
APPENDIX V

SPECIFIC PLAN



CHADWICK RANCH ESTATES



Specific Plan No. SP 19-001

August 2021

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1. INTRODUCTION

Authorized by Government Code section 65450 et seq., a specific plan is a tool for implementing a general plan and must be consistent with the general plan. A specific plan refines implementing policies of the general plan to development proposals in a defined area. Recognizing that different communities will have different goals in adopting a specific plan, the enabling act allows a wide range of flexibility when preparing a specific plan. However, all specific plans must include the components described by Government Code section 65451 as excerpted below.

Government Code Section 65451

- (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

In addition, all subsequent subdivision and development, and zoning regulations must be consistent with the specific plan.

1.1 Purpose of the Specific Plan

Specific Plan are utilized to establish development standards that are created specifically for the project area, while still ensuring compliance with the City's General Plan. Guidelines, regulations, and development standards incorporated into a specific plan allow development to respond more sensitively to the natural environment and create a better project than a typical zoning standard would allow. The Land Use Element of the City's General Plan specifically provides that development of the Chadwick Ranch

Estates property would require review and approval of a specific plan in order to take advantage of cluster development and implement special design consideration.

The Chadwick Ranch Estates Specific Plan guides development of a 111.8-acre vacant site located in the City of Bradbury and within the Bradbury Community Services District bounded by the City of Duarte on the east, the Angeles National Forest to the north and the City of Monrovia to the west. Existing homes and a debris basin are located to the south. The document comprehensively addresses development issues related to the steep hillside topography and the sensitive natural environment afforded by the foothills to the San Gabriel Mountains as required by the City of Bradbury Hillside Development Standards.

The Chadwick Ranch Estates Specific Plan uses cluster development concepts and conservation easements to dedicate open space, most of which is very near the Angeles National Forest. The cluster development concept allows the homes to be grouped closer together on smaller lot sizes. The use of clustering preserves natural open space, natural resources, and woodlands, while also protecting scenic views. Clustering the project results in fewer ecological and environmental impacts compared to using conventional development design practices; the concept produces a reduction in impacted areas and the protection of existing steep slopes. The project design results in less stormwater runoff into wetlands, and impervious surface coverage is reduced as a result of clustering the proposed lots. Using this concept, there are 14 proposed dwelling units on a minimum of one-half acre. The cluster design allows the creation of conservation easements to keep 58 percent of the property in its natural state, results in less stormwater runoff, and impervious surface coverage is reduced.

1.2 Specific Plan Authority

According to State law, a specific plan may have the force of zoning. Standards set forth in this Specific Plan are the primary development standards that are used to guide subdivision and construction activity on the hillside property. Enforcement of the Specific Plan provisions shall be the same as enforcement of other provisions of the Development Code. Violation of the provisions of the Specific Plan shall constitute a violation of the Development Code. The Specific Plan is adopted by City Council ordinance, after review and consideration by the Planning Commission. Where this plan is silent with respect to development standards, the provisions of the Development Code shall apply.

When not explicitly stated by this Specific Plan, the Design Guidelines of the City and the Community Services District (“CSD”) shall apply as well as any Codes, Covenants and Restrictions (CCRs) required by the Bradbury Homeowner’s Association.

1.3 CEQA Compliance

The Chadwick Ranch Estates Specific Plan and related Tract Map were approved in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines (Guidelines), and the City policies

adopted to implement CEQA and the Guidelines. An Environmental Impact Report was prepared and certified by the City Council of Bradbury for the development proposed by this Specific Plan. The City Council also made the necessary findings and statement of overriding considerations relating to the significant impacts and adopted a Mitigation Monitoring and Reporting Program.

Development of individual lots will be analyzed for additional impacts under CEQA.

1.4 Document Organization

To provide the technical information supporting the proposed project this document is organized into the following Chapters:

Chapter 1	Introduction
Chapter 2	Existing Setting
Chapter 3	Regulatory Framework
Chapter 4	Goals
Chapter 5	Project Description
Chapter 6	Development Standards and Regulations
Chapter 7	Design Guidelines
Chapter 8	Specific Plan Administration
Chapter 9	Designations and Definitions
Chapter 10	Exhibits

2. EXISTING SETTING

2.1 Location

The Chadwick Ranch property is located within the incorporated City of Bradbury and is currently zoned as “Agriculture Residential Estate with a Specific Plan Overlay,” A-5 (SP), allowing for 5-acre minimum single-family lots. The 111.8-acre project site is comprised of 3 separate parcels (Assessor's Parcel Numbers (APN) 8527-005-001, 0527-005-004, and 527-001-010). The project site is located in the north eastern area of the city, 1.2 miles north of the Foothill Freeway (I -210) adjacent to the Bradbury Debris Basin, and can be accessed via Bliss Canyon Road within the Bradbury Estates Community. The general location is illustrated in **Figures 2.1-2.3**.

The property is depicted on the U.S. Geological Survey (USGS) topographic map Azusa, California (dated 1966 and photo revised in 1972) at Section 19, Township 1 North, Range 10 West. The Universal Transverse Mercator (UTM) coordinates approximately corresponding to the study area are 411407 mE and 3779912 mN (Zone 11S). The Project site is located in the foothills of the San Gabriel Mountains, with elevations ranging from approximately 1,790 feet above mean sea level (amsl) to 790 feet amsl.

The site has never been developed and there is no existing infrastructure.

Figure 2.1 Vicinity Map

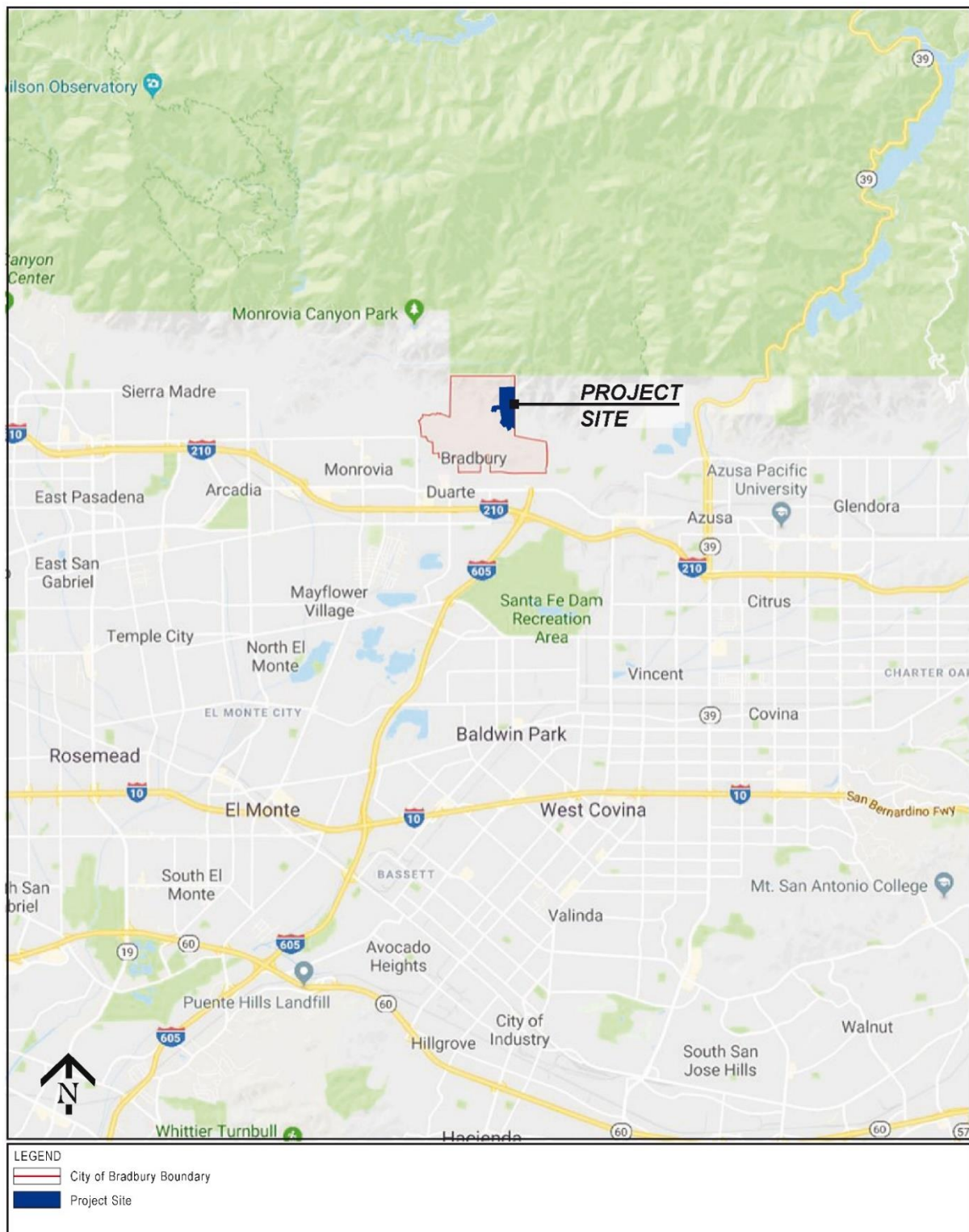


Figure 2.2 Regional Location Aerial

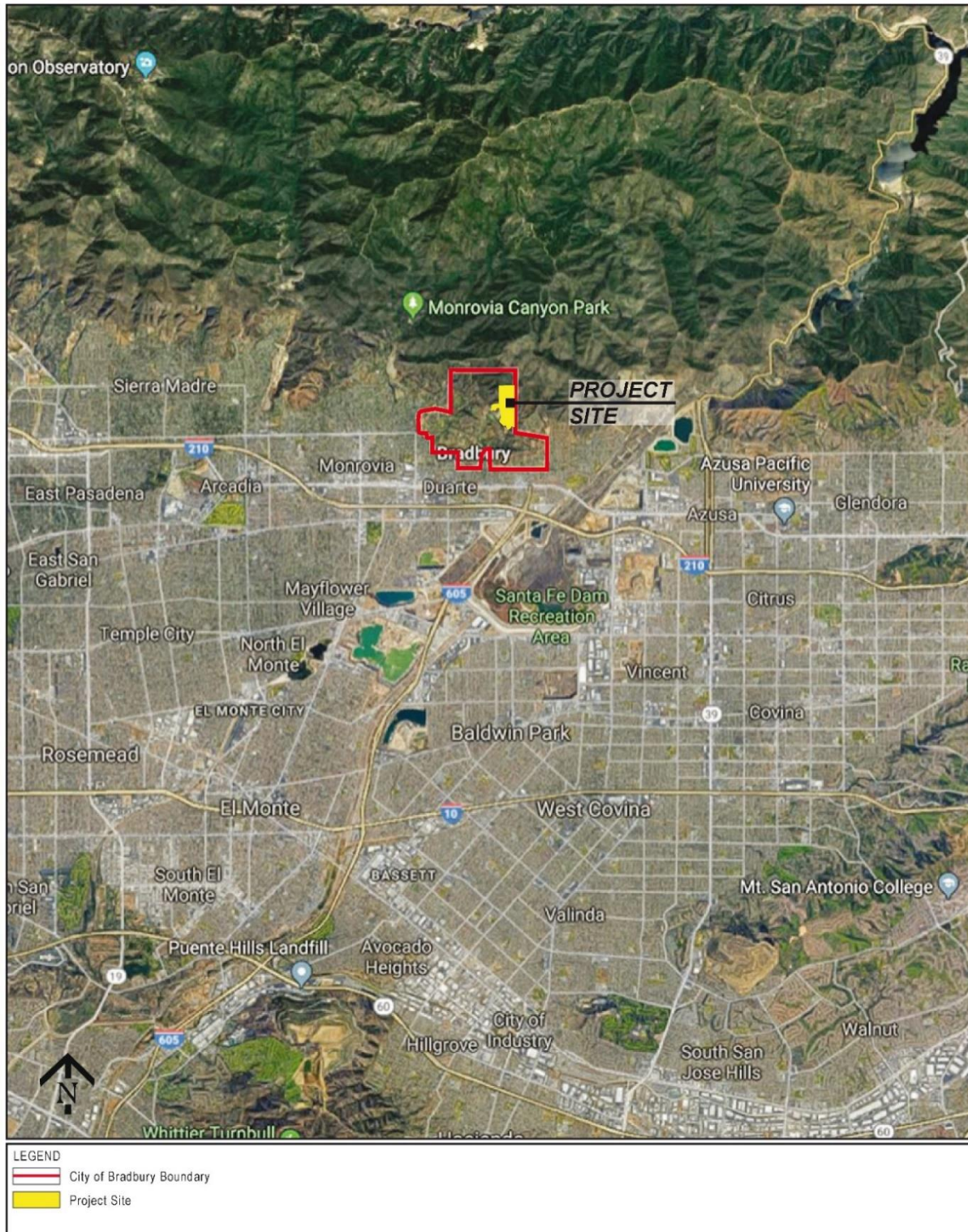
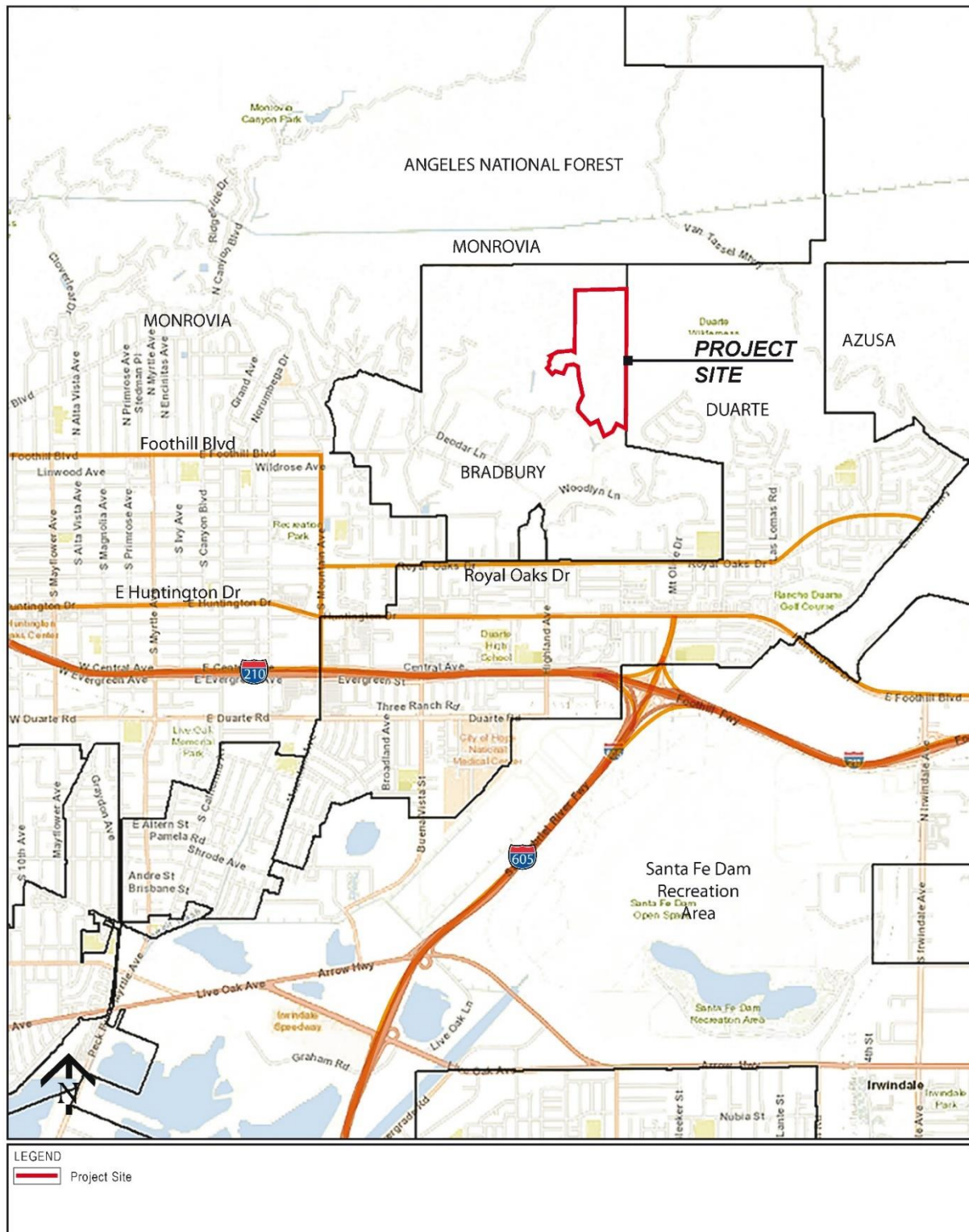


Figure 2.3 Site Location Map



2.2 Existing Site Conditions

- A. Land Uses.** Existing land uses as well as existing general plan land use designations and zoning are shown in Table 2.1. Existing general plan designations and zoning within the City of Bradbury, prior to the approval of the Specific Plan and related actions, are presented in **Figures 2.4 and 2.5**. Adjacent land uses include open space to the east (Duarte Wilderness Preserve), open space to the north, including the Angeles National Forest, and Open Space managed by Flood Control to the south and west. The three flood control facilities to the south and west are: the Bradbury Debris Basin, the Spinks Debris Disposal Site, and the Spinks Debris Basin. The property to the west on the northern portion and north also is zoned A-5 Agriculture Residential Estate with a Specific Plan overlay; there are no current plans for development.

Table 2.1 Land Uses: Existing, General Plan Designation and Zoning

Location	Jurisdiction	Land Use	General Plan Designation	Zoning
Site	City of Bradbury	Open Space	Open Space Privately Owned, Undeveloped	A-5 SP
North	City of Bradbury	Open Space	Open Space Privately Owned, Undeveloped	A-5 SP
West	City of Bradbury	Open Space	Open Space Privately Owned, Undeveloped	A-5 SP
North/West	City of Bradbury	Open Space	Open Space Privately Owned, Undeveloped	A-5 SP
South/West	City of Bradbury	Public Facilities	OS Open Space Flood Control	Open Space
South	City of Bradbury	Public Facilities	OS Open Space Flood Control	Open Space
North/East	City of Duarte	Open Space	Residential Foothill - 1 du/ac	Open Space
South/East	City of Bradbury	Residential SFD	Ag/Estate 2-acre minimum	A-2
East	City of Duarte	Open Space (Duarte Wilderness Preserve)	Open Space; Park	Open Space

Figure 2.4 City of Bradbury General Plan Land Use Map

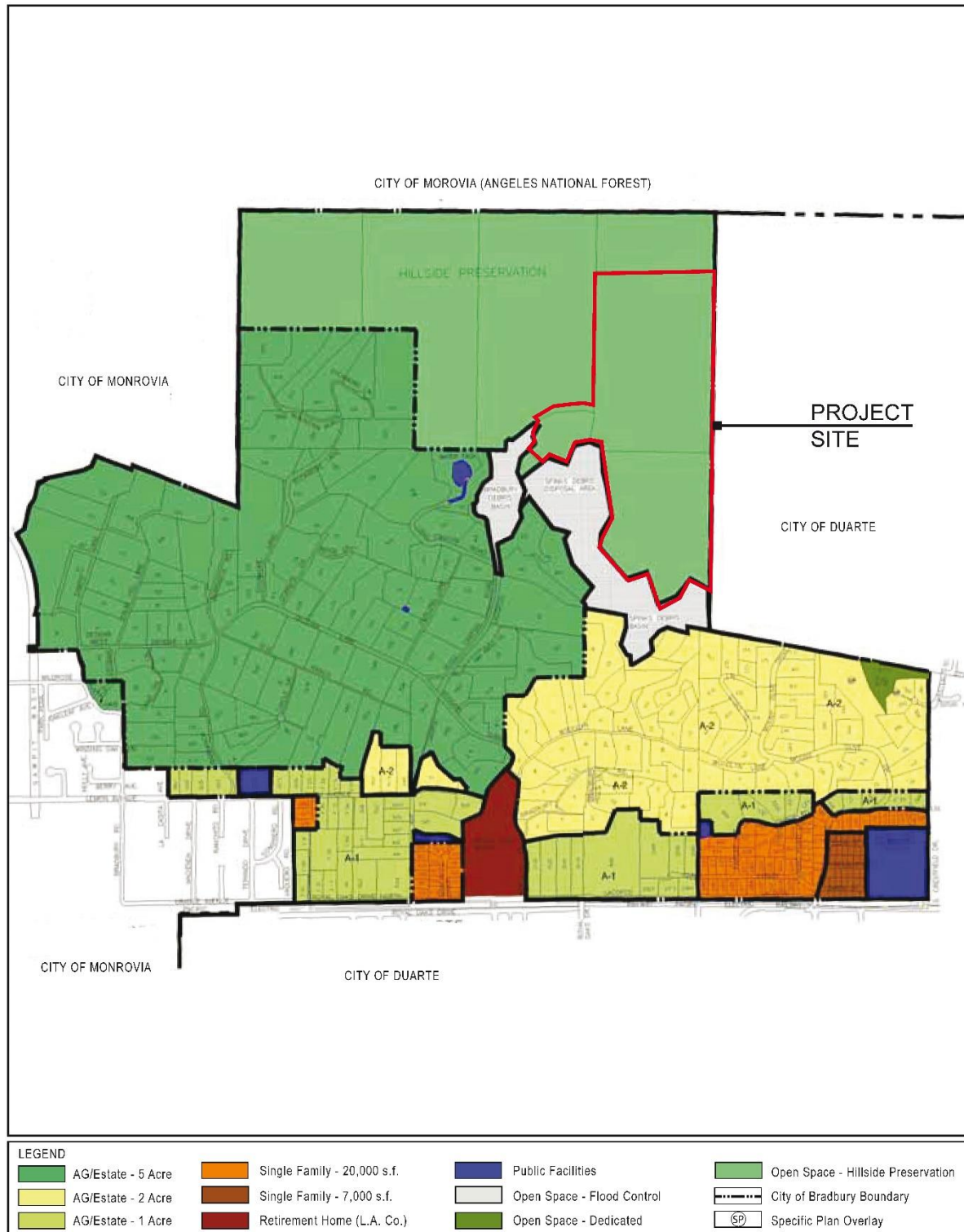
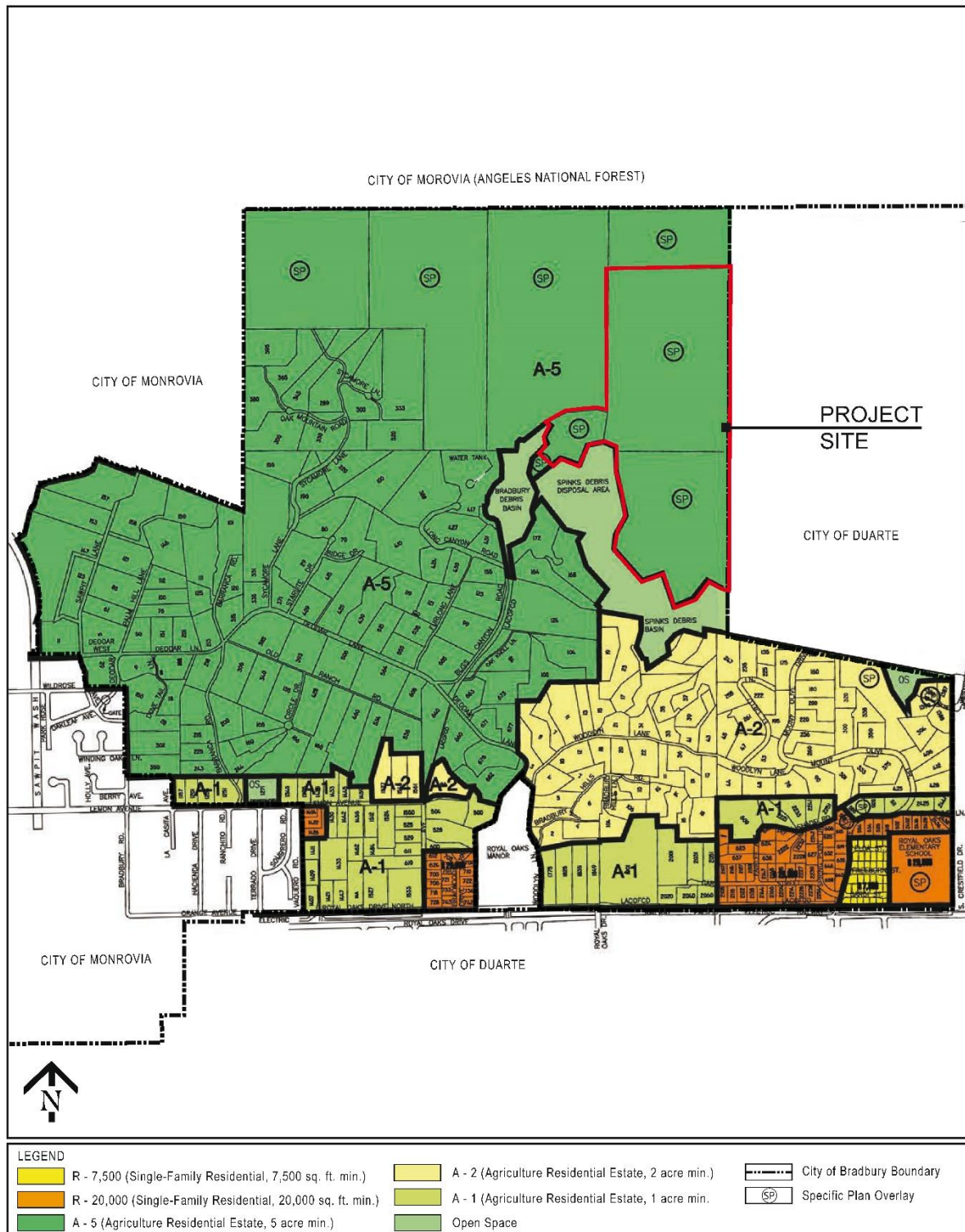


Figure 2.5 City of Bradbury Zoning Map



B. Biological Resources. The Project site is located in the foothills of the San Gabriel Mountains, with elevations ranging from approximately 790 feet amsl to 1,790 feet amsl. The Project site has a prominent east-west ridgeline in the northern portion of the site with multiple lateral ridgelines that slope steeply to the south. The ridgelines and slopes are vegetated predominately with chaparral (including Scrub Oak Chaparral and a mixed chaparral) and California Buckwheat-California Sagebrush Scrub. Plants associated with the chaparral areas include scrub oak (*Quercus berberidifolia*), laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), hollyleaf redberry (*Rhamnus ilicifolia*), spiny redberry (*Rhamnus crocea*), blue elderberry (*Sambucus nigra* ssp. *caerulea*), bush monkeyflower (*Diplacus aurantiacus*), chamise (*Adenostoma fasciculatum*), chaparral honeysuckle (*Lonicera subspicata*), fragrant sumac (*Rhus aromatica*), lemonadeberry (*Rhus integrifolia*), chaparral yucca (*Hesperoyucca whipplei*), and poison oak (*Toxicodendron diversilobum*). Plants associated with the coastal sage scrub include California buckwheat (*Eriogonum fasciculatum*), coastal sagebrush (*Artemisia californica*), deerweed (*Acmispon glaber*), black sage (*Salvia mellifera*), white sage (*Salvia apiana*), sawtooth goldenbush (*Hazardia squarrosa*), and coast prickly pear (*Opuntia littoralis*). The chaparral vegetation is the dominant scrub vegetation, with coastal sage scrub in smaller patches or intermixed with the chaparral. Overall, southern mixed chaparral is prominent on the north- and west-facing slopes, with Diegan coastal sage scrub on south- and east-facing slopes. The north-south ridgelines are separated by incised drainage features that drain towards offsite flood-control facilities to the south. The southernmost portion of the site contains a larger drainage feature supporting a riparian woodland dominated by coast live oak (*Quercus agrifolia*) and western sycamore (*Platanus racemosa*). Coast live oak trees also occur throughout the other drainage features and on adjacent slopes. Additional riparian vegetation includes black willow (*Salix gooddingii*) and mulefat (*Baccharis salicifolia*). Adjacent land uses include residential development to the west, south, and southeast; open space to the east (Duarte Wilderness Preserve); and open space to the north, including the Angeles National Forest. Offsite lands to the north and east are also associated with a County of Los Angeles Significant Ecological Area (SEA) for San Gabriel Canyon. See Figures 2.6-2.8 for View Locations and Site Imagery.

Focused gnatcatcher surveys were conducted within all areas of suitable habitat located within the property, although suitable pockets of coastal sage scrub are scattered amongst dominant areas of mixed chaparral. This area is not Critical Habitat for the gnatcatcher.

The overall Study Area, including the onsite and offsite development areas and the proposed open space, provides both live-in habitat and movement opportunities for many mammalian species, including black bear (*Ursus americanus*), mountain lion (*Puma concolor*), mule deer (*Odocoileus hemionus*), bobcat (*Lynx rufus*), coyote (*Canis latrans*), and gray fox (*Urocyon cinereoargenteus*). Although the development footprint does not by itself constitute a “wildlife corridor,” it does support local wildlife movement and is situated within the southwest edge of a Natural Landscape Block designated by the California Department of Fish and Wildlife (CDFW), and immediately west of the Duarte Wilderness Preserve and a County of Los Angeles Significant Ecological Area for San Gabriel Canyon. The Study Area provides contiguous habitat composed of similar vegetation communities found in the surrounding vicinity of the San Gabriel Mountains.

The ridgeline and the development footprint do not constitute a “wildlife corridor” critical to movement in the San Gabriel Mountains, but instead support local wildlife movement at the

extreme edge of a much larger block of live-in habitat and movement routes.

The ridgeline within the subject parcel that forms the northern edge of the development footprint represents a main route for wildlife movement relative to the Project site, allowing wildlife to move laterally between Bradbury Canyon and Spinks Canyon to the north, and then serves as a conduit to allow passage of wildlife through the Project site to the south.

The Wildlife Movement Routes are shown in **Figure 2.9** and provides a general representation of movement routes through the Specific Plan area connecting National Forest Lands and other open space to the north and east with urban areas to the south and west. The Figure also provides a general overlay of the development footprint along with gates that are proposed to prevent public vehicle access to Flood Control facilities, i.e., the Bradbury Canyon Debris Basin, the Spinks Debris Disposal Area and Spinks Canyon Debris Basin. The gates will allow wildlife to pass through them to maintain a connection between the bottom of Bradbury Canyon to the north and the bottom of Spinks Canyon to the south.

- C. Geology.** Based on regional geologic mapping and on a recent subsurface exploration, the subject property is underlain by Cretaceous age granitic rocks, which consist of a mixture of massive to foliated quartz diorite rock, granodioritic-to-granitic rock, and light-colored quartzo-feldspathic gneiss. These rocks are moderately to intensely-fractured, locally sheared, and deeply weathered. In the southern portion of the site, the granitics are mantled by dissected, older alluvial fan deposits (Pleistocene age), locally referred to as the San Dimas Formation. These deposits consist of gravel, sand, silt, and clay, which is poorly consolidated and moderately to slightly decomposed. This unit varies in thickness from a few feet to as much as 70 to 90 feet. Stream laid alluvial deposits are located in the canyon bottoms. These loose, granular materials are derived from near source granitics/fan deposits and are on the order of 15 to 20 feet in maximum depth.

The site is located several hundred feet north of the main splay of the Sierra Madre Fault Zone. This zone has been classified as “active” per the State of California Alquist-Priolo (AP) Earthquake Fault Act. As part of this Act, a fault hazard zone is established along the trace of active faults. Detailed fault investigations are required in this zone for the siting of any habitable structures. Based on preliminary map studies, a relatively minor portion of the site/property may encroach into an AP fault hazard zone.

Figure 2.6 View Location Map

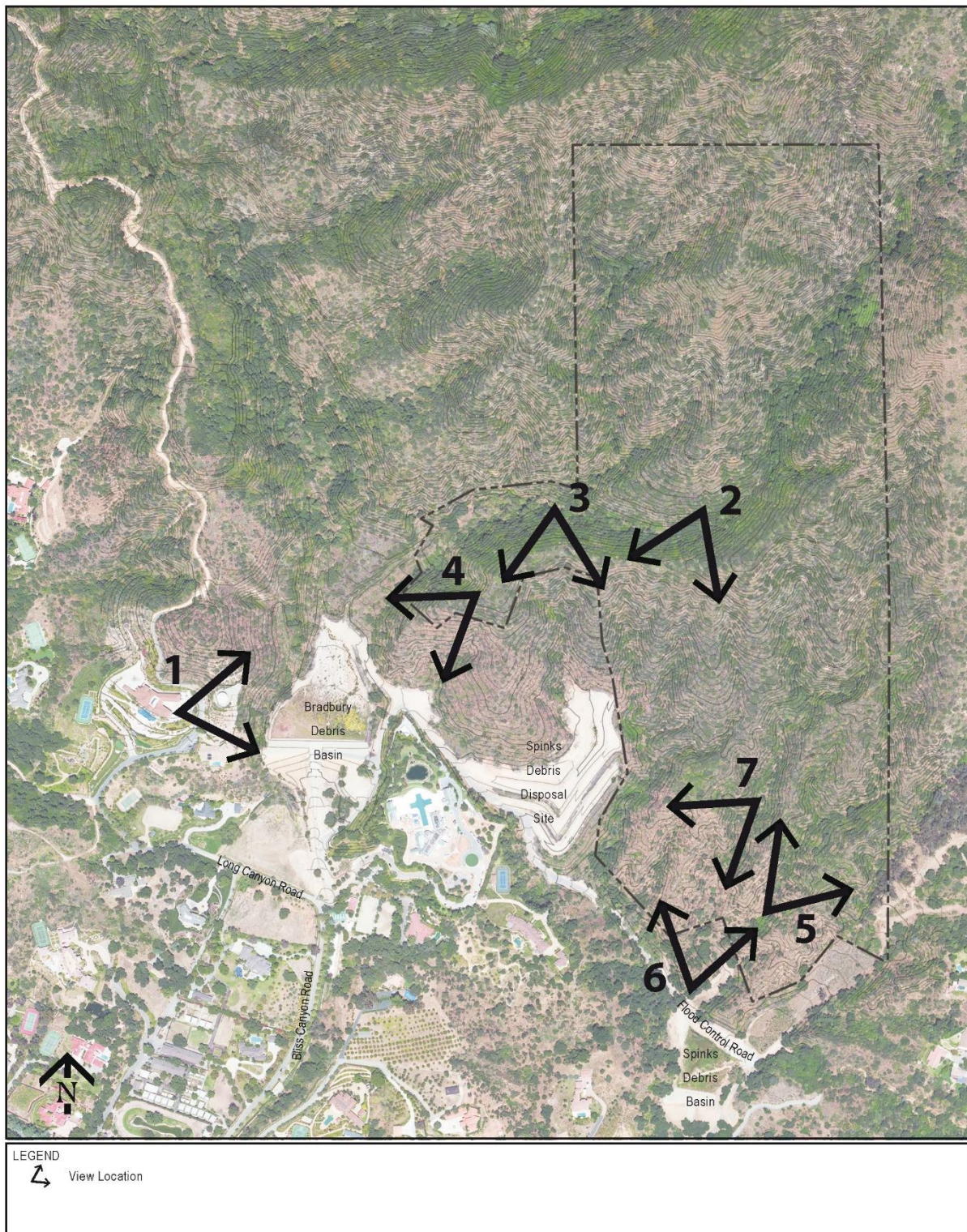


Figure 2.7 Site Imagery 1



VIEW 1



VIEW 2



VIEW 3

Figure 2.8 Site Imagery 2



VIEW 4



VIEW 5



VIEW 6



VIEW 7

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- D. Topography/Slope Analysis.** The property is 111.8-acres and located adjacent to the Bradbury Debris Basin, Spinks Debris Disposal Area and Spinks Debris Basin. The existing topography of the northern half of the site is very steep, sloping from the northeast to the southwest with a high point of 1,790 feet amsl. The southern half of the site is fairly steep with rolling terrain sloping towards the south with a low point of 790 feet amsl. An Elevational Analysis is shown in **Figure 2.10**. The geology of the site is currently being studied to ensure the feasibility of a residential land use on the site.

