REPORT DATE: April 25, 2016

TO: Architectural Review and Historic Preservation Board

FROM: Jake Morley, Associate Planner, (879-6810, jake.morley@chicoca.gov)
Community Development Department

RE: Planned Development Permit 16-01 and Architectural Review 15-34 (Lava Ridge Apartments) – Vacant Lot Located at the Southeast Corner of Highway 32 and Bruce Road

SUMMARY AND RECOMMENDATION

The applicant is proposing to construct a 98-unit apartment complex comprised of 9 residential structures, a community center, park, pool and playground. The subject site received subdivision approval in 2007 by the City Council (Oak Valley Subdivision), which resulted in the subject site being approved for higher density residential. For this proposal, the Board’s role is to provide a recommendation to the Planning Commission for final approval.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board recommend the Planning Commission adopt the required findings contained in the agenda report and approve Planned Development 16-01 and Architectural Review 15-34 (Lava Ridge Apartments), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

Located just south of Highway 32 and east of Bruce Road, the subject site is located on land designated Medium High Density Residential on the General Plan Diagram and located in the R3-SD2-FDSD (Medium High Density - Special Design Consideration 2 - Foothill Development) overlay zoning district (see Location Map, Attachment A).

The applicant is proposing to develop the site with a 98-unit apartment complex creating a density of which at 19.7 units per acre (see Project Description, Attachment B). The site will be accessible by two driveways from the newly constructed Native Oak Drive to the south. The entrance driveways will be defined with pavers, which are also utilized to indicate the path of travel through the parking lot. Consistent with Design Guideline (DG) 4.1.33, which discusses texture changes to alert residence and adding visual interest. Staff notes, that the site plan does not indicate the type or style of pavers, therefore staff recommends that the Board discuss this detail with the applicant.

The site is designed in an “H” configuration and will have the community center, pool, Jacuzzi, play area and mailboxes centrally located, with the apartment structures around the perimeter (see Site Plan, Attachment C1 and C2). With tenant amenities centrally located, the project is meeting a design objective of creating an aesthetically pleasing and vibrant place to gather
and use for the enjoyment of residences (DG 4.1.4 and 4.1.43).

Eight of the 9 apartment structures are proposed at a height of 34 feet – 11 inches, while the 9th structure is at 24 feet- 3 inches. All apartment structures will have El Dorado Stone veneer on the first floors, and the remaining of the structure finished with a 3 coat cement plaster painted in shades of browns and tans (Benjamin Moore “Texas Leather”, “Costal Fog” and “Berkshire Beige”). Each floor will be defined with decorative molding that wraps around the structure. The community center is proposed at 18 feet-11 inches and will have the proposed stone elements on the entrance columns and finished to match the apartment structures. Roof material is a concord blend tile. Apartment units will have balconies, with a rail fencing. Utilities are noted on the elevation and are incorporated into the design of the structure within utility cabinets. Ground mounted HVAC units are screened with lattice fence and vines. Trash enclosures, mail box and restrooms at the pool will be finished with matching materials (see Color Elevations, Attachment D1 through D6). A color materials board will be present at the public hearing.

The project contains a total of 196 parking stalls, in compliance with code requirements. The stalls are placed throughout the site and accessible by two driveways from the street. The proposal meets DGs (DG 4.1.32) that discuss providing logical connections so that visitors can easily enter the site, park and find a particular unit. Bicycle parking is provided throughout the site and are covered. The bicycle stalls are the “S” design, which do not allow two points of contact for the bicycle frame. Therefore, staff recommends a condition of approval requiring the bicycle racks be of a design, such as an inverted “U”, that allows two points of contacts for bicycle frames.

Lighting is noted on all structures to be LED wall pack, mounted at 7 feet. Parking lot lighting is noted at 18 feet on the photometric plan, while the light details notes 20 feet (see Photometric and Light Detail, Attachment E). Staff recommends lighting at a pedestrian scale, such as 10 or 12 feet, due to the setting, and have conditioned the project accordingly.

Signage is proposed near each entrance, and consists of structural elements and colors found in the project (DG 4.1.31), that will be illuminated with ground mounted lights. The monument sign meets both square footage and height requirements. However, Chico Municipal Code (CMC) 19.74 Signs – Table 5-8 permits one sign per street frontage, the project is proposing 2 and signage shall be indirectly illumination only. Therefore, staff has added a condition of approval that the proposed signage shall conform to CMC requirements prior to issuances of building permits.

