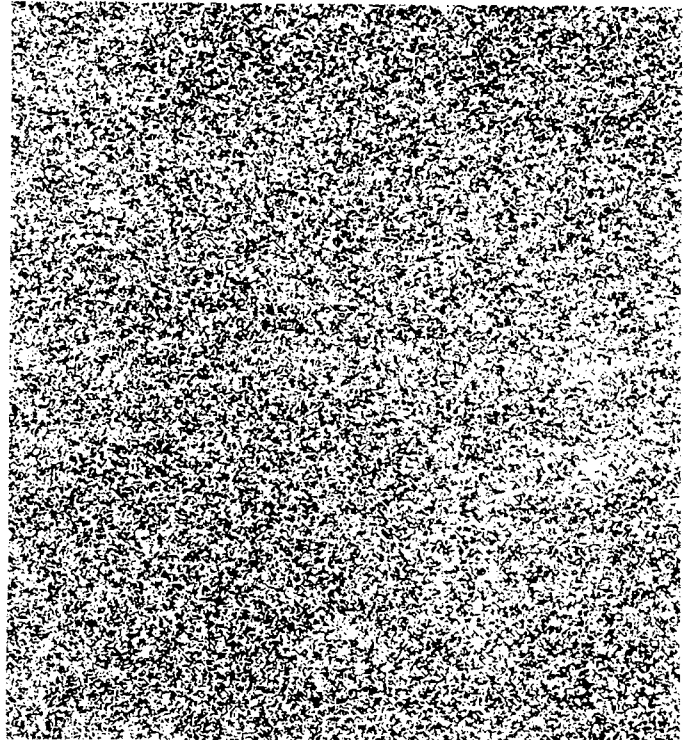


**SPECIFIC PLAN
NUMBER 2**



L A V I N A
PREPARED FOR THE
COUNTY OF LOS ANGELES

LA VINA
SPECIFIC PLAN

Prepared For:

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Adopted:

December 26, 1989

**LA VINA
DRAFT SPECIFIC PLAN**

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LA VINA
DRAFT SPECIFIC PLAN

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**LA VINA
DRAFT SPECIFIC PLAN**

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I. SPECIFIC PLAN SUMMARY

The La Vina Specific Plan establishes comprehensive guidance and regulations for the development of approximately 220 acres located within the community of Altadena, Los Angeles County, California. The Specific Plan establishes the development regulations, policies and programs for the implementation of the approved land use plan. The Specific Plan carries out the land use plan by establishing policies and site development standards. The Specific Plan will be implemented with the appropriate Community Plan and General Plan Amendments. This Specific Plan is regulatory, adopted by ordinance and is consistent with the Altadena Community Plan which is in turn consistent with the County of Los Angeles General Plan.

The La Vina Specific Plan combines the concepts, procedures and regulations of numerous documents into one. The Specific Plan provides for development of a mixture of housing, recreational uses, and a school. The Specific Plan also contains development controls to provide the County with assurances that the project will be built out as planned. To further ensure that design criteria are adhered to, a set of design guidelines accompanies this document. The design guidelines cover project design, landscaping, architecture, signage, lighting and community character.

The authority for preparation of Specific Plans is found in the California Government Code, Section 65450 et. seq. The law allows preparation of Specific Plans based on the General Plan, as may be required for the systematic execution of the General Plan and further allows for their review and adoption.

II. INTRODUCTION

A. PURPOSE AND INTENT

The La Vina Specific Plan allows for a maximum of 272 dwelling units and a school/recreational area on approximately 220 acres located within the community of Altadena in Los Angeles County, California.

The adoption of the Specific Plan establishes the type, location, intensity and character of development and the required infrastructure in order for development to take place. The Specific Plan also shapes development to respond to the physical constraints and environmental sensitivities of the site, coordinates the mix of residential density and product types and provides adequate circulation, recreation and other public uses.

Responsible planning of the La Vina development has been ensured through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. A suitable development control mechanism is the Specific Plan, which when adopted by a jurisdiction serves both a planning function and a regulatory function.

The Specific Plan implements the General Plan/Community Plan and is a more detailed version of the General Plan for a focused area. The Specific Plan articulates planning considerations and imposes regulations or controls.