The site is very steep; as shown in **Table 2.2** below, approximately 76 percent of the area has slopes over 50 percent. The proposed site design preserves the hillsides, limiting grading to a 47.3-acre area, which is approximately 42 percent of total 111.8-acres comprising the Specific Plan area. A diagram of the Slope Analysis is shown on **Figure 2.11**.

Table 2.2 Slope Analysis

Range of Slope	Existing Conditions Acres	Percent
0%-10%	5.6 AC	5%
10%-25%	3.3 AC	3%
25%-35%	5.6 AC	5%
35%-50%	12.2 AC	11%
50% & Up	84.3 AC	76%

Figure 2.9 Wildlife Movement Routes

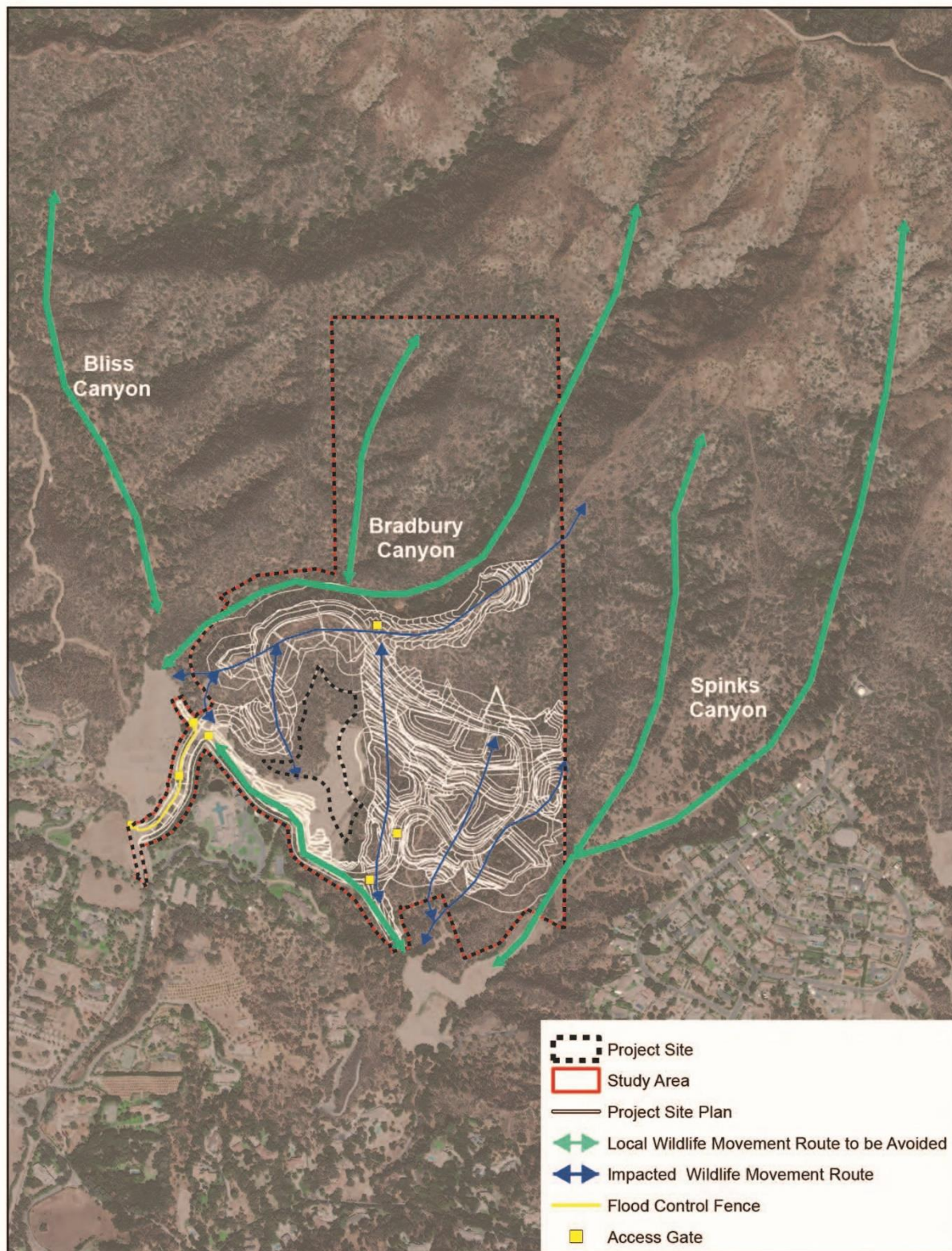


Figure 2.10 Elevation Analysis

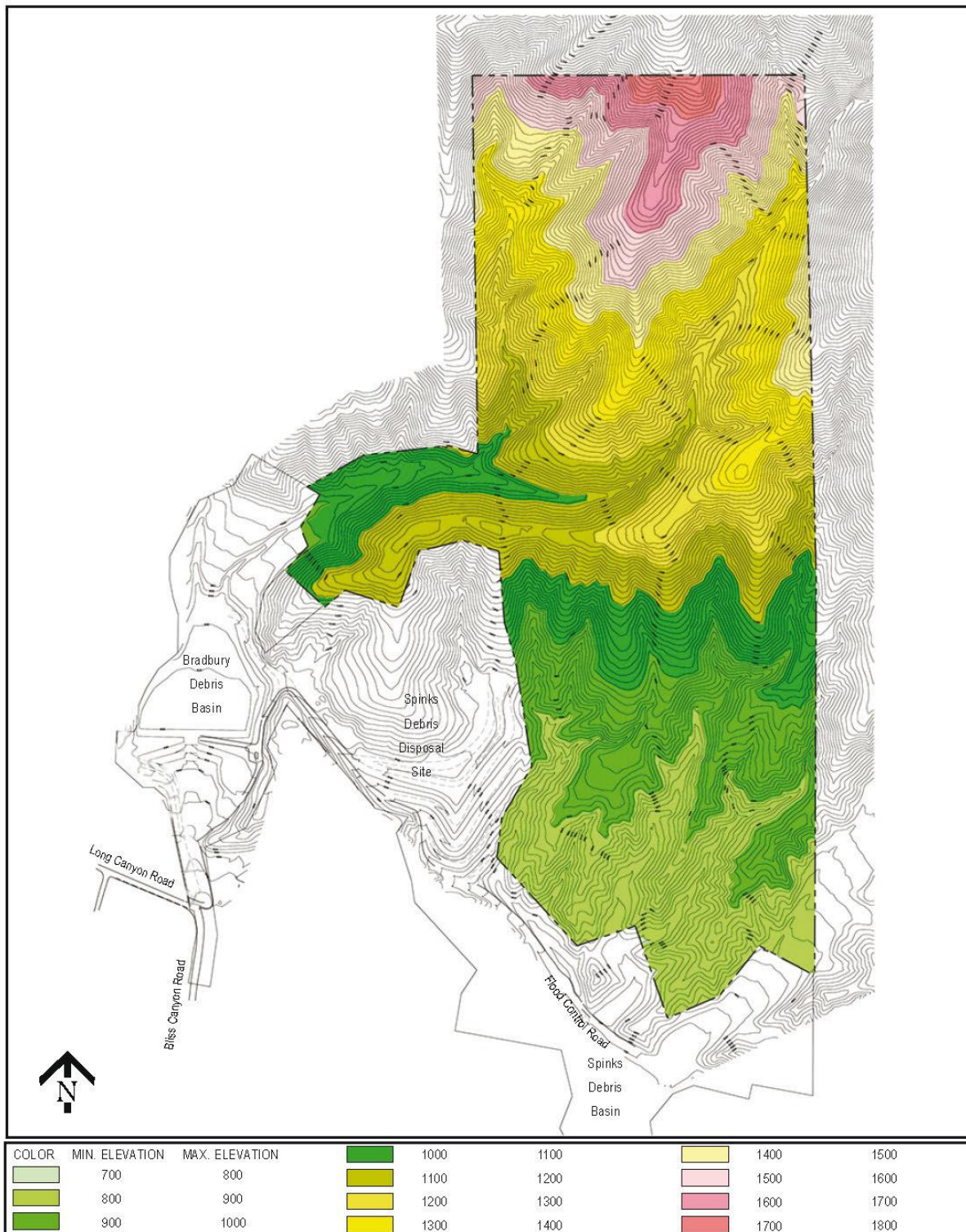
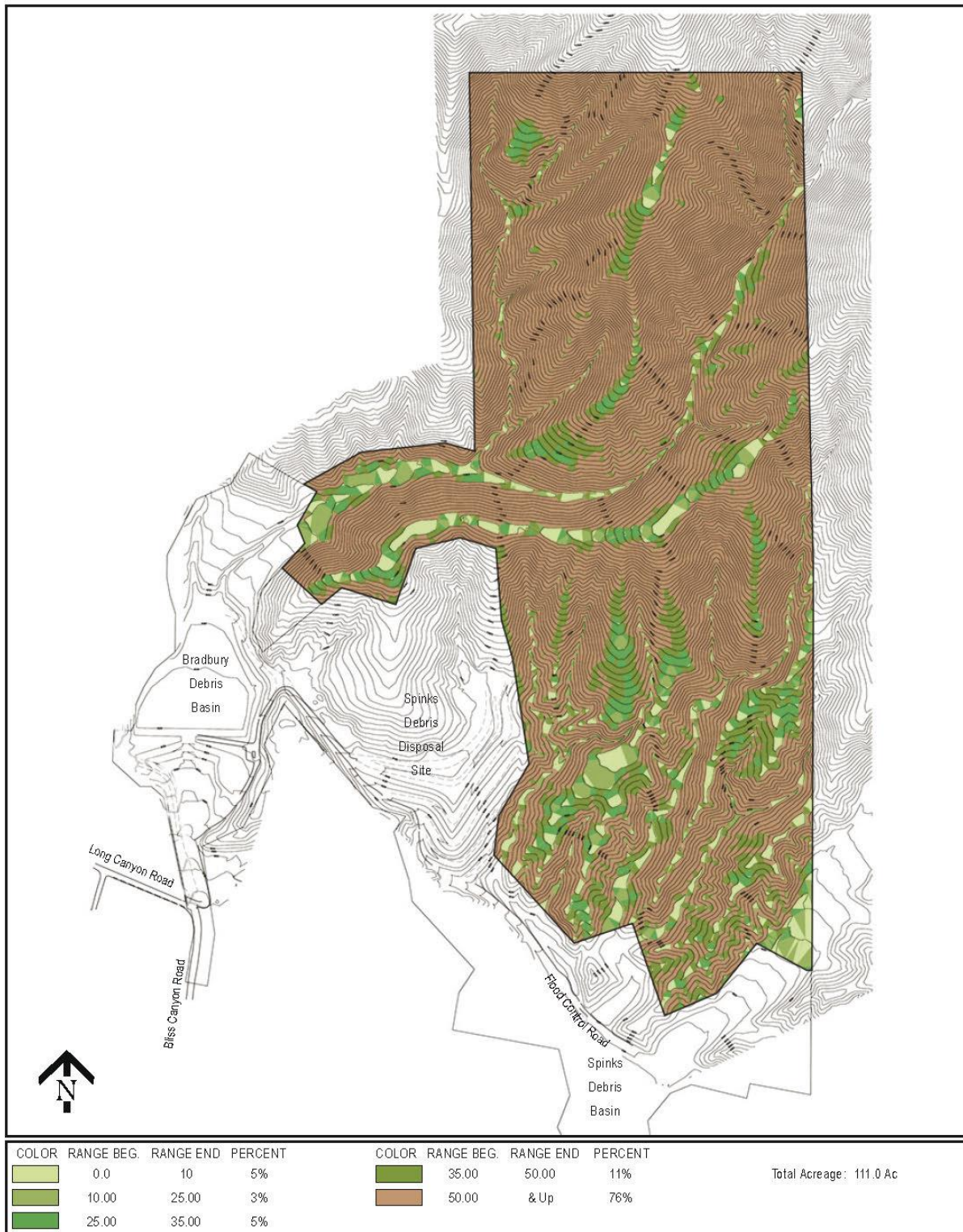


Figure 2.11 Slope Analysis



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- E. Cultural Resources.** Based on the cultural resource records search conducted at the SCCIC on August 29, 2019, no prehistoric cultural resource sites or isolates have been recorded within the project boundary or within the half-mile buffer zone surrounding the project area. The records search did show the presence of three historic properties within the half-mile buffer zone but none within the project boundary. The Spanish Canyon Motorway (19-004717) extends along ridgelines from north Bradbury through Angeles National Forest land and into Monrovia; it appears to have been constructed between 1946 and 1952, likely as a firebreak (Garcia 2016:3). It travels north/south along the western ridgeline overlooking Bree Canyon just west of the project site. The Rincon-Red Box-Sawpit Roads Complex (19-186917), Forest Service Number 05-01-52-102, is a set of dirt roads that extends through the Angeles National Forest east to west (Vance 2001: 1). The Sawpit Road (2N30.2) spur runs from the middle south out of the ANF, and the east branch (Van Tassel Truck Trail [1N36]) of this south spur road passes just north of the heads of Bradbury and Spinks Canyons into the cities of Duarte and Azusa, passing approximately 2000 feet to the northeast of the project site. The north half of Van Tassel Truck Trail is shown as a trail in 1924, and was improved to a good motor road to the head of Spanish Canyon by 1942; the southern portion, Van Tassel Road, first appears on the Azusa topo map in 1939 as an unimproved dirt road and as a good motor road on a Forest Service map in 1942 (Vance 2005:2). The Bradbury Debris Basin and Flood Control Channel (19-192459) is located at the conjunction of Bradbury and Bliss Canyons in the City of Bradbury (Chasteen 2015:1). These were constructed in 1954 and designed by the Los Angeles County Flood Control District. This was built to prevent flooding out of the Bree and Bradbury Canyons of the San Gabriel Mountains foothills into the Bradbury, Duarte and surrounding communities of the San Gabriel Valley.
- F. Paleontological Resources.** The majority of the project area has exposures of plutonic igneous rocks that will not contain recognizable vertebrate fossils. In the drainages of Bradbury Canyon in the west and in Spinks Canyon in the southeast, there are surface deposits of younger Quaternary Alluvium. Otherwise, there are exposures of coarse older Quaternary gravels on the slopes. Both of these Quaternary deposits usually do not contain significant vertebrate fossils, at least in the uppermost layers, but at shallow depth they may contain significant fossil vertebrate remains.
- G. Hydrology.** The hydrology analysis for the existing condition was prepared for the 50-year (Capital Flood) storm event. The watershed subarea boundaries were based on the existing topographic mapping and delineated for the drainage tributary to the Spinks Debris Basin. The flow rates were determined for the clear water and burned conditions. A bulked flow rate was not required since no facilities are proposed to be constructed upstream of the debris basin.
- H. Trees.** The Chadwick Ranch property exhibits a primarily native scrub oak woodland setting, with non-native trees and scattered large oaks on the canyon floor areas of the property. According to the City's Development Code, a native tree is any woody plant species indigenous to the

desert, foothills or canyons of southern California prior to the California Mission Period, provided that the plant has an expected mature trunk size of six inches diameter at breast height (DBH) (i.e., 4.5 feet above finished grade) and has an expected mature height of 15 feet or higher. There are eight native tree species on site that meet the City's definition of a native tree: western sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), California scrub oak (*Quercus berberidifolia*), Engelmann oak (*Quercus engelmannii*), Fremont's cottonwood (*Populus fremontii*), toyon (*Heteromeles arbutifolia*), arroyo willow (*Salix lasiolepis*), and blue elderberry^[1] (*Sambucus nigra ssp. Caerulea*). Of the eight native species found on site, coast live oak and California scrub oak are the most prominent.

Non-native, per the City definition, trees found on site include Italian cypress (*Cupressus sempervirens*), red river gum (*Eucalyptus camaldulensis*), ash tree (*Fraxinus species*), silkoak (*Grevillea robusta*), American sweetgum (*Liquidambar styraciflua*), Canary Island pine (*Pinus canariensis*), Afghan pine (*Pinus eldarica*), Aleppo pine (*Pinus halepensis*), pittosporum (*Pittosporum spp.*), Santa Rosa plum (*Prunus salicina*), southern live oak (*Quercus virginiana*), Peruvian pepper (*Schinus molle*), Chinese elm (*Ulmus parvifolia*), and California fan palm (*Washingtonia filifera*).

The Project will directly impact 428 protected trees, including 362 trees that will be removed and 66 that will be impacted due to encroachment. Of the 362 trees to be removed, 346 of the trees are native and 16 are significant, non-native trees. Of the 66 trees to be impacted due to encroachment, 57 of the trees are native and 9 are significant, non-native trees. Of the 428 protected trees, approximately 102 trees are considered riparian vegetation associated with jurisdictional drainage features to be impacted by the Project. These include 23 western sycamores, 78 coast live oaks, and 1 arroyo willow, all of which are native species. The project proposes a mitigation ratio of 2-to-1 for all native trees impacted (direct and encroached) by the project. In addition, the significant (non-native) trees will be replaced at 1:1 ratio. Coast live oak trees and western sycamore trees will be replaced with 24-inch box trees, except potentially on slope restoration areas where the use of larger boxes may be difficult. Shrubs such as California scrub oak, blue elderberry, and toyon will be replaced with 24-inch boxes as feasible but may be planted as 15-gallon or other size with the approval of the City Arborist. The plan does not include mitigation for trees that are recommended for removal due to health (i.e., dead or critical).

2.3 Demographics

According to the Southern California Association of Governments' (SCAG) Local Profile, in 2018 the City of Bradbury had a population of 1,069. There were 409 Housing Units with an average density of 3.0 persons per household. The draft RHNA allocation for the City during the 2021 – 2029 period is 38 total units

^[1] Formerly termed "Mexican elderberry (*Sambucus mexicana*)".

broken down as follows: very-low income – 14; low income – 8; moderate income – 8 and above moderate income – 7. The Chadwick Estates Ranch Specific Plan will allow the creation of 14 above-moderate income homes and allow for the creation of affordable-income units in the form of secondary living quarters.

3. REGULATORY FRAMEWORK

3.1 Relationship to Bradbury General Plan

General Plan Land Use Map and Single-Family Residential Zoning District. The existing project site is comprised of three parcels, all of which were designated in the Land Use Element as Open Space Privately Owned Undeveloped, and had an Agriculture Residential Estate – Specific Plan Overlay (A-5(SP)) zoning prior to the approval of the Specific Plan as shown in **Figure 2.4**, General Plan Land Use Map and Table 2.1. Potential development in the General Plan Land Use Element and Housing Element identified that 22 homes and 22 second dwelling units could be built in the area that comprises the Chadwick Ranch Estates Specific Plan. Any development in this area is subject to the hillside development standards which restrict grading based on the average slope of the individual parcel, subject to modifications as set forth in this Specific Plan.

As the Land Use Element requires approval of a specific plan for development of this property, the land use designation in the General Plan has been changed to “Specific Plan” and the zoning has been amended to “Chadwick Ranch Estates Specific Plan.” (**Figure 3.1** - Updated City of Bradbury General Plan Land Use Map and **Figure 3.2** – Updated Zoning Map).

Figure 3.1 Updated General Plan Land Use Map

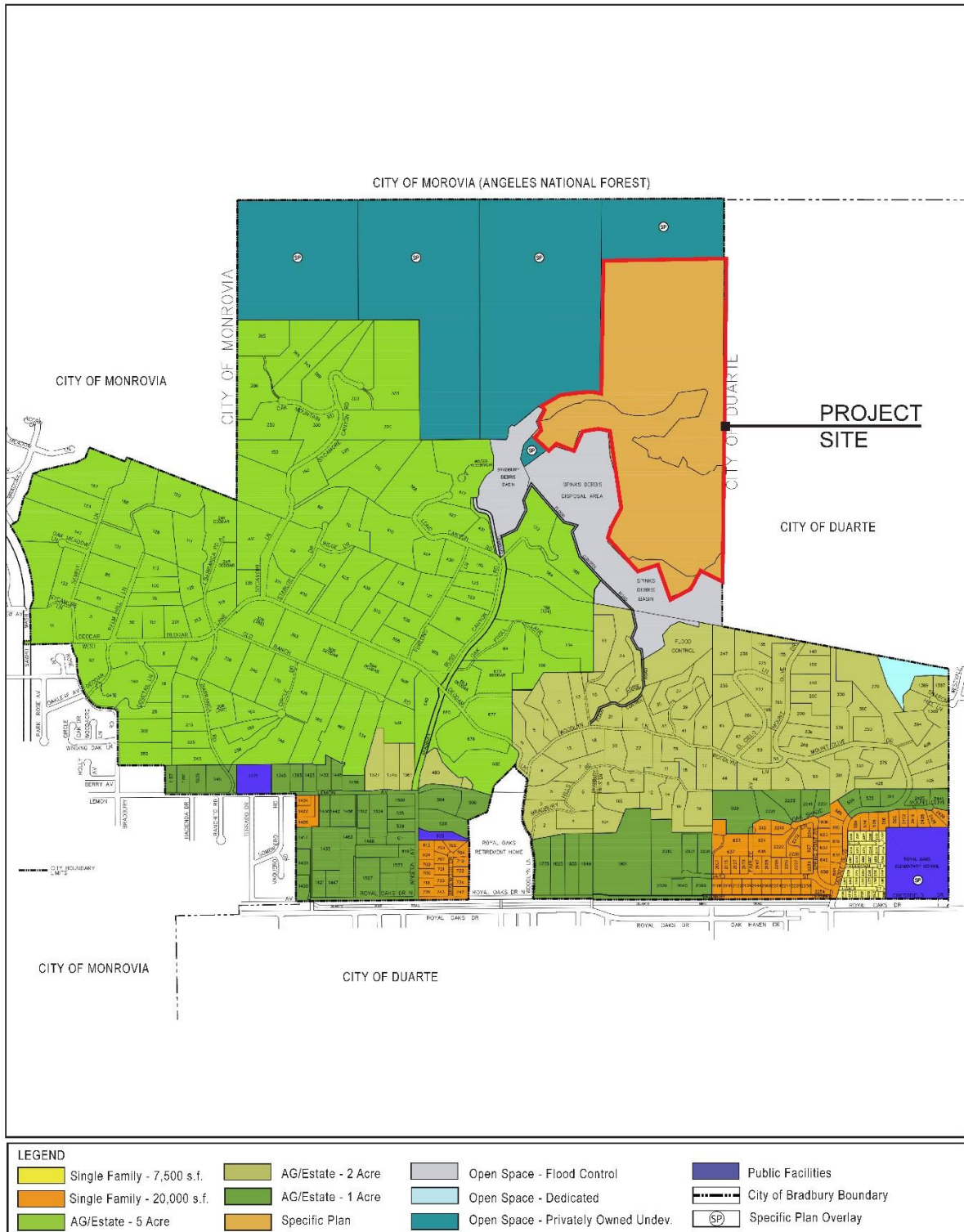
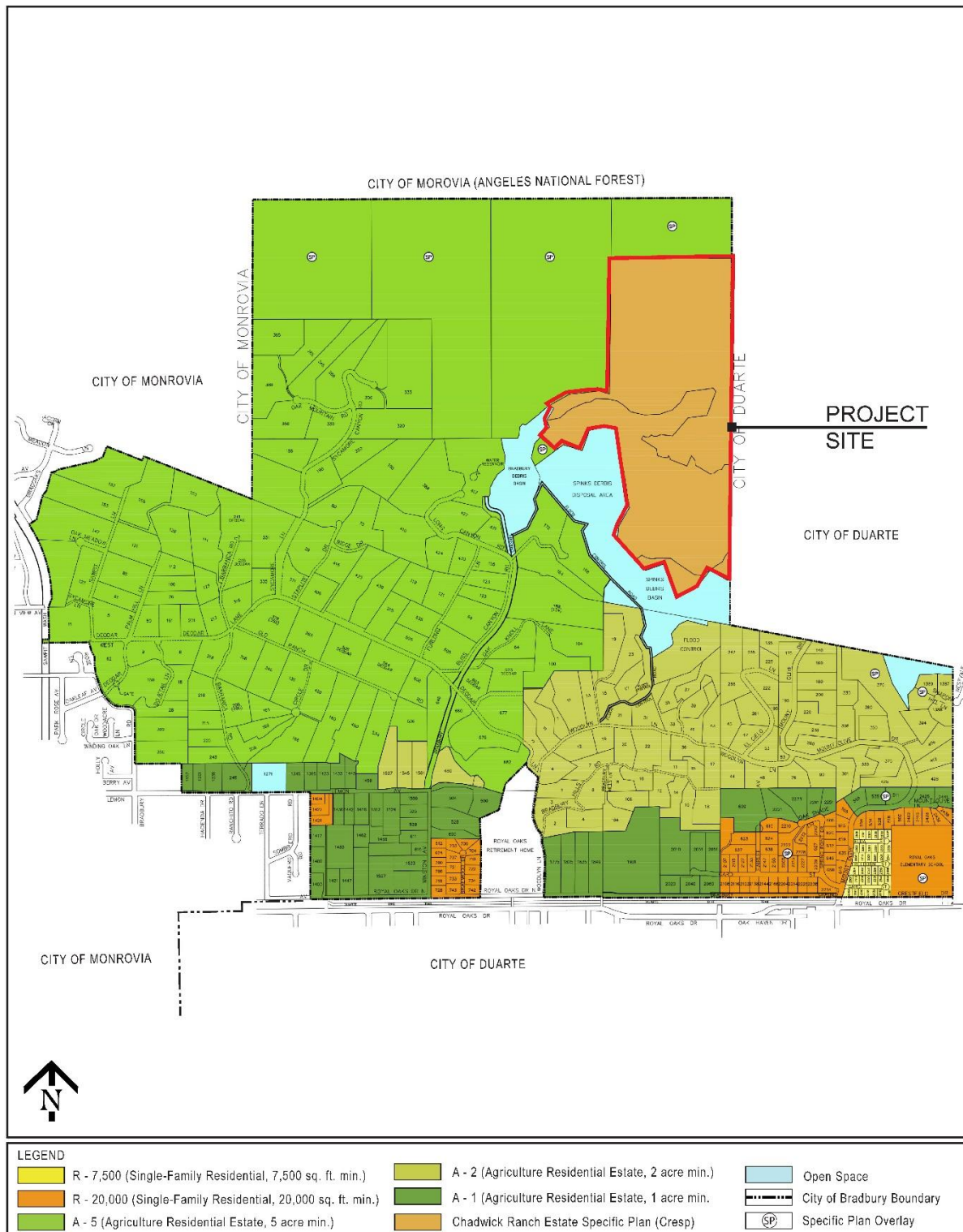


Figure 3.2 Updated Zoning Map



3.2 Consistency with the Bradbury General Plan

The development of the Chadwick Ranch Estates Specific Plan is consistent with the Goals and Policies of the Bradbury General Plan. The carefully thought-out development will implement the City's Land Use, Open Space and Conservation goals, objectives and policies by maintaining the rural character of the City, preserving the hillsides, and preserving more than half of the Project area as permanent open space. Construction will ensure safety as both the installation of the infrastructure and lots, and construction of individual homes, will be required to comply with all current Building and Fire Code regulations as well as comply with all geotechnical reports and the Fire Study.

The Chadwick Ranch Estates area is identified in the Land Use Element as being "Open Space, Privately Owned Undeveloped." Both the Land Use Element and the Mid-Cycle Housing Element Update specifically provide that development of this area requires approval of a specific plan which could include the creation of a conservation conservancy/easement and cluster development concepts. The Chadwick Ranch Estate Specific Plan provides for a 64.5-acre conservancy area and utilizes cluster development to minimize the impacts to the hillsides.

With the approval of this Specific Plan, the City also amended the General Plan Land Use Element to change the designation of the Chadwick Ranch Estates Specific Plan area to "Specific Plan;" thereby making the Specific Plan consistent with the General Plan.

3.3 Relationship to City Zoning

- A. Zoning Map.** Prior to adoption of the Specific Plan, the project site was zoned as A-5 (SP) (Agriculture Residential Estate, Specific Plan Overlay) on the City of Bradbury Zoning Map. (**Figure 2.5**, City of Bradbury Zoning Map). As discussed above, concurrent with the adoption of the Specific Plan, the project site was rezoned as Chadwick Ranch Estates Specific Plan. (**Figure 3.2.**)

The previous SP Overlay District on the project site requires preparation of a specific plan to create development standards to address important site, neighborhood, safety, and conservation issues. With the adoption of this specific plan, the zoning was changed to Chadwick Ranch Estates Specific Plan Zoning Designation. Development standards in this Plan allow modifications of zoning regulations to create a development that conforms with the existing community, while also being mindful of the surrounding terrain.

- B. Hillside Development Standards.** Contained in Chapter 9.97, the Hillside Development Standards were adopted to:
1. Promote the most orderly development of the City's remaining hillsides;

-
2. Ensure that hillside development is consistent with existing surrounding development patterns; and,
 3. Ensure that new development is carried out in a manner which promotes and enhances public safety and the community's general welfare.

The Chadwick Ranch Estates Specific Plan complies with the standards and policies listed in the Hillside Development Standards with minor exceptions. Due to the unique characteristics of the site and the effort to preserve 64.5-acres of land as natural open space, the Chadwick Ranch Estates Specific Plan modifies the following policies due to enable the use of clustering development.

The provisions of the Hillside Development Standards which are modified are the following:

1. Hillside setbacks (BMC § 9.97.040(3)). Lot No. 14, which is two acres or greater in size has reduced setbacks to take greater advantage of clustering and preserving larger conservation easements.
2. Lot Coverage (BMC § 9.97.100(a)(2)). On Lot Nos. 6, 8-11, and 13, lot coverage may exceed 50 percent of the allowable gradable area of the lot up to 60 percent.
3. Natural open space preservation (BMC § 9.97.100(b)). While each lot may not attain the individual open space requirement due to the use of cluster development, 57.7 percent of the overall project is remaining in natural open space, which cumulatively exceeds the individual lot requirements.
4. Fill slopes; design requirements (BMC § 9.97.170(1)c). To facilitate cluster development, the amount of grading required for, fill slopes will be greater than 30 feet in height. The slopes are designed to undulate to simulate natural topographical conditions.
5. Hillside lot design and lot size (BMC § 9.97.180(c)). Due to the use of clustering, none of the lots meet the minimum lot size.
6. Canyon fills (BMC § 9.97.190(e)(2)). Some fill slopes are greater than 30 feet in height to help cluster the development. They have been designed to undulate to simulate natural topographical conditions to create a natural looking condition from off-site.
7. Retaining walls (BMC § 9.97.190(f)(7)). Instead of using multiple retaining walls stepped to meet the 4-foot maximum height limit, the Specific Plan allows for six-foot high retaining walls and on Lot 8, the use of a 10-foot Mechanically Stabilized Earth wall located on the uphill side of the pad.

Except for these modifications described above, all other provisions of Chapter 9.97 of the Bradbury Municipal Code apply.

3.4 Relationship to Other Agencies

A. Bradbury Estates Homeowner's Association.

The Bradbury Estates Homeowners Association (HOA) is a private association which provides neighborhood residents the opportunity to review and comment on the design elements of new residential construction to ensure compatibility with the existing surrounding neighborhood. Issues of concern to the Bradbury Estates residents can be raised, debated and resolved using this public forum. The Bradbury Estates HOA reviews development plans before initial submission to the City for review and processing. HOA officials shall participate in the periodic inspection and final approval of development activities located within the Bradbury Estates. The HOA will review and comment on all development plans for each individual lot in the Chadwick Ranch Estates Specific Plan.

B. Bradbury Estates Community Services District.

The project site is located within the Bradbury Community Services District (CSD) **Figure 3.3** Bradbury Estates Community Services District Map. The Bradbury Estates Community Services District is an Independent Special District, formed on December 28, 1995. The effective date of the CSD was January 1, 1996. The purpose of the CSD is to:

1. Equip and maintain additional security services above and beyond that provided by the Los Angeles County Sheriff to protect and safeguard life and property.
2. Construct open, widen, extend, straighten, surface and maintain in whole or part of any street in the district subject to the consent of the City Council of the City of Bradbury: and
3. Construct and improve bridges, culverts, curbs, gutters, drains and works incidental to the purposes specified to include public utilities subject to the consent of the City Council of the City of Bradbury.

The CSD in conjunction with the City of Bradbury shall review all public and private street and drainage plans. Construction permits shall not be issued without the approval of the CSD. The CSD shall participate in the periodic inspection and final approval of such construction activity. The CSD shall be responsible for the maintenance of the streets, drainage facilities, public utilities and landscaping located within the dedicated right-of-way as shown on the recorded tract map that creates the Chadwick Ranch Estates.

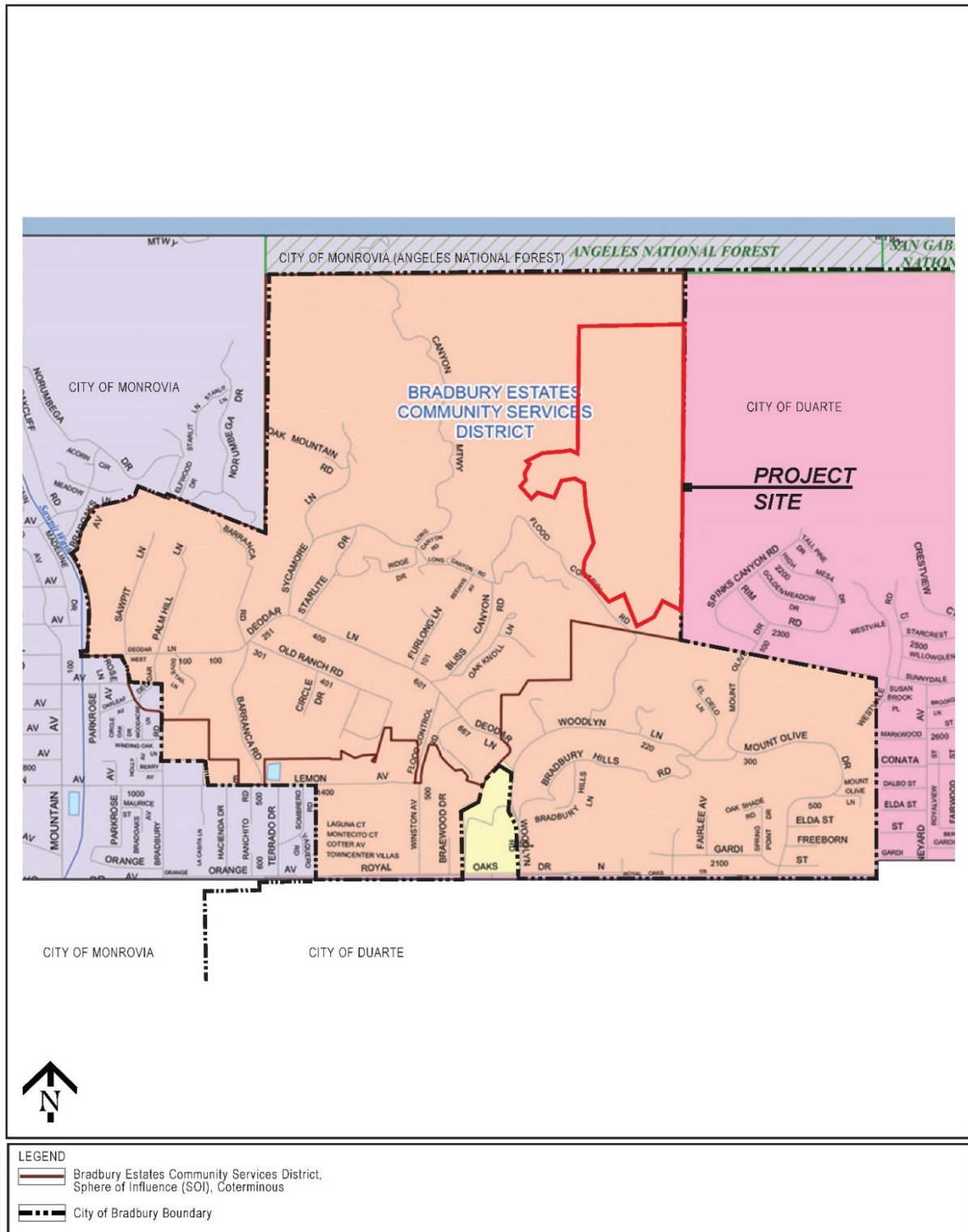
The CSD shall create a special property tax district for the Chadwick Ranch Estates to generate the revenue needed to maintain the facilities unique to the Specific Plan Area. Water meters for the private street parkway landscaping will be required and will be assigned to the CSD upon the expiration of the landscape establishment period. In addition to complying with the provisions

of this Specific Plan and the City's Development Code, development of the Specific Plan Area will also have to comply with the CSD's design guidelines, rules and regulations.