Landscaping throughout the project site utilizes ten different tree species to both meet the 50 percent shade requirement, and to bring additional colors and interest into the project (see Landscape Plan, Attachment F). However, some of the proposed tree species, such as the Canary Pine and Strawberry Tree, may not be appropriate for the location due to the foothill setting, therefore staff recommends a condition of approval requiring that the landscape plan be modified to include the addition of more site appropriate trees with a preference towards native or near natives. Turf area is minimized and only used near the play structure, with picnic tables nearby. Additional landscaping is provided in the setback areas of the site, in the dog park, and along the Highway 32. Shrubs, ground cover and creeping vine are placed and utilized to minimize views into the pool from the parking lots and to soften trash enclosures.
Special Design Consideration Overlay Zone and Foothill Development Standards

The subject site is located in overlay zoning districts that limit the height of structures to 25 feet. However, an additional 10 feet may be permitted if visual assessments can verify that greater building height will not negatively impact the foothill viewshed. The applicant has provided graphic representations of the structures from a variety of public right-of-ways to illustrate the project (see Viewshed Analysis, Attachment G).

For context, the Oak Valley Subdivision, at its western end is approximately 250 feet in elevation, and extends approximately 2,220 linear feet to the east, to an elevation of approximately 300 feet. The properties to the east will be developed with single family homes that have a height limitation of 25 feet.

Staff believes that additional 10 feet of height does not negatively impact the viewshed of the foothills to the east, as both homes and the elevation grades increase and will have an impact upon the viewshed. Staff recommends that the Board approve a condition of approval requiring the structures not to exceed 35 feet in height from finished grade.

Planned Development Permit
The purpose of the Planned Development Permit is to promote and encourage flexibility in the application of Code standards to a site in order to protect environmental values or natural resource, public health, safety and general welfare of the community. Ensure open space areas are planned as part of overall project designs and to promote development in the community, while allowing deviations from normal development standards, and demonstrating a project that is of greater quality or community benefit than conventional development.

The proposal does not include any deviations from Code standards, other than the request for an additional 10 feet as noted above. To ensure a greater quality or community benefit from conventional development, staff recommends that the Board discuss with the applicant angling the structures to provide additional interest and break up the static look of the site plan.

Discussion Items
1. Discuss paver details that are noted on the site plan to be used for path of travel and at each vehicle entrance, and condition the project accordingly.

2. Discuss ensuring greater quality of project by angling proposed structures to add interest and break up the static look of the site plan, and condition the project accordingly.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, as the proposal is within the scope of the Environmental Impact Report (SCH# 1998032048) that was previously certified, and no further environmental review is necessary.
Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines based on the required findings itemized below.

1. The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.

The project is consistent with several General Plan policies, including those that encourage infill development (LU-1, LU-4, and CD-5). The project is designed with sufficient vehicle and bicycle parking. Bicycle parking is provided at convenient locations for each unit, consistent with policy CD-3.2. Landscaping is provided throughout the site, including low to moderate water needs, consistent with sustainability polices that promote water conservation and energy efficiency (SUS-4.2). The project is not located within the bounds of any neighborhood or area plans.

2. The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.

The site provides sufficient vehicle and bicycle parking and meets landscaping and shade requirements noted in the Municipal Code. The design meets Design Guidelines that call for creating a sense of place and being pedestrian friendly in that the project has pavers that welcome guest when they enter the site, and amenities such as a pool and Jacuzzis, open play area with children’s play structure and benches, and a dog park (DGs. 1.1.11, 1.1.13, 1.2.26, 1.1.32, 1.1.34, and 1.1.42). The color pallet will blend the project into the surrounding area, through the introduction of browns and tan shades. Building heights are minimized with a reduced roof pitch (DG 1.1.12) and compliment the setting with the color selection and variations (DG 1.2.31).

3. The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.

The project contains an attractive color pallet and structural elements that add design interest to the proposal, such as tile roofs, stucco and stone elements. These elements are in tones of tan and brown, so to blend with the foothills to the east. The project incorporates utilities and equipment into the design of the structure or are screened with fencing and landscaping (DGs 1.3.78). Exterior parking lighting has been conditioned not to exceed 12 feet in height. All lighting contains cutoffs, while providing sufficient lighting to identify structures and to light the monument (DG 1.5.13, 1.5.14, 1.5.15).