B. PROJECT LOCATION AND DESCRIPTION

La Vina is located in the community of Altadena in Los Angeles County, California. The site is located at the terminus of N. Lincoln Boulevard in the San Gabriel Mountain foothills. This community is north and adjacent to the City of Pasadena (see Regional and Vicinity Maps, Exhibits 1 and 2). The proposed Specific Plan area is an irregularly shaped property comprising one of the few undeveloped areas in the community. The northern portion of the site is located within the boundary of the Angeles National Forest, being classified as a private inholding within the forest.

The project site was initially developed in the early 1900s as a sanatorium and later as an acute care hospital facility and has since been abandoned. The original complex was comprised of approximately seventeen structures. The site's development history dates back to the 1900s when it was known as the Giddings Ranch and was cultivated with vineyards along Millard Canyon. The original hospital/sanatorium was established in 1909 and expanded in several stages during the 1940s and 1950s. The facility's various buildings included an administration building, laboratories, an infirmary, several physician residences, recreation building and library. A reservoir of non-potable water is located northwest of the existing structures and is utilized as a water source for on-site irrigation. A Southern California Edison Company easement transects the northern extension of the site. Two aerial, high-voltage transmission lines run through this right-of-way. An unimproved service road leads to the easement. The Sunset Ridge equestrian/hiking trail traverses the southeast portion of the project site, and loops around above the northern boundary of the site.

The property lies within the Altadena Community Plan (adopted July 10, 1986). As indicated in the Community Plan, the site is designated for a mix of land uses including Estate/Equestrian Residential, Low Density Residential, Non-Urban, Institutional, and National Forest/National Forest Managed Land. The Community Plan assigns recommended densities to the various designations. These densities range from one dwelling unit (du) per each 20 acres (gross) in extreme hillside areas to 6 du/ac in existing developed areas. The objectives of the Community Plan are to: 1) preserve the existing residential character of the community; 2) intensify, renovate and revitalize commercial and industrial areas by incorporating a planned development concept; and 3) maintain and improve existing community services and facilities. The La Vina Specific Plan creates implementation and regulatory procedures for the Community Plan and replaces the previous zoning with land use designations that are consistent with and properly implement the Altadena Community Plan.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

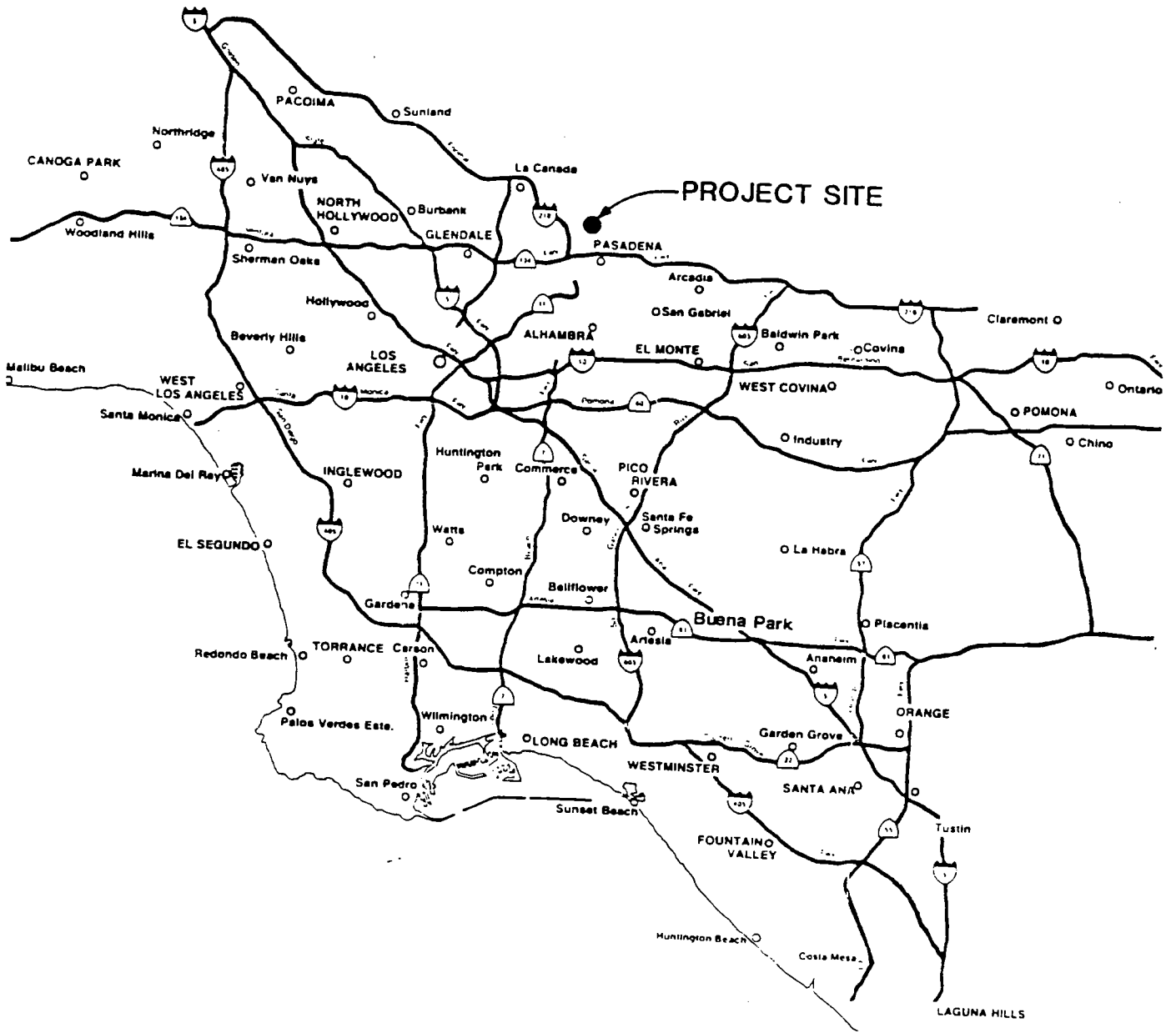
The initial study prepared for Zone Change and General Plan Amendment Case number 87-044 determined that this project could have potential significant impacts. An Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the County environmental reporting guidelines. The Final Environmental Impact Report was certified by the Board of Supervisors with adoption of the Specific Plan. The EIR serves as the basis on which the environmental effects of implementing the Specific Plan can be ascertained. All subsequent approvals necessary to develop any property within the Specific Plan area must be consistent with the Specific Plan and be within the scope of the EIR. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Sections 15162 and 15182 of the CEQA guidelines.