3.5 CC&Rs

CC&Rs shall be developed for the homes in the Chadwick Ranch Estates Specific Plan area. The Bradbury Estates HOA shall be responsible for administering the CC&Rs.

Figure 3.3 Bradbury Estates Community Service District Map



4. GOALS

4.1 Goals of the Chadwick Specific Plan

The following goals provide the general framework for guiding development within the Chadwick Ranch Estates Specific Plan Area.

Goal 1: Establish land use and development patterns for the Specific Plan Area that are compatible with surrounding land uses and existing Bradbury community character, and clustering homes to preserve open space.

Goal 2: Preserve all significant land forms, including ridgelines and watercourses in the natural condition to the greatest extent possible.

Goal 3: Establish design guidelines and development standards that allow development of flat pads that accommodate development of large residential estates while minimizing grading to the greatest extent possible.

Goal 4: Create a development that balances the interests of private property ownership with the general welfare of the community by providing high quality estate homes with contemporary home features.

Goal 5: Ensure that new development is responsible for the cost of providing CSD services by requiring all lots in the Chadwick Estates Specific Plan area to join the Bradbury Estates HOA which will define service costs unique to this project and require those equivalent monies to be paid by each lot owner through the property tax bill.

Goal 6: Create view lots strategically designed so that the roadways can be screened by the existing topography and mature landscaping.

Goal 7: Preserve open space resources in a permanent and natural condition by creating a 64.5-acre conservation easement for open space that will be managed by a steward in perpetuity.

Goal 8: Maintain the rural character of the Specific Plan Area by using native plant materials, requiring generous building setbacks and preserving open space.

Goal 9: Use grading to minimize roadways, create cluster development and preserve the hillsides adjacent to the Angeles National Forest in a natural state by minimizing the grading footprint.

Goal 10: Protect views of hillsides and valleys from neighborhood streets by designing the Project to minimize view impacts.

Goal 11: Protect the privacy of existing and future residents by using the natural topography to provide visual separation between lots.

Goal 12: Create a community that will be as fire safe as possible through the use of fuel modification zones, appropriate building and landscape materials, and compliance with all Building and Fire Codes.

4.2 Goal Accomplishment

The Specific Plan is designed to accomplish the goals listed above by providing the opportunity to develop single-family detached estate housing while creating permanent open space that protects the natural character of the steep hillsides. Development consistent with the provisions of this Specific Plan is beneficial to the public welfare by protecting a significant amount of the natural topography. By clustering the development, the development reduces the disturbed area and provides permanent open space and fuel management to protect the homes. The Specific Plan is designed to accommodate a maximum residential density of 14 residential estate dwelling units within 111.8-acres on a range of lot sizes, resulting in an overall average density for the project of 0.13 du/ac. Slightly over 86 acres of the project site is to be permanent open space and within that designated space, 64.5-acres will remain natural open space where ridgelines, hillsides, natural drainage courses, existing hillside vegetation, prominent views, are to be preserved and undisturbed in perpetuity through use of a conservation easement. Street alignments, utilities and drainage improvements are designed to promote the rural character of private local streets, as described in this Specific Plan. Landform grading techniques shall be used to the maximum extent possible to mimic existing conditions. Building pads create a smooth and gentle transition between home sites.

5. PROJECT DESCRIPTION

5.1 Proposed Project

A. Residential Development. The Chadwick Ranch Estates Project area creates 14 estate residential parcels with dedicated undisturbed open space. The development requires installation of a water tank, a booster station, debris and water quality basins. The residential pad sizes range from a minimum of 20,000 square feet to a maximum of 49,000 square feet and would allow development of a primary home and a Fire Zone Accessory Dwelling Unit (FZADU). The maximum size of the primary home in the Specific Plan area is 23,300 square feet, but the size on each lot will be determined by the configuration of the lot. The FZADU may be up to 1,000 square feet on all lots, with the ability to develop an Enhanced Accessory Dwelling Unit of up to 1,200 square feet, as well as other ancillary structures including but not limited to garages. The undisturbed open space will be dedicated to a land conservancy to ensure that 58 percent of the site remains undisturbed in perpetuity. Although the Specific Plan area shall have its own CC&Rs in addition to the Bradbury Estates CC&Rs, there will not be any project signage or gates which differentiates the Chadwick Ranch Estates project area from the surrounding Bradbury Estates area.

B. Tree Replacement. As set forth in Section 2.2, there are a total of 428 protected trees that are impacted by the project either by removal or encroachment. Of the 428 protected trees, 331 are oaks and 98 are significant per the City ordinance. Furthermore, an additional 50 trees (11 protected) classified as dead or critical health will require removal because they are considered a significant fire hazard. The City's Municipal Code does not identify specific tree replacement standards for projects affecting native and/or protected trees. Projects within the City typically mitigate for native trees (*Quercus* species only) at a 2-to-1 ratio with 24-inch box trees of like species or payment of in-lieu fees. Additionally, non-*Quercus* native trees and non-native significant trees do not typically require mitigation. However, the City may require mitigation of non-*Quercus* species impacted by the project.

Trees will be replaced first in the common areas of the Specific Plan area and then in preserved and open space areas that are located as close to the Specific Plan area as possible.

C. Access and Circulation. The Chadwick family once owned the land that is now property of the Los Angeles County Flood Control District (LACFCD). The land was dedicated to provide flood control facilities for public safety. As part of the land dedication, the Chadwick family was granted access easements within LACFCD's property from the intersection of Bliss Canyon Road and Long Canyon Road. A large portion of the existing Flood Control road system will be improved under the Specific Plan for the safety of current and future residents, as well as for ongoing Flood Control operations. (**Figure 5.1** Circulation Plan)

The project's circulation system begins from the extension of Bliss Canyon Road and spans across the channel of the Bradbury Debris Basin and continues along the existing Flood Control Road. This road is engineered to minimize grading impacts to the surrounding lots as well as provide an access road to the project. All road dimensions are described in **Figure 5.2** Road Sections A, B, and C and **Figure 5.3** Road Sections D, E and F. The road designed to circulate the perimeter of the project site as much as possible to provide an added safeguard against potential fires. The project site is in a Very High Fire Hazard Severity Zone and this project adheres to the guidelines outlined by LA County Fire Department. (Refer to the Fuel Modification Plan, Exhibit B of Chapter 10 for additional details.) Once the road reaches its highpoint near the access road to the water tank, it begins to traverse downhill to provide access to the remaining residential lots and debris basins along the way. The road ends in a cul-de-sac after it reaches the residential lots in the southern portion of the site. From the cul-de-sac, an emergency access road connects to the Flood Control Road immediately south of the project boundary. The circulation system has been designed to provide the required water pressure for fire suppression and domestic services using the available utility easements within the Flood Control property. The road system also provides access for emergency services from Bliss Canyon via Flood Control Roads near the Spinks Debris Basin (refer to **Figure 5.4** – Evacuation Diagram). The neighboring uses, access, terrain as well as other factors have been considered during the planning and design of the project. Roads have been carefully sited to reinforce the community's rural character while providing requisite access for emergency services.

Wildfire and other emergencies are often fluid events and the need for evacuations are typically determined by on-scene first responders or by a collaboration between first responders and designated emergency response teams, including Office of Emergency Services established for larger emergency events. As such, and consistent with all emergency evacuation plans, **Figure 5.4** Community Evacuation Plan is to be a tool that supports existing preparedness plans, but will be subservient to emergency event-specific directives provided by agencies managing the event. The Chadwick Ranch development has taken careful steps to be compliant with the City of Bradbury General Plan's Natural Hazard Mitigation and Disaster Area Management Plan, last updated in 2014.

Figure 5.1 Circulation Plan

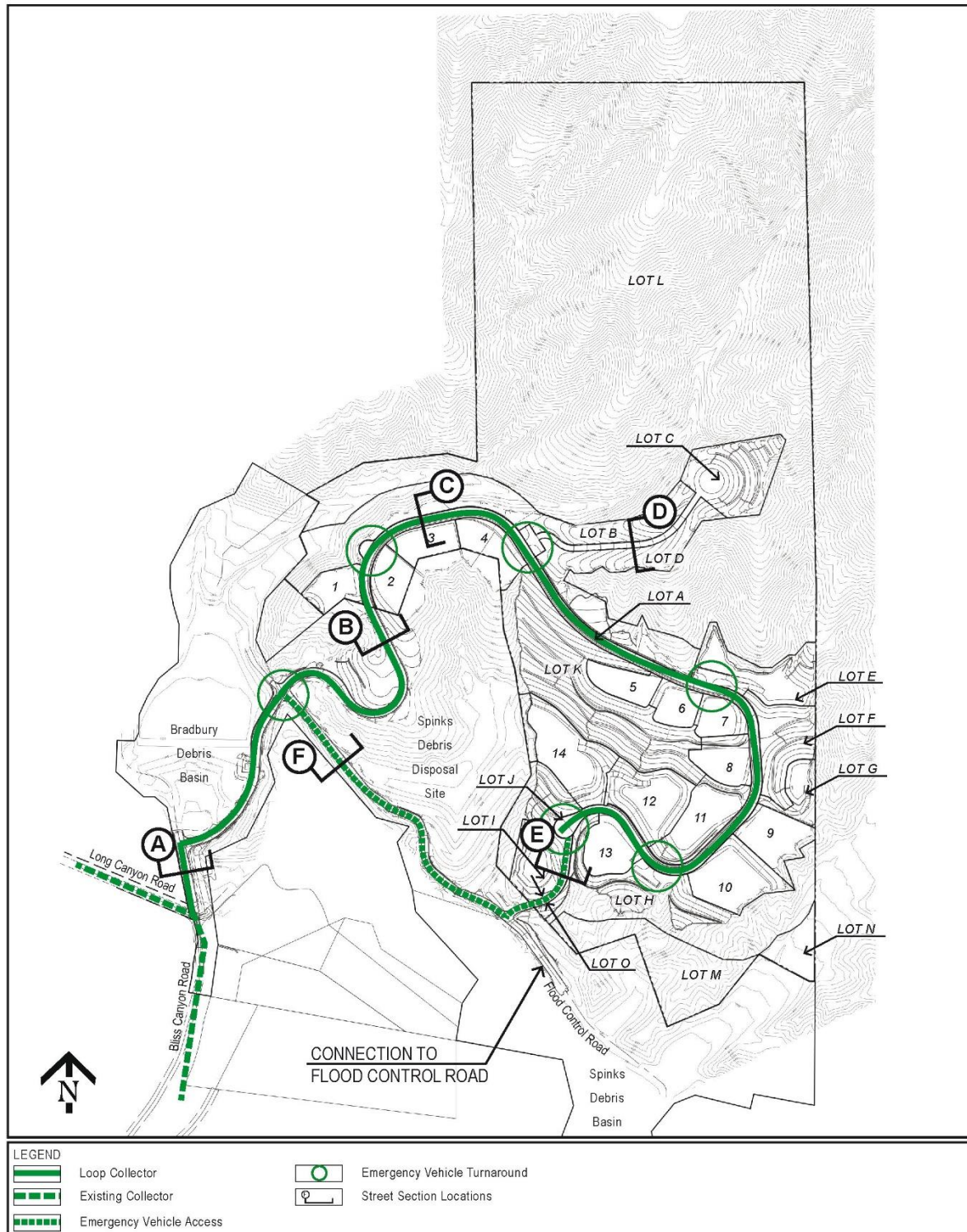


Figure 5.2 Road Sections A, B, and C

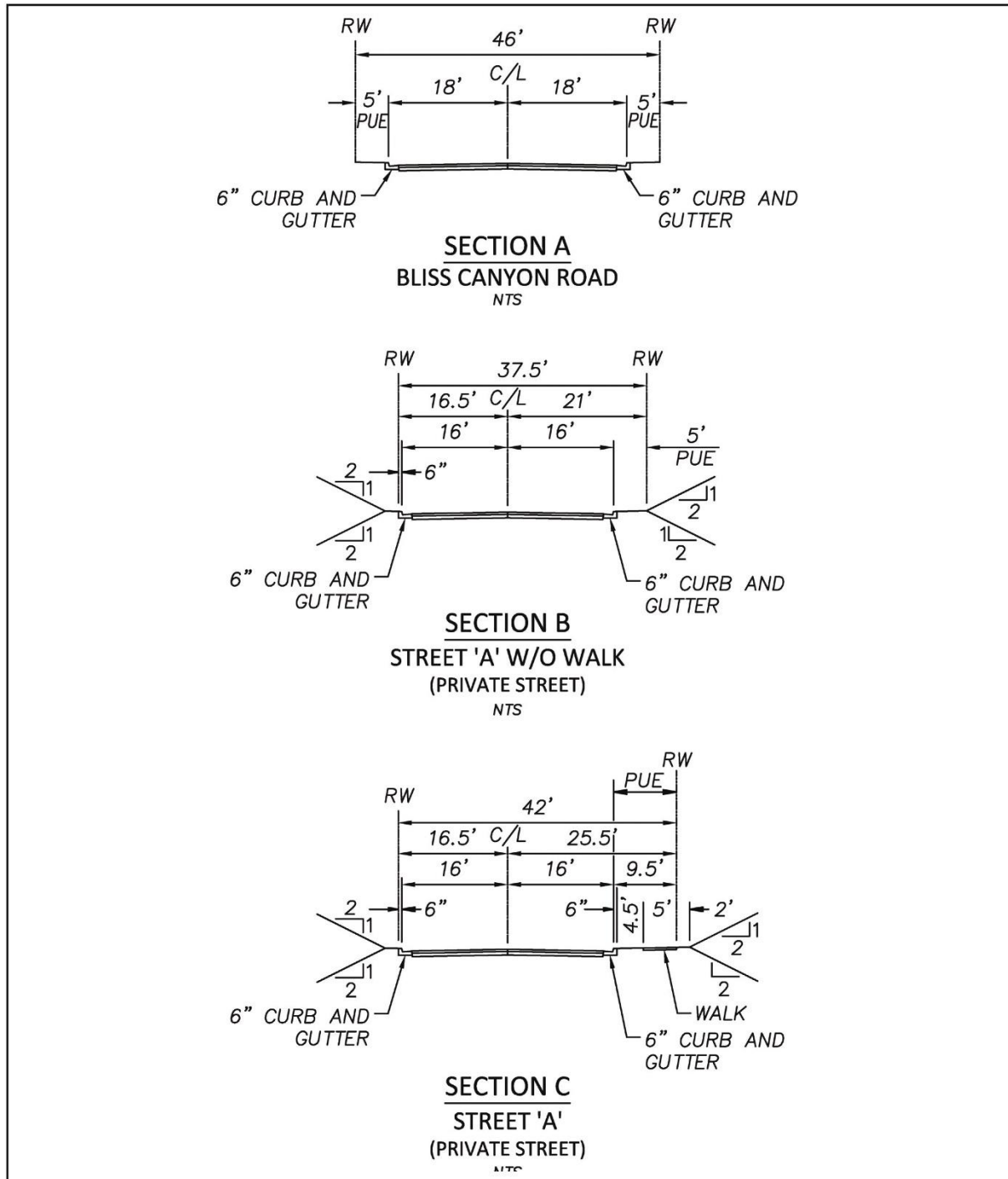


Figure 5.3 Road Sections D, E, and F

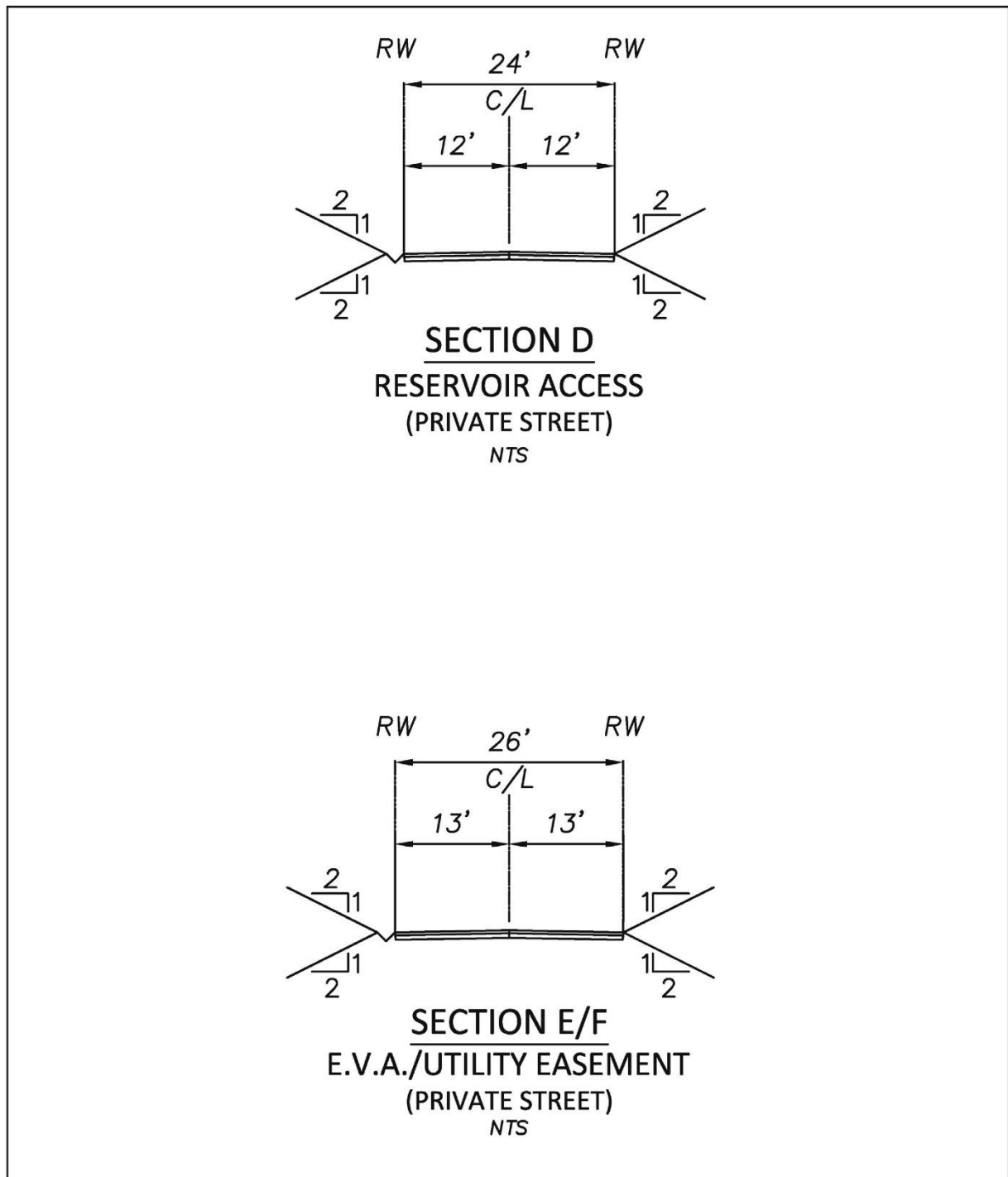
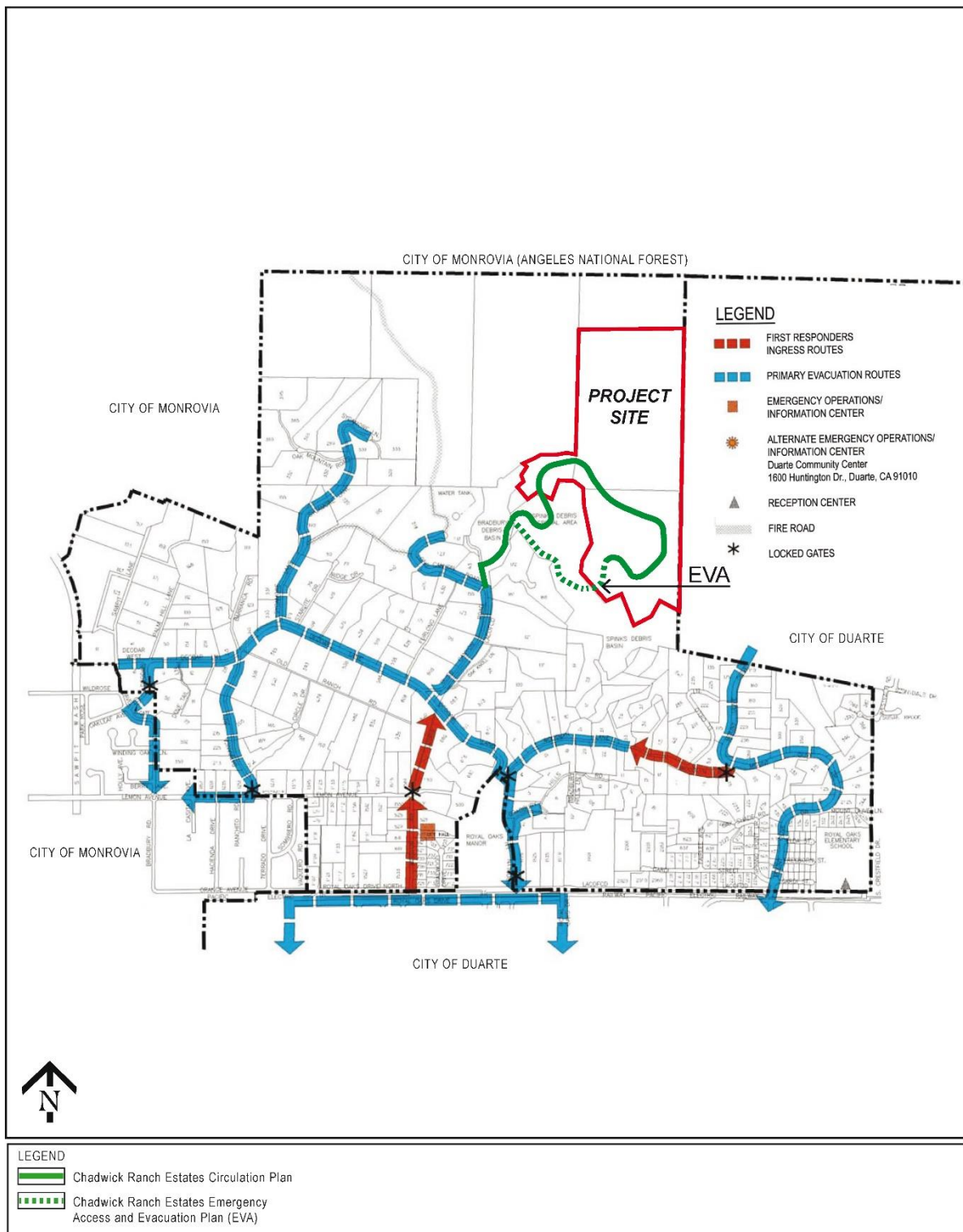


Figure 5.4 Bradbury Estates Community Evacuation Plan



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- D. Grading.** The grading concept is primarily driven by designing the project around the location of the access points and the existing topographic conditions of the site. (**Figure 5.5** Grading Plan) The proposed development is located in the gentlest portion of the property to minimize grading. The grading takes place in one phase and balances onsite, avoiding any importing or exporting of material in providing the infrastructure and graded lots. (**Figure 5.6** Cut and Fill Map) The proposed grading blends with the natural topography and is designed to vary the slope ratio from 5:1 to 2:1 (horizontal to vertical); sharp cuts and long or wide slopes with a uniform grade are avoided. The proposed grading is designed to mimic the natural features and topography of the site. (See **Figure 5.7** for the Illustrative Plan for the project and **Figures 5.8 thru 5.12** for the Section Location Map and Site Sections.) Grading associated with walls, or similar improvements do not create a significant visual scar or impact to the environment. Walls avoid impacts to sensitive and protected habitats, including significant trees and other significant natural features.

The residential estate pads will be created by contour grading the natural ground to provide flat pads. Grading is anticipated to take approximately two years. The residential estates will be individually built custom homes and the lots will be sold individually.

The project buildout is a function of market conditions and is currently anticipated to be six years from the start of construction.

