tentative Tract Map process shall require pre-map submittals as well as map submittals required as part of the standard filing requirements.

a. PRE-MAP SUBMITTALS -The applicant shall be required to submit the following studies prior to the official filing of the tentative tract map. The material shall be analyzed prior to the formal filing of the tentative tract map.
   1. Biological Assessments – The applicant shall conduct current biological assessment surveys to determine the presence of sensitive species within the subject property and in the immediate surrounding areas. Complete biological site survey(s) will be required for biological resources that could occur withing the project areas. The surveys have specific time frames in which to be conducted pursuant to protocol required by appropriate agencies. The surveys required shall include but not limited to the following:

      a. Sensitive Plant Survey: Spring plant survey shall be conducted with particular attention paid to the occurrence of Braunton's Milk Vetch. The survey shall be conducted pursuant to accepted protocol standards.
      b. Riparian Bird Survey: If any directed or likely siginificant secondary impacts are to occur to the Riparian or Riparian Woodland Habitats on a prperty proposed for development, a breeding riparian bird survey shall be conducted. The survey shall be conducted pursuant to accepted protocol standards.
      c. California Spotted Owl Survey: A directed survey shall be conducted to determine the current status of the California Spotted Owl. The survey shall be conducted pursuant to accepted protocol standards.
      d. Sensitive Avian Sage Scrub Survey: Ecotonal habitats shall require a directed survey to determine the presence/absence of sensitive sage scrub avian species. Target species at this time would include the California Gnatcatcher, Coaster Fuous-Crowned Sparrow and the Coastal Sage Sparrow. The survey shall be conducted pursuant to accepted protocol standards.
      e. Small Mammal Trapping Survey: Survey to determine the presence of the Los Angeles Pocket Mouse. The survey shall be conducted pursuant to accepted protocol standards. Individuals conducting this survey will be required to have a Memorandum of Understanding with the California Department of Fish and Game to trap and handle these species.
   2. Seismic Evaluation – A seismic evaluation shall be provided for each proposed lot pursuant to Special Publication No. 117 as amended, Guidelines for Evaluating and Mitigation Seismic Hazards in California, Division of Mines and Geology.
   3. Tree Survey: For proposed development areas, a tree survey denoting all trees with a trunk diameter greater than six (6) inches and height over twenty-five (25) ft. shall be provided. Each tree which will be kept in place shall be noted, relocated trees shall be indicated with exisitng and proposed location and trees to be removed shall be so indicated.

4. A Phase one (1) investigation will be required to determine the condition at the site (former San Loenzo Property ). A Phase two (2) investigation will be required if evidence is indicated in Phase One (1). The process shall be documented and a report submitted to the City.

b. SUBDIVISION MAP SUBMITTALS –The applicant shall be required to submit the following studies in conjunction with the filing of the tentative tract map filing:

1. Grading plan denoting pad placement and pad size for each lot proposed.

2. The grading plan shall include detail regarding all project manufactured slopes and identify on-site natural features such as rock outcroppings. Existing and proposed grade shall be labeled.

3. Location of all roads (public or private) and trail easements on the subdivision map.

4. The type and location of all drainage features shall be demonstrated on all subdivision maps. Detail shall include color and texture of improvements.

5. Infrastructure services report detailing how water and sewer service will be supplied to each lot and any off-site improvements needed to meet service demand.

6. Landscape plans denoting street theme, key intersections, cul-de-sac plantings, slope plantings, resource management requirement, incorporation of tree survey information, infrastructure screening (water tanks, etc.), fuel modification zone treatment and common area landscaping.

7. Each tentative tract map shall identify setbacks and building cube for each pad thereby defining the building envelope.

8. Draft CCR's regarding architecture and landscaping requirements and maintenance of private common areas.

9 Line of sight analysis pursuant to the Specific Plan requirements

10. Legal guarantees shall be provided to the City, in a form approved by the City Attorney, to secure in perpetuity all
designated open space areas.

3. Plot Plan Review

Plot plans are included within the term "plot plan review". The purpose of a plot plan review is to provide for the Planning Commission approval of detailed building and landscape plans for an individual lot or lots. Development plans must comply with all applicable regulations of the Specific Plan Development Regulations to be checked as a part of issuance of a plot plan review including setbacks, landscape areas, building type, parking and other requirements under the development regulations of the Specific Plan.

The plot plan submittal is a review of a detailed plan of development, and shall include, but not be limited to, the following:

a. Plot Plans - drawn to scale, fully dimensioned and easily readable, containing but not limited to the following:

(1) Title block (applicants' name and date drawn)
(2) Scale and north arrow
(3) Property lines of building site, dimensioned
(4) Existing and proposed structures and appurtenances, gazebos, pads, etc.
(5) Streets - location, name and width
(6) Easements - location, purpose and width
(7) Access (driveways, etc.) - existing and proposed
(8) Parking areas
(9) Signs - location, height, dimensions and copy if available
(10) Fencing (walls) - type, location and height
(11) Landscape and hardscape
(12) Topography - existing and proposed
(13) Lighting

b. Elevations of all structures (including signs):

(1) All exterior materials
(2) All exterior colors

c. Landscape Plans include the following information:

(1) General location of all plant materials, by common and botanical names
(2) Size of plant materials

d. The above listed materials shall be submitted in the size and number of copies prescribed by the City. The Plot Plan will be accepted for filing when the above prescribed materials have been submitted in the prescribed form and number.

e. The Development Review Committee may approve, conditionally approve or deny a Plot Plan. The appropriate City agencies will insure that the subsequent building permit applications are substantially in accordance with the approved Plot Plan.