4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.
The project reduces building height by minimizing roof pitch. The proposed color pallet is neutral and allows the project to blend into the eastern foothills. The height of the structures are limited, and do not necessarily block viewsheds or dominate their surroundings. Structures are adequately setback from Highway 32, which will be buffered with landscaping to soften the project’s appearance from the right-of-way.

5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.

Proposed landscape design would provide a variety of plantings that repeat in harmony with the pattern of spaces provided between the new units. The landscape plan has been conditioned to introduce additional native and near native trees, while removing tree species that are not conducive to the foothill setting. Screening of utilities are done with creeping vines to provide further interest to the project, while also softening the structures. Overall, landscaping will have a range of colors, and textures that will provide visual interest throughout the year.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Planned Development Permit 16-01 and Architectural Review 15-34 (Lava Ridge Apartments). No building permits related to this approval shall be finaled without prior authorization of Community Development Department planning staff.

2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.

3. Height of all structures is limited to 35 feet from finished grade.

4. Monument signage shall conform to Chico Municipal Code section 19.74 Table 5-8 prior to issuance of building permits.

5. Bicycle parking shall be of a design, such as an inverted “U” or similar, that allows two points of contact for the bicycle frame.

6. Parking lot lighting shall be limited to 10 to 12 feet in height from finished grade.

7. Landscape plan shall be modified to remove Canary Pine and Strawberry Tree and introduce more native or near native species.

PUBLIC CONTACT

Public notice requirements were fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to this ARHPB meeting.
ATTACHMENTS
A. Location Map
B. Project Description
C. Site Plan
D. Color Elevations
E. Photometric and Light Detail
F. Landscape Plan
G. Viewshed Analysis

DISTRIBUTION
Internal (3)
Bob Summerville, Senior Planner
Jake Morley, Associate Planner
File: AR 15-34, PDP 16-01

External (1)
Lendco LLC., 591 Colusa Avenue, Yuba City, CA 95991

X:\Current Planning\Planned Development\16-01 Lava Ridge\Architectural Review Board 5_4AR_PD Report to Board_Lava Ridge.docx
Project Description
Lava Ridge Apartments
Native Oak Drive
Chico, California

The Lava Ridge Apartments project is one of the multi-family portions of the 2007 approved Oak Valley Development. This development is located south of State Highway 32 and east of Bruce Road. This apartment site consists of 4.97 acres of a vacant constructed building pad. It is zoned R3-SD2: medium density residential, with special design consideration 2 overlay zoning district. The development is subject to the FD Foothill Development Standards. This lot is bounded by Highway 32 on the north, R-1 on the east, R-3 on the west and Native Oak Drive on the south with the Dead Horse Slough open space area.

This parcel is part of the Phase I, 43 acre, Valley Oak Development. The parcel has been graded and established for development. It is generally flat with no trees and non-native grasses. The grading has positioned the lot substantially below the profile of State Highway 32 and the R-1 development to the East. It is slightly above or level with the recently constructed Native Oak Drive. This drive has curbs, gutters, sidewalks and utilities with a detached paved bicycle route parallel to the drive on the south.

The Lava Ridge apartment development proposes 36-1 bedroom apartments, 52-2 bedroom apartments and 10-3 bedroom apartments at 19.8 units an acre. A 3,600 square foot clubhouse is provided with a gym, business room, entertainment/lobby area, coffee/snack area, offices and restrooms. With the clubhouse, there is a 1,200 square foot pool, two Jacuzzis, cabana, park with tot equipment and restrooms. The mail center is conveniently located within this complex. The clubhouse complex is centrally located between the two gate controlled access drives near Native Creek Drive. This proposed development also includes a dog park, 176 parking spaces including ADA and electric vehicle parking. Bicycle facilities are integrated to each building and the clubhouse, pool, park area. Photometric lighting studies were done to insure adequate security lighting without light pollution to adjacent properties. Site landscaping consists of 35% of this site.

The proposed development provides a quality protected environment where residents can live quietly and have an available recreation and gathering complex as well as a venue to host private parties. The contemporary design of the two and three story apartment buildings and clubhouse creates attractive highly functional residential building. This design is accented by color variations and architectural features while maintaining developmental continuity. Multiple roof spans, building articulations, railed balconies and patios and arched entries provides interesting and pleasant building appearances. Roof coverings are concrete tile. Wall coverings are cement plaster (medium texture), with the ground level incorporating stucco stone. Plaster
trim is specified at all windows and doors and at each level. Safety rails are powder coated steel at all balconies and patios.