Figure 5.5 Grading Plan

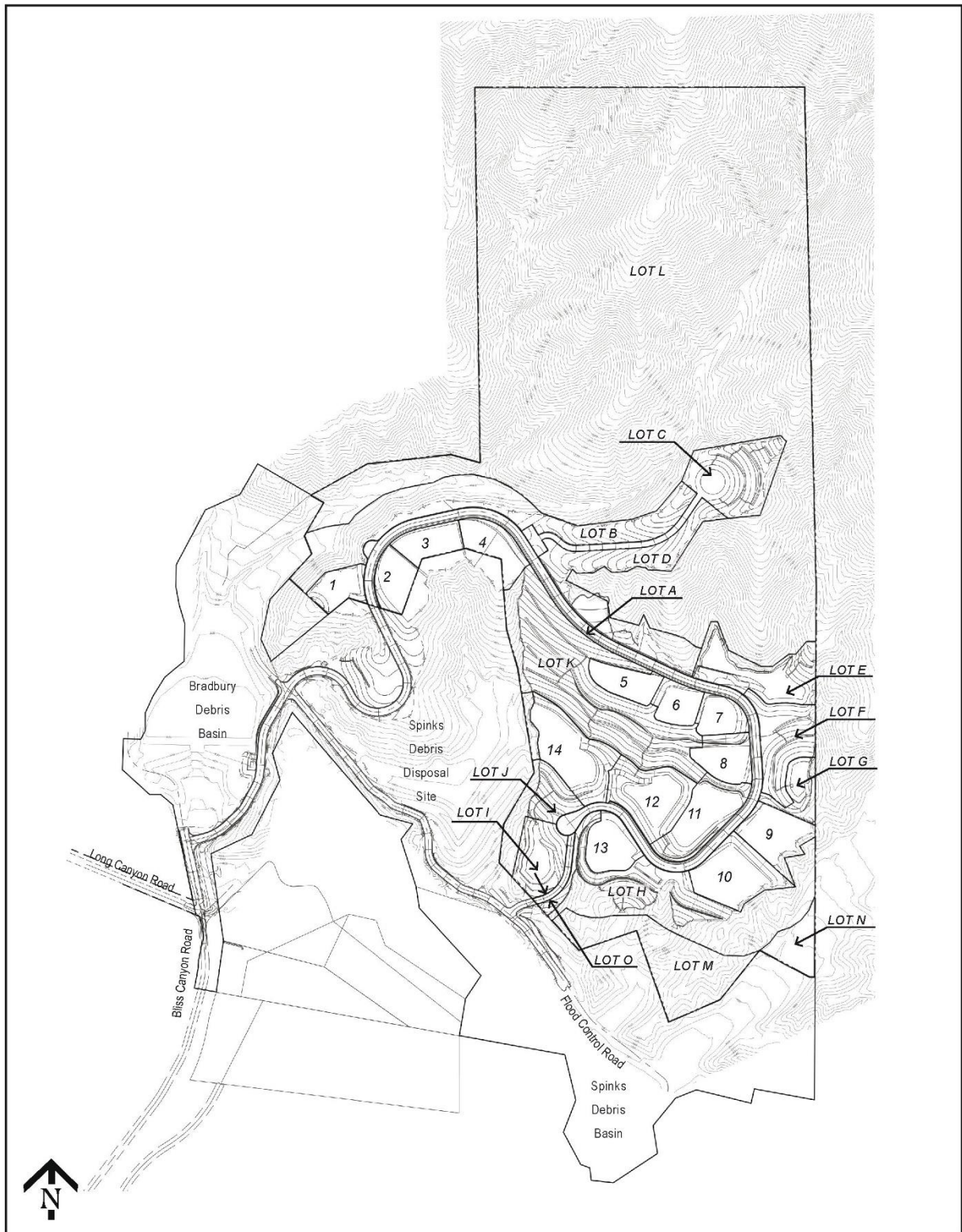


Figure 5.6 Cut and Fill Map

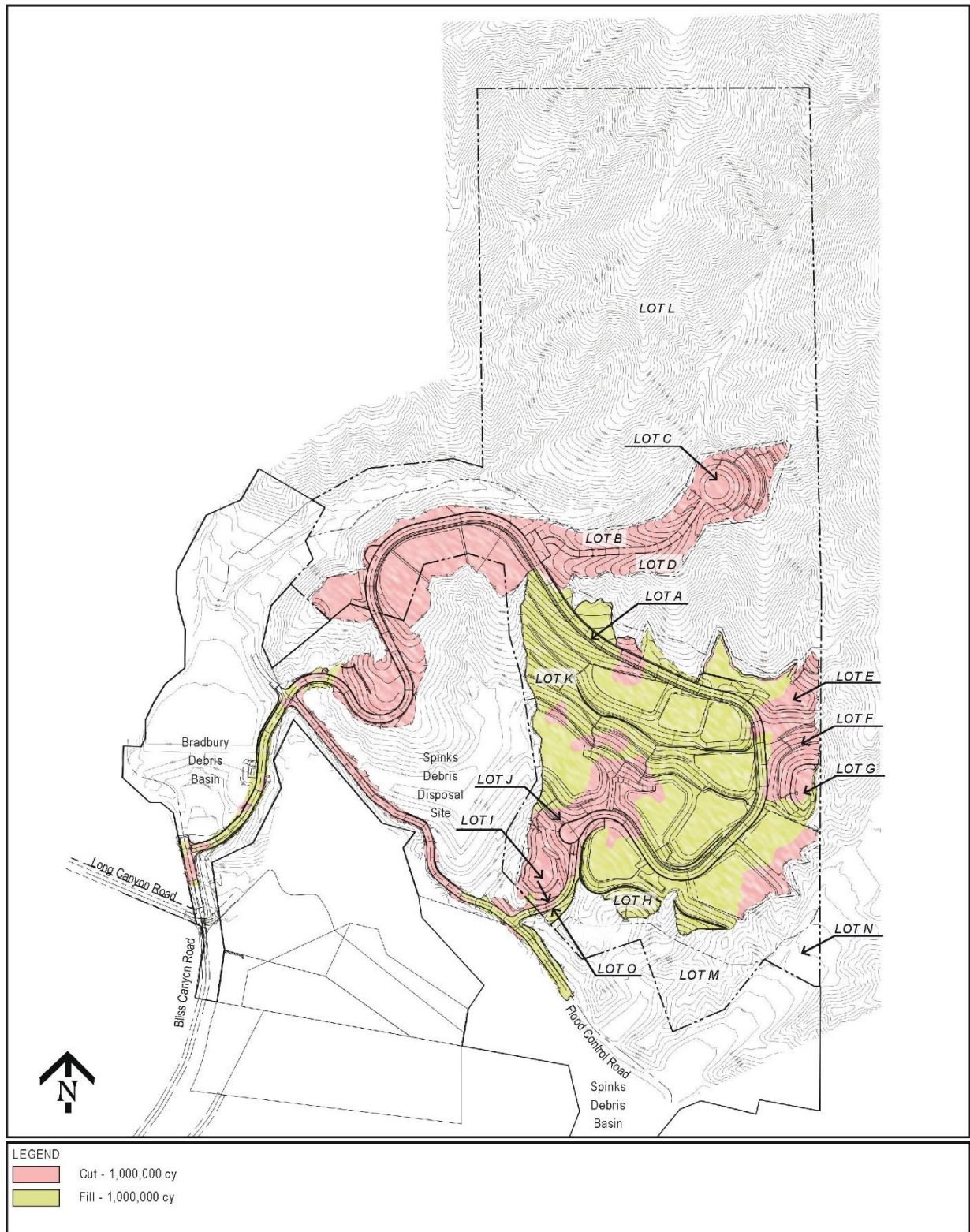


Figure 5.7 Illustrative Plan

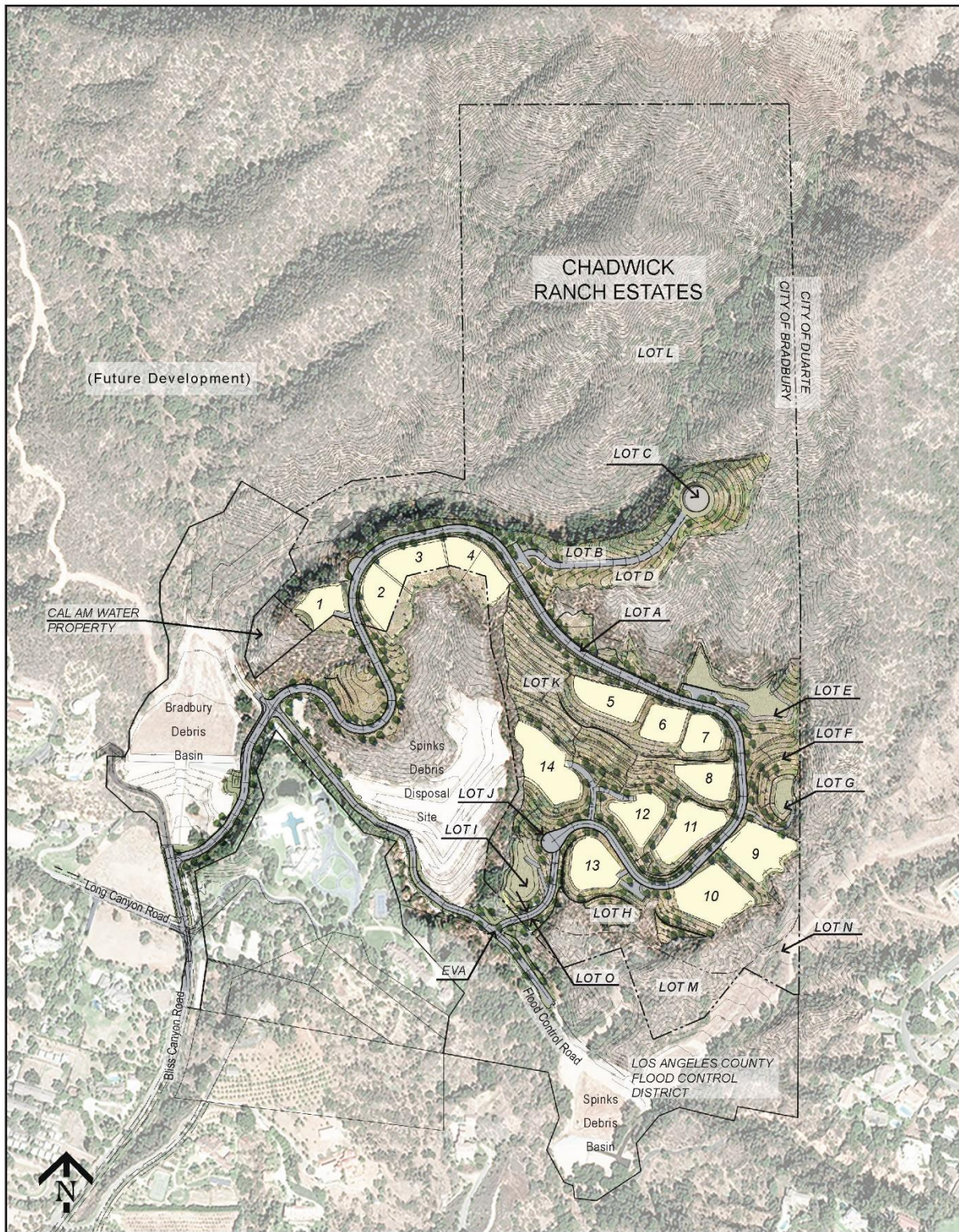


Figure 5.8 Section Location Plan

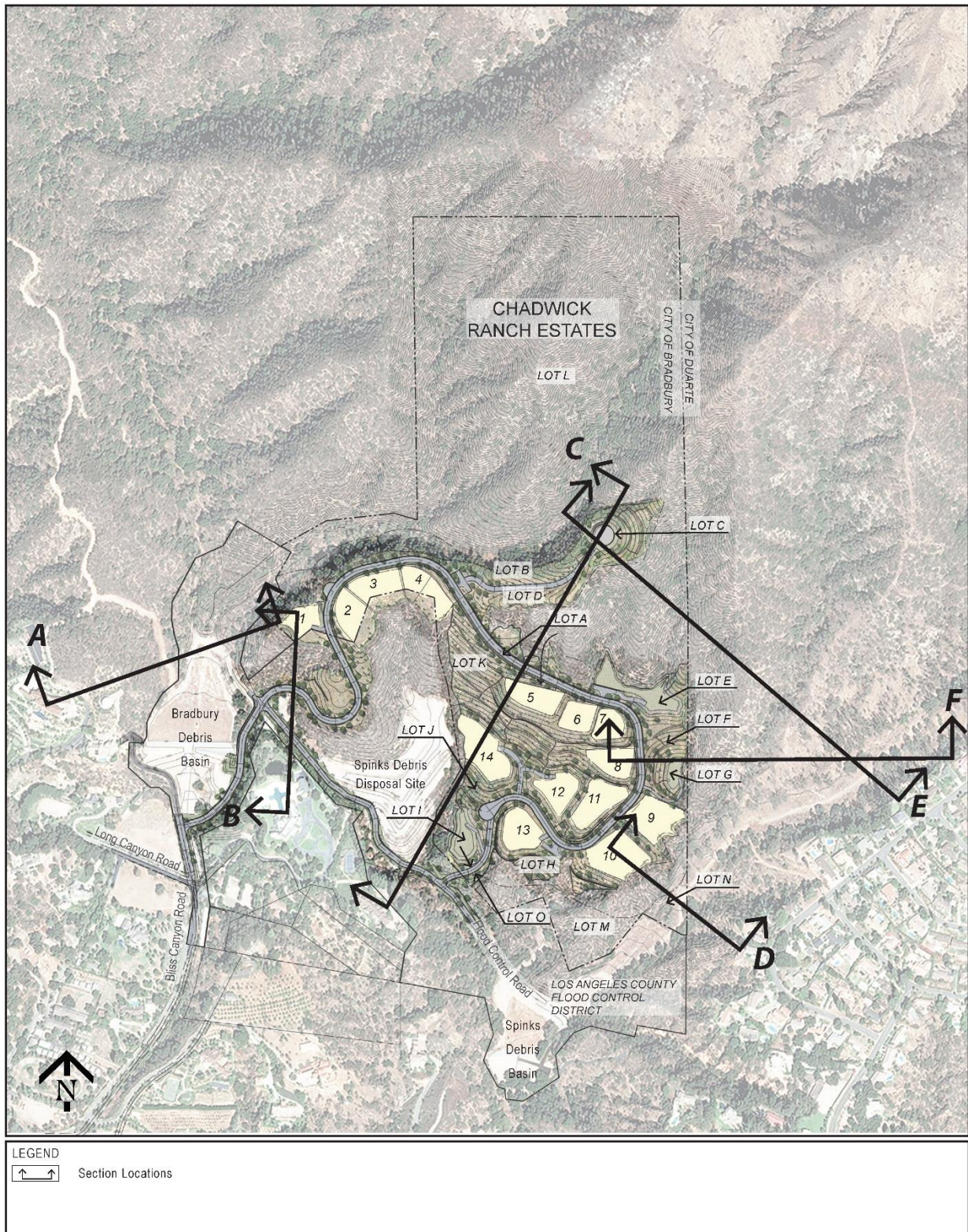
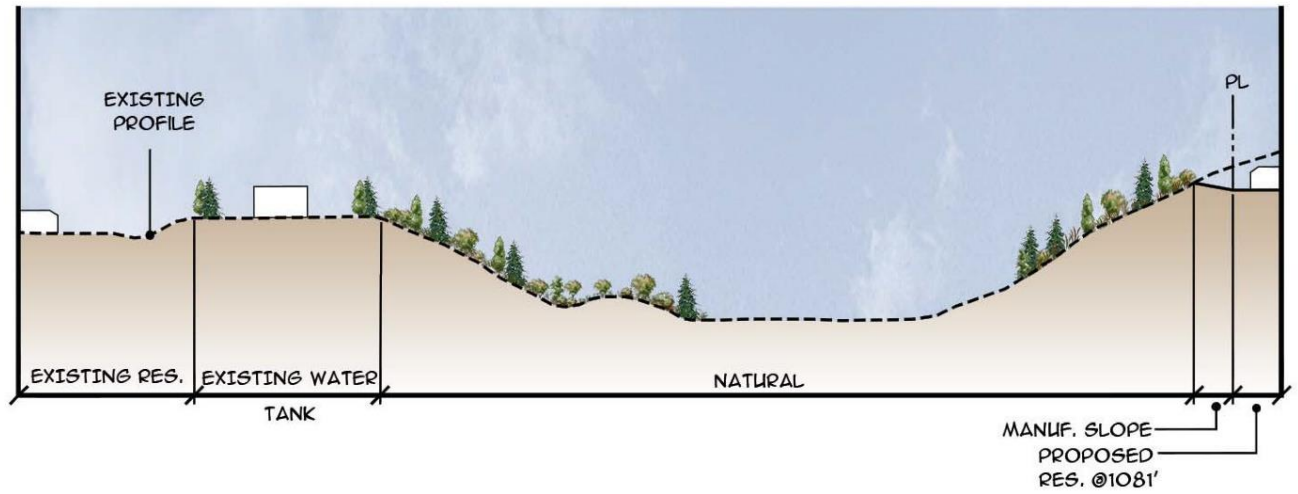
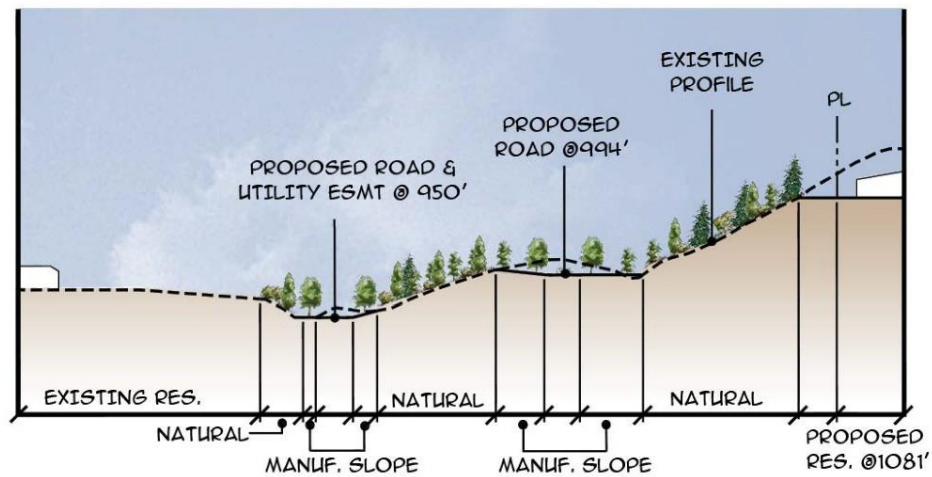


Figure 5.9 Section A & B



Section A



Section B

Figure 5.10 Section C

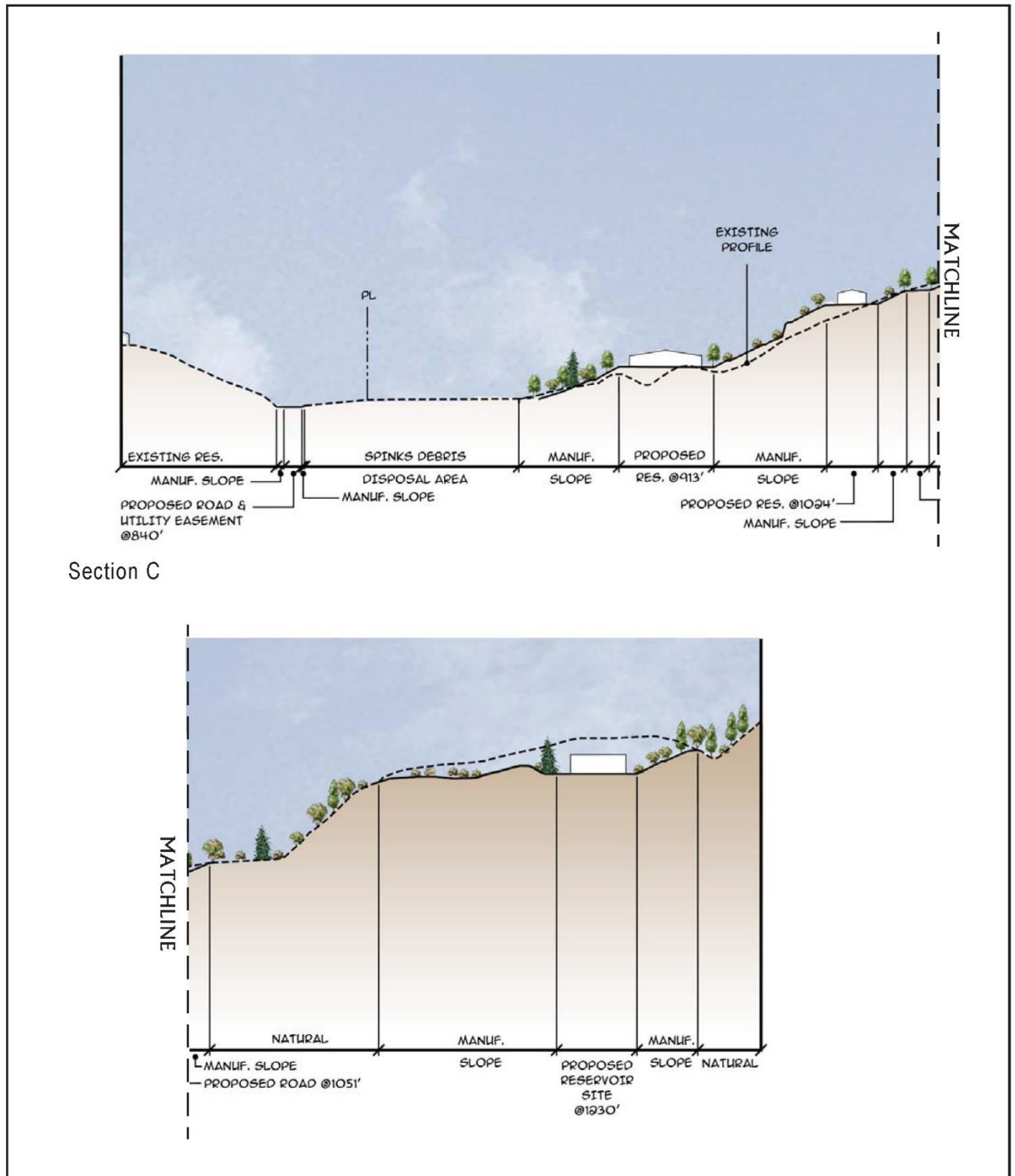
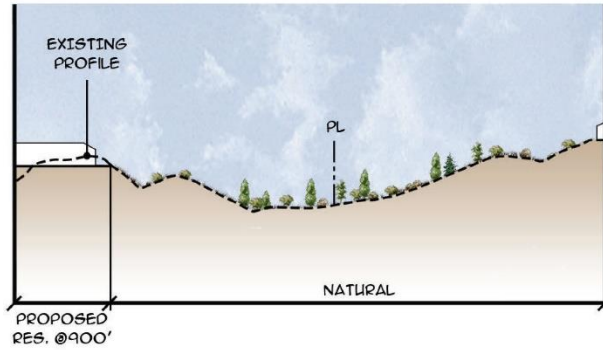
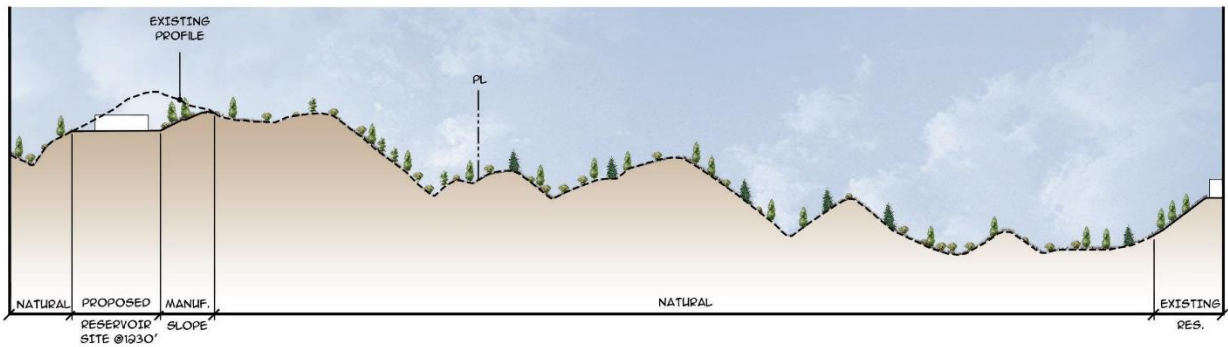


Figure 5.11 Section D, E, & F

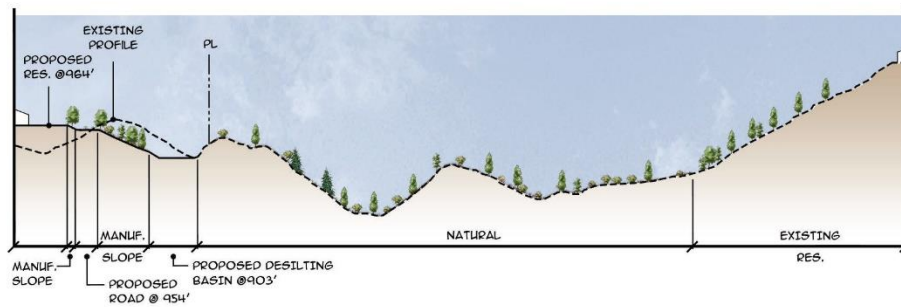
Section D



Section E

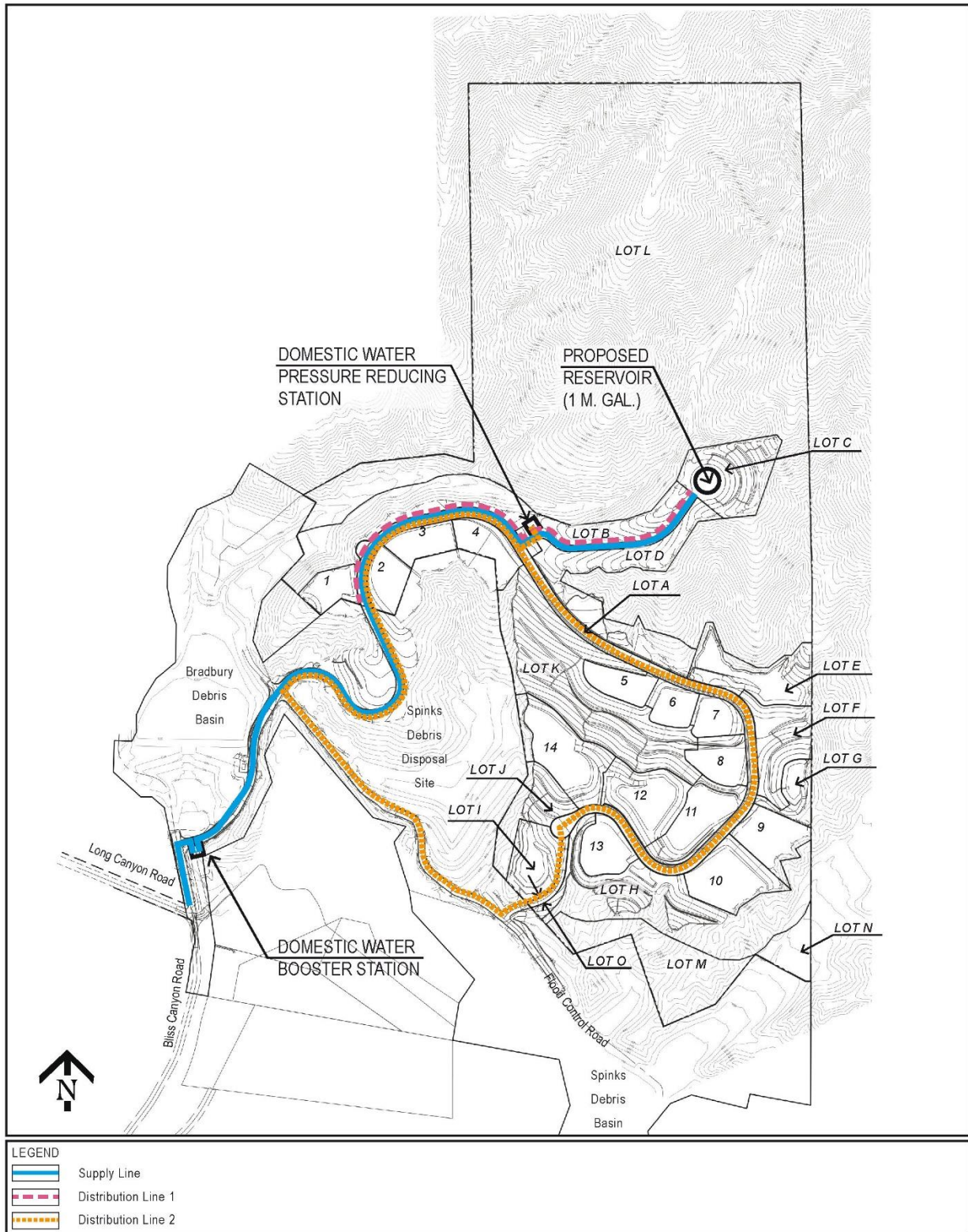


Section F



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- E. Utilities/Infrastructure.** All public utilities and infrastructure shall be installed consistent with the Utilities Plan. All utilities shall be undergrounded.
- F. Water.** CAL American Water (CalAm) has jurisdiction over domestic water service to the Chadwick Ranch Estates Specific Plan area. Currently, domestic water service lines exist in Bliss Canyon Road and Long Canyon Road. Water utilities will be connected prior to any construction. Additional facilities include one water reservoir and one booster station to collect the well water and store it at elevation 1230 to provide the required water pressure for the site. The water reservoir will be screened from public view. The project site is served with a domestic water main line within Bliss Canyon Road. As shown on **Figure 5.13** Conceptual Domestic Water, a supply line extends and follows Street 'B' to the booster station located in the southwest corner of the intersection of Street 'B' and Street 'A'. The supply line continues from the booster station to the water reservoir. There are 2 distribution lines that serve the project, one of which incorporates a pressure reducing station located at the northwest corner of the reservoir road and Street 'A'. Precise locations, alignments, and sizes of water service facilities are described in the Tentative Tract Map.
- G. Power.** Southern California Edison (SCE) provides electric service to the area around the Chadwick Ranch Estate Site through SCE's 16kv/12kv distribution systems. SCE has existing 12kv and 4kv overhead pole lines that are located adjacent to the project along the existing roadways that will be able to supplement the existing overhead lines feeding the new development area through extension of their facilities into the new development area via an underground conduit system installed by the Developer.
- H. Gas.** Southern California Gas Company (SCG) operates a standard gas distribution facility (42-44 PSI MOP) adjacent to the Chadwick Ranch Estates Project. There is an existing 2" standard pressure distribution main in the residential roadways adjacent to the Project. This Gas Main will be the "Point of Connection" for the Project. All lines will be undergrounded and the existing gas line will be upgraded by SCG if additional capacity is required.
- I. Communications.** There are a number of options for phone and internet providers in the community.

Figure 5.13 Conceptual Domestic Water



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- J. Wastewater/Treatment (Sewer).** Each lot will be developed with a stub out to the street for such time as sewer service is brought to the Specific Plan area. Until then, each lot will require an onsite wastewater treatment system for each residential lot which will perform treatment of effluent to reduce its impact on the environment. The requirements and procedures for the wastewater system will be subject to the Los Angeles County Department of Public Health Environmental Health Land Use Program in effect at the time of permit application. At such time as a sewer system for Bradbury Estates is established, the construction of a sewer line within Street “B” and Street “A” will be constructed to connect all residential lots to the established sewer system through an assessment by the CSD.
- K. Storm Drains.** There are ten (10) foot wide areas on certain lots which are reserved for the Chadwick Ranch Estates private storm drain system for use by all the lots. This storm drain system—but not any landscaping or other surface Improvements permitted within the storm drain easement area will be maintained by the CSD. There are no laterals provided and no laterals are allowed from this storm drain system within any lot. Under the terms of the CC&Rs, structural Improvements (e.g., retaining walls, swimming pools, spas, footings, etc.) are not permitted within this storm drain easement. In addition, trees of any size are not permitted within six (6) feet of the centerline of the actual in-place maintained storm drain system. Flatwork is permitted within the easement. Project drainage facilities will be architecturally designed.
- L. Solid Waste Disposal.** Solid waste services are provided to the City by a private waste hauler. A community trash pickup area or areas are designated on the Tract Map to allow for convenient pick up of the resident’s trash. This is facilitated by a smaller truck to transport each of the resident’s trash to the designated Trash Pickup Area to and from the individual residential lots on weekly basis.
- M. Open Space Area.** Most of the project is dedicated as open space and to be left undisturbed. Refer to the **Table 5.1** for a statistical accounting of open space. See **Figure 5.14** for the Open Space areas. The native landscape and open space surrounding the site extends into the project along roads, on slopes, in the open space areas and on the edges of home sites to create an informal atmosphere that is important to the Bradbury Estates environment. As a result of this attention, the integration of the home sites, landscape and landform grading, the project reinforces the visual characteristics of the community and creates a place of enduring value and natural beauty. These open space areas are also used for streets, emergency access, water reservoirs, debris basins and water quality basins. The Open Space Area consists of Lots B, D, F, H, J, and K.
- N. Conservation Area.** The Conservation Area shall be preserved as natural open space in perpetuity. Vegetation shall not be removed or trimmed unless required by Los Angeles County Fire Department. No structures, roadways, grading, landscaping or improvements are permitted within this area. Refer to the **Table 5.1** for a statistical accounting of Conservation space. See **Figure 5.14** for the Conservation areas. The Conservation Area is made up of Lots L, M and N.

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- O. Utility Area.** This area shall be limited to infrastructure and utilities such as water reservoirs, access roads, debris basins, detention basins, and emergency vehicular access roads. Roads will be constructed with an asphalt roadbed with an 'R' value determined to support the required maintenance vehicle. The Utility Area consists of Lots A, C, E, G, and I and O.
- P. Residential Area.** The Residential area shall be developed as permitted by the City of Bradbury General Plan and the Chadwick Ranch Estates Specific Plan. One residential estate, and up to three secondary living quarters are permitted per lot (i.e., a FZADU or EADU, a JADU, and a SRO unit). The number of residential estates lots shall not exceed 14. The Residential Estate Development includes Lots 1 through 14.

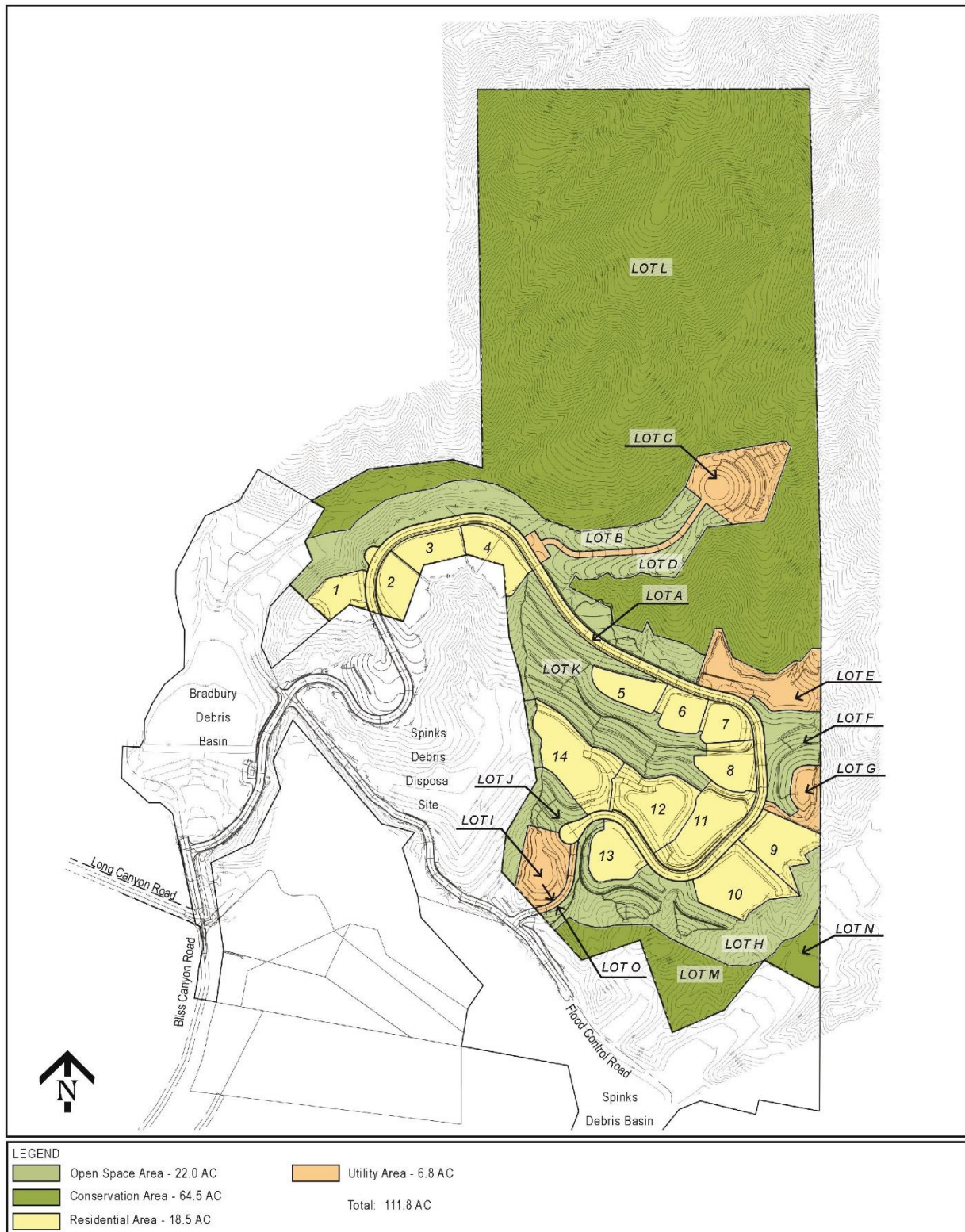
Table 5.1 Chadwick Ranch Estates Specific Plan Land Use

PARCEL	LAND USE	LOT AREA (SF)	PAD AREA	LOT AREA(AC)	BUILDABLE AREA
1	Residential Estate	30,121	20,000 sf	0.7	8,411 sf
2	Residential Estate	33,296	26,000 sf	0.8	13,734 sf
3	Residential Estate	32,283	28,000 sf	0.7	12,742 sf
4	Residential Estate	38,704	29,000 sf	0.9	15,181 sf
5	Residential Estate	31,577	31,000 sf	0.7	19,960 sf
6	Residential Estate	29,117	22,000 sf	0.7	14,152 sf
7	Residential Estate	28,217	20,000 sf	0.6	12,046 sf
8	Residential Estate	39,517	26,000 sf	0.9	17,481 sf
9	Residential Estate	52,112	41,000 sf	1.2	23,538 sf
10	Residential Estate	70,082	48,000 sf	1.6	29,837 sf
11	Residential Estate	67,008	37,000 sf	1.5	25,557 sf
12	Residential Estate	75,248	27,000 sf	1.7	17,351 sf
13	Residential Estate	75,248	33,000 sf	0.9	22,041 sf
14	Residential Estate	91,511	49,000 sf	2.1	29,470 sf
TOTAL RESIDENTIAL ESTATE:		694,042.9 SF	437,000 sf	15.0 AC	261,501 sf

LOT	LAND USE	LOT AREA (SF)	PAD AREA	LOT AREA(AC)
A	Private Street	152,460	-	3.5
B	Open Space	209,088	-	4.8
C	Water Reservoir	117,612	-	2.7
D	Open Space	139,392	-	3.2
E	Debris Basin	87,120	-	2.0
F	Open Space	69,696	-	1.6
G	Debris Basin	30,492	-	0.7
H	Open Space	235,224	-	5.4
I	Detention Basin	52,272	-	1.2
J	Open Space	56,628	-	1.3
K	Open Space	248,292	-	5.7
L	Conservation	2,639,736	-	60.6
M	Conservation	135,036	-	3.1
N	Conservation	34,848	-	0.8
O	Emergency Vehicle Access	8,712	-	0.2
TOTAL:		4,216,608 SF		96.8 AC

Grand Total:	4,910,650.9 SF		111.8 AC
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Figure 5.14 Land Use Areas



5.2 Financing Measures for Maintenance and Infrastructure

The Chadwick Ranch Estates Specific Plan area lies within the boundaries of the Bradbury Estates Homeowners Association and the Bradbury Estates Community Services District. The property within the Chadwick Ranch Estates Specific Plan area will be subject to the jurisdiction of both the HOA and the CSD. Fees will be assessed against the lots in the Specific Plan area through the property tax rolls, commensurate with the level of services and costs attributable to the Specific Plan area.

6. DEVELOPMENT STANDARDS AND REGULATIONS – RESIDENTIAL LOTS

The Specific Plan is intended to promote and encourage the maintenance of a suitable environment for high quality single-family residential estate hillside development. For any definitions, please refer to the City of Bradbury Development Code, and Chapter 9, DESIGNATIONS AND DEFINITIONS of this Specific Plan.

6.1 Permitted Uses

- A.** One single-family dwelling unit.
- B.** One single room occupancy (SRO) unit of up to 250 square feet attached to the single-family dwelling limited to the following individuals as tenants and a single family member: for a total of two occupants
 - 1. Personnel involved with the care and maintenance of the primary unit;
 - 2. Personnel involved with the care and maintenance of the general premises;
 - 3. Personnel involved with the care of a resident of the primary unit;
 - 4. Personnel involved with the associated on-site agricultural, equestrian, or other residential activities.
- C.** One Fire Zone Accessory Dwelling Unit (FZADU) or one Enhanced Accessory Dwelling Unit (EADU) to be processed in accordance with Chapter 9.85 of the Bradbury Municipal Code.
- D.** One Junior Accessory Dwelling Unit (JADU) of up to 500 square feet to be located within the single-family dwelling unit in accordance with Chapter 9.85 of the Bradbury Municipal Code.
- E.** Nursery stock, orchards, vineyards, the raising of field crops, tree, berry and bush crops, or vegetable or flower gardening; provided that no roadside stands or sales offices shall be permitted, nor shall there be permitted any retail sale from the premises or advertising signs of any nature.
- F.** Accessory buildings and structures as permitted by the Bradbury Development Code, except as modified by this Specific Plan. See Table 6.1 for allowable secondary dwelling unit maximum and minimum sizes.
- G.** Recreation Facilities.

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- H.** The keeping of animals considered as household pets provided that not more than a total of four dogs and cats in any combination over the age of six months shall be allowed. Household pets shall not include livestock, equine, snakes, exotic animals, or other similar creatures.
- I.** One home occupation subject to the following criteria:
1. The home occupation shall not involve employment of help other than resident members of the family.
 2. The home occupation shall not generate pedestrian or vehicular traffic beyond that normal to the residential zone in which it is located.
 3. The home occupation shall not involve the use of commercial vehicles for pickup or delivery of materials from the premises (common carriers excepted).
 4. The home occupation shall not involve the use of signs other than the minimum required by law.
 5. The home occupation shall not involve more than 200 square feet and may only be located within the main residence.
 6. In no way shall the appearance of the structure or premises be so altered, or the conduct of the occupation within the structure or premises be such that the structure or premises may be reasonably recognized as serving a nonresidential use (either by color, materials or construction, lighting, signs, sounds, or noises vibrations, etc.).
 7. There shall be no connection or utilities or use of community facilities other than customary for residential purposes.
 8. No motor power other than electrically operated motors shall be used in connection therewith, and the total combined horsepower of such electric motors shall not exceed three horsepower.
 9. There shall be no stock-in-trade stored on the premises.
 10. Not more than one vehicle shall be utilized for a home occupation. Such vehicle shall not be of a type not customarily used in conjunction with the residential use.
- J.** Private garages and carports.
- K.** Basements.
- L.** Open Space.
- M.** Public Facilities and infrastructure, including streets, and utilities.

6.2 Prohibited Uses

- A. Commercial use of the subject property, other than a home occupation.
- B. The keeping of animals other than those considered as household pets as stated in 6.1.H of this Specific Plan.
- C. Accessory Dwelling Units, but not Fire Zone Accessory Dwelling Units or Enhanced Accessory Dwelling Units.
- D. Bunk houses, guest houses and SRO Developments.

6.3 Development Standards

- A. **Building/Site Design.** All buildings and site development elements shall comply with the City's Hillside Development Standards and Design Guidelines, except as modified by this Specific Plan and the Exhibits hereto, and shall also comply with the Design Guidelines of the CSD.
- B. **Lot Configuration.** Lots shall be configured consistent with the lots shown on Tract Map 82349 and the other approved Exhibits hereto. No further subdivision or mergers of these lots shall be allowed.
- C. **Dwelling Unit Sizes.** Dwelling unit square footages shall be exclusive of porches and garages, or other accessory buildings attached to the dwelling.
 - 1. No primary single-family residence shall be less than 2,500 square feet.
 - 2. The maximum square footage for any single-family residence shall be 23,300. The actual size allowed on any lot shall be based on the size of the lot and may be less than 23,300 square feet.
 - 3. The square footage is the area included within the surrounding exterior walls of a building. The following rules are used to calculate square footage:
 - a. The first six (6) inches of exterior wall thickness measured outward from the interior surface of the exterior wall are included in the square footage calculation.
 - b. Ground floor garages are not be included in the First-Floor square footage.
 - c. The stair including landing and tread are counted once for a two-story house and are included in the First-Floor square footage. Open stairwell areas are included on both the 1st floor and 2nd floor square footage,

- d. Elevators are counted once and are included in the First-Floor square footage.
- e. Covered Loggias extending up to twelve (12) feet in depth are not be included in the Square Footage Calculation. Any Loggia with a depth greater than twelve (12) feet are included in the Square Footage Calculation. This applies to Loggias on the first and second floors.
- f. Tower square footage on the First Floor is included in the First-Floor square footage and the total allowable square footage. Tower square footage on the Second Floor or higher floor is not included in any square footage calculation unless there is actual floor space above the first floor.
- g. Unfinished void spaces created by architectural projections are included in the Square Footage Calculation where they extend a distance of two (2) feet or more perpendicular from any interior or exterior wall.
- h. In a room with a volume ceiling, the square footage of the horizontal plane above twenty (20) feet are considered a part of the second-floor square footage. The height of volume ceilings is measured from the Finished Grade elevation.
- i. Bay Windows or architectural projections are included in the square footage.
- j. Permitted Lightwells exceeding twelve (12) square feet as de-fined herein are included together with the rooms they serve in the First-Floor square footage calculation.
- k. The following exclusions apply in calculating square footage:
 - i. Basements
 - ii. Subterranean garages
 - iii. Exterior Court/Courtyards
 - iv. Uncovered balconies and exterior stairs extending up to 12 feet from the house
 - v. Interior fireplaces and fireplace extensions outside of the interior space (limited to fifteen (15) square feet each)
 - vi. Attic spaces unless an obvious conversion is possible, as determined by the City
 - vii. Areas with sloped ceiling having ceiling heights less than five (5) feet
 - viii. Arcades, Loggias, Gazebos, voles or “Light Garden Structures” as defined in the Definitions Section.