D. AUTHORITY AND SCOPE

The La Vina Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The Code authorizes jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. In this case, hearings are required by both the Regional Planning Commission and the Board of Supervisors, after which the Board of Supervisors must adopt the Plan before it becomes effective.

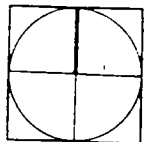
The La Vina Specific Plan is a regulatory plan which serves as the zoning ordinance for the subject property. Proposed development plans or agreements, tentative tracts or parcel maps, and any other development approvals must be consistent with the Plan. Projects which are found consistent with the Plan will also be consistent with the County's General Plan/Altadena Community Plan.

This Specific Plan implements the Altadena Community Plan and allows for development within the bounds of the regulations provided herein which are adopted by ordinance. This document, in conjunction with the Specific Plan Design Guidelines, under separate cover, and the EIR, provide all the necessary base data for this project.



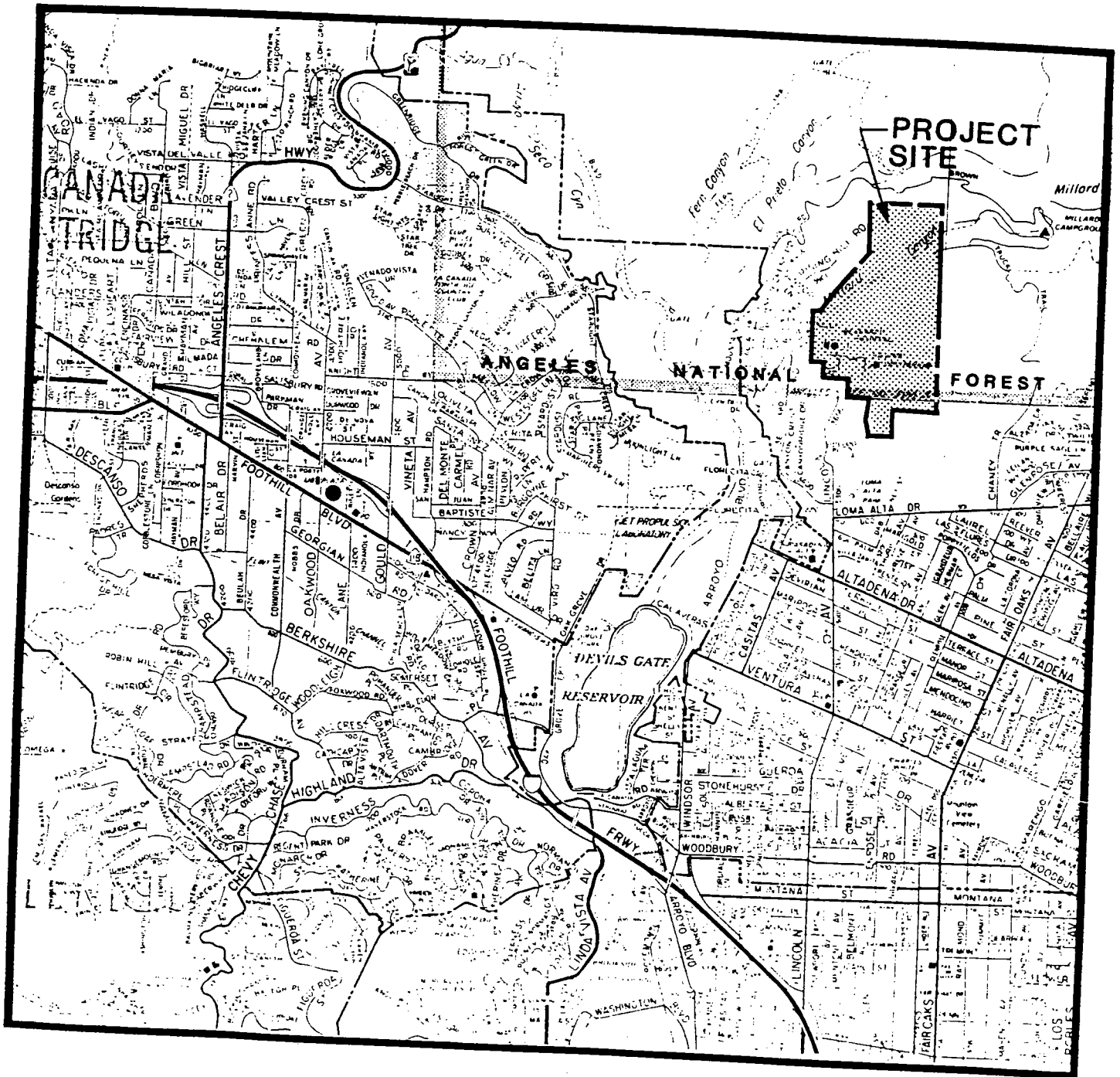
Regional Location Map
LA VINA SPECIFIC PLAN
 CANTWELL-ANDERSON ALTADENA, CA.

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2001 MAP OF CALIFORNIA, STATE 275
 U.S. DEPARTMENT OF COMMERCE, NATIONAL BUREAU OF ECONOMIC ANALYSIS

JOB CAD-01
 Date

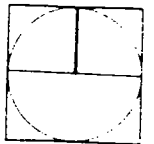


Vicinity Map

LA VINA SPECIFIC PLAN

CANTWELL - ANDERSON ALTADENA, CA.

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NOT CAD-01
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III. DEVELOPMENT PLAN

A. PURPOSE AND INTENT

The development plan has been derived from several project alternatives and input from studies prepared by the project Civil Engineer, Biologist, Traffic Engineer, Geologist and Land Planners. As a result, the plan addresses development related issues in the form of proposed physical improvements, guidelines for future development, technical data, implementation procedures and regulations.

In recognizing the major development issues, the landowner's objectives and the County's requirements, it is the intent of this plan to:

1. Implement the goals, objectives and policies of the Altadena Community Plan and the County of Los Angeles General Plan.
2. Provide residential uses that anticipate current and future housing demands.
3. Provide a rural community character consistent with the image of Altadena offering residents an environment featuring open space, educational/recreational uses and single-family housing opportunities.
4. Provide backbone infrastructure systems and public facilities to support development in an efficient and timely manner.
5. Provide an annual monitoring report for the Specific Plan to track the progress of the plan and monitor required infrastructure for the development.
6. Preserve and enhance the integrity of significant landform features.
7. Provide a development phasing plan which is a general and logical estimate of how development will occur.
8. Provide a precise understanding of the future development for the subject property.

B. GOALS, OBJECTIVES AND POLICIES

The La Vina Specific Plan contains goals, objectives and policies that are guided by the Altadena Community Plan.