All utilities for the buildings are included within the building or shielded with landscaping or shield walls.
Conformance to City of Chico Design Review

DG 1.1.11 – Project provides common design elements for building architecture providing a sense of neighborhood.

DG 1.1.12 – Project reduced building length by using minimum roof pitch, minimum wall height and lowered building pad to protect view vistas and provide high visibility to the Dead Horse Slough open space area by building placement and view corridors.

DG 1.1.13 – Project provides full pedestrian access to all project elements with pedestrian friendly circulation to all facilities and public sidewalks.

DG 1.1.14 – Project provides required parking internally and away from public way.

DG 1.1.15 – Project places project gathering center near the public street.

DG 1.1.26 – Project layout provides visual presence and association with the Dead horse Slough open space area.

DG 1.1.32 – Project provides pedestrian oriented gathering area with centrally located community center.

DG 1.1.34 – Project provides sense for place with common architectural theme and to the greater Chico area by extensive pedestrian and bicycle facilities integrated paver areas within the circulation element.

DG 1.1.35 – Project provides photometric analysis to insure adequate safety lighting while minimizing light spill to adjacent areas.

DG 1.1.42 – Project provides park, tot area, pool, spa, community center and dog park.

DG 1.2.13 – Project scale and characters in conformance with zoning provides compatibility to future approved neighborhood.

DG 1.2.22 – Projects low pitched, multi-sectioned hip roofs add character and sense of place.

DG 1.2.31 Project color selection and variations compliment the natural vistas of the area.

DG 1.2.32 Project use of stone, plaster surfaces and tile roofs all provide a sense of permanence and place.

DG 1.3.13 Project provides and enhances pedestrian scale and orientation.

DG 1.3.15 Project provides views and orientation to Dead Horse Slough.
DG 1.3.22 – Project provides stamped, decorative concrete at entrance and at pedestrian crossings.

DG 1.3.78 – Project does not propose any roof mounted mechanical equipment.

DG 1.5.11 – Project entrances clearly lighted.

DG 1.5.13 – Project proposed max parking lot lights at 18’ FT height.

DG 1.5.14 – Project provides photometric plan to assume safety light without excessive light.

DG 1.5.15 – Project provide cut off fixtures for site lighting where necessary.

DG 1.5.16 – Project provides pedestrian scaled lighting.

DG 1.5.19 – Project provides cut off fixtures to minimize light spillage into adjacent areas.

DG 1.6.14 – Project provides small lighted building identification plaque for each building.

DG 1.6.16 – Project provides lighted entrance monument sign of pedestrian scale on lava cap base.

DG 1.8.12 – Project provides common design elements while considering compatibility with community.

DG 4.1.11 – Project provides sense of community by building designs and orientation.

DG 4.1.14 – Project provides a mix of unit sizes and shapes.

DG 4.1.15 – Project provides building set back variations and angled building orientation with offset parking isles.

DG 4.1.21 – Project provides view corridors and community center complex oriented to Dead Horse Slough open space.

DG 4.1.23 – Project provides building variety including size and stories.

DG 4.1.24 – Project provides balconies and patios with orientation towards parking and pedestrian areas.

DG 4.1.31 – Project provides directory signage with efficient circulation pattern.

DG 4.1.33 – Project provides pavement texture changes at pedestrian areas.
DG 4.1.35 Project provides direct pedestrian connection from public sidewalks and bicycle entrance to complex.

DG 4.1.41 – Project provides pedestrian sidewalks to all areas of complex.

DG 4.1.42 – Project provides centrally located community center complex.

DG 4.1.43 – Project proposes no site barriers for all forms of circulation.

DG 4.1.44 – Project provides photometric plan to insure safety lighting without unnecessary glare.

DG 4.1.45 – Project provides community center complex including community building, park, tot lot, pool, Jacuzzi, cabana and dog park.

DG 4.1.52 – Project provides direct sidewalks from bicycle/vehicle parking to units.

DG 4.1.53 – Project provides safety lighting cutoff to eliminate glare.

DG 4.2.11 – Project provides individual buildings, articulations, material and color variations, and roof variations.

DG 4.2.22 – Project provides architectural design theme to establish project identity.

DG 4.2.31 – Project provides public way color variations, stone veneer and varied architectural elements.