- D. Size of Dwellings.** The minimum and maximum square footage of the allowed dwellings shall be as follows:

Table 6.1 Square Footage for Types of Dwelling

Type of Dwelling	Minimum Square Footage	Maximum Square Footage
Primary single-family residence	2,500 sf	23,300 sf with actual size determined by lot size
FZADU/or EADU	150 sf	1,000 sf/1,200 sf
JADU	150 sf	500 sf
SRO	150 sf	250 sf

E. Setbacks.

1. Front yard - Each lot is required to maintain a front yard area of not less than 35 feet in depth as measured from the parkway.
2. Side yard - Each lot is required to maintain side yards of not less than 15 feet in depth, as measured from the boundary of the building pad.
3. Rear yard – Each lot is required to maintain a rear yard of not less than 15 feet in depth as measured from the boundary of the building pad.
4. Distances between residences – a detached FZADU or EADU must be a minimum of 10 feet from the primary single-family residence.

F. Height/Stories.

1. The height of the primary structure shall not exceed 28 feet, as measured from finished grade as shown on the Tract map.
2. The height of a FZADU or EADU shall not exceed 18 feet as measured from finished grade as shown on the tract map and may only be one story.
3. The height of any other accessory structure shall not exceed 18 feet as measured from finished grade as shown on the tract map and may only be one story.

G. Sewer Facilities.

1. Each lot shall be required to install the most current Advanced Septic Sewer Treatment System.
2. Each lot shall also be required to install a sewer lateral to the edge of the street for connection to a future anticipated public sewer system.

H. Subterranean Structures – Basements and Garages.

1. A basement shall not be included in the total allowable square footage.
2. The floor above a basement shall be limited to a maximum of three (3) feet above finished grade.
3. A basement shall not extend beyond the perimeter of the exterior walls defining the first floor above or exceed the setbacks for the first-floor.

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4. No subterranean structure shall exceed a depth of 10 feet.

I. Parking and Garages.

1. All parking must be contained within a parking court, behind courtyard walls or landscape which screens parking areas and garage doors as much as practical from the street and neighboring properties.
2. The number of off-street parking spaces required for each single-family dwelling unit containing not more than four bedrooms shall be two parking spaces located in a garage. Residences containing more than four bedrooms shall provide one additional off-street parking space in a garage for each increment of two additional bedrooms or rooms used for sleeping purposes.
3. Each lot shall be required to provide an additional two uncovered off-street parking spaces behind the 35-foot front setback.
4. A minimum of one on-site parking space shall be required for each accessory living quarter.
5. Entries to Subterranean Garages are only permitted under first floor living areas of a building. Ramps that serve underground parking shall provide a minimum of 20' landing area behind the street R.O.W. at a maximum 1% slope and the transition should meet the street at a right angle. Vegetation and/or vertical obstructions shall be kept at a maximum height of 30" for a distance not less than 25' in back of right of way for a minimum of 50' on each side of the driveway to allow adequate line of sight.
5. No motor vehicles, boats, trailers or similar equipment shall be stored in any area that is visible from the street and adjacent properties.
6. Use of impervious surfaces, approved by the City Engineer, may be permitted for driveways and parking areas.
7. The vehicle backup distance from a garage must be a minimum of 28 feet and the turning radius into a side entry garage must be a minimum of 26 feet minimum.
8. Garages must be offset from the driveway and screened with landscaping.
9. No parking shall be allowed on the streets within the development.

J. Private Driveways and Gates.

1. Driveways shall not exceed a maximum width of 20 feet except at Auto Court areas. Auto courts shall not be located within or encroach upon the 35-foot front setback.
2. Driveways shall not interfere with street drainage.
3. Only one driveway entrance/exit off the street is permitted for each lot.
4. The height of private driveway gates and any associated supports or walls shall not exceed eight (8) feet above the driveway surface and the width of the gate shall not exceed a total of seventeen (17) feet.
5. The face of the gate must be located a minimum of twenty (20) feet from the back of the curb of the street.
6. No signs or graphics are permitted on the gates and lighting shall comply with the landscape lighting section of this Specific Plan.

K. Walls.

1. With the exception of Lot 8, the exposed face of retaining walls on the remaining numbered lots shall not exceed six feet in height. Lot 8 will be allowed a 10-foot Mechanically Stabilized Earth wall located on the uphill side of the pad.
2. Garden walls shall not exceed six feet in height.
3. Solid retaining walls shall be constructed of decorative masonry material consistent with the City's adopted Design Guidelines.
4. Mechanically Stabilized Earth walls shall have a 5-foot offset at 12-foot vertical intervals and shall be planted to match native plant materials.
5. Walls and fences along common area streets must be setback a minimum of 20' from the back of the curb.
6. All retaining walls that are visible from any point off-site, shall be Mechanically Stabilized Earth walls with a maximum exposed face of 30 feet.
7. Retaining walls within the private landscape zone is permitted if the wall does not exceed 5 feet maximum height. Retaining walls shall have an architectural treatment similar to nearby buildings and walls.

L. Building Placement and Restrictions.

1. All buildings and structures shall be within the identified building pads described on Tract Map 82349 and as further shown in the Fuel Modification Plan and Individual Lot Maps contained in Chapter 10 – Exhibits.
2. No improvements except utilities, storm drains, storm water facilities, landscape planting, irrigation, fences and walls may be constructed outside of the Buildable Pad line for each lot as shown on Exhibit A of Chapter 10.
3. Roof overhangs, chimneys, Exterior Stairs, second floor decks and balconies, Bay Windows and similar architectural enhancements may project beyond the Building Envelope a maximum of three (3) feet on a case-by-case basis subject to approval. On certain Lots, special ground floor garages may protrude once outside the Building Envelope as shown in Exhibit C of Chapter 10.
4. The area of an attached Gazebo, Trellis, Porte-Cochere or “Light Garden Structure” may extend up to 12 feet from the exterior face of the house and not be included in the allowable square footage. A detached Gazebo, Trellis, Porte-Cochere or “Light Garden Structure” is not included in the allowable square footage and must be located fifteen 15 feet minimum from a property line and 10 feet minimum from the house. The Architectural Style must match the style of the main house and the structure may not exceed the maximum dimensions of 12 feet high, 15 feet wide and 15 feet deep. No more than two such structures are allowed per Lot.
5. Covered Loggias or Arcades may extend up to 12 feet in any direction from the exterior face of the house and not be included in the allowable square footage; if they extend more than 12 feet, they are included in the allowable square footage.
6. Detached Gazebos, Trellises, porte-cocheres or “Light Garden Structures” may be permitted outside the Building Envelope but within the Buildable Pad on a case-by-case basis subject to review and approval by the HOA provided they do not exceed the maximum dimensions of 12 feet high, 15 feet wide and 15 feet deep.
7. The following rules are intended to prevent winglets from appearing as “tacked-on” portions of the building:
 - a. A winglet whose ridgeline is perpendicular to the ridgeline of the main portion of the building must project a minimum of 6 feet from the main portion of the building or wing. In addition, a winglet must be located a minimum of 2 feet from the corner of the primary wing or main portion of the building.

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- b. A winglet whose ridgeline is parallel to the ridgeline of the main portion of the building or primary wing (such as in a double gabled roof) must project a minimum of 6 feet from the main portion of the building.
 - c. A winglet whose roof forms a dropped shed roof against or below the main portion of the building must project a minimum of 6 feet from the main portion of the building.

M. Building Materials.

- 1. Highly-reflective glass is prohibited.
- 2. If synthetic materials made to simulate wood, stone or masonry are proposed, actual samples shall be provided for evaluation by the HOA and City staff in order to assure a high-quality installation.

N. Lighting.

- 1. Exterior light sources shall be placed, shielded and/or directed away from neighboring properties and streets.
- 2. Lighting fixtures and their structural support shall be the same scale and design of the chosen architectural style.

O. Other Design Features

- 1. Bay Windows. Bay windows may project no more than thirty-six (36) inches beyond the Building Envelope and be no wider than ten (10) feet. All exterior corners of bay windows shall be ninety (90) degrees. Only shed roofs are permitted. Bay Windows located on the First Floor that do not have a foundation beneath are not allowed. Only one bay window is allowed per elevation.
- 2. Lightwells. Lightwells shall not exceed an inside dimension of 12 square feet. If a light well exceeds 12 square feet, the entire lightwell square footage together with the square footage of the room served by the lightwell, are included in the first-floor square footage calculations. A maximum of four Lightwells are permitted. Lightwells must be spaced a minimum of 10 feet apart in any direction, may not be located in the front yard and must be adequately screened from view. The location and size of Lightwells are subject to the approval of the City.
- 3. The wall of a shed roof extension must offset horizontally a minimum of 12-inches.

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4. Towers are limited to a maximum dimension of fifteen (15) feet in length or width and must be located at or near the perimeter of a building. Building height of Towers may be a maximum of thirty-five (35) feet. Towers shall be reviewed on a case-by-case basis and are subject to City approval. Towers with a dimension greater than 15 feet in length or width may be approved on a case-by-case basis provided the area of the tower does not exceed 225 square feet.

- P. **Other zoning provisions.** Where this Specific Plan is silent on a matter, the provisions of the Bradbury Development Code shall apply. Where the regulation would depend on the specific zone, the provisions of the R-20,000 zone shall apply.

6.4 Grading/Drainage

- A. All grading and drainage plans are subject to the Bradbury Municipal Code provisions for design standards for drainage.
- B. Grading Plans. Final grading plans are required for all Lots in the Chadwick Ranch Estates and are subject to the submittal requirements of the City. The final grading and drainage of each Lot shall emulate the design established by the rough graded pad as shown on Exhibit A, TTM – Conceptual Grading Plan in Chapter 10, and significant modifications from these patterns will not be allowed without the expressed approval of the City Engineer.
- C. All Lots shall be developed in accordance with the Los Angeles County requirements for Low Impact Development (LID), as set forth in the most recent manual of the County of Los Angeles Department of Public Works.

Any excavated material that cannot be balanced on the building pad shall be removed off-site to a proper disposal location.

6.5 Site Preparation

- A. All demolition, clearing, grubbing, stripping of soil, excavation, compaction, and grading must be completed within the owner's lot area in accordance with all applicable environmental requirements and governmental codes.
- B. All lumber, soil, or other construction material must be stored on the owner's building pad or an undeveloped neighboring building pad. If the lot owner plans to stockpile on a neighboring building pad, written permission must be obtained from the adjacent Lot owner, the CSD, and the City, and presented to the building Inspector prior to bringing the material into the City.
- C. Demolition and construction practices shall adhere to CALGreen requirements.

6.6 Landscaping/Vegetation

- A. Landscaping shall be professionally designed for each lot in full compliance with City standards and LA County Fire Protection Standards in place at the time of the development of the lot.
- B. All landscape material shall comply with the Fuel Modification requirements as shown on the individual residential lot diagrams attached as Exhibit D, or any more stringent requirements that may be imposed by the Los Angeles County Fire Department.
- C. All landscaping shall comply with the most recent version of California's Model Water Efficient Landscape Ordinance, as the same has been modified by the City of Bradbury.
- D. All landscape lighting shall be low voltage and all lighting fixtures shall be properly screened to prevent glare and spillage off-site.
- E. Perimeter/screening landscaping shall make use of existing natural vegetation to retain the site's rural character and to soften views of buildings, roadways and walls.

6.7 Tree Preservation

- A. All trees shall be maintained in a manner so as to promote growth, reduce fire hazards or excessive blockage of views of mountains or valleys from adjoining properties.
- B. Tree Preservation Plans are required for Architectural Review, Subdivisions, and Lot Line Adjustment Applications for any development.
- C. Tree placement, maintenance, and the removal of trees must comply with the City of Bradbury Municipal Code, Chapter 118 —Tree Preservation and Protection.
- D. No tree may be removed if it was identified as a tree to be maintained in the Environmental Impact Report or if it was planted as part of the mitigation measures.
- E. Buildings and structures shall be located outside of the protected zone of any mature tree.

6.8 Fire Prevention Infrastructure

- A. **Fire Department Review.** All development within this community is subject to review by the Los Angeles County Fire Department (LACFD) and is required to install an interior fire sprinkler system and/or additional fire hydrant.
- B. **Fire Equipment Access.** Lots where the residence is located more than one hundred fifty (150) feet from the street shall be required by LACFD to have an approved fire truck turnaround within

one hundred fifty (150) feet of the residence. The turnarounds should be integrated into the design of the overall driveway and guest parking areas of the Lot.

- C. Fuel Modification Access Easement.** All Lots in Chadwick Ranch Estates have fuel modification access easements. The LACFD Wildland Fire Defense Section must review and approve any Improvements, including landscaping, fencing, walls and gates which are proposed by the Lot owner over these easements. The LACFD must stamp the Lot owner's plans, indicating LACFD approval, prior to City approval of any subsequent post occupancy Improvements in the easement by the City.
- D. Fuel Modification zones.** Fuel Modification areas exist in the open space, between private Lots and open space areas considered to be potential fire sources. The Fuel Modification Zone is subdivided into three subareas: Zone A - the noncombustible structural setback, Zone B—the wet zone where the landscape must be irrigated, and Zone C — thinning zones, all as shown on the Fuel Modification Plan attached as Exhibit B to Chapter 10.

Zone A - Noncombustible Structural Setback. On Lots which are adjacent to the Fuel Modification Zone, there is a setback of thirty (30) feet measured toward the interior of the Lot from the Property Line adjacent to the Fuel Modification Zone. This zone has been established by LACFD as an area where combustible structures are not permitted. The landscape within Zone A is installed and maintained by the Lot owner.

Zone B - Wet Zone (70 ft.) measured from the back of Zone A. The purpose of the wet zone is to provide an area in which irrigated, fire resistant plant materials are planted as a fire break. In the wet zone, highly combustible vegetation is removed and replaced with fire resistant species chosen from the approved plant list. The landscape within Zone B is installed by the Master Developer and maintained by the area to resemble as closely as possible the character of the surrounding landscape.

Zone C - Thinning Zones (100 ft) measured from the back of Zone B. The purpose of the thinning zones is to reduce the amount of vegetative fuel in an on-going, periodic maintenance program. In the thinning zones, highly combustible vegetation is removed, and existing vegetation is thinned and pruned up off the ground. The basic shape and form of the plants are retained as much as possible. Debris, deadwood, leaves and other flammable materials are removed to reduce fuel load. Procedures vary depending on the character and density of the existing vegetation. In heavy chaparral areas, this may involve cutting and hauling away branches, leaves and twigs. In open grassy areas, it may be simply mowing or weed whipping once per year.

6.9 Service Areas, Utilities, Equipment

- A.** Mechanical equipment such as air-conditioning units, heating vents, utility meters, pool/spa equipment and similar above-ground devices shall be screened from off-site views by the use of architectural devices and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture.
- B.** Service, trash and storage areas are to be completely enclosed as part of the building's architecture.
- C.** All utilities with exposed metal (meters, outlet covers, etc.) shall be painted to match or complement adjacent natural and/or building materials.
- D.** Gutters, scuppers and downspouts shall be integrated into the architectural design of the building.
- E.** Sound attenuation for heating and cooling equipment is required through the location and design of the equipment.
- F.** All solar energy systems shall abide by the City of Bradbury's Municipal Code requirements for solar energy systems, and other applicable provisions of law.
- G.** Pool equipment.
 - 1. Pool equipment shall be located in a manner which complies with the Los Angeles Health Code and the City of Bradbury Requirements.
 - 2. Location of the equipment shall be placed so as to minimize the impact of glare and noise on neighboring Lots.
 - 3. The top of all equipment must be concealed from off-site views by substantial planting (upon installation) or a horizontal structure such as louvers, trellis or lattice planted with evergreen vines.
 - 4. Pool equipment must be either below grade or setback at least twenty (20) feet from the front or rear yard Property Line and ten (10) feet from side Property Line.

6.10 Screening

- A.** Required Screening. In addition to the mechanical equipment listed above, the following must also be screened by walls and/or landscaping so that they are not visible from the street or adjacent properties:

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1. Barbecues
 2. Dog runs (allowed inside or rear yard only)
 3. Recreation facilities
- B.** Screening Methods. Screening shall be accomplished by one, or a combination, of the following means, as approved by the City and the CSD:
1. A building enclosure that is architecturally consistent with the style of the residential building.
 2. A masonry wall of sufficient height, not to exceed six feet. The treatment of the wall should match the architectural treatment of the residential building, or the walls and/or fences that are an integral part of the garden design.
 3. Permanent landscape planting of evergreen hedges, shrubs, trees or vines of sufficient mature height, density and width to provide screening.
 4. Overhead trellis.
- C.** Landscaping shall be utilized to screen retaining walls, soften building masses and screen other structures as determined by the Director of Planning.

6.11 Recreation Facilities

- A.** Recreation facilities consist of: basketball structures; game courts such as basketball, tennis, bocce, and shuffle board; swimming pools; play structures; and similar facilities.
- B.** All recreation facilities, including swimming pools and spas shall be located only within the approved building pads and may not extend into the private landscape zone. Swimming pools may be located within the approved building pads or in the front yard of the lot, subject to approval of the Planning Commission.
- C.** To the greatest extent possible, game courts should be depressed.
- D.** Play structures, such as jungle gyms, tree houses, doll houses, may not exceed twelve (12) feet in height as measured above rough grade.
- E.** Swimming pools shall be subject to the following:
1. All pools shall comply with the Bradbury Swimming Pool Ordinance which is found at Chapter 6 of Title XVII of the Bradbury Municipal Code.

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2. Pool design must be reviewed by a Geotechnical Engineer and the City of Bradbury.
 3. Swimming pools may be permitted in the front yard, subject to review and approval of the overall site design concept by City.
 4. Pool fencing is subject to all fencing and wall requirements (see Fences and Freestanding Walls).

6.12 Multiple Contiguous Lot Purchases

If a lot owner owns two or more lots and desires to improve each lot with an individual dwelling, the lot owner must develop each lot with a unique custom home, each with its own unique architectural elevation and floor plan. The same plans may not be used on more than one dwelling constructed on lots within Chadwick Ranch Estates.

6.13 Exterior Sculptures and Artwork

Any exterior site sculpture and artwork are limited to the Private Landscape Zone.

7 DESIGN GUIDELINES – RESIDENTIAL LOTS

7.1 Purpose and Intent

This section provides design guidance for individual properties within the Chadwick Ranch Estates Specific Plan area. The Design Guidelines are intended to serve two purposes. First, they introduce lot owners to Chadwick Ranch Estates physical environment and describe the features of the Community that make it a special place among Southern California’s premier residential communities. Second, they describe how each Custom Homesite in the project should be designed to reinforce and enhance the overall character of the Community.

The Design Guidelines are intended to ensure that the values and vision embodied in the Specific Plan are protected for the long term. Every home site must be developed in a way that protects the rural feel of the existing Bradbury Estates Community and aligns with the existing Design Guidelines of the City of Bradbury and the CSD. Implementing the Design Guidelines help visually connect individual residential home sites to the overall community identity in a manner that is flexible and effective, while adapting to the unique physical characteristics of each site. In addition to comply with these Design Guidelines, lot owners must also comply with the City’s Design Guidelines. Where there is conflict between the Design Guidelines contained herein and the City’s Design Guidelines, the Specific Plan Guidelines shall prevail.

These Design Guidelines are intended to serve aesthetic purposes only and do not replace structural requirements or building codes. Unlike the previous Chapter on Development Standards and Regulations, strict compliance is not required. General Design Guideline Imagery is shown in **Figures 7.1 and 7.2**.

An illustrative plan shown in **Figure 5.7** provides a perspective view of how Chadwick Ranch Estates might look when fully developed. In addition to individual homesites it shows proposed local roads and the surrounding open space. It is intended to convey the overall character and quality of the Community. These Design Guidelines provide the necessary tools to achieve this vision.

7.2 Site Design

The following site design guidelines shows how individual home sites should be organized. For example, they show the potential building location, where access to the site may occur, special site features (such as adjacent natural features), slope areas and required setbacks. The site design guidelines address building placement and orientation of garages and driveways. Locations of the main residence and accessory structures are usually controlled by specific development regulations. Exhibits for each lot are contained in Exhibit C of Chapter 10.

7.3 View Preservation

One of the primary goals of the Design Guidelines is view preservation.

- A. The project has been developed to not disturb views of the existing primary and secondary ridgelines depicted on **Figure 7.3 Ridgelines Diagram**. Buildings and structures shall attempt in every aspect to be designed to avoid significantly impacting the existing views of hillsides and valleys enjoyed by adjoining residents.
- B. Buildings or structures located in the vicinity of ridgelines shall be sited to minimize any impact on the existing view of mountains, hills or valleys.
- C. Buildings shall be placed to maximize the privacy of adjoining habitable structures.
- D. Buildings shall be placed to minimize the impact on existing view corridors.
- E. Buildings shall be located so as to protect existing significant vegetation and major rock outcroppings.
- F. Solar panels and other energy generation equipment shall be designed to the extent feasible not to be visible from the street, unless otherwise required by law.

7.4 Driveways, Walkway, Porte-Cocheres and Garages.

- A. Driveways and walkways should respond to the topography and minimize grading and paving.
- B. To minimize the extensive use of plain concrete, driveways and walkways are to incorporate natural materials into their design, such as brick pavers, stone, decomposed granite or turf block, and other similar materials as approved by the City Engineer.
- C. Reduction of visual driveway width by use of decorative paving is encouraged.
- D. The color of paving materials for driveways and walkways shall be earth-tones.
- E. The architectural style and details on the main residence should be incorporated into the design of the garage and entry gate.
- F. If consistent with the selected architectural style, garage door recesses are encouraged to be a minimum of 12 inches.

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- G.** Garage doors visible from the public and private street system should be avoided where feasible.
 - H.** Garages larger than two-car shall use multiple garage doors and staggered setbacks to break up the visual plane.
 - I.** When used, Porte-cocheres should be architecturally integrated to the main house, with details that mirror the level of ornamentation found on the main house.
 - J.** Porte-cocheres should be located on driveways that lead to the garage.

7.5 Site Access and Parking

- A.** Driveway Location. The preferred driveway location and location of the driveway curb cut has been established for each lot. Driveways are located based on the grade relationship to the road and to minimize the visual impact from the street and within the home site. Only one driveway entrance/exit off the street is permitted for each home site unless approved by the City. Exhibit C to Chapter 10 shows the location of the preferred driveway access to a particular lot. The driveway may be relocated with the approval of the City through the Minor Architectural Review Procedure contained in Chapter 9.37 of the Bradbury Municipal Code.
- B.** “Drive through” archways or beams may be permitted on a case-by-case basis with the approval of the City through the Minor Architectural Review Procedure contained in Chapter 9.37 of the Bradbury Municipal Code.
- C.** Garages. To achieve a rural street character, garage doors should not face the street. A variety of entry conditions are encouraged. Rear lot, multi-car, multi-car with tandem spaces, split designs and subterranean garages are allowed.

7.6 Grading and Drainage

- A.** **Building Siting.** Buildings should be sited to limit grading except where used to accomplish the design objectives set forth in the Specific Plan.
- B.** **Building Pad Grading.** Minor grading is allowed, subject to approval by the City Engineer, to soften engineered slopes and create a more natural and less manufactured appearance. Any cut and fill from development of the individual homes should be balanced within the building pad.

7.7 Building Design

A. General Architectural Design

1. All buildings on a single lot shall be stylistically consistent. Examples of encouraged styles include:
 - a. “Spanish” detail - consistent with smooth, hand-troweled plaster building, mission tile roofs, one to one-and-a-half stories, arched window and porch openings.
 - b. Ranch detail is consistent with, low-pitch, gable, one story rambling, informal floor plan, attached garage, easy indoor-outdoor access and stucco and brick wall cladding.
2. Design diversity and individual expression are encouraged.
3. The architecture of every building should be such that the proposed style incorporates strong, unifying elements such as pitched roofs, asymmetrical facades, strong exterior detailing and aesthetically pleasing spaces.
4. A Wing should extend a minimum of ten (10) feet perpendicular from the main portion of the building. This guideline does not apply to winglets which are covered under the design standard provisions of Chapter 6.

B. Architectural Massing and Articulation

1. The following shall be the guiding architectural principles:
 - a. Building massing should be appropriate to the architectural style.
 - b. Buildings should be architecturally consistent with the architectural style selected and to the greatest extent possible, use details of generally acknowledged significant or historic architecture.
 - c. For custom architecture that is not a readily recognizable architectural style, the burden shall be on the design team to articulate the design and secure acceptance and approval from the Planning Commission and Bradbury Estates HOA.
2. The form, mass, and profile of individual residences should be in harmony with the architectural style selected, consider the character and profile of natural slopes and features, and be designed to limit impacts to the natural terrain within the Chadwick Ranch Estates development. The following techniques are suggested:
 - a. Split pads, stepped footings, and grade separations to allow structures to step up the manufactured slopes.
 - b. Detaching parts of a dwelling, such as a garage;

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- c. Avoiding gable ends on downhill elevations. The slope of a roof should be oriented in the same direction as the natural slope and should not exceed natural slope contour by more than twenty percent; and
 - d. Use of below-grade rooms to reduce building mass.
3. Avoid large, obtrusive building forms by breaking large volumes into smaller wings and additions.
 4. To reduce mass and bulk, facades should be “broken” by vertical and horizontal variations in wall and roof planes, building projections, projecting ribs, reveals, balconies, doors and window bays, and similar design elements.
 5. Two-story residences are encouraged to have a single-story element to provide transition to the two-story massing. Two story masses should be located towards the center of buildings with building height and massing stepping down at the edges to avoid the appearance of large, two-story “boxes”.
 6. Avoid creating a two-story structure that may directly overlook into neighboring properties. Privacy of adjacent uses should be considered in the scale and massing of structures.
 7. All four elevations on a building should be designed with the same attention to detail. Each elevation should be consistent in form, materials and type of ornamentation.
 8. Building details should be in proportion to the overall building massing.

C. Roofs

1. Roofs should be given design consideration and treatment equal to the rest of the building’s exterior.
2. Roof components (e.g., materials, eave lines, dormers, fascia, etc.) should be applied consistently on all elevations, including those that are not visible from a roadway.
3. Roof pitches and forms may vary to add interest and to reinforce the separation of building masses.
4. Roof form, materials and colors should be consistent with the architectural style of the house.
5. Crafted detailing of chimney caps, relative to the architectural style of the residence is encouraged. Metal caps are discouraged unless stuccoed or plastered.
6. Chimney caps should be simple shapes.

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7. Use of roofs on lower levels as decks serving higher levels is encouraged.
 8. Roof material colors should complement colors of the surrounding natural landscape.
 9. The visual impact of roof equipment should be minimized. When possible, use ridgelines to screen vents, flues, skylights and mechanical equipment from public view.
 10. Avoid conflicting roof angles or roof types on a structure that create a disjointed appearance.
 11. The use of flat roofs should be minimized and should only be utilized in combination with gable or hip roofs.

D. Skylights and Solar Panels

1. Layout, location, size and configuration of skylights and solar panels should fit with the design and proportions of the building and roof lines.
2. Skylights frames should be non-reflective and should match existing roof materials color.
3. Skylight glazing should be clear or solar bronze. White glazing is inappropriate.
4. Flat profile glass skylights are preferred. Round or domed acrylic skylights are discouraged.
5. Interior light should not be pointed upwards or directly emitted through skylights.
6. When installed on top of a residence, solar panels should be fully integrated into the roof structure, and if possible, not directly face the street or create recesses into the roof structure visible from the street.

7.8 Building Materials

A. General Materials

1. Materials that minimize environmental impacts, reduce energy and resource consumption, are fire-resistant, and promote long- lasting development are encouraged.
2. In general, the use of wood is discouraged.
3. Building materials should be durable, low maintenance, and able to withstand long-term exposure to elements.

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4. Exterior materials, textures and colors should complement the architectural style of the house.
 5. The use of pre-cast concrete and tile is encouraged.
 6. Limit the number of building materials used on a façade (excludes trim work and decorative elements). As a general rule, use no more than two different materials (excluding glass windows) on a single façade. Frequent changes in materials should be avoided.
 7. Changes in material should generally occur when there is a change in the plane of the façade. If possible, the change in material should occur on inside corners of the building. If a change is proposed along the line of a single plane, a pronounced expansion joint or trim piece should be used to define a clear separation. Stone should turn corners and not be used only on one wall of a facade.
 8. Highly contrasting materials should be avoided.
 9. The following building materials are recommended:
 - a. Natural materials –brick and stone.
 - b. Cement plaster (stucco) or similar material.
 - c. Textured masonry with integral colors.
 10. If synthetic materials made to simulate wood, stone or masonry are proposed, actual samples shall be provided for evaluation by the HOA in order to assure a high-quality installation.

B. Color and Finish

1. Colors should be complementary to one another and selected to complement the architectural style of the building.
2. Earth tones are required for blending in with the natural environment of the area surrounding the Chadwick Ranch Estates.
3. Color applications on a façade should generally be limited to one or two main colors and two to three accent colors that complement the main color(s) of the house.
4. Painted building surfaces should have a matte finish and shall not be glossy or reflective. Trim and accent work may be saturated and brighter with a glossy finish, subject to design review approval.

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5. The following building colors are recommended:
 - a. Light and muted earth tones.
 - b. Natural brick, stone and wood tones.
 - c. For ground surfaces and roofs: warm earth tones.
 - d. Accents: Saturated and bright colors should be used only in small detail areas
 - e. Non-reflective colors.
 6. The following building colors are discouraged:
 - a. Highly-reflective colors that cause glare.
 - b. Large dark buildings or surfaces.
 - c. Large areas of dark glass.
 - d. Colors so dark or intense as to neutralize shadow patterns.
 - e. Colors that do not blend into the surroundings.

7.9 Windows

- A.** The window arrangement on an elevation, size and detailing, such as muntins, mullions, molding and exterior trim, should complement the architectural style and other architectural elements of the house.
- B.** A balanced and consistent placement of windows on all elevations is highly encouraged.
- C.** Windows that are simple in form are encouraged. Irregular window shapes, such as circles and ellipses, should be consistent with the proposed architectural style.
- D.** Recessed windows, doors and wall openings should be used to convey the appearance of thick exterior walls and to create shadow and depth.
- E.** Avoid window shapes that are not complementary along any wall plane.
- F.** Divided lites are to be authentic or simulated to appear authentic, using internal spacer bars to simulate true divided lites.
- G.** Large expanses of glass may be used to capture views when set within a structural frame. Deep roof overhangs are highly encouraged above large areas of glass to provide shade and minimize glare.
- H.** Windows, clerestories and dormers should be designed and located to maximize natural daylight
- I.** Shutters and hardware should be appropriate to the architectural style and be proportioned to the window size.

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- J. Placement, shape and size of dormer windows should consider the scale and proportions of the primary building as well as interior space and functions.

7.10 Doors

- A. Doors should complement the architecture of the entire structure.
- B. Doorways should typically be rectangular or round-headed and fully recessed. Spiral columns, arches, pilasters, stonework, decorative tiles, or other sculptural details are encouraged.
- C. The size and location of doors should be related to the scale and proportion of the building elevation.
- D. Entry door designs may be dramatically carved, heavy panels or simple board and batten.
- E. The proportion of solid to open elements should be balanced on all wall planes. Oversized elements should be avoided.

7.11 Balconies, Decks and Porches

- A. Balconies may be open or roofed, and should have wood, concrete or plaster proposed styles.
- B. Porches should be architecturally integrated into the design of the structure.
- C. Porch elements such as columns should provide enough mass and scale to appear they are supporting roof elements of a porch. Avoid columns that appear thin or weak. Conversely, avoid columns that appear too massive or heavy as it relates to the roof element above.
- D. Balconies and projections should proportionately complement each other and integrate into the overall architectural massing of the home. Balconies should be roofed when they exceed four feet in depth.
- E. Balconies should not be placed where they can overlook private spaces of adjacent lots.
- F. Column and railing designs and size should be consistent with the massing and detailing of the house.
- G. Structural supports, such as columns, beams, purlins, brackets, rafter tails and trusses are encouraged to be expressed at roofs, decks, porches, balconies and building walls and used where they are needed to avoid the appearance of unsupported spans and cantilevers. Structural supports may be covered if appropriate to the architectural style.

7.12 Antennas

Except as may be preempted by federal or state law, antennas, radio receivers, dishes and transmission antennas should not be visible from the street or adjacent properties.

7.13 Landscaping

The landscaping on each individual Lot plays an important role in establishing the character and quality of the overall feel of the Chadwick Ranch Estates landscape. Unlike residential communities that rely on regularly spaced street trees in parkways, or large common-area landscapes, each Lot in Chadwick Ranch Estates contributes to the overall unity of the landscape character with front yard and Slope landscapes that must be built according to the standards described in this chapter. As such, the landscape character of Chadwick Ranch Estates is the result of the collective effort of all Chadwick Ranch Estates home owners.

These Landscape Design Standards include both planting and hardscape requirements. The planting requirements describe the intent for each of the landscape planting zones and include plant lists and a concise description of the character intended for all areas of Chadwick Ranch Estates.

A. General

1. Utilize landscaping as an integral component to overall project design.
 - a. Landscape designs emphasizing water-efficient plants are encouraged.
 - b. Landscaping is encouraged to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas from adjacent homes and off-site views.
 - c. Yard areas of individual residences visible from a roadway are encouraged to utilize landscaping complimentary to the community landscape palette. A list of suggested plant material is provided in Exhibit F of Chapter 10, PLANT MATERIALS.

B. Hardscape. Hardscape requirements include all the elements of landscape development other than planting and grading. The visual compatibility of hardscape and the adjacent architecture is the most important factor in creating visually pleasing, harmonious environments. This is especially true for hardscape elements such as walls and fences, or any other element that has a vertical dimension.

1. Appropriate paving materials for exterior hardscape areas include:
 - a. Native stone
 - b. Faux stone that has the appearance of native stone
 - c. Colored, stamped and/or patterned concrete
 - d. Pre-cast concrete pavers
 - e. Decomposed granite
 - f. Permeable Pavement
2. Paths, outdoor stairs and terraces should follow the natural topography.

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3. Stairs should be accented with materials appropriate to the building style, rather than plain concrete.
 4. On-grade paved terrace areas should be designed using informal shapes, irregular edges and natural materials so that a gradual transition from the man-made to natural elements occurs. Formal, rigid shapes are not appropriate.
 5. When used, concrete and pavers should be integrally-colored in muted tones that blend with the landscape.
 6. Concrete and asphalt paving materials containing recycled content are encouraged.
 7. Use of permeable site materials is encouraged whenever feasible.

7.14 Walls and Fences

Because of its low density and rural nature, the Chadwick Ranch community has an open character that would be disturbed by fences or walls that are visually intrusive. Such fences or walls interrupt the continuity of the community and surrounding landscape and would defeat one of the community's strongest assets. The design concept, therefore, is to make fences and walls blend with both the architecture and the landscape, while still providing privacy and security consistent with the needs of individual Lot owners. Fences and walls placed on Lots shall be an extension of the colors and materials of the adjacent residential architecture, visually compatible and be of materials related to the land (such as stone). They may occur as an extension of house living spaces, to frame courtyards or to direct views. Tubular steel or aluminum, wrought-iron, and glass panel fencing styles are encouraged to maintain views.

The following requirements apply to all fences and walls within the Chadwick Ranch Estates Community:

- A. Walls and fences should be kept as low as possible while performing their intended function. Wall height should be minimized to avoid a "fortress" appearance. The design of fences and walls, as well as the materials used, should be consistent with the overall house design.
- B. Appropriate materials for walls and fencing include tubular steel, aluminum, wrought-iron, river rock stone veneer, split face block and slump stone block, or other "special" textured block.
- C. Fence and wall colors should match or complement the color of the building.
- D. Tops of retaining walls should blend with natural contours. Ends of walls should not end abruptly, but are to transition into existing landforms, rock outcroppings and vegetation.
- E. Landscaping is encouraged to be integrated around fences.