The primary purpose of the Specific Plan is to serve as the planning tool for the physical development of the project area. The Specific Plan will regulate new development and provide the review mechanisms for implementation. The following contains a reiteration of the land use issues addressed in the Specific Plan. The goals, objectives and policies provide overall guidance for Specific Plan Review and should be considered as the intent behind the more detailed guidelines and regulations contained in subsequent sections.

Goal 1: To develop a planned community that respects the surrounding community of Altadena and offers a diversity of land uses providing living areas and recreational activities.

Objectives

- 1.1 Design a plan that offers a range of housing opportunities to respond to the needs of the region as well as the Altadena Community.
- 1.2 Provide within the Specific Plan a community image that mirrors the existing surrounding community of Altadena.

Policies

- 1.1 Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property.
- 1.2 Provide an architectural design theme and plan that are sensitive to the character of the surrounding neighborhoods.
- 1.3 Provide a land use plan that not only respects the adjacent land uses, but will contribute to the overall quality and revitalization of the entire Altadena community.

Goal 2: To achieve the best possible land use pattern for the Specific Plan area with emphasis on preservation of significant environmental features, including open space, Millard Canyon, and significant groupings of trees.

Objectives

- 2.1 Achieve a project design which provides a balance between open space, development and improvements.
- 2.2 Design the plan to take advantage of natural resources by preserving the backdrop of hillsides in open space and keeping development out of the Millard Canyon area, and designing planning areas to preserve and integrate where possible significant groupings of trees.
- 2.3 Provide a land use scenario that places proposed uses within proximity of other compatible uses both on and off-site.

Policies

- 2.1 Provide development standards for required open space within the plan.
- 2.2 Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind the development.

- Goal 3:**
- a. To achieve a balanced distribution of developable area and open space to meet the needs of residents and contribute to logical development of the urban area.
 - b. To create a public open space network that satisfies the active and passive needs of the future residents and to enhance it with hiking trails leading to Millard Canyon and equestrian trails leading to Sunset Ridge.

Objectives

- 3.1 The integration of a school, park, and public and private open space where feasible.
- 3.2 The provision of open space as an integral part of development along streetscapes and between planning areas.

Policies

- 3.1 To provide a balance between open space areas and development sites when feasible.
- 3.2 To provide a park and/or a school primarily on land that is readily usable for active recreational purposes.
- 3.3 To provide for a range of recreational opportunities to accommodate all potential users.

- Goal 4:**
- a. To provide a safe and efficient system for movement of people and goods in the Altadena Community through actions and coordination of all agencies involved in the development of circulation facilities in the region.
 - b. To increase the mobility of residents through development of an adequate and balanced transportation system that includes automotive and non-automotive transportation considerations.

Objectives

- 4.1 To provide a circulation system that is well integrated into the current County street system and State freeway network.
- 4.2 To design an internal road network that will provide for current and future residents' needs and avoid excessive traffic in existing and future residential neighborhoods.

Policies

- 4.1 To establish a circulation system that conforms to the County's standards and serves both through and local traffic.

- 4.2 To provide pedestrian access throughout the development which connects the Recreational areas with residential neighborhoods.
- 4.3 To provide a hiking and equestrian trail system that integrates with existing trails both on- and off-site.
- 4.4 Provide adequate standards and area to accommodate off-street parking for all proposed uses.

- Goal 5:**
- a. To encourage development of housing to satisfy the needs of existing and future residents.
 - b. To encourage provisions of a variety of housing types, prices, ownership possibilities and locations.
 - c. To develop neighborhoods properly related to essential community services.
 - d. To maintain high quality development standards for residential land development that ensure establishment of neighborhoods with lasting value.

Objectives

- 5.1 To include in the community a residential environment that provides detached single-family home opportunities.
- 5.2 A contribution to the housing supply in the Altadena community.

Policies

- 5.1 To incorporate and implement standards that are economical for the developer and are consistent with County standards and can reasonably be accommodated in the project.
- 5.2 To provide a sufficient range of single-family housing so that high quality housing with community amenities can be provided.
- 5.3 To base development regulations on various dwelling types by planning area.

- Goal 6:**
- a. To ensure a quality appearance and "identity" for the La Vina project with consistent design and visual improvements.
 - b. To integrate the "theme" of the new community with the existing rural character of Altadena.

Objectives

- 6.1 Design Guidelines covering five topical areas including site planning, architecture, signage, lighting and landscaping will be used to ensure a quality appearance and identity for La Vina.
- 6.2 Establish a strong identifiable landscaping treatment with recurring elements to unify the development and reinforce the circulation and open space components of the project.
- 6.3 Establish a rural theme which provides the diversity necessary to integrate with the existing community of Altadena.