DG 4.2.32 – Project provides front facing patios and balconies with definitive access walks to buildings.

DG 4.2.41 – Project provides clearly defined entrances.
WEST ELEVATION

7/8" 3-COAT CEMENT PLASTER
COLOR CORAL COAT A22

ACCENT COLOR
TEMPEST GRAY HOUSE

1/4" DRY GAP GALV. FELT INSTALLED
PER MANUFACTURER'S SPECIFICATIONS.

LED WALL PACK LIGHT
FUTURE, BRONZE FINISH
WITH CUTOUT LIGHT SHIELD.
7" MOUNTING HEIGHT

SOUTH ELEVATION

DELUXE STONE
BOTTOM LIMESTONE 1/33

LED WALL PACK LIGHT
FUTURE, BRONZE FINISH
WITH CUTOUT LIGHT SHIELD.

RECEIVED
APR 19 2016
CITY OF CHICO
PLANNING SERVICES

DECOGRAMIC TRIM MOLDING,
BENJAMIN MAAR. TEXAS LEATHER
JACKSON TAN

6" MAN FROM GRADE TO SILL FRAMING
AND PLYWOOD TYP.
LIGHT FIXTURE

HAND HOLE IN BASE POLE COMPLETE W/ GASKETED COVER

CONNECT GROUND WIRE TO POLE

ANCHOR NUTS ABOVE AND BELOW FLANGE FOR LEVELING.

GROUT BENEATH POLE BASE FLANGE, AFTER PLUMB MIN. 1".

RAISED CONC. BASE PROVIDE RADIUS CORNERS SACK AND PATCH SURFACE TO ACHIEVE UNIFORM FINISH.

FLUSH MOUNTED 12" X 12" X 8" DEEP WATERTIGHT PULLBOX

CONDUIT FEEDER SIZE PER CODE

3/4" DIA.X 30" GALVANIZED A325 ANCHOR BOLTS (VERIFY BOLT DIAMETER WITH LIGHT MFR.)

#3 TIES @ 12" O.C. AND TWO #4 TIES AT 3" FROM TOP

SECTION
**AERIS**

Architectural Area & Roadway Luminaires

**AS2**

**METAL HALIDE: 175W-400W**

HIGH PRESSURE SODIUM: 200W-400W

10' to 35' Mounting

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**Specifications**

- **EPA:** 1.24
- **Length:** 28-1/2 (72.4)
- **Width:** 17-1/8 (43.2)
- **Height:** 6-3/8 (16.0)
- **Weight:** 40 lbs (18.2 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

*Weight as configured in example below.*

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**ORDERING INFORMATION**

For shortest lead times, configure products using standard options (shown in bold).

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**Example:** AS2 250M SR3 TB SCWA SPA LPI

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**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Streets, walkways, parking lots and surrounding areas.


**OPTICS** — Anodized segmented reflectors for superior uniformity and comfort. Reflectors attach with toolless fasteners and are rotatable and interchangable. Five full cutoff distributions available: Type II (broadway), Type III (asymmetric), Type IV (forward throw), Type V (wide, forward throw) and Type IV (symmetric square).

**ELECTRICAL** — Ballast: Constant wattage autotransformer. Metal Halide: Super CWF (pulse start ballast), 88% efficient and EIAES compliant, is required for 175-400W (SCWA option) for US shipments only. CSA, NOM or UL installed for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 400W. Ballast is 100% factory tested. All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plug.

**Socket:** Porcelain, horizontally-mounted, mogul-base socket with copper alloy, nickel-plated screw shell and center contact.

**INSTALLATION** — Integral arm for pole or wall mounting. Optional mountings available.

**LISTINGS** — UL, Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 Rated.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at: www.aerisus.com/aboutus/fuse统筹推进. due and conditions.aspx Note: Specifications subject to change without notice.

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**ACCESSIONS — Tenon Mounting Sliftpin**

Order as separate catalog number. Must be used with pole mounting (BPA).