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- F.** Walls. Low freestanding courtyard walls, gateposts and entry monuments under six (6) feet high may be integrated into the driveway or Auto Court design. Walls, fences, terraces and outdoor landscape areas should appear to be extensions of indoor areas and the building architecture, rather than as independent elements. Walls shall be architecturally compatible with the house and built of similar materials and colors.

7.15 Lighting

- A.** Consideration of the latest technical and operational energy conservation concepts in lighting designs is highly encouraged.
- B.** The preservation of dark skies is highly encouraged. Exterior night lighting should be kept to an absolute minimum as necessary for safety and to identify addresses, entrances, and driveways.

7.16 Accessory Structures

- A.** Accessory structures are to be subordinate to the main house.
- B.** Whenever possible, locate accessory structures behind the main residence and out of view from the street.
- C.** Accessory structures shall be architecturally compatible with the main house and incorporate key character-defining elements of the main building. Some of the key elements to consider include:
1. Roof pitch and style;
 2. Building proportions;
 3. Exterior materials, such as stucco, plaster, stone and roofing;
 4. Door and window style; and
 5. Color.

7.17 Water and Energy Conservation

The following provide guidance on techniques and design elements that help conserve natural resources including water and energy. Property owners/applicants should also refer to the City's adopted requirements for minimum water and energy conservation features.

- A.** Site buildings to take advantage of solar orientation and prevailing breezes and minimize the home's requirements for mechanical heating and cooling systems.

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- B.** Orient buildings to facilitate the use of natural daylight.
 - C.** Avoid over-watering and excess runoff by grouping plant materials according to their water consumption needs as required by the most recent version of California's Model Water Efficient Landscape Ordinance, as the same has been modified by the City of Bradbury's Water Efficient Landscaping Ordinance.
 - D.** Conventional spray irrigation should be limited to defined lawn areas. These systems should be fully automatic and conform with any local and state regulations.
 - E.** Energy saving features in individual homes is highly encouraged. Features may include: solar or low-emission water heaters, solar roof tiles, energy-efficient appliances, dual paned windows, etc.

Figure 7.1 *Design Guidelines Imagery*

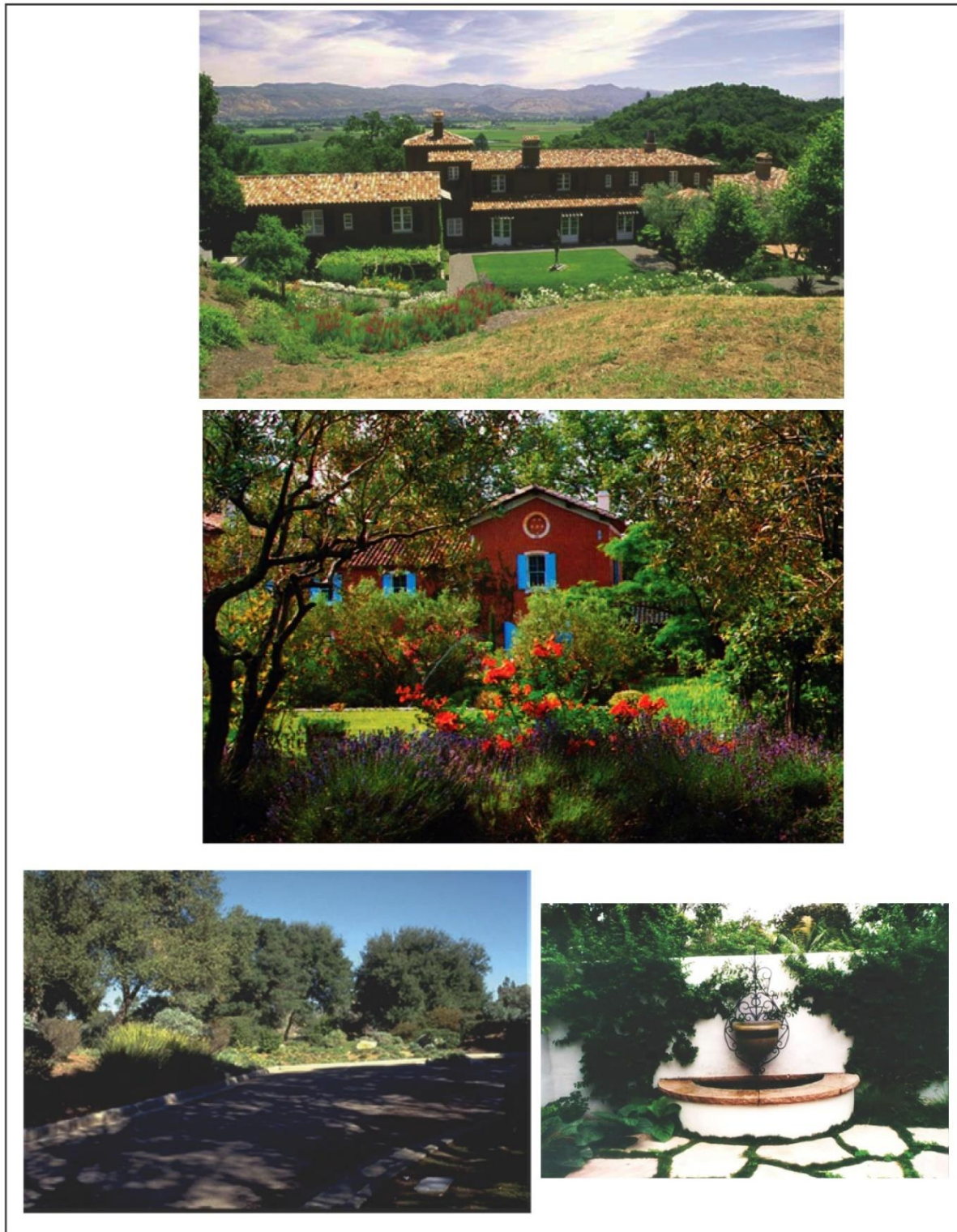
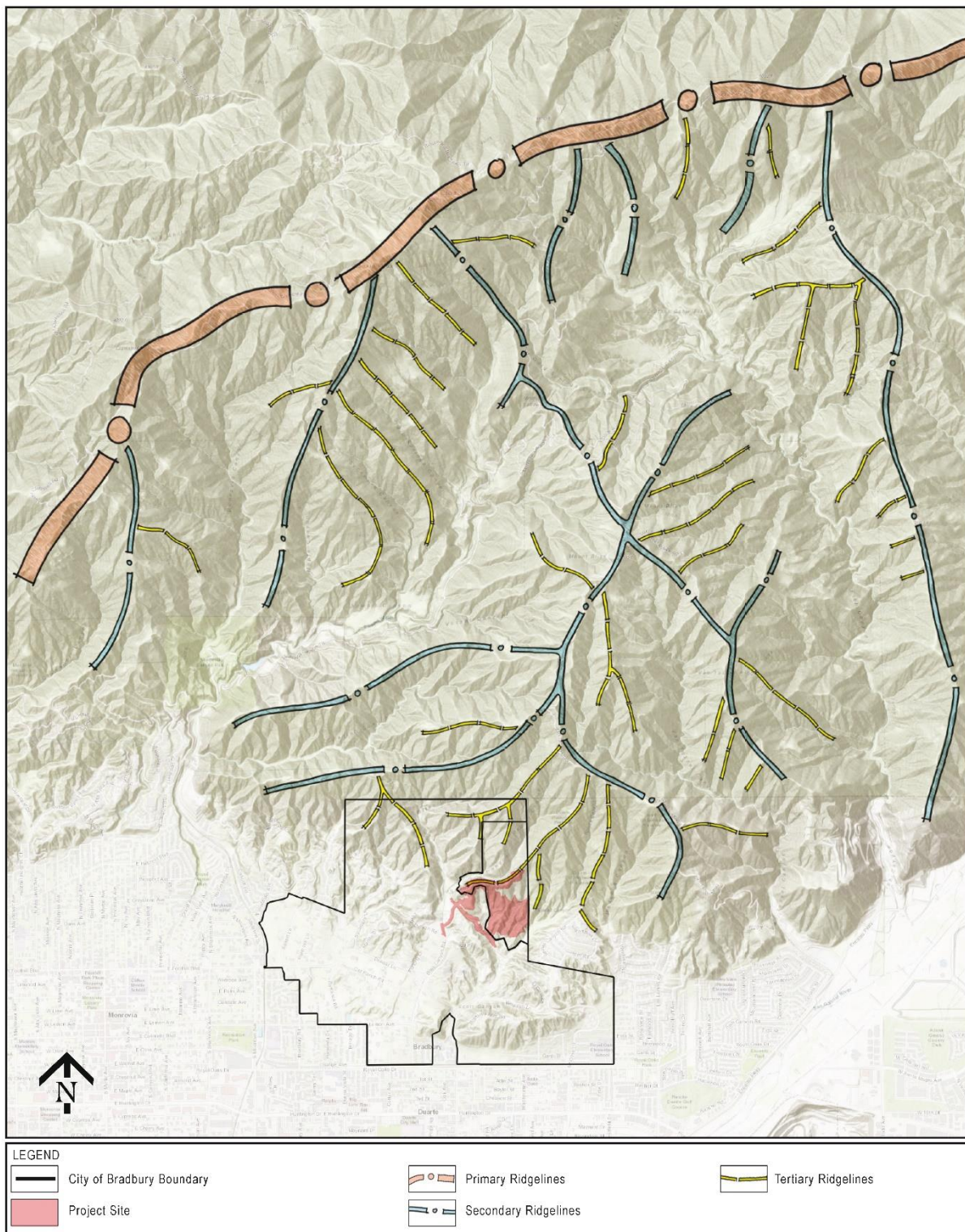


Figure 7.2 *Design Guidelines Imagery*



Figure 7.3 Ridgeline Diagram



8. SPECIFIC PLAN ADMINISTRATION

8.1 Procedure for Adoption

Section 9.04.090 of the City of Bradbury Development Code outlines the procedures for adopting a Specific Plan. This Specific Plan was adopted by ordinance with hearings before the Planning Commission and City Council.

8.2 Amendment Procedures

This Specific Plan may be amended from time to time. The procedure for amending the Specific Plan shall be the same as the procedure for adopting the Plan as stated in Chapter 9.52 of the City of Bradbury Development Code.

8.3 Modifications

A. Major Modifications. The following modifications constitute a Major Modification and require an amendment to this Specific Plan:

1. Consolidation of lots;
2. Increase in number of lots;
3. Construction of home over two lots;
4. Any significant modification to the rough grade;
5. Any change which would cause a modification to the Hillside Development Standards beyond those identified in Section 3.3B above;
6. Any change that cannot be mitigated;
7. Any change to the conservation areas.

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- B. Minor Modifications.** Any modification to this Specific Plan not listed above as a “Major Modification” is a Minor Modification which may be approved by the City through Minor Architectural Review procedure provided that such modifications are consistent with the Development and Design Standards, Applicable Rules, and Project Approvals. Such Minor Modifications may include, but are not limited to:

1. Change in proposed driveway location; or
2. Change in building pad configuration that does not significantly impact the grading of slopes or extend into the Private Landscape Zone.

8.4 Design Review for Individual Lots

- A. CSD and HOA.** Properties within the Chadwick Ranch Estates Specific Plan are subject to Design Review as administered by the Bradbury Estates HOA/CSD and the City of Bradbury. Because the Chadwick Ranch Estates Specific Plan is within the Bradbury Estates Homeowners Association (HOA) and the Bradbury Estates Community Services District (CSD), the City of Bradbury coordinates its review of development projects with both the HOA and the CSD. All development applicants are to contact the HOA and the CSD to seek approval of a project before submittal of conceptual development plans to the City.
- B. City Architectural Review.** The provisions of the Bradbury Municipal Code for architectural reviews shall apply as specified therein. In addition to the findings required to be made for architectural reviews, the following findings are also required:
1. The development is consistent with the Chadwick Ranch Estates Specific Plan; and
 2. The development is not detrimental to the public health, safety, or general welfare of the Community.

8.5 Other Entitlements for Individual Lots

All development shall be subject to the City of Bradbury Municipal Code, including the Development Code except as modified by the Chadwick Ranch Estates Specific Plan. Any matter not addressed herein shall be governed by the City of Bradbury Municipal Code.

8.6 Severability

If any regulation, condition, program, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof.

9. DESIGNATIONS AND DEFINITIONS

The following section provides designations and definitions uses throughout the Chadwick Ranch Estates Specific Plan.

9.1 Land Use Map Designations

The project site is designated Chadwick Ranch Estates Specific Plan on the City of Bradbury General Plan Land Use Map (Figure 2.4). The project site land use designations in this Specific Plan are further defined in Section 5.1

9.2 Land Use Definitions

The land use definitions listed below shall be used to clarify general plan consistency and zoning compliance within the Chadwick Ranch Estates Specific Plan. Each definition is followed by applicable general plan goals, objectives or policies or the appropriate zoning section.

The following definitions are intended to assist those involved in designing or reviewing proposed site, landscape and architecture design plans by providing a common terminology and nomenclature.

Accessory Dwelling Unit (“ADU”). An ADU is a dwelling unit of up to 1,000 square feet that is attached, detached, or located within an existing or proposed residential dwelling which provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking and sanitation facilities on the same parcel of land as the primary unit.

Accessory Building. An Accessory Building is a separate detached building, housing a permitted accessory use, located on the same lot as the main building or principal use.

Arcade. An Arcade is a covered walk defined by a series of arches, columns or piers. See definition of Loggia for additional information.

Attic. An unusable, unfinished, non-habitable space between the roof and the ceiling below. It may have a stair and a light and mechanical equipment, but nothing more.

Auto Court. An area defined by low walls or landscape used for vehicular parking and constructed of a high-quality drivable surface integrated with the building design.

Basement. A Basement is that portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from finish grade to the floor below is

greater than the vertical distance from finish grade to ceiling. A basement is a story.

Bay Windows. A Bay Window is a floor projection that may be cantilevered.

Buildable Pad. That portion of a Lot that is generally flat on which a home and related Improvements may be built as defined in the Specific Plan.

Building Envelope. The Building Envelope is the portion of the Lot on which habitable structures may be built and is defined by the building setback requirements and height limits defined in the CC&Rs and Exhibit C of Chapter 10.

Building Height. The Building Height is, with reference to a building or structure, the vertical distance measured from the finished grade of a lot to the highest ridge beam of a building or structure located thereon.

Community. Refers to the Chadwick Ranch Estates project and the surrounding homes.

Court/Courtyard. A Court/Courtyard is a space, open and unobstructed to the sky, located at or above grade level on a Lot and bounded on three or more sides by walls of a building.

Courtyard Walls. Low freestanding walls which define a Courtyard space.

Covenants, Conditions and Restrictions (CC&Rs). The Declaration of Covenants, Conditions and Restrictions for the Custom Lot Declaration for the Neighborhood Association, as amended or supplemented periodically.

Design Guidelines. Standards established in this document for use as guidelines for construction, reconstruction, exterior additions, changes or alterations or installation of Improvements with respect to size, character, form, material, color, access and other characteristics associated with design.

Enhanced Accessory Dwelling Unit (“EADU”). An EADU is an ADU which is over 1,000 square feet and up to 1,200 square feet.

Excavation in Cut. Any grading on a Lot that lowers the depth by one-half (1/2) foot or more.

Excavation in Fill. Any added soil, rock or other material that raises the elevation of the Lot or any portion of the Lot by one-half (1/2) foot or more.

Exterior Stair. An open and unenclosed stairway from the ground floor to the Second Floor.

Finished Grade. The elevation of the Lot as graded by the Lot owner and in conformance with the Lot owner’s precise grading plan and grading permit which is issued and approved by the City of Bradbury.

Fire Zone Accessory Dwelling Unit (“FZADU”). A FZADU, is an ADU in the Very High Fire Hazard Severity Zone which complies with City zoning setback requirements and is equipped with fire sprinklers, the requirement of which would otherwise be prohibited by State legislation.

First Floor. The First Floor is the floor surface level of a first Story. The First Floor is synonymous with the ground floor.

Fuel Modification Access Easement. Those areas, ten (10) feet in width, reserved on some Lots to allow access to the Fuel Modification Zone for maintenance by the Community Services District (CSD) and fire prevention and suppression services of the Los Angeles County Fire (LACFD).

Garage. A Garage is any building with three enclosed sides and with a closeable access door or doors on the fourth side, which is used or intended to be used for automobile shelter and storage.

Garage, Subterranean. A Subterranean Garage is a Garage located below the first Story in a building.

Gazebo. A Gazebo, Trellis, Porte-Cochere, or “Light Garden Structure” is a detached or semi-attached non-habitable accessory structure with a solid or open-lattice roof, and that is open on three or more sides.

Hardscape. Inorganic, impervious building and paving materials placed on the ground to form a permanent driving or walking surface (e.g., driveways, walkways, patios, walls, fireplaces and pool decks).

Home Occupation. A Home Occupation means an occupation carried on by the occupant of a dwelling as an accessory use to the customary residential purpose.

Improvements. All structures and appurtenances thereto of every kind, including but not limited to, custom homes, accessory structures (e.g., EADUs or FZADUs), non-habitable accessory buildings (e.g., sheds), game courts, swimming pools, spas and other recreational facilities, gazebos, barbecues, garages, carports, parking areas, roads, driveways, entry gates, exterior lights, side-walks, walkways, trails, fences, screens, awnings, patio and balcony covers, stairs, decks, planters, trellises, sunshades, wind screens, skylights, poles, signs, screening walls, retaining walls, footings, columns, gates, mail boxes and kiosks, private utility lines and connections, storm drains, catch basins, sewer lines and laterals, antennas, solar or wind powered energy equipment, water softeners, air conditioning and heating equipment, trees, shrubs, hedges, flowers and other landscaping and all landscape irrigation systems.

Improvements also include all exterior modifications to any of the foregoing, including but not limited to, (a) painting the exterior of any home or other exterior surface of any visible structure, (b) changing the roof material, windows, or exterior doors of any home or other structure, (c) building any additions or conducting any exterior remodeling, and (d) demolition or destruction of any structure or appurtenance thereto.

Improvements also include (i) the grading, excavation, filling, or similar disturbance to the surface of the land, and (ii) all trees and other landscaping, planting and vines, as well as clearing or removal thereof.

Finally, improvements include any change or alteration of any of the foregoing, including any change of exterior appearance, color or texture.

Light Garden Structures. See Definition of Gazebo.

Lightwell. A Lightwell is a shaft defined by a retaining wall that extends out from an opening in a wall below grade to bring natural light into a space below grade.

Loggia. A Loggia is a covered Arcade or colonnaded walkway, porch, or gallery attached to the building, open on one or more sides.

Lot. The area contained within the metes and bounds of the property lot line and the defined ownership with easements for maintenance as established by the Tract Map and set forth in Exhibit C.

Master Developer. A developer coordinating the subdivision plan, to develop and implement the execution of an orderly phased development. The master developer will provide the major infrastructure of the subdivision including, grading, roads, utilities, community landscape, fuel modification, mitigation and the sale of lots.

Mature Tree. A native tree with a trunk size of six inches at breast height that is at least 15 feet in height.

Native trees. Native trees are defined as any woody plant species indigenous to the desert, foothills or canyons of southern California prior to the California Mission Period with an expected mature trunk size of at least six inches in diameter at breast height and with an expected mature height of fifteen feet or higher.

Plate Height. Plate Height is the vertical distance measured from the top of slab or surface of a floor to the top of a structural bearing plate.

Private Landscape Zone. The Private Landscape Zone is within the lot owner's private area, and also within the fuel modification "A" zone. As such, the plant materials will be limited to those allowed within the 'A' zone plant list. The private zone will be maintained by the HOA.

Project. Refers to the Chadwick Ranch Estates Specific Plan and related entitlements.

Property Lines. The Property Lines define the maximum extent of the private ownership of a Lot.

Rough Grade. The Rough Grade is the ground elevation established at the time the Lot is Rough Graded, as illustrated on Exhibit A, Tentative Tract Map, found in Chapter 10, and prior to final grading submittals by the Lot owner.

Rural Character of Private Local Streets. These streets shall maintain the existing characteristic of natural landscape along streets and at driveway entrances.

Second Floor. The Second Floor is the floor surface of a second story.

Secondary Living Quarters. Secondary Living Quarters allowed under this Specific Plan are a Single room occupancy unit, Enhanced Accessory Dwelling Unit, and Very High Fire Hazard Zone Accessory Dwelling Unit.

Significant Modification (to grade). It is anticipated that there will be some deviation between the rough and finished grade. A significant modification is one that staff determines is not in compliance with the overall goals of the Bradbury General Plan, this Specific Plan, or the Hillside Development Standards as modified by this Specific Plan.

Single Room Occupancy Unit ("SRO"). A single room occupancy unit is a room of between 150 and 250 square feet of floor area with permanent provisions for living and sleeping that is attached to the primary unit or is part of a single-room-occupancy development. An SRO shall not include cooking and eating facilities, but may include sanitation facilities in an adjacent room of up to 50 square feet. .

Slope. Slope areas are those areas within a Lot where the vertical rise as compared to the horizontal distance exceeds 6 percent.

Streetscape Zone. A 35' building setback zone along Street 'A' measured from the back of sidewalk along Street "A" to be maintained by the HOA.

Storm Drain Easement. Those areas, that are a minimum of ten (10) feet in width, reserved typically between Lots for the purpose of providing a private storm drain system and easement for use by all benefited Lots.

Story. A story is that portion of a building included between the upper surface of any floor and the surface of the floor above or ceiling of the roof above. Usable or unusable floor space is considered a Story as opposed to a Basement if and only if the floor surface above is higher than Rough Grade at any point by three (3) feet or more. No home may have more than two stories except within the Tower.

Streetscape. Design elements connected with a street, its right-of-way and immediately adjacent land consisting of (but not limited to) plants, street trees, walls, hardscape, signage, irrigation, mailboxes and lighting.

Tower. A Tower is a distinct vertical building element attached to the building that is roofed independently from adjacent roofs.

Trellis. See definition of Gazebo.

Volume Ceiling. First Story rooms with ceiling and/or roof heights higher than the maximum height allowed for a one-story roof.

Wing. A Wing is a one-story subsidiary part of a building extending out from the main portion of the building.

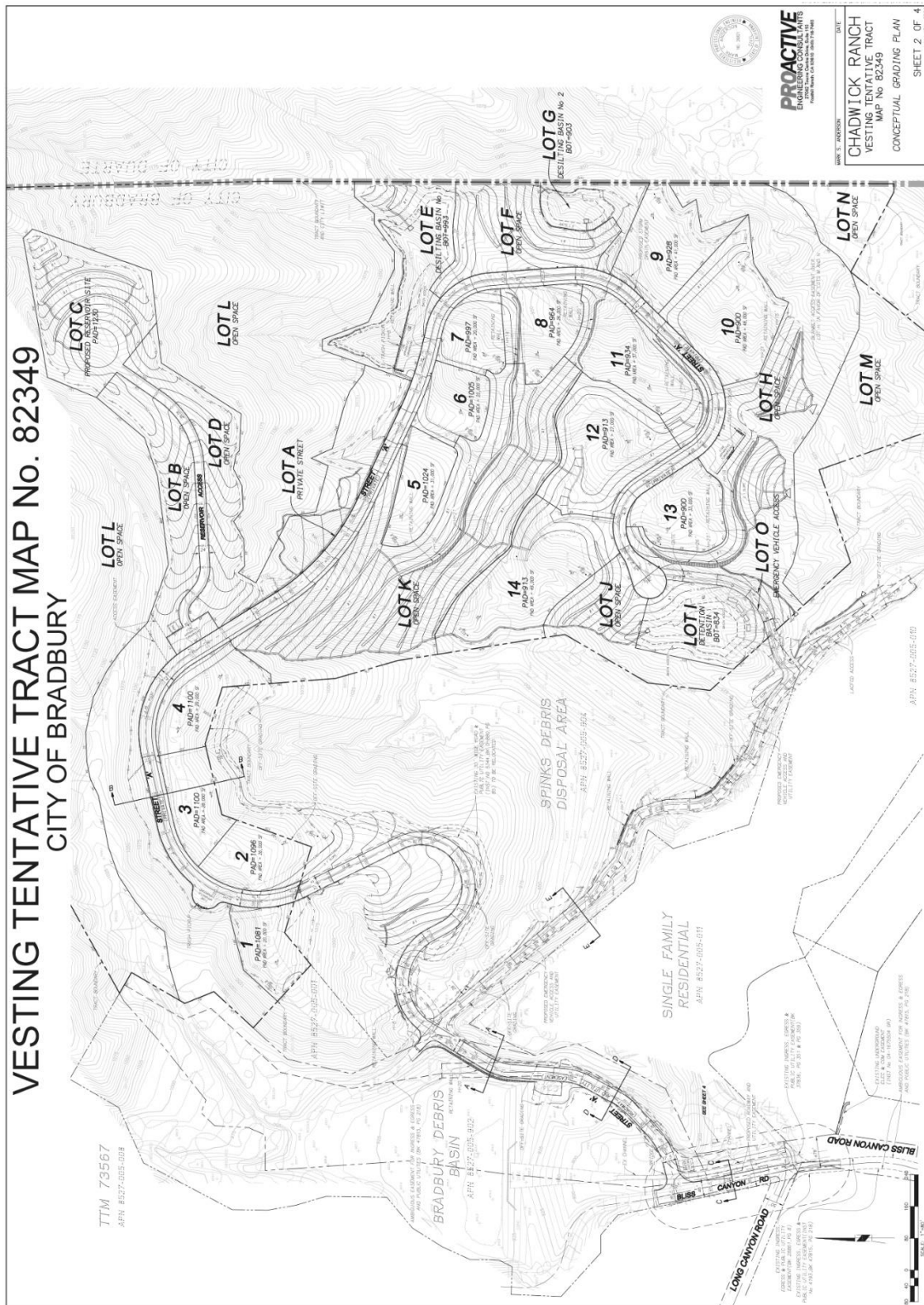
Winglet. A winglet is a wing that only contains secondary living spaces such as bathrooms, service rooms, storage rooms, closets, and stairs. Major living spaces such as bedrooms, dining rooms, kitchens, and living rooms are not included in this definition.

10. EXHIBITS

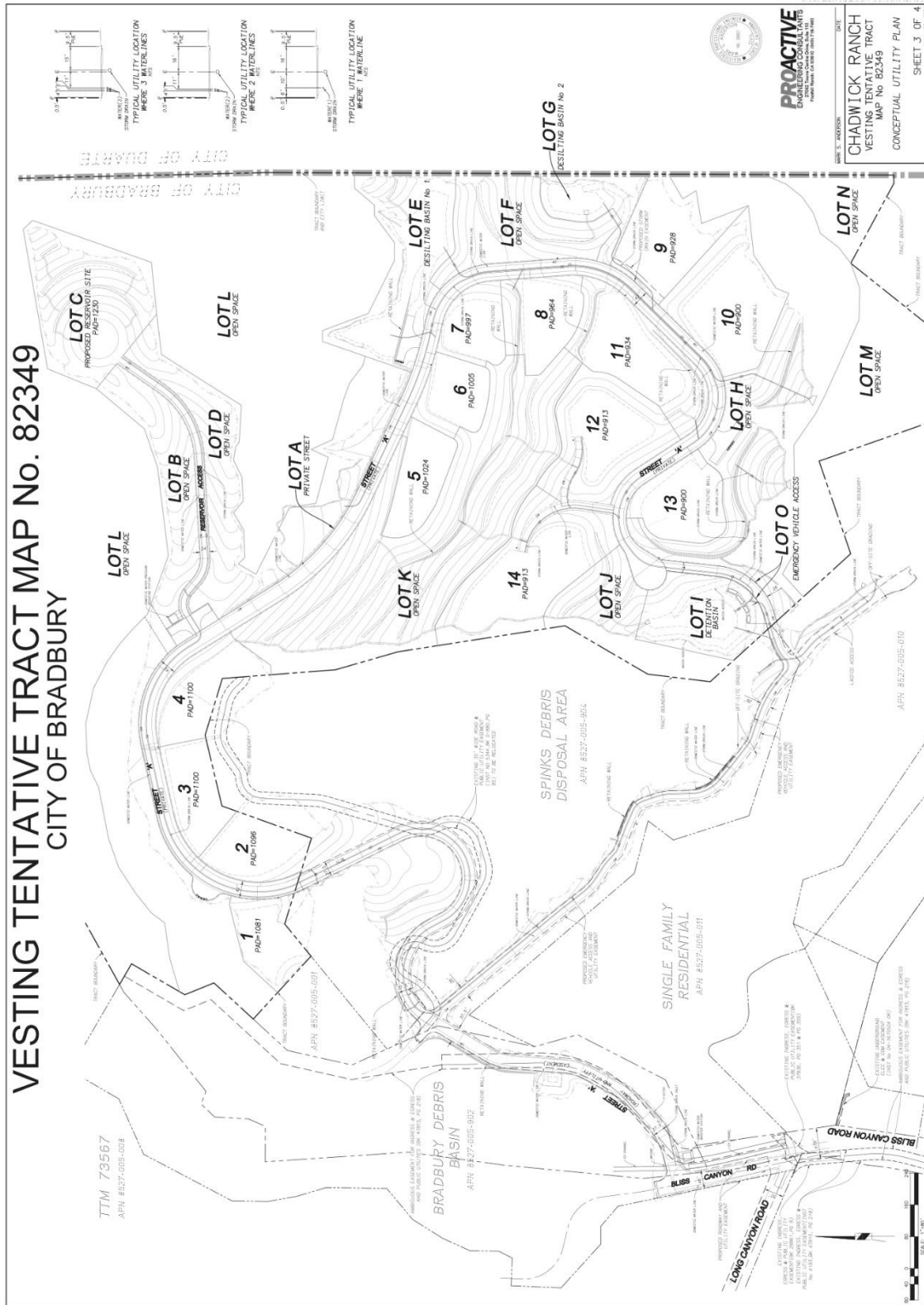
A. Tentative Tract Map - 4 Pages

[illegible]

TTM - Conceptual Grading Plan

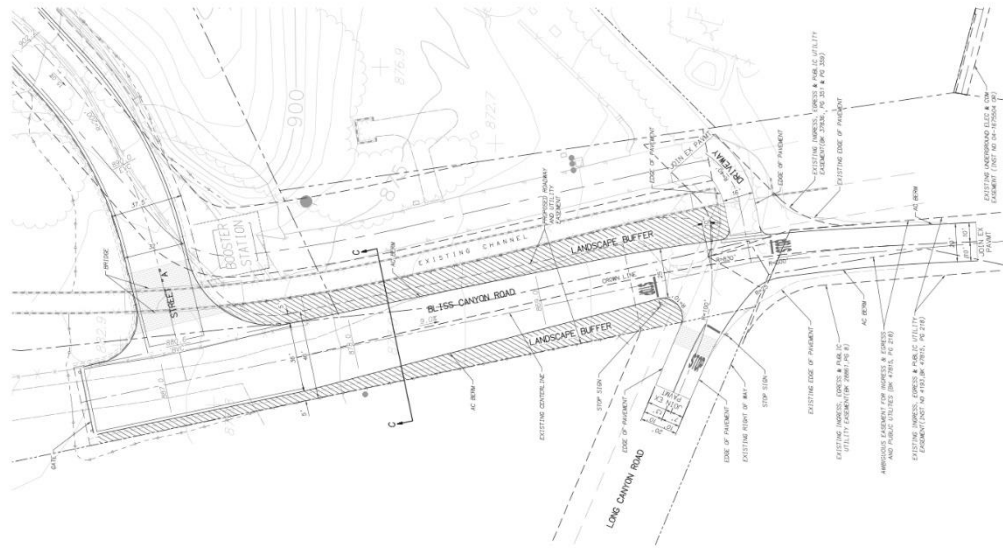


TTM - Utility Plan



TTM - Bliss Canyon Road and Long Canyon Road Detail

VESTING TENTATIVE TRACT MAP No. 82349 CITY OF BRADBURY

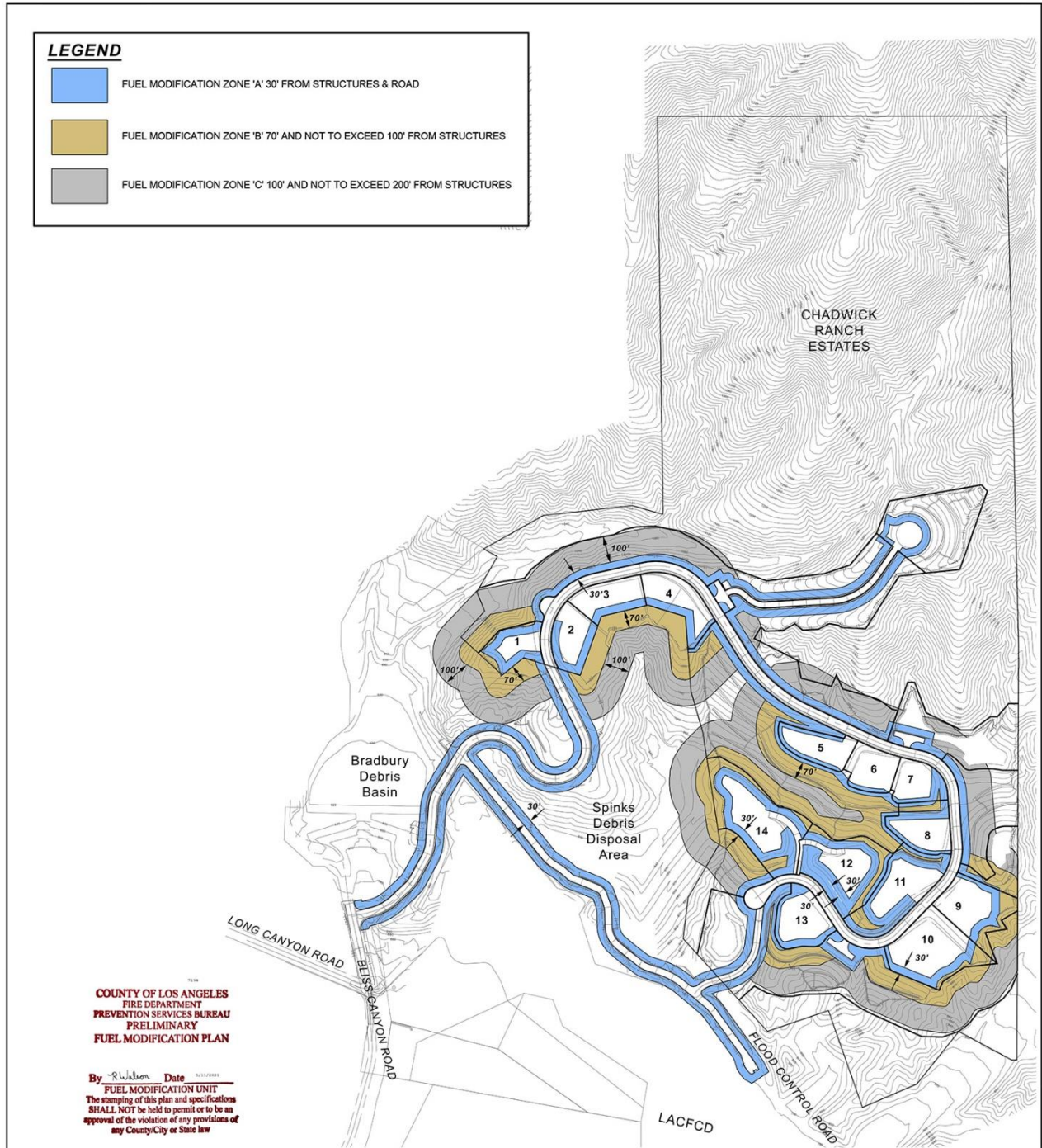


PROACTIVE
ENGINEERING & CONSULTANTS
11111 15th Street, Suite 100
Bradbury, CA 91301
Phone: (661) 831-1111
Fax: (661) 831-1112
www.proactiveeng.com

DATE: 11/18/2019
SHEET: 4 OF 4
CHADWICK RANCH
VESTING TENTATIVE TRACT
MAP No. 82349
BLISS CANYON ROAD AND
LONG CANYON ROAD DETAIL



B. Fuel Modification Plan



Nevis Capital LLC

2021-05-05



0' 100' 200' 400'
Scale: 1"=100'

Consultants:
TRG Land, Inc.
Proactive Engineering
Glenn Lukos and Associates
Dudek
Petra Geosciences

CONCEPTUAL FUEL MODIFICATION

CHADWICK RANCH ESTATES - TRACT NO. 82349
APN: 8527-005-004, 8527-001-010, & 8527-005-001

**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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FIRE CHIEF
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SECOND DISTRICT

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FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

FUEL MODIFICATION PLAN NOTES

Zone A – Setback Zone

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally **not recommended**, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWDALE
LIMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Fuel Modification Plan Notes – Page 2

- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line.
- Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.