Policies

- 6.1 Provide Design Guidelines which establish parameters for development of architectural styles.
- 6.2 Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space, and landforms.
- 6.3 Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.
- 6.4 Provide guidelines for the creation, implementation and maintenance of a fuel modification zone in areas where high fuel load and open space areas encroach upon development.

Goal 7: Develop a planned community that provides backbone infrastructure systems and public facilities to support development in an effective and timely manner.

Objectives

- 7.1 Provide a project phasing plan that times development with the provision of needed infrastructure and services.

Policies

- 7.1 To provide an infrastructure system, including sewer, water and storm drain systems that will adequately serve full build-out of the Specific Plan development.
- 7.2 To annex to or extend to existing infrastructure facilities in the Altadena community.
- 7.3 Underground all new or existing infrastructure and utilities as is feasible.

C. LAND USE PLAN

The land uses for La Vina have been divided into planning areas to provide a distinction between uses and to create neighborhoods of individual development. The primary land uses identified for the development of La Vina shall be limited to:

- Single-Family Residential
- Recreational Uses
- School
- Open Space

The La Vina land use plan is depicted in Exhibit 3, and the Land Use allocations are summarized in Table 1. The project site encompasses approximately 220 acres of land and is divided into 6 planning areas plus permanent open space. Each planning area contains a gross acreage figure and land use designation. The acreage of each planning unit includes land devoted to internal local and collector streets (see IV (D), Land Use Plan Summary).

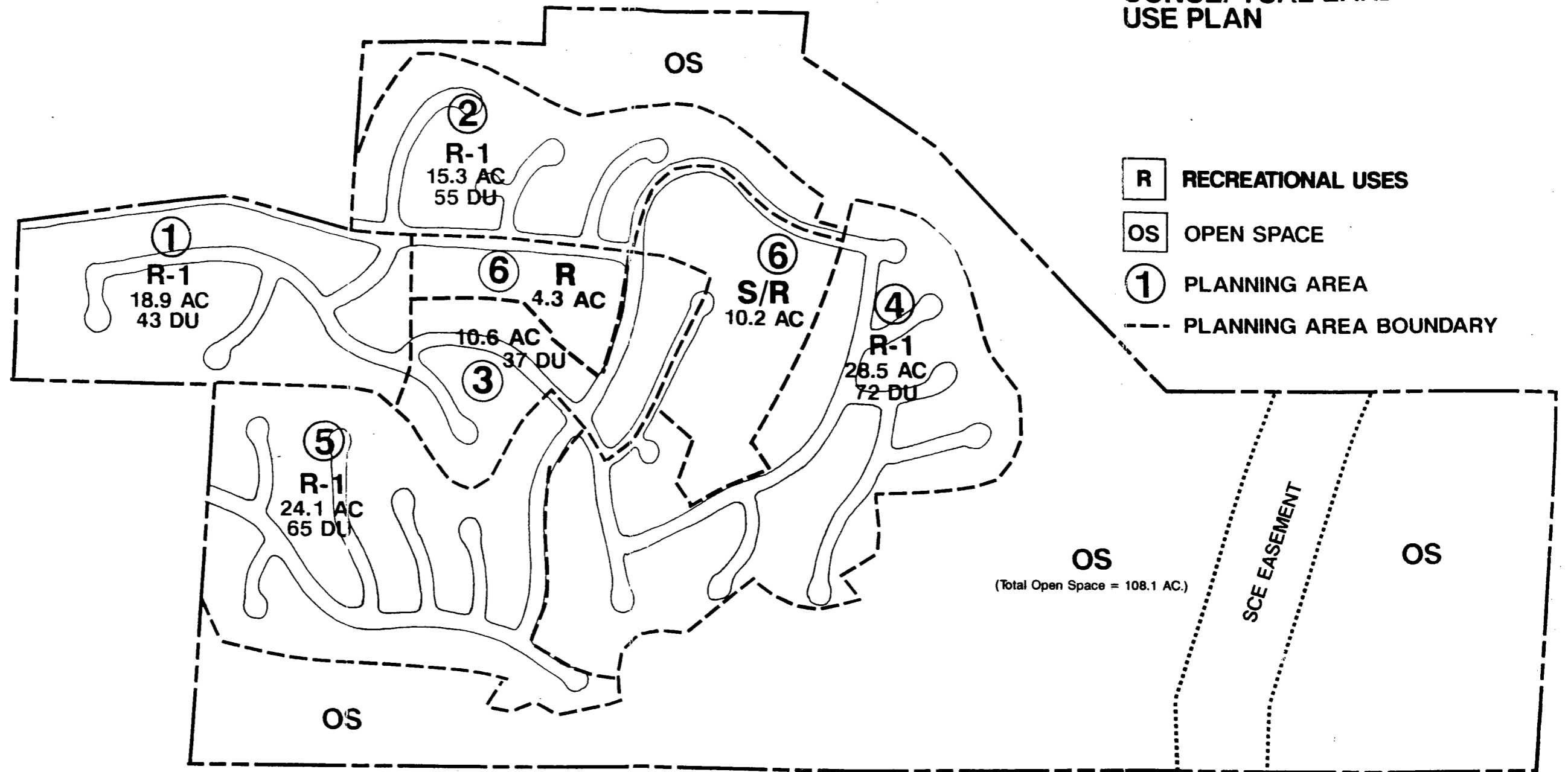
The project is designed as a planned community with all land uses integrated with proper circulation, infrastructure, aesthetics, development standards and design guidelines. The housing types and community amenities have been designed to provide a planned community that is well integrated into the surrounding environment.