**Accessories**

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<th>Tenon G.D.</th>
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<th>Two</th>
<th>Four</th>
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**ATTACHMENT E 2**
**Shade Calculations:** Lendco, LLC Apartments, Planter Creek Drive, Chico CA

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Shade allowed at 25%</th>
<th>50%</th>
<th>75%</th>
<th>100%</th>
<th>Total</th>
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<tbody>
<tr>
<td>Pistacia chinensis 'Keith Duvan'</td>
<td>Chinese Pistache</td>
<td>12</td>
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<td>0</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>Platanus x acerifolia 'varwood'</td>
<td>London Plane Tree</td>
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<td>1,256</td>
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<td>8</td>
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<td>Zelkova serrata 'Village Green'</td>
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<td>18</td>
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<td>14</td>
</tr>
</tbody>
</table>

**Total Shade Allowed**

40 0 8 0 34 47,728.00

parking lot area to be shaded

66,599.00

Shade Provided

47,728.00

% Shade Provided*

71.66%

(*Parking lot area requiring 50% shade / divided by shade provided by new trees)

**COMMON AREA & POOL AREA NOTES:**

A. Play equipment location. Play area safely surfaced to be artificial turf type with resilient backing. Artificial turf type surfacing is ADA accessible.

B. Picnic tables and benches.

C. Bench location, typ.

D. Lawn area. Install 2x4 recycled header between lawn areas and adjacent shrub beds. Stake every 24" or at any change of direction. Laminate double thickness on corners.

E. Mail center location, refer the architects site plan.

F. Pool equipment location.

G. Uni-sex restroom.

H. Outside showers.

I. Dual level drinking fountain location.

J. Pool lounge chairs and side tables, quantity may vary.

K. Umbrella, table & chair set location, typ.

L. 30' x 40' swimming pool.

M. Non-slip surfaced concrete pool deck.

N. 16' gazebo location.

O. 18' high raised planter / bench location with tropical foliage.

P. 24' high raised planter location with tropical foliage.

Q. 36' high raised planter with palm trees and tropical foliage.

R. Jacuzzi location.

S. Shrub & ground cover planting area, typ.
**GENERAL NOTES:**

A. The landscape plans will comply with the requirements of the water-efficient landscape ordinance (NELO), Elements of the Landscape Documentation Package:

(a) The Landscape Documentation Package shall include the following six (6) elements:

1. Project Information:
   (A) Date
   (B) Project Applicant
   (C) Project Address (if available, parcel and/or lot number(s))
   (D) Total landscape area (square feet)
   (E) Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
   (F) Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well

(b) Checklist of all documents in Landscape Documentation Package

(c) Project contacts to include contact information for the project applicant and property owner

(d) Applicant signature and date with statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".

(2) Water Efficient Landscape Worksheet:

(A) Hydrozone Information Table

(B) Water budget calculations

1. Estimated Maximum Applied Water Allowance (MAWA)

(3) Soil management report

(4) Landscape design plan

(5) Irrigation design plan

(6) Grading design plan

**NOTES:**

*(Contractor to verify all quantities from plan. Plant legend is for reference only.)*

**FF---FILCOL IV Water Use Classification of Landscape Species Evaluation List-2014. Region 2, Sunset Zone D6**

*** NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.***

*I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan*

### PLANT LEGEND - ON SITE A list of probable plantings to be used!

**Key**

<table>
<thead>
<tr>
<th>Botanical Name - Common Name</th>
<th>FF**</th>
<th>Symbol</th>
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<tbody>
<tr>
<td><strong>Size</strong></td>
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</tr>
<tr>
<td>Qty.</td>
<td></td>
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</tr>
</tbody>
</table>

#### TREES

| #1 | Acer x freemontii 'Autumn Blaze' - Autumn Blaze Red Maple | 15 | M |
| #2 | Arbutus 'Marina' - Marina Strawberry Tree | 15 | L |
| #3 | Lagerstroemia indica 'Natchez' Std. - Std White Crape Myrtle | 15 | L |
| #4 | Pinus canariensis - Canary Island Pine | 15 | L |
| #5 | Piptadenia chinesis 'Keith Davey' - Chinese Pistache | 15 | L |
| #6 | Platanes acerifolia 'Vamwood' - London Plane Tree | 15 | M |
| #7 | Zelkova serrata 'Village Green' - Japanese Sawleaf Zelkova | 15 | L |
| #8 | Quercus lobata - California Valley Oak | 15 | L |
| #9 | Quercus variabilis - Interior Live Oak | 15 | VL |

#### GRASSES

| #1 | Muhlenbergia rigens - Deer Grass | 15 | L |
| #2 | Pennisetum a. 'Hameln' - Dwarf Fountain Grass | 15 | L |
| #3 | Stipa lessiniaca - Mexican Feather Grass | 15 | M |