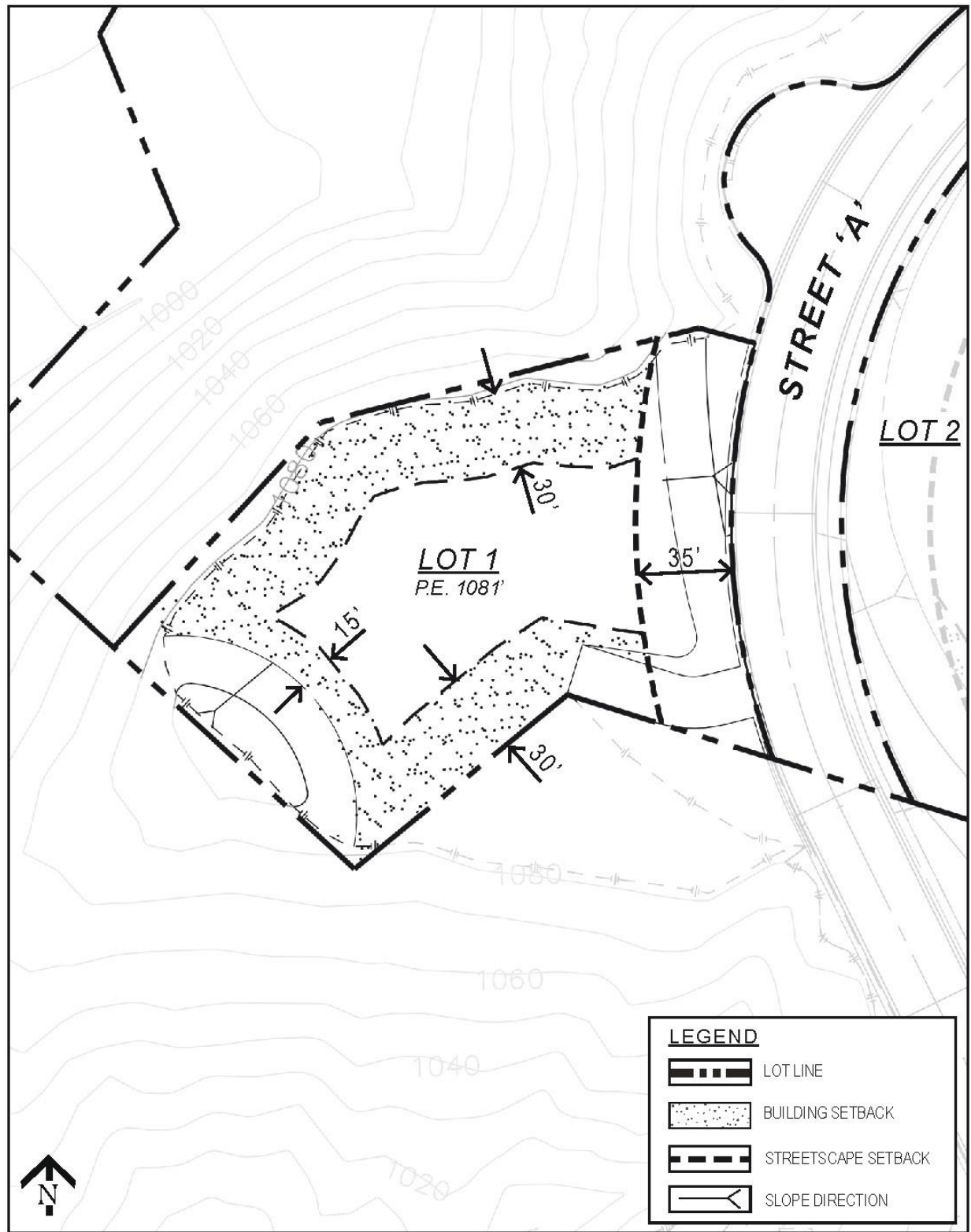
Fuel Modification Plan Notes – Page 3

- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

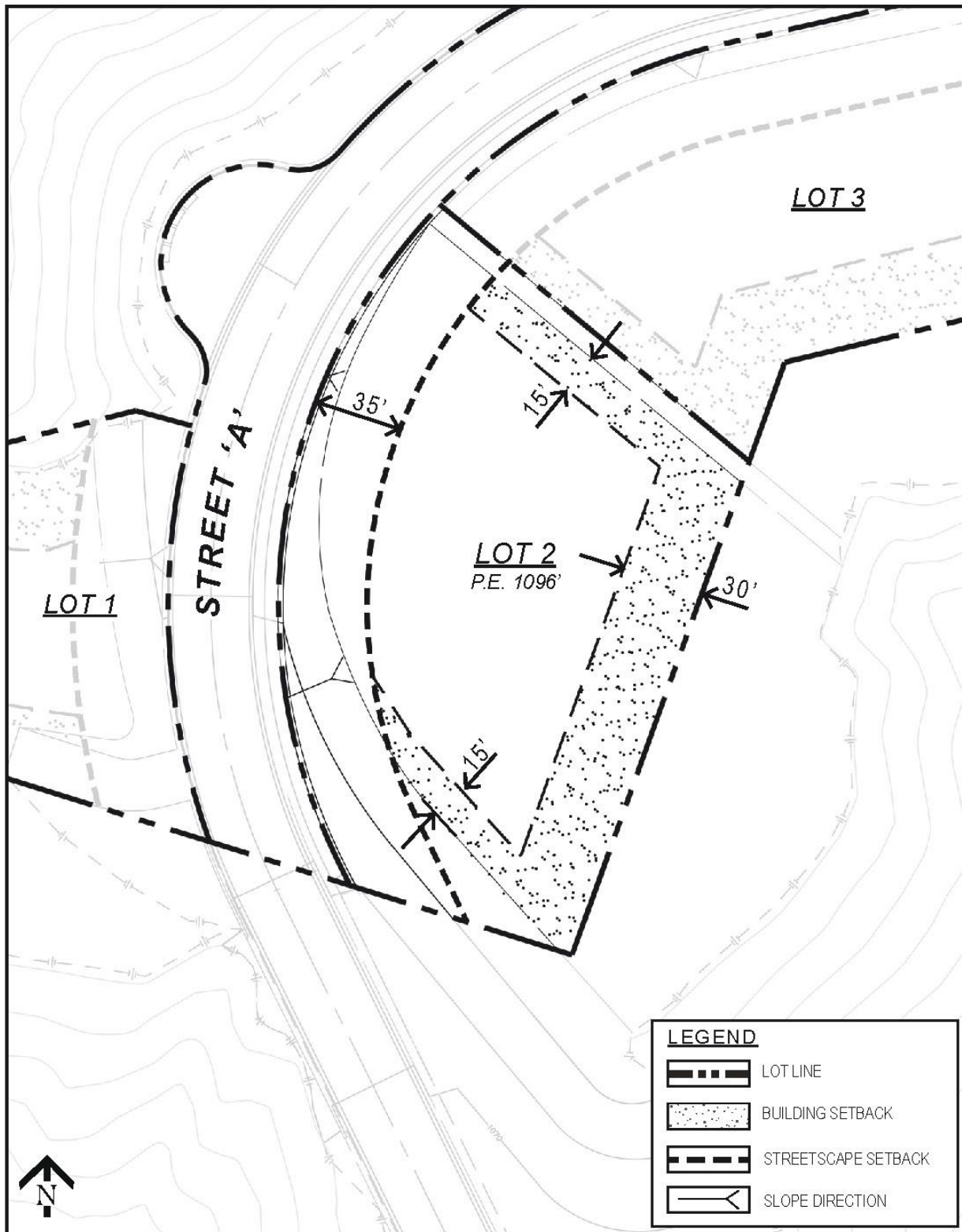
Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