A denial of a Plot Plan by the Development Review Committee may be appealed by the applicant within ten (10) days following the action date. Appeals of a decision of the Development Review Committee shall be to the Planning Commission. Action by the Planning Commission can be appealed to the City Council. City Council action is final.

g. A Plot Plan may be amended by the same procedure listed above.

D. INCENTIVES FOR DEDICATION OF NATURAL OPEN SPACE

An applicant, as part of a subdivision application, may request specified incentives in return for dedication of undisturbed open space land area to the City or other approved agency/organization. When open space is dedicated in conjunction with the incentive program, a minimum dedication of 50 percent of the total land area in the subdivision shall be required in order to qualify for the "incentives" as outlined in this section.

"Open Space Land" shall mean land which will remain undeveloped and provide for preservation of an environment suitable for wildlife and flora indigenous to the area.

Incentive Formula: The lot size standards may be reduced from a minimum of one (1) acre in size to 32,670 sq ft for a designated number of proposed lots based on the following:

Under the above open space incentive program, a minimum of 50 percent of the total land area contained in the proposed subdivision shall be designated as open space in order to receive any incentives. The designation of 50 percent of the total land area to be subdivided shall permit 50 percent of the total number of parcels to be designed at the smaller lot size of 32,670 sq ft. The percentage of open space over 50 percent designated as open space shall equate to an equivalent percentage of lots that may be designed at the smaller lot size of 32,670 sq. ft. For example, the designation of 60 percent of the total land as open space shall permit 60 percent of the total parcels to be designed at the smaller lot size of 32,670 sq. ft.

Public Hearing – The Planning Commission and the City Council shall hold public hearings on the incentive request

Findings:

Prior to approval of an incentive request pursuant to this section proposing to dedicate natural open space to the City or other approved agency/organization, the Planning Commission and the City Council shall make the following findings:

1- The proposed number of dwelling units does not exceed the underlying specific plan density for the area or propose a change in the density classification.
2- The requested modification in development standards (lot size) is not in conflict with the Specific Plan Goals and Policies.
3- The dedication of open space does not result in more grading of sensitive areas in order to accommodate the proposed development.
4- The open space land area to be dedicated is of an appropriate size and shape in relationship to the overall property proposed for subdivision and where feasible the open space provides for a greenbelt linkage to other natural open space.

E. AMENDMENTS TO THE SPECIFIC PLAN

It is the intent of this Chapter to set criteria for interpretation of the Specific Plan, and to define the types of changes that will require minor modifications and administrative approvals to the Specific Plan. Minor modifications to the approved Specific Plan are allowed at the discretion of the Development Review Committee. Modifications to the Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan. All modifications to the approved Specific Plan, other than minor changes, are to be processed as a Specific Plan Amendment. All major changes to the approved Specific Plan, other than minor modifications, shall be processed as Specific Plan/Amendments in accordance with the City of Monrovia Municipal Code.

The following changes to the Specific Plan may be achieved administratively without amending the Specific Plan:

1. New Information

The addition of new information to the Specific Plan maps or text that does not change the effect of any regulation may be administratively approved. The new information may include more detailed, site specific data. If this information demonstrates that area boundaries or building pad areas are inaccurately designated, based upon the goals and objectives of the plan, said boundaries may be adjusted to reflect a more accurate depiction of on-site conditions without requiring a Specific Plan Amendment. Administrative changes do not require amendments to the Specific Plan and may be approved by the Development Review Committee. Changes to the community infrastructure such as drainage systems, roads, water and sewer systems which do not have the effect of increasing or decreasing capacity are included in this description.

2. Administrative Changes to the Specific Plan

As implementing development proposals within progresses, it may be demonstrated that certain detail changes are appropriate in the Specific Plan. with respect to those items discussed in general terms in the Specific Plan. If and when it is determined that changes or adjustments are necessary or appropriate, these changes or adjustments shall be made as an administrative procedure approved by the Development Review Committee. After such administrative change has been approved, it shall be attached to the Specific Plan as an addendum. Any such administrative changes do not require a Specific Plan Amendment, however, local CEQA rules will apply to the changes.

F. ESTABLISHMENT OF HOMEOWNERS ASSOCIATION OR LANDSCAPE MAINTENANCE DISTRICT

As a condition of recordation of any subdivision map, each lot shall have recorded appropriate Conditions, Covenants and Restrictions (CCRs) approved by the Planning Division which guarantee the maintenance of common areas and private streets within each development. In addition, the CCRs shall include architectural, landscape and fuel modification standards consistent with the guidelines contained in the Specific Plan.

G. OPEN SPACE CONSERVATION EASEMENTS

Prior to recordation of any final Subdivision Map, legal guarantees shall be provided to the City in a form approved by the City Attorney to prohibit further development of designated open space areas and guarantee maintenance, use and accessibility of such areas or facilities.

H. FINANCING OF INFRASTRUCTURE IMPROVEMENTS

As a condition of tentative tract approval, all infrastructure improvements shall be provided at the sole expense of the developer/applicant.

I. EXCEPTIONS

For existing dwellings or lot of record within the Specific Plan boundaries that front on an existing dedicated public street (i.e. Hidden Valley Rd) and no subdivision of property is proposed, these lots shall be subject to the Residential Foothill (RF) zoning requirements in affect at the time of application.