#### PERENNIALS

| #1 | Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile | 15 | M |
| #2 | Dianthus 'Fornight' - Fornight Lily | 15 | L |
| #3 | Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily | 15 | L |
| #4 | Tulipa 'Violetta' 'Vorlestat' - Variegated South German | 15 | M |

#### SHRUBS

| #1 | Callicarpa americana - Crimson Showy Beauty Rose | 15 | M |
| #2 | Ilex verticillata 'Nana' - Dwarf Yaupon Holly | 15 | M |
| #3 | Lagerstroemia indica 'Razzle Dazzle' - Chinese Fringe Flower | 15 | M |
| #4 | Nandina domestica 'California Girl' - Nandina | 15 | M |
| #5 | Olea europaea 'Little Ollie' - Dwarf Olive | 15 | M |
| #6 | Pittosporum tenuifolium 'Variegata' - Variegated Pittosporum | 15 | M |
| #7 | Pittosporum tenuifolium 'Whitney's Dwarf' - Whitney's Dwarf Pittosporum | 15 | M |
| #8 | Rhamnus cathartica 'Tom Thumb' - Dwarf Pink Smoke Tree | 15 | M |
| #9 | Rosa 'Neon' P.P.R. 'PP 197' - White Flower Carpet Rose | 15 | M |
| #10 | Salvia Greggii - Autumn Sage | 15 | M |
| #11 | Salvia leucantha 'Atam Chardonnay' - Hybrid California Sage | 15 | M |
| #12 | Spirea bumalda 'Anthony Waterer' - Anthony Waterer Spirea | 15 | M |
| #13 | Teucrium fruticans - Germander | 15 | L |
| #14 | Viburnum tinus 'Spring Bouquet' - Laurustinus | 15 | L |
| #15 | Juniperus 'Chickasaw Blue' - Columnar Juniper, 8-10' H x 5' W | 15 | L |

#### VINES

| #1 | Parthenocissus tricuspidata 'Veitchii' - Little Leaf Boston Ivy | 15 | M |

#### GROUND COVERS

| #1 | Baccharis pilularis 'Twin Peaks' - Coyote Bush Plant 1 gal. @ 36' o.c. | 15 | L |
| #2 | Rosmarinus officinalis 'Prostratus' - Trailing Rosemary Plant 1 gal. @ 36' o.c. | 15 | M |
| #3 | Trachelospermum jasminoides - Star Jasmine Plant 1 gal. @ 36' o.c. | 15 | L |
| #4 | Juniperus conferta 'Pacific' - Pacific Shore Juniper Plant 1 gal. @ 36' o.c. (may sub 4' pot @ 12' o.c.) | 15 | L |

**SOD LAWN**

Balboa Pines, 40% Dwarf Tall Fescue / 10% Kentucky Bluegrass

**ATTACHMENT F**
# PLANT LEGEND - OFF SITE AREAS

<table>
<thead>
<tr>
<th>Key</th>
<th>Botanical Name - Common Name</th>
<th>Size</th>
<th>Qty.*</th>
<th>FF**</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>Acer x freemani 'Autumn Blaze' - Autumn Blaze Red Maple</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol1.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T2</td>
<td>Aesculus californica - Buckeye</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol2.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T3</td>
<td>Arbutus 'Marina' - Marina Strawberry Tree</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol3.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T4</td>
<td>Zelkova serrata 'Green Vase' - Japanese Zelkova</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol4.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T5</td>
<td>Cercis occidentalis - Western Redbud</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol5.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T6</td>
<td>Pinus canariensis - Canary Island Pine</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol6.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T7</td>
<td>Platania racemosa - California Sycamore</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol7.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T8</td>
<td>Quercus lobata - California Valley Oak</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol8.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T9</td>
<td>Pistacia chinenesis 'Keith Davey' - Chinese Pistache</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol9.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T10</td>
<td>Quercus wislizenii - Interior Live Oak</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol10.png" alt="Symbol" /></td>
</tr>
<tr>
<td>T11</td>
<td>Uebelliaria californica - California Laurel</td>
<td>#5</td>
<td>L</td>
<td>L</td>
<td><img src="symbol11.png" alt="Symbol" /></td>
</tr>
</tbody>
</table>