C. Lot Setback Diagrams - Lot 1-14

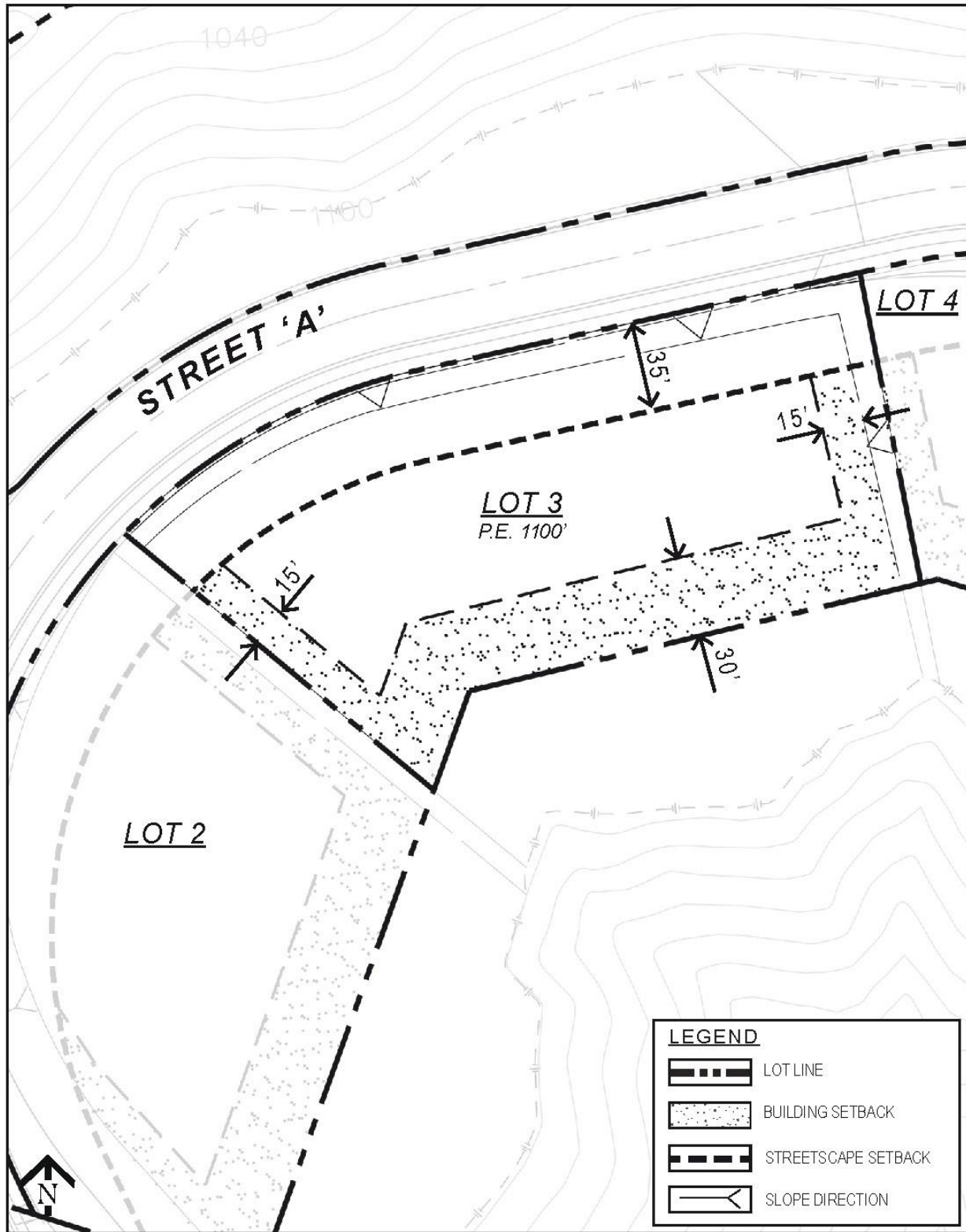
Lot 1 Setback Diagram



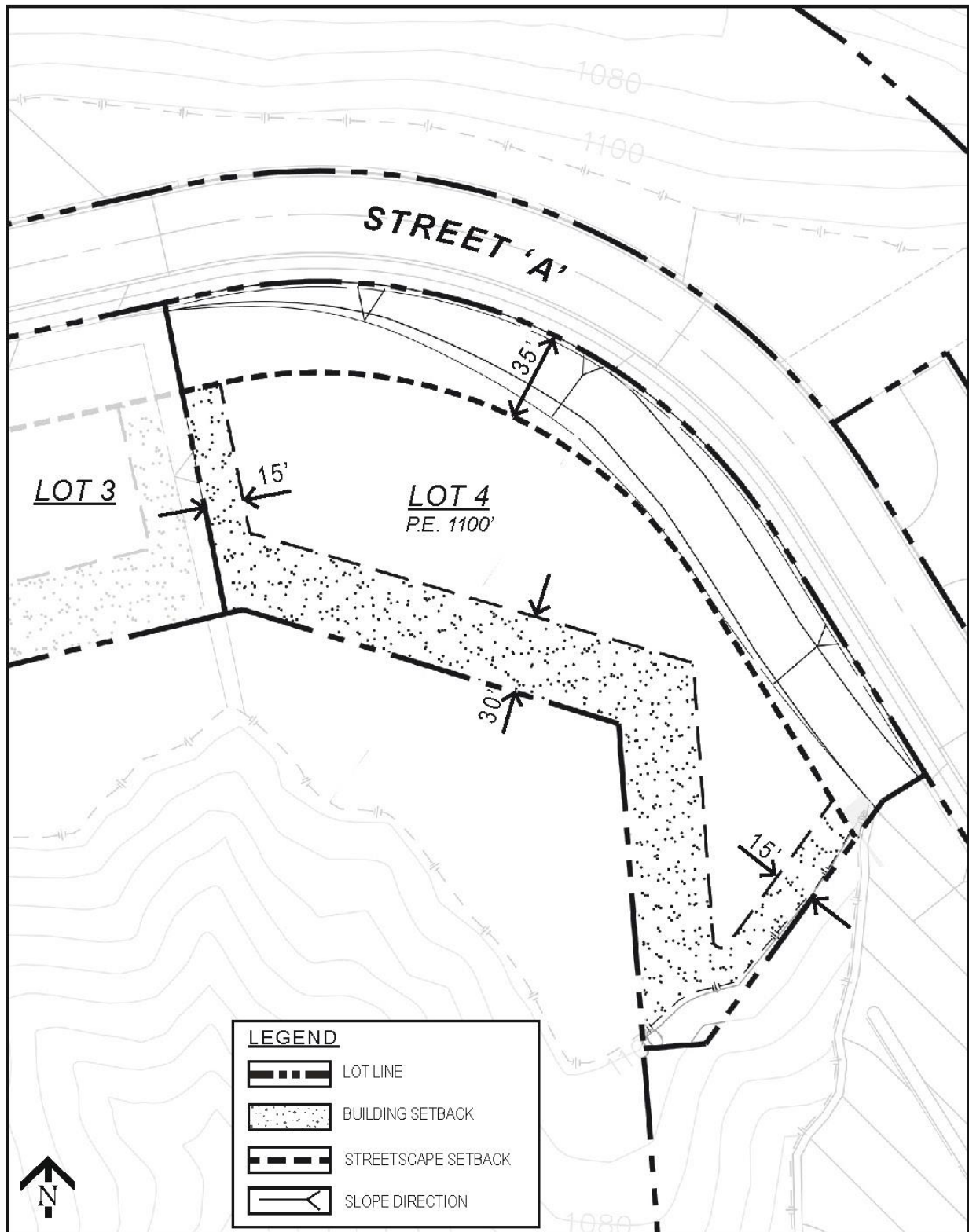
Lot 2 Setback Diagram



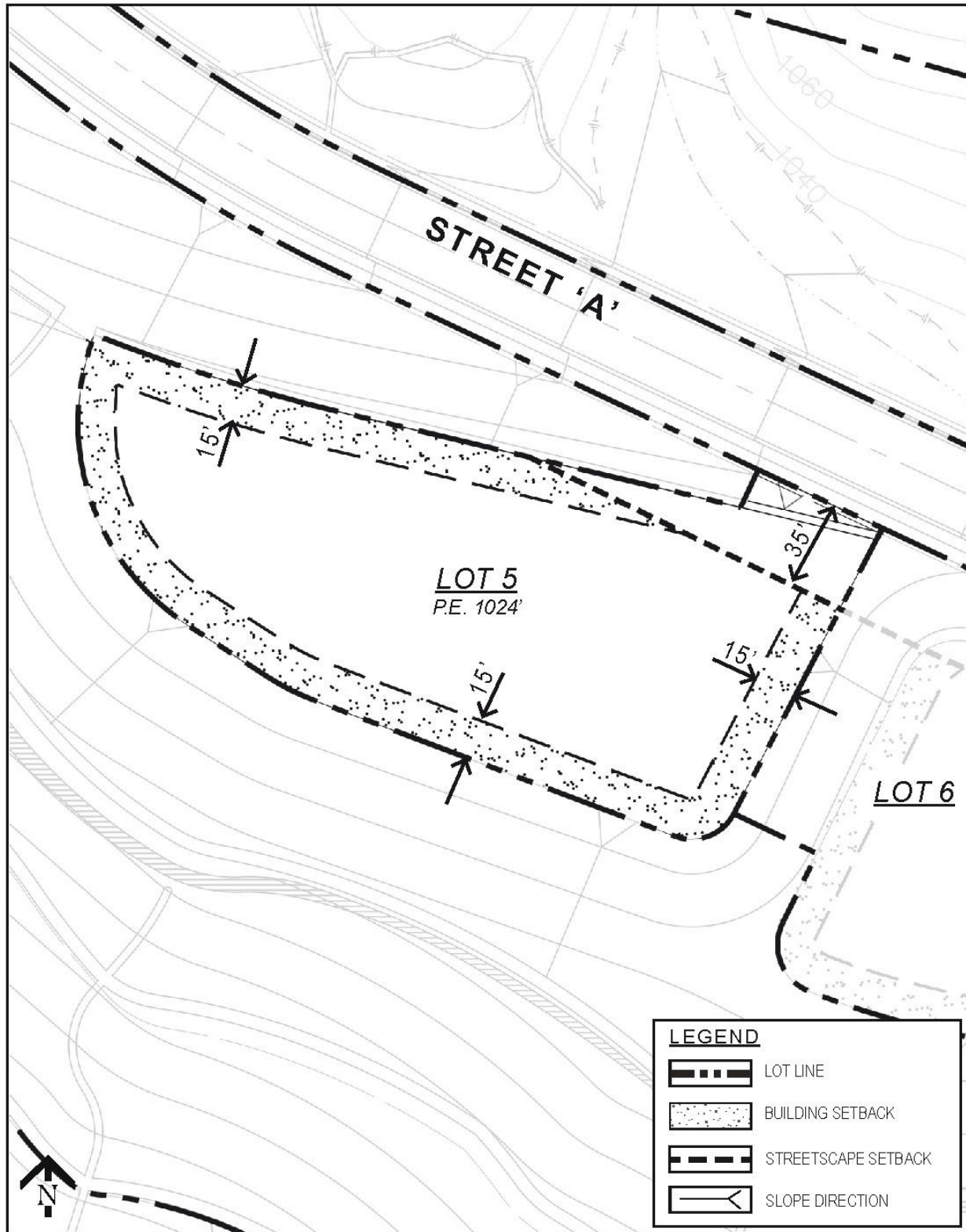
Lot 3 Setback Diagram



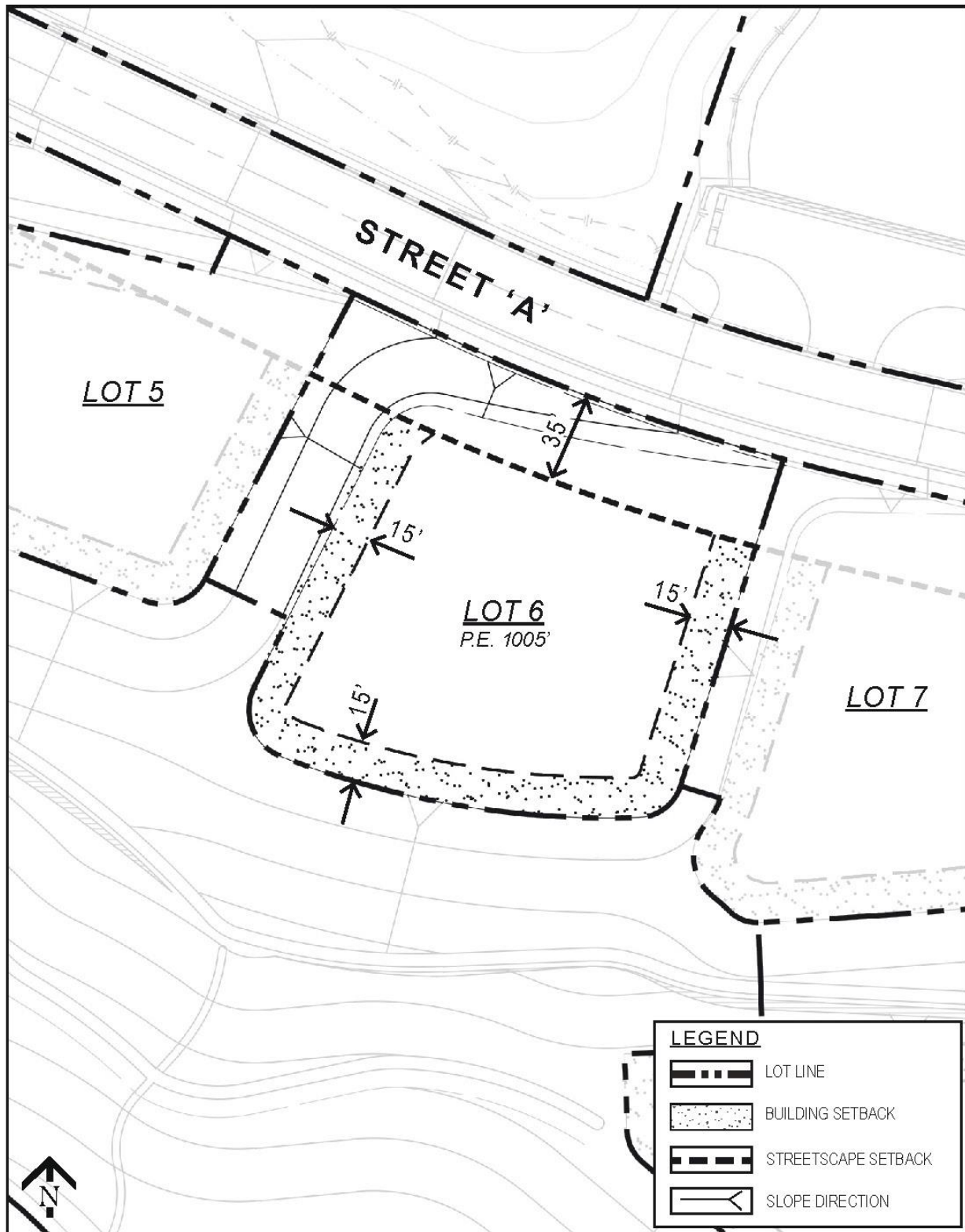
Lot 4 Setback Diagram



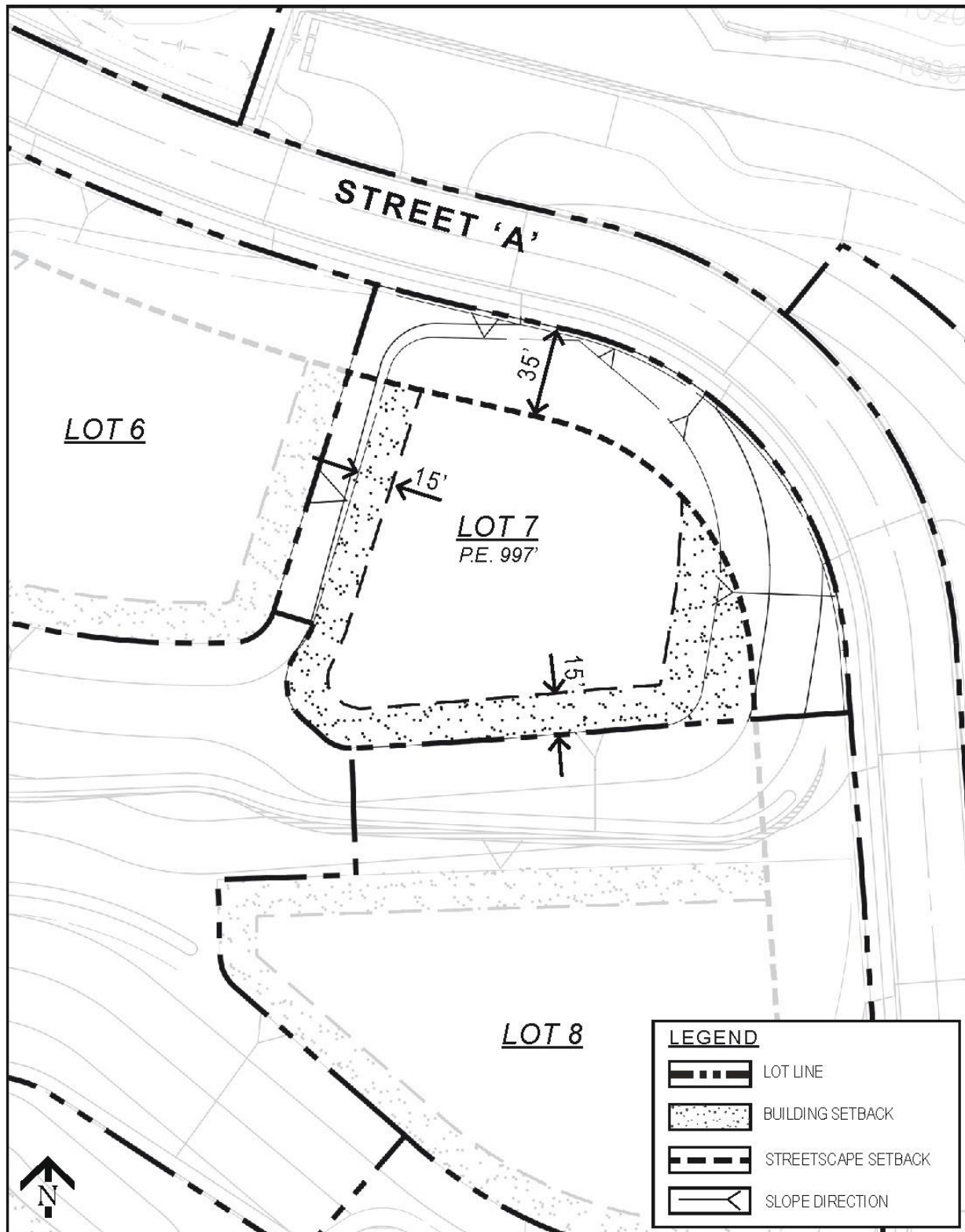
Lot 5 Setback Diagram



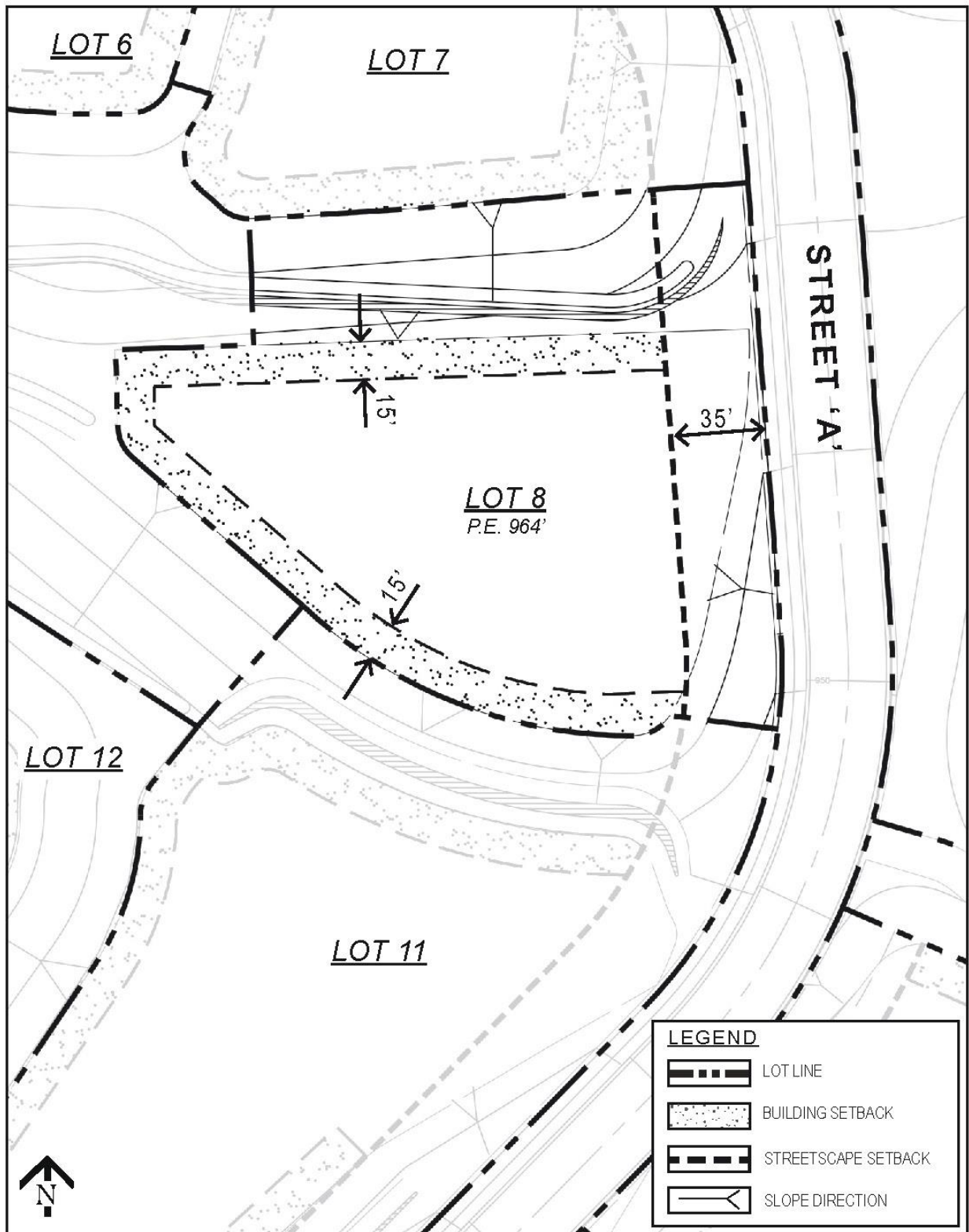
Lot 6 Setback Diagram



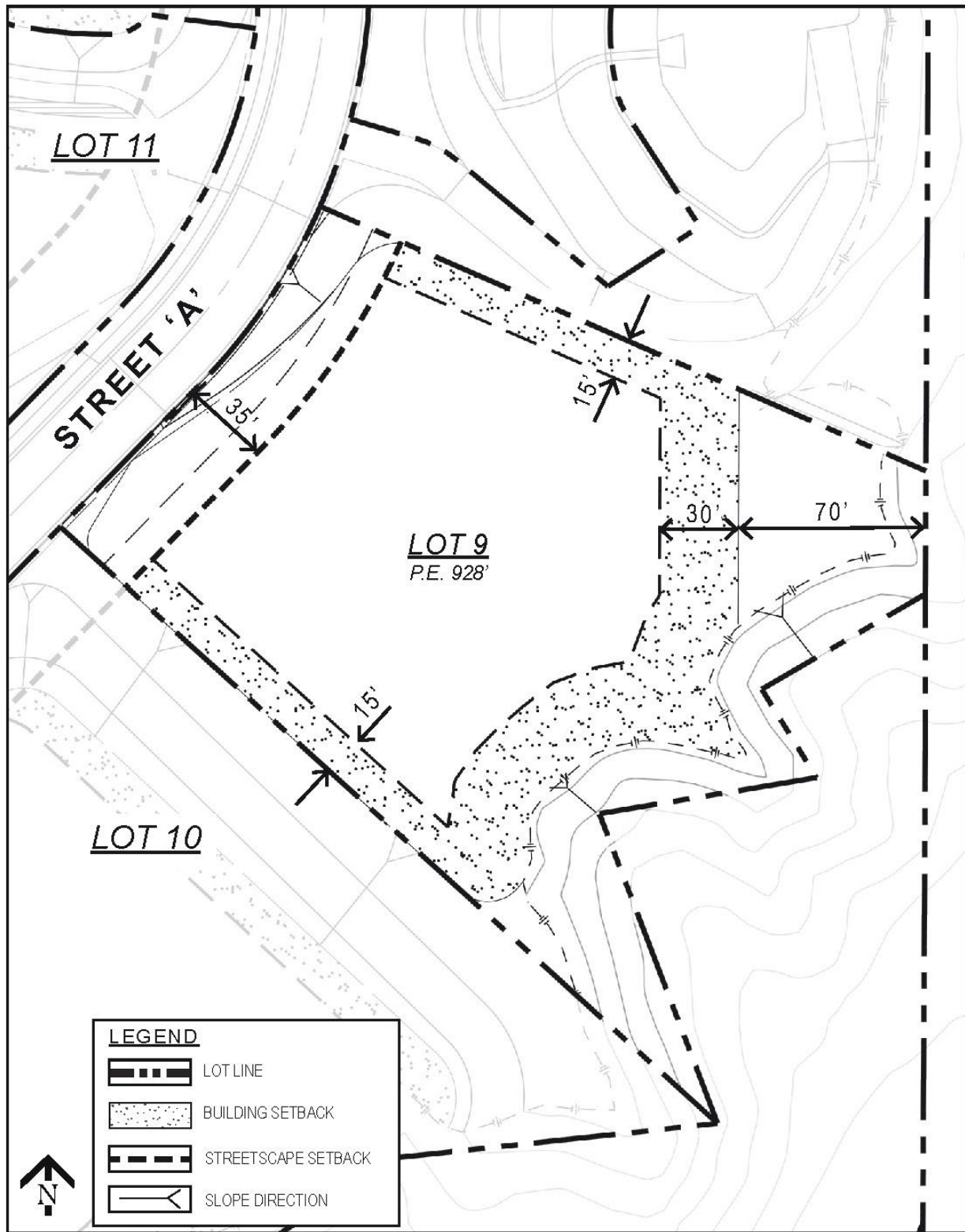
Lot 7 Setback Diagram



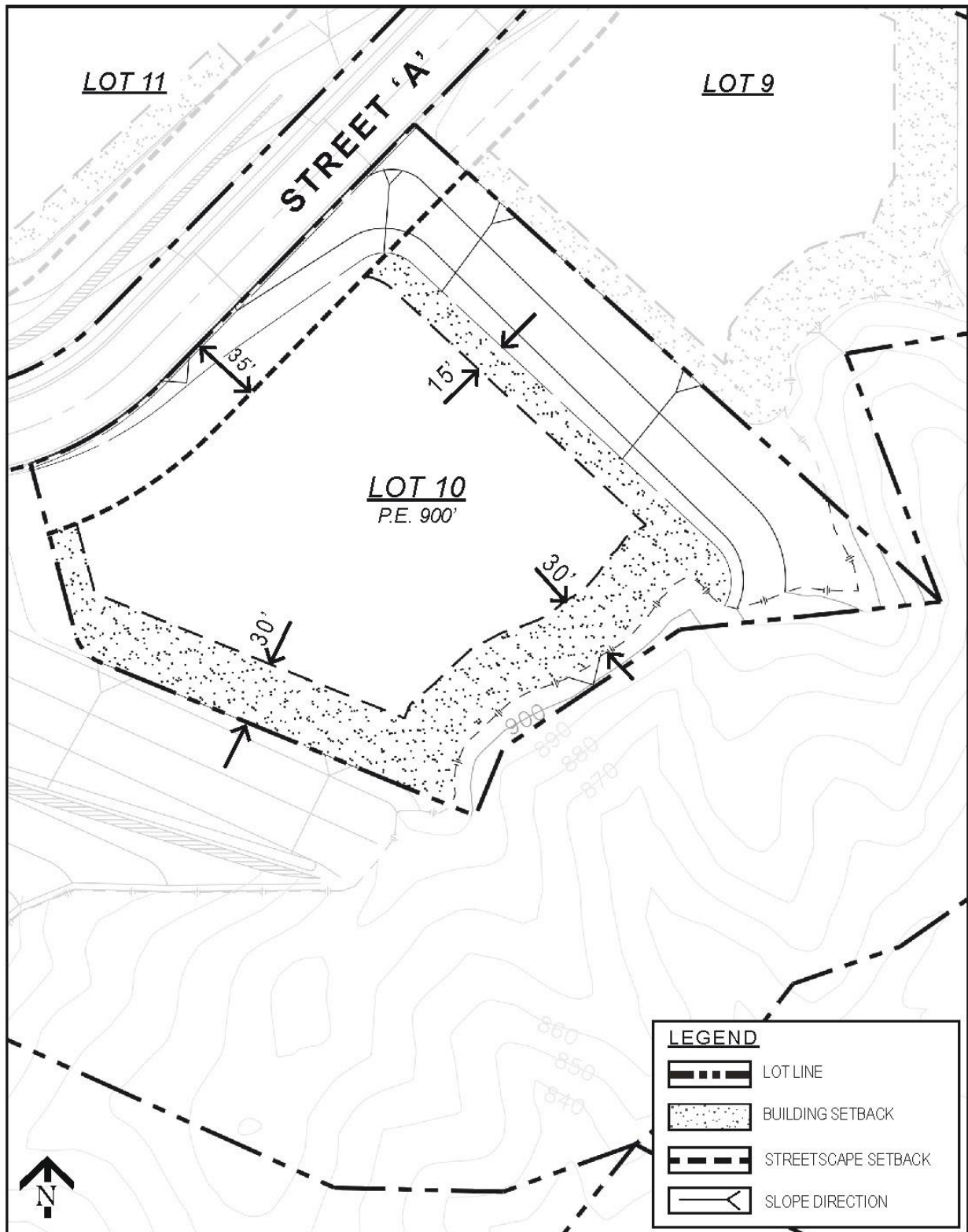
Lot 8 Setback Diagram



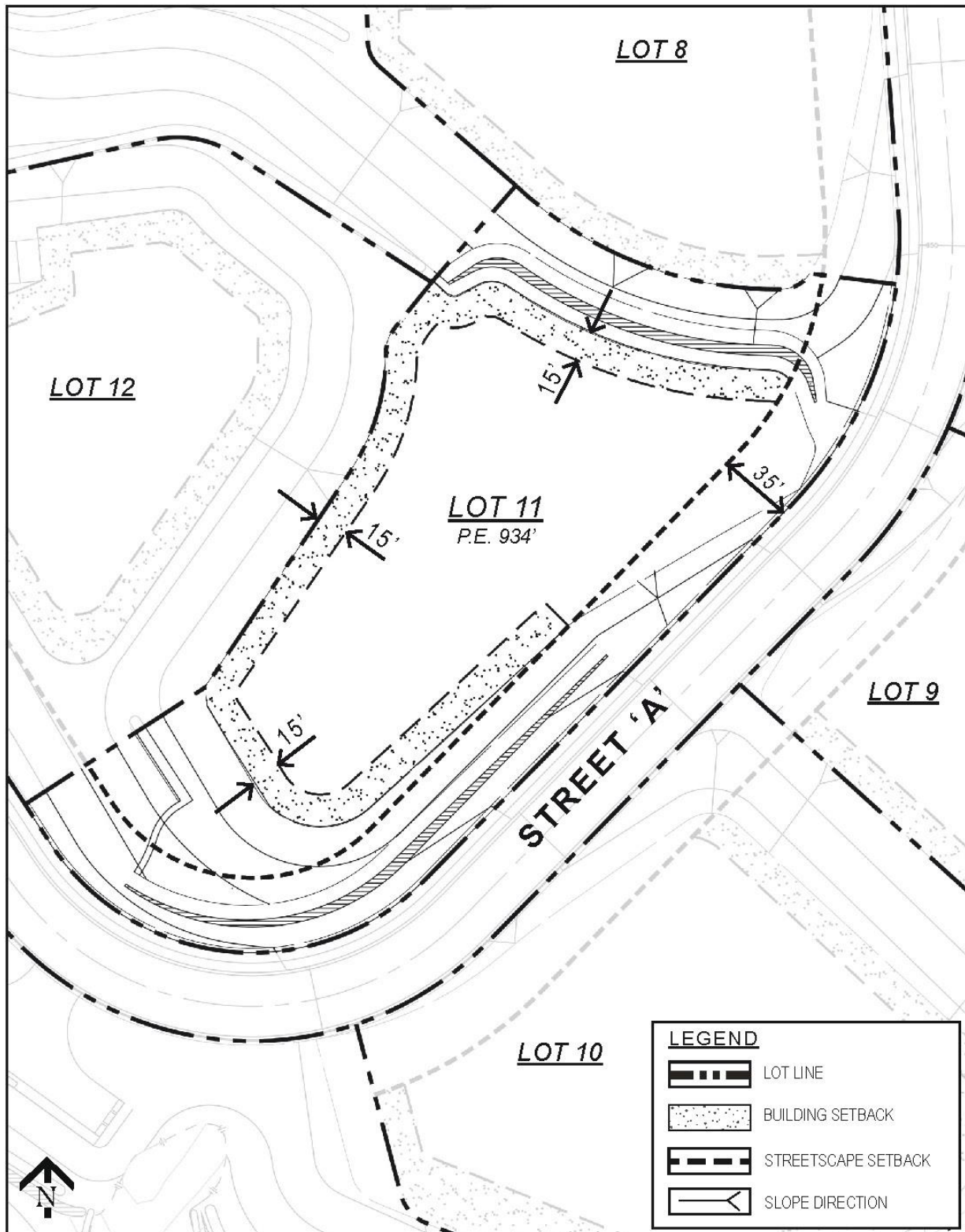
Lot 9 Setback Diagram



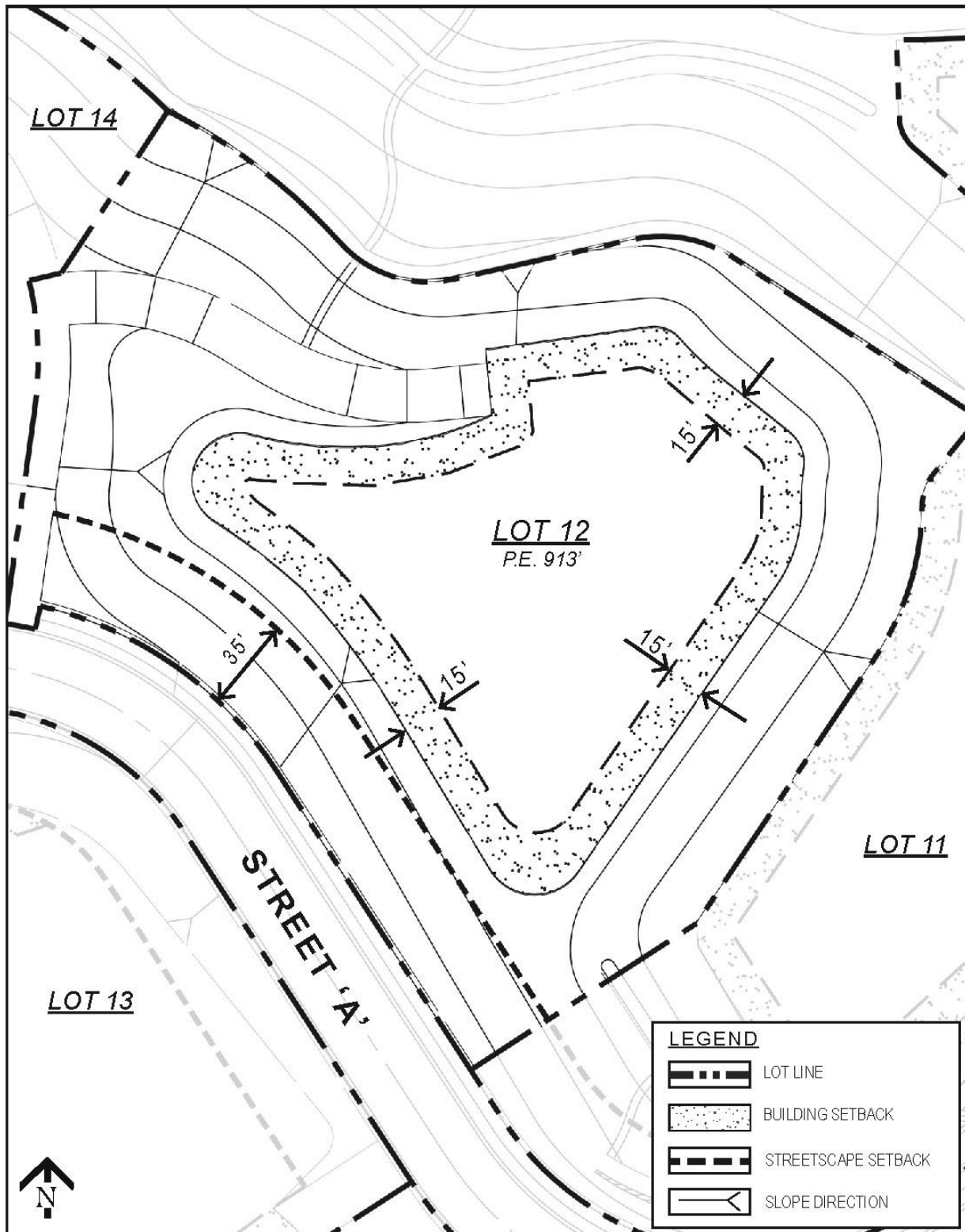
Lot 10 Setback Diagram



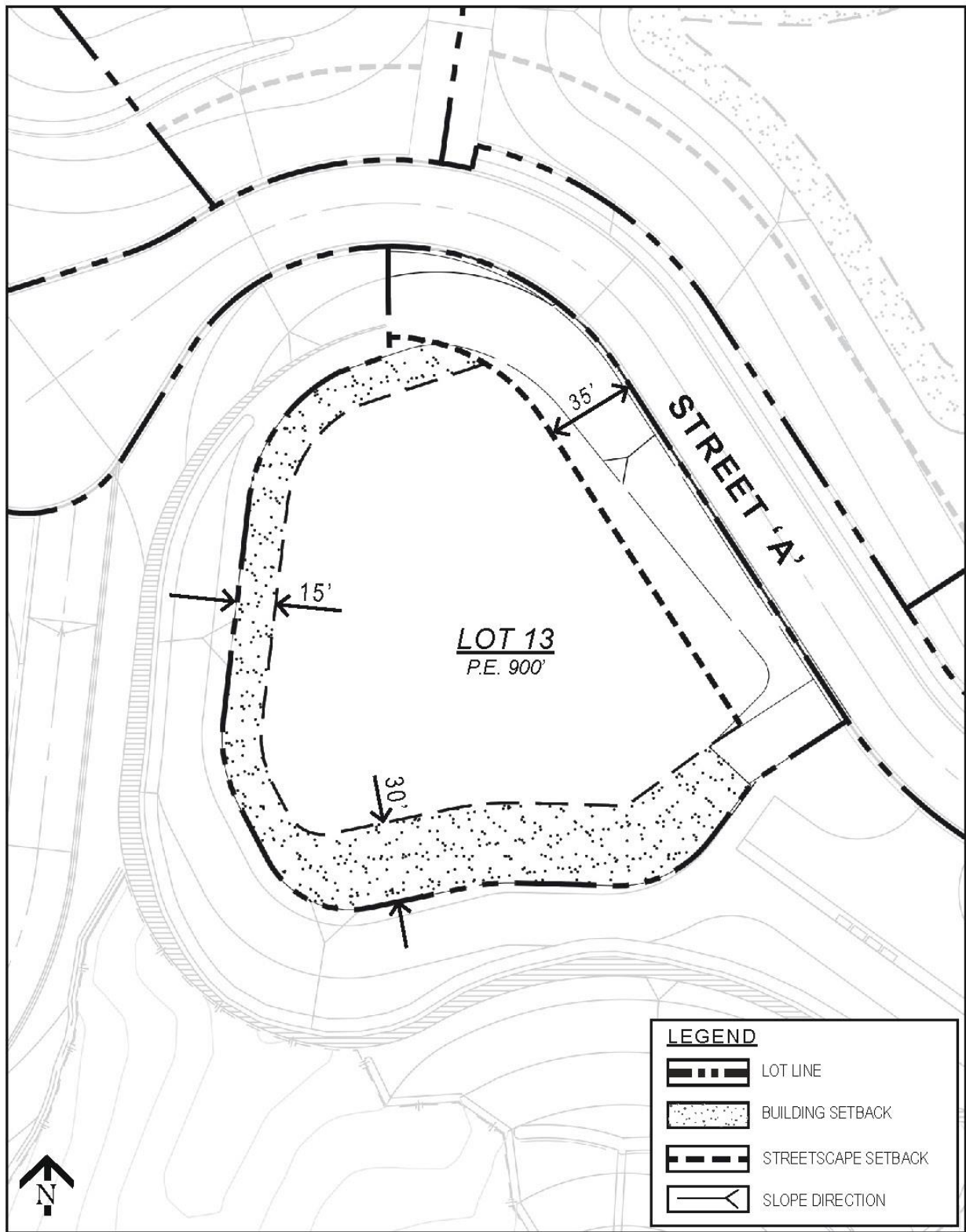
Lot 11 Setback Diagram



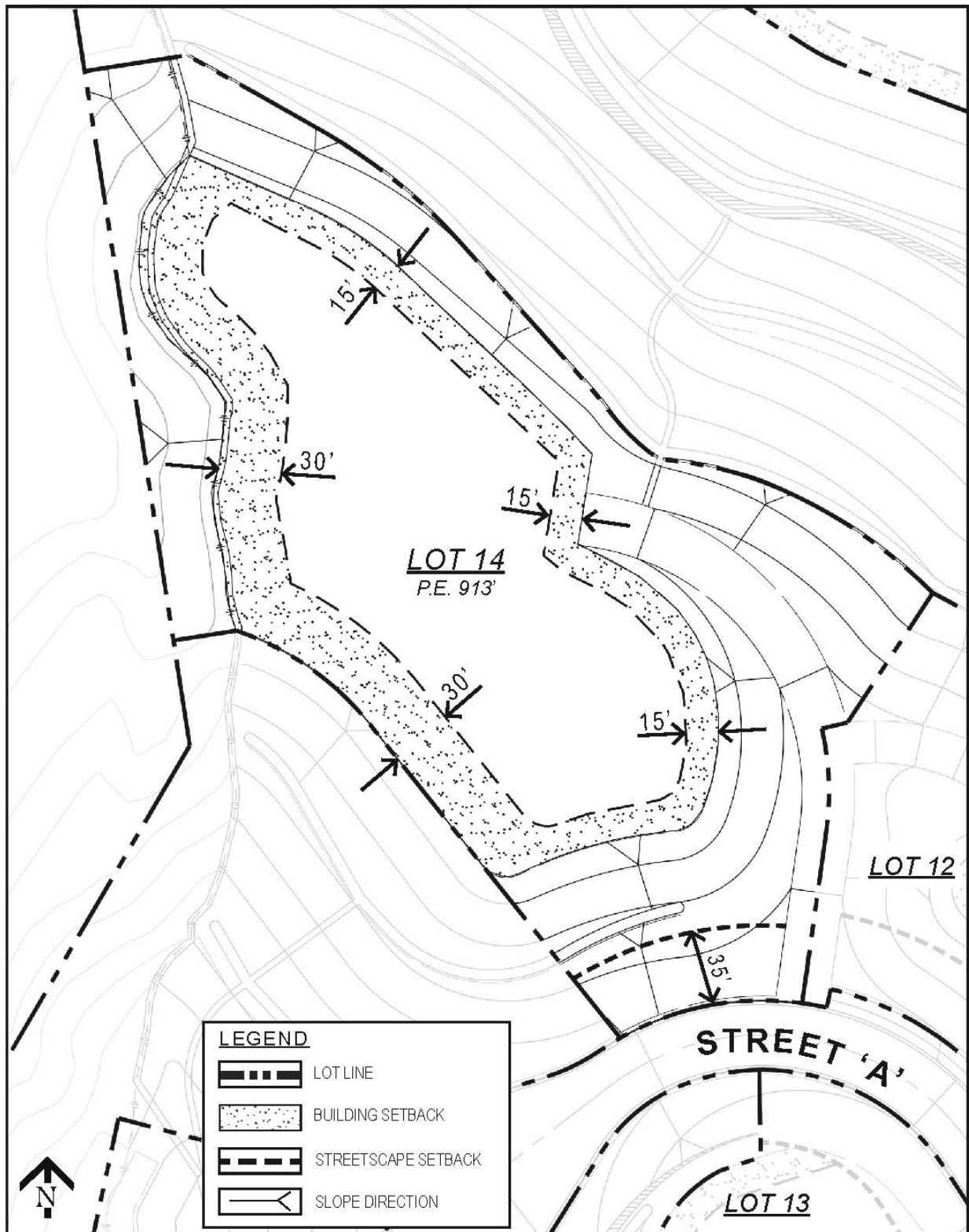
Lot 12 Setback Diagram



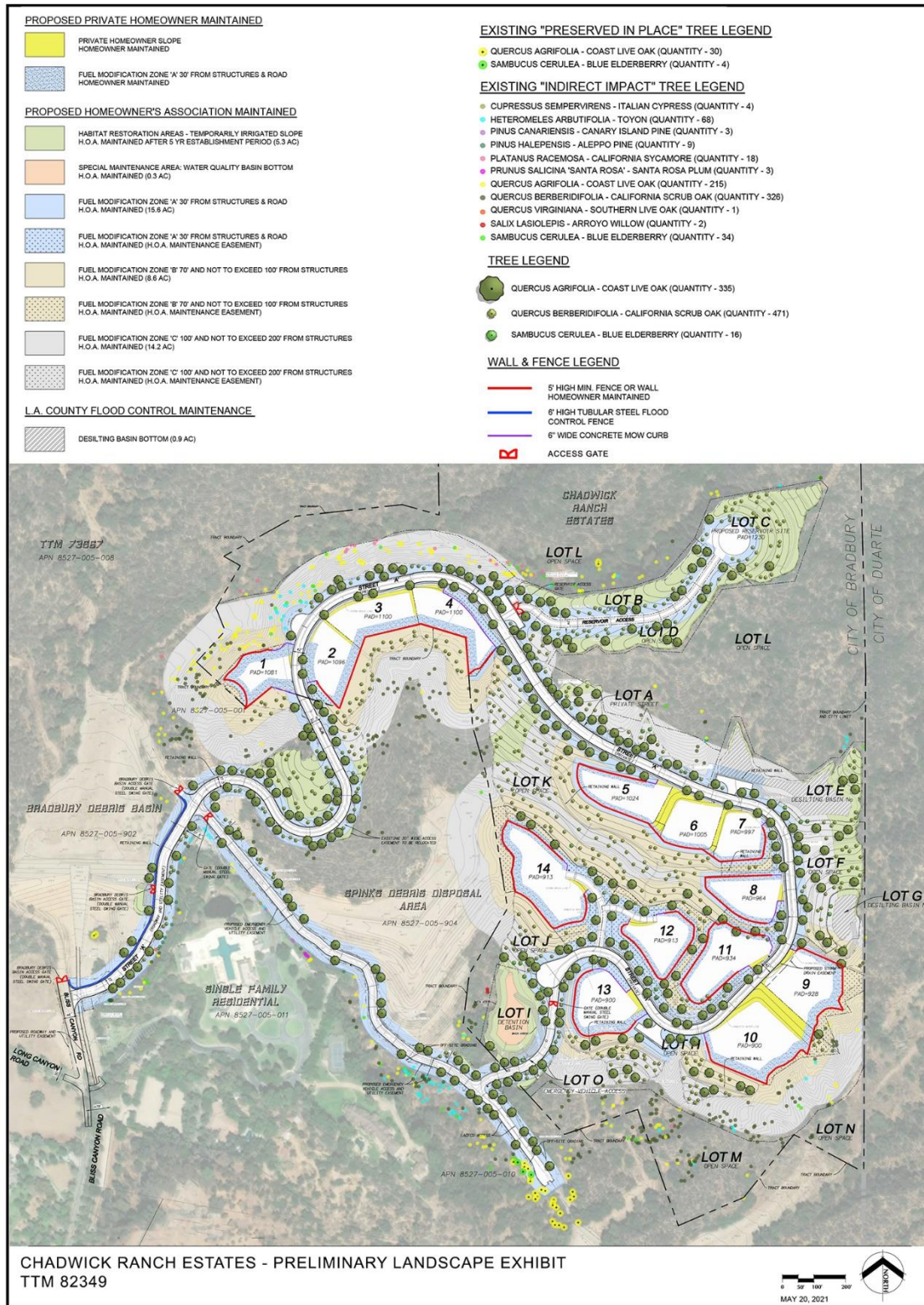
Lot 13 Setback Diagram



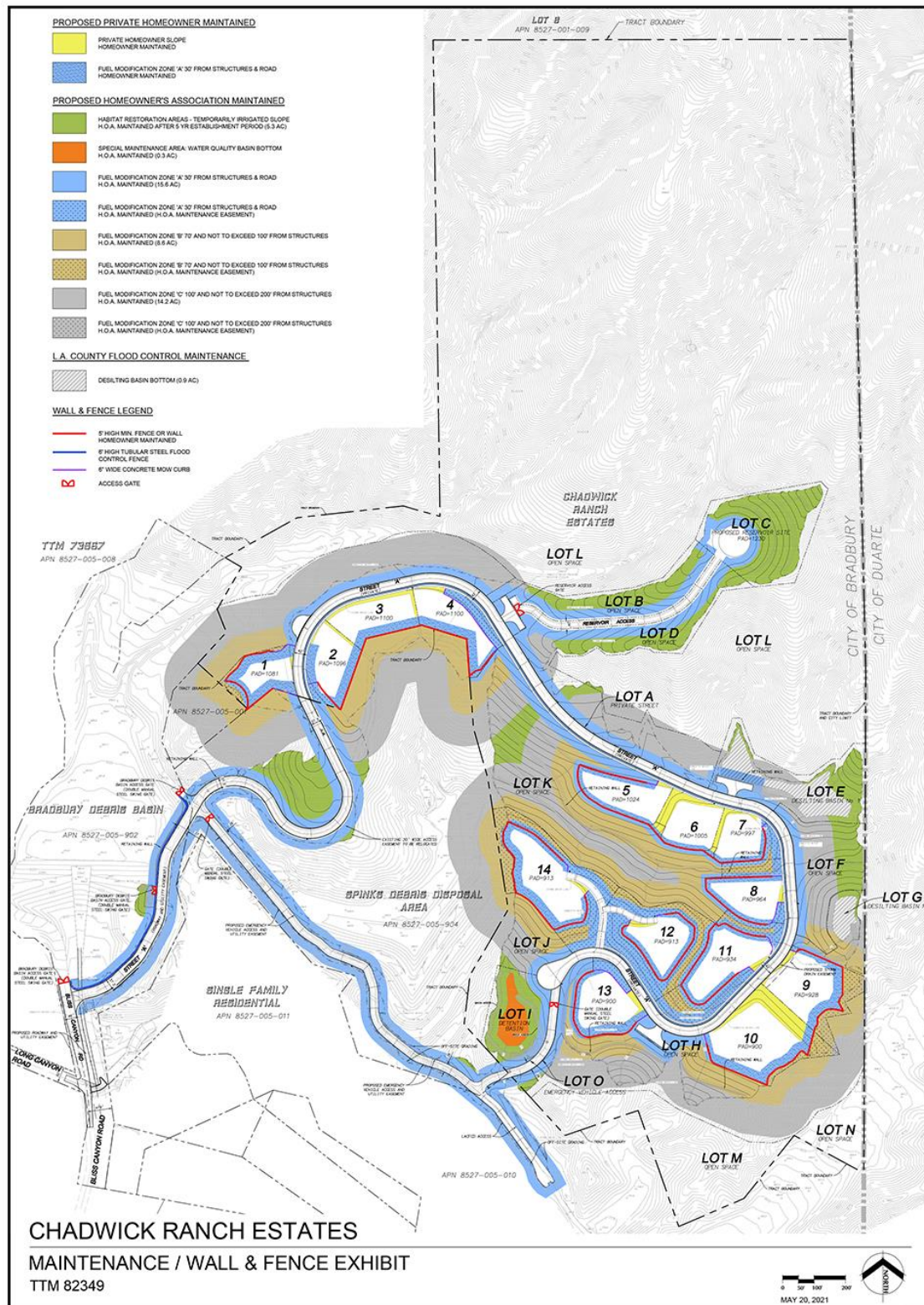
Lot 14 Setback Diagram



D. Landscape Exhibit



E. Maintenance / Wall & Fence Exhibit



F. Plant Materials – 4 Pages

Plant Materials – Page 1

Botanical Name	Common Name	WUCOLS	California Native	Entries and Streetscapes	Perimeter Slopes Fuel Mod Wet Zone Irrigated	Temp Irrigated Slopes and Revegetation Dry Fuel Mod	W/Q Basin Slope and Bottom
Trees							
Acacia Aneura	Mulga	L		X			
Arbutus Marina	Strawberry Tree	L		X			
Cercidium 'Desert Museum'	Palo Verde	L		X			
Cercis Occidentalis	Western Redbud	L	X	X			
Chilopsis Linearis	Desert Willow	L	X	X			X
Chitalpa T. 'Morning Cloud'	Chitalpa	L		X			
Chitalpa T. 'Pink Cloud'	Chitalpa	L		X			
Lagerstroemia Fauriei	Crape Myrtle	M		X			
Pistacia Chinensis 'Red Push'	Chinese Pistache	M		X			
Platanus Racemosa	Western Sycamore	M	X	X	X		X
Populus Fremontii SSP. Fremontii	Fremont Cottonwood	M	X	X			X
Prunus Illicifolia SSP Illicifolia	Hollyleaf Cherry	L	X	X	X	X	X
Quercus Agrifolia	Coast Live Oak	L	X	X	X	X	X
Quercus Berberidifolia	California Scrub Oak	L	X	X	X	X	
Quercus Ilex	Holly Oak	L		X			
Sambucus Nigra SSP. Caerulea	Blue Elderberry	L	X	X	X	X	X
Shrubs							
Acmispon Glaber Var. Glaber	Glabrous Deerweed	VL	X		X	X	X
Arbutus Unedo 'Compacta'	Compact Strawberry Tree	L		X			
Arctostaphylos	Manzanita	L	X	X			
Arctostaphylos Glauca	Big Berry Manzanita	VL	X	X	X	X	
Artemesia Tridentata	Great Basin Scrub	L	X			X	
Baccharis Pilularis 'Pigeon Point'	Dwarf Coyote Brush	L	NC	X	X		
Ceanothus Crassifolius	Hoaryleaf Ceanothus	L	X	X	X		
Ceanothus Cuneatus Var. Cuneatus	Buckbrush	L	X	X	X		
Ceanothus 'Yankee Point'	Ceanothus 'Yankee Point'	M	NC	X			
Cercocarpus Betuloides	Birch-Leaf Mountain Mahoga	VL	X	X	X	X	X
Chlorogalum Pomeridianum	Wavyleaf Soap Plant	VL	X		X	X	
Cistus Hybridus	White Rockrose	L		X			
Cistus Purpurea	Orchid Rockrose	L		X			
Cistus Salvifolius	Sageleaf Rockrose	L		X			
Dalea Greggii	Trailing Indigo Bush	L		X			
Dasyllirion Wheeleri	Desert Spoon	L		X			
Dendromecon Rigida	Bush Poppy	VL	X	X	X	X	
Encelia Californica	California Encelia	L	X	X	X	X	X
Eremophila Glabra 'Mingenew Gold'	Prostrate Emu Bush	L		X			

Plant Materials – Page 2

Botanical Name	Common Name	WUCOLS	California Native	Entries and Streetscapes	Perimeter Slopes Fuel Mod Wet Zone Irrigated	Temp Irrigated Slopes and Revegetation Dry Fuel Mod	WQ Basin Slope and Bottom
Eriodictyon Crassifolium	Thickleaf Yerba Santa	VL	X		X	X	
Eriogonum Fasciculatum 'Warriner Lytle'	Warriner Lytle' Buckwheat	VL	NC	X			
Eriogonum Fasciculatum Var. Foliolosum	Leafy California Buckwheat	VL	X	X		X	
Euphorbia Rigida	Yellow Spurge	L		X			
Gutierrezia Californica	California Matchweed	L	X			X	
Hesperaloe Parviflora	Red Yucca	L		X			
Heteromeles Arbutifolia	Toyon	L	X	X	X	X	X
Isocoma Menziesii	Coastal Goldenbush	VL	X		X	X	
Leptosyne Bigelovii	Bigelow's Tickseed	L	X		X	X	
Leucophyllum Frutescens	Texas Sage	L		X			
Malacothamnus Fremontii	Fremont's Bush-Mallow	L	X	X	X	X	
Malosma Laurina	Laurel Sumac	L	X	X	X	X	
Mimulus Aurantiacus	Bush Monkeyflower	VL	X		X	X	X
Mirabilis Laevis Var. Crassifolia	Coastal Wishbone Plant	L	X		X	X	
Prunus Illicifolia	Holly Leaf Cherry	L	X	X	X	X	X
Rhamnus Californica	Coffeeberry	L	X	X	X	X	X
Rhamnus Crocea	Spiny Redberry	L	X	X	X	X	X
Rhamnus Illicifolia	Hollyleaf Redberry	L	X	X	X	X	X
Rhus Integrifolia	Lemonadeberry	L	X	X	X	X	X
Rhus Ovata	Sugar Bush	L	X	X	X	X	X
Rosa Californica	California Wild Rose	L	X				X
Rosmarinus Officinalis Prostratus	Dwarf Rosemary	L		X		X	
Salvia Apiana	White Sage	L	X			X	
Salvia Clevelandii	Cleveland Sage	L	X	X		X	
Salvia Columbariae	Chia	L	X	X		X	
Salvia Leucophylla 'Point Sal Spreader'	Purple Point Sal Sage	L	X	X		X	
Salvia Mellifera	Black Sage	L	X	X		X	
Salvia 'Pozo Blue'	Pozo Blue Sage	L	X	X			
Simmondsia Chinensis	Jojoba	VL	X	X	X		
Trichostema Lanatum	Woolly Blue Curls	L	X	X	X	X	
Westringia Fruticosa 'Morning Light'	Morning Light Coast Rosemary	L		X			
Westringia Fruticosa 'Mundi'	Mundi' Coast Rosemary	L		X			
Grasses							
Aristida Purpurea	Purple Threeawn	L	X	X	X		X
Bouteloua Gracilis	Blue Grama Grass	L	X	X	X		
Distichlis Spicata	Salt Grass		X				X
Elymus Triticoides	Creeping Wild Rye		X				X

Plant Materials – Page 3

Botanical Name	Common Name	WUCOLS	California Native	Entries and Streetscapes	Perimeter Slopes Fuel Mod Wet Zone Irrigated	Temp Irrigated Slopes and Revegetation Dry Fuel Mod	WQ Basin Slope and Bottom
Juncus Patens	California Rush		X	X			X
Koeleria Macrantha	June Grass	L	X		X	X	X
Leymus Condensatus	California Wild Rye	L	X	X			X
Melica Imperfecta	Coast Range Onion Grass	L	X		X	X	X
Muglenbergia Microsperma	Littleseed Muhly	L	X			X	X
Muhlenbergia Dubia	Mexican Deergrass	L		X			
Muhlenbergia Rigens	Deer Grass	M	X	X	X		X
Nassella (Stipa) Lepida	Foothill Needlegrass	VL	X		X	X	X
Plantago Erecta	Dot Seed Plantain	L	X		X	X	
Succulents							
Agave SPP	Agave	VL		X			
Aloe SPP	Aloe	L		X			
Dudleya Lanceolata	Lance-Leaved Dudleya	VL	X		X	X	
Opuntia Basilaris Var. Basilaris	Beavertail Cactus	VL	X	X	X		
Opuntia Littoralis	Coast Prickly Pear	VL	X	X	X	X	
Yucca Whipplei	Our Lords Candle	VL	X	X	X	X	
Herbs / Wildflowers							
Calystegia Macrostegia	Coast Morning-Glory	M	X		X	X	
Chaenactis Glabriuscula Var. Glabriuscula	Yellow Pincushion	L	X		X	X	
Chorizanthe Staticoides	Statice Spineflower	VL	X		X	X	
Chorizanthe Xanti Var. Xanti	Xantus' Spineflower	VL	X		X	X	
Corethrogyne Filaginifolia	Common Sand Aster	VL	X			X	
Dichelostemma Capitatum	Blue Dicks	VL	X		X	X	
Eriophyllum Confertiflorum	Golden Yarrow	VL	X		X	X	X
Eriophyllum Confertiflorum Var. Confertiflorum	Golden Woolly Sunflower	VL	X		X	X	X
Eschscholzia Californica	California Poppy	VL	X		X	X	X
Gilia Capitata	Ball Gilia	VL	X		X	X	
Helianthus Gracilentus	Slender Sunflower	L	X		X	X	
Iris Douglasiana	Douglas Iris	M	X	X			X
Lasthenia Californica	Goldfields	L	X		X	X	X
Lupinus Bicolor	Miniature Lupine	L	X		X	X	X
Phacelia Campanularia	California Blue Bell	VL	X		X	X	X
Phacelia Cicutaria	Caterpillar Phacelia	VL	X		X	X	
Phacelia Distans	Wild Heliotrope Phacelia	VL	X		X	X	
Phacelia Minor	Wild Canterbury Bells	VL	X		X	X	
Pseudognaphalium Californicum	California Everlasting	VL	X		X	X	X

Plant Materials – Page 4

Botanical Name	Common Name	WUCOLS	California Native	Entries and Streetscapes	Perimeter Slopes Fuel Mod Wet Zone Irrigated	Temp Irrigated Slopes and Revegetation Dry Fuel Mod	WQ Basin Slope and Bottom
Container Plant Palette							
Artemisia Californica	California Sagebrush						
Baccharis Pilularis	Coyote Brush						
Encelia Californica	Bush Sunflower						
Eriogonum Fasciculatum	California Buckwheat						
Keckiella Cordifolia	Heart-Leaved Penstemon						
Mimulus Aurantiacus	Orange Bush Monkeyflower						
Rhus Integrifolia	Lemonadeberry						
Salvia Leucophylla 'Point Sal Spreader'	Purple Point Sal Sage						
Salvia Mellifera	Black Sage						
Native Seed Mix							
Acmispon Glaber	Deerweed						
Artemisia Californica	California Sagebrush						
Baccharis Pilularis	Coyote Brush						
Encelia Californica	California Brittlebush						
Eriogonum Fasciculata	California Buckwheat						
Lupinus Succulentus	Arroyo Lupine						
Mimulus Aurantiacus	Bush Monkeyflower						
Salvia Leucophylla	Purple Sage						
Salvia Mellifera	Black Sage						
Stipa Lepida	Foothill Needlegrass						
Footnotes:							
* Use as accent only limit 1-5 plants per group, 30' between groups, no mass plantings, no 'A' or 'B' zone plantings. Minimum 30' from structure. No restriction in non fuel modification							
+ Also used in hydroseed mixes							
NC - Native cultivar - use on interior of project only							
S - Basin slopes							
B - Basin bottom and vegetated swale bottom							
B/S - Basin bottom and slopes							
o - Appropriate for use within slopes on interior private homeowner lots							
N - Native varieties only in areas other than entries and streetscapes							