The La Vina Specific Plan offers community features and amenities that presently do not exist in the Altadena area. The land use plan places an emphasis on high quality residential uses with rural character, and preservation of significant open space including the Millard Canyon area. The plan also contains equestrian and hiking trails and a network of project open space. Active recreational and visual amenities are integrated around the residential planning areas.

D. CIRCULATION CONCEPT PLAN

The La Vina circulation plan (see Exhibit 4) establishes the layout of circulation and design standards for internal vehicular movement and integration with off-site arterials. It should be noted, that as part of this plan, the width of Lincoln Avenue will decrease to 44 feet along Loma Alta Park. The roadway system is conveniently laid out to provide easy access to all planning areas. The concept has been designed to respond to the needs of the development and takes into consideration drainage patterns, preservation of landform features and adjacent development patterns. The streets are classified according to the land use and traffic volumes they will serve. Proposed roadway widths and rights-of-way reflect these classifications. The circulation system has been designed to plan for convenience and public safety and the streets are designated "Private and Future" by the County Public Works Department. To complete the circulation system, non-vehicular systems have been integrated with the street system and within open space areas. These include hiking and equestrian trails as depicted in Exhibits 5 and 6, respectively.

CONCEPTUAL LAND USE PLAN










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 CANTWELL-ANDERSON

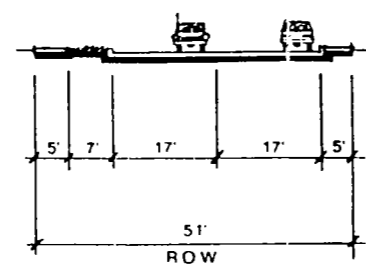
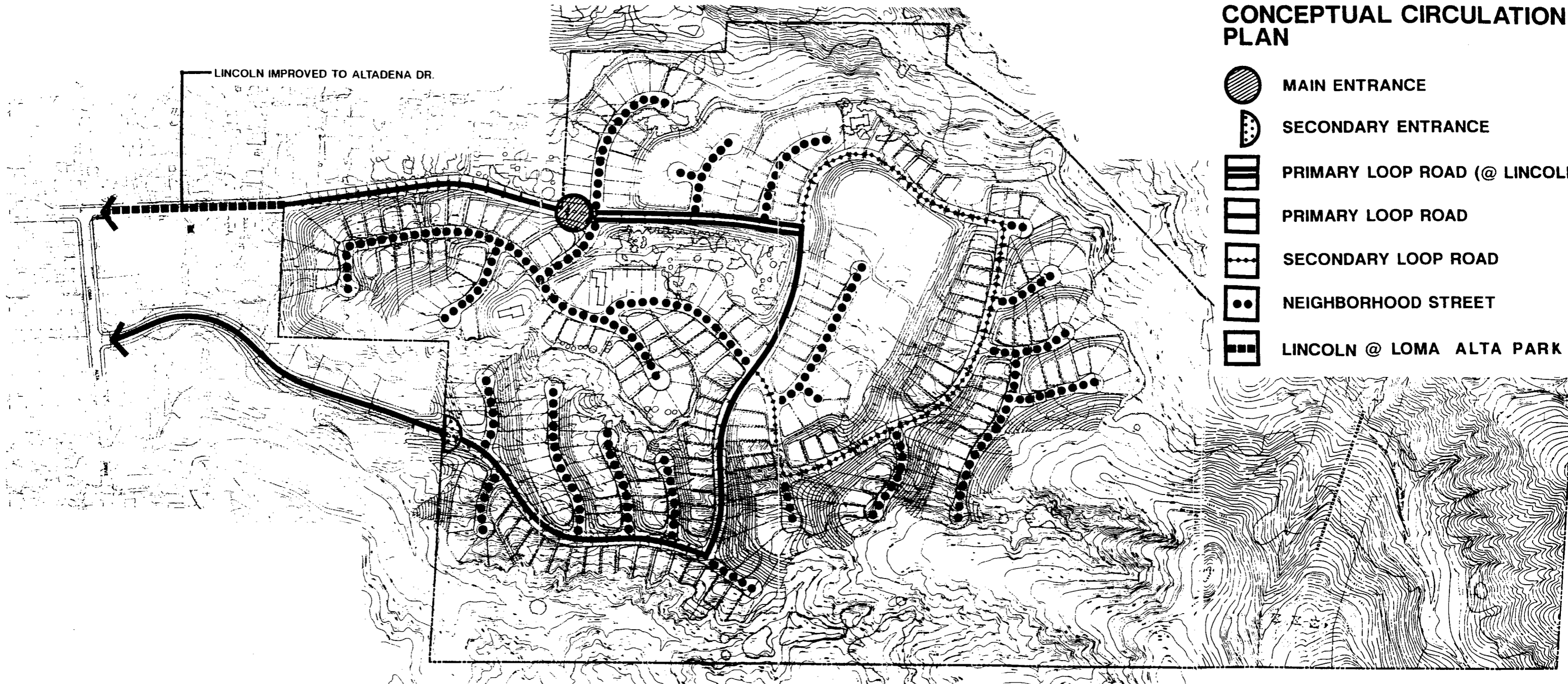
ES&C ENGINEERING SERVICE CORPORATION
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 CULVER CITY, CA 90230
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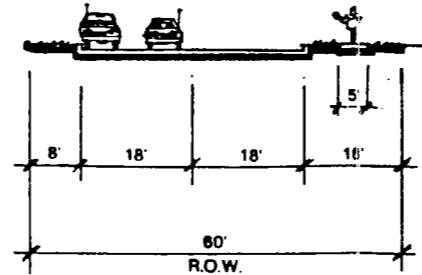
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CONCEPTUAL CIRCULATION PLAN

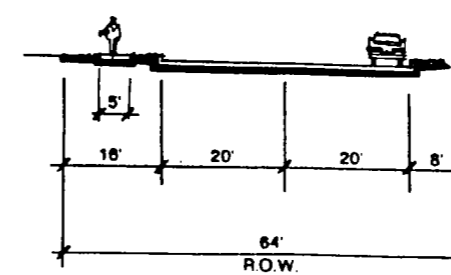
-  MAIN ENTRANCE
-  SECONDARY ENTRANCE
-  PRIMARY LOOP ROAD (@ LINCOLN)
-  PRIMARY LOOP ROAD
-  SECONDARY LOOP ROAD
-  NEIGHBORHOOD STREET
-  LINCOLN @ LOMA ALTA PARK



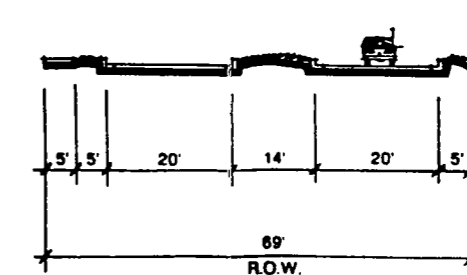
NEIGHBORHOOD STREET



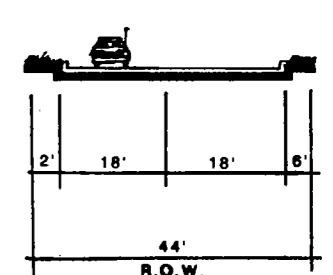
SECONDARY LOOP ROAD



PRIMARY LOOP ROAD



PRIMARY LOOP ROAD (@ LINCOLN AVE.)
(FROM ENTRY GATE TO SPECIAL INTERSECTION)



LINCOLN AVE. ADJACENT TO LOMA ALTA PARK