## MITIGATION TREES

<table>
<thead>
<tr>
<th>Botanical Name - Common Name</th>
<th>Size</th>
<th>Qty.*</th>
<th>FF**</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>M1</td>
<td>Quercus douglasii - Blue Oak</td>
<td>(1) #5, (2) #D</td>
<td>L</td>
<td><img src="symbol12.png" alt="Symbol" /></td>
</tr>
<tr>
<td>M2</td>
<td>Quercus wislizenii - Interior Live Oak</td>
<td>(1) #5, (2) #D</td>
<td>L</td>
<td><img src="symbol13.png" alt="Symbol" /></td>
</tr>
</tbody>
</table>

Existing Tree to Remain

## SHRUBS

<table>
<thead>
<tr>
<th>Key</th>
<th>Botanical Name - Common Name</th>
<th>Size</th>
<th>Qty.*</th>
<th>FF**</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1</td>
<td>Arctostaphylos d. 'Howard McMinn' - Howard McMinn Manzanita</td>
<td>#5</td>
<td>L</td>
<td><img src="symbol14.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>S2</td>
<td>Geanthus 'Julia Phelps'</td>
<td>#5</td>
<td>L</td>
<td><img src="symbol15.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>S3</td>
<td>Cistus salviifolius - Sageleaf Rockrose</td>
<td>#5</td>
<td>L</td>
<td><img src="symbol16.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>S4</td>
<td>Heteromeles arbutifolia - California Yaupon</td>
<td>#5</td>
<td>L</td>
<td><img src="symbol17.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>S5</td>
<td>Mahonia aquifolium 'Compacta' - Compact Oregon Grape</td>
<td>#5</td>
<td>L</td>
<td><img src="symbol18.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>S6</td>
<td>Rhododendron californica 'Mound San Bruno' - Coffeeberry</td>
<td>#5</td>
<td>L</td>
<td><img src="symbol19.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>S7</td>
<td>Salvia clevelandii - California Blue Sage</td>
<td>#5</td>
<td>L</td>
<td><img src="symbol20.png" alt="Symbol" /></td>
<td></td>
</tr>
</tbody>
</table>

## PERENNIALS

<table>
<thead>
<tr>
<th>Key</th>
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<th>Size</th>
<th>Qty.*</th>
<th>FF**</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>Achillea filipendulina 'Moonshine' - Yarrow</td>
<td>#1</td>
<td>L</td>
<td><img src="symbol21.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>P2</td>
<td>Artemesia californica - Artemesia</td>
<td>#1</td>
<td>L</td>
<td><img src="symbol22.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>P3</td>
<td>Muhlenbergia rigens - Deer Grass</td>
<td>#1</td>
<td>L</td>
<td><img src="symbol23.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>P4</td>
<td>Nassella pulchra - Needle Grass</td>
<td>#1</td>
<td>L</td>
<td><img src="symbol24.png" alt="Symbol" /></td>
<td></td>
</tr>
<tr>
<td>P5</td>
<td>Zauschneria californica - California Fuchsia</td>
<td>#1</td>
<td>L</td>
<td><img src="symbol25.png" alt="Symbol" /></td>
<td></td>
</tr>
</tbody>
</table>

## GROUND COVERS

- **Arctostaphylos uva-ursi 'Pt. Reyes' - Bearberry Montanita**
- **Baccharis x 'Centennial' - Coyote Bush**
- **Rosmarinus o. 'Prostratus' - Trailing Rosemary**

**GROUND COVER PLANTING NOTES:**

- (2) rows of **size** plants at 3'-6' apart, refer to the city std. detail L5-4

## BASIC NATIVE EROSION CONTROL MIX

- **Product Information:**
- **Basic Native Erosion Control Mix**
- **Mix contains:**
  - *Dromas carinatus* 'Cucamonga' (cucamonga)
  - *Pectis microstachys* (small fescue)
  - *Trifolium ciliatum* (tree clover)
- **Seeding rate:** 32 lbs per acre
- **Height range:** 30-36 inches

**545 SEEDS inc.**

P.O. Box 1215
Carpinteria, CA 93014
Phone: (805) 684-0446
Fax: (805) 684-2748

*Contractor to verify all quantities from plan. Plant legend quantities are for reference only.*

**FF: JUCOLS Species Evaluation List IV 2014, Region 2 Central Valley, Sunset Zone 9**

**NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND ARCH.**

"I have complied with the criteria of the Model Inwater Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan."

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**ATTACHMENT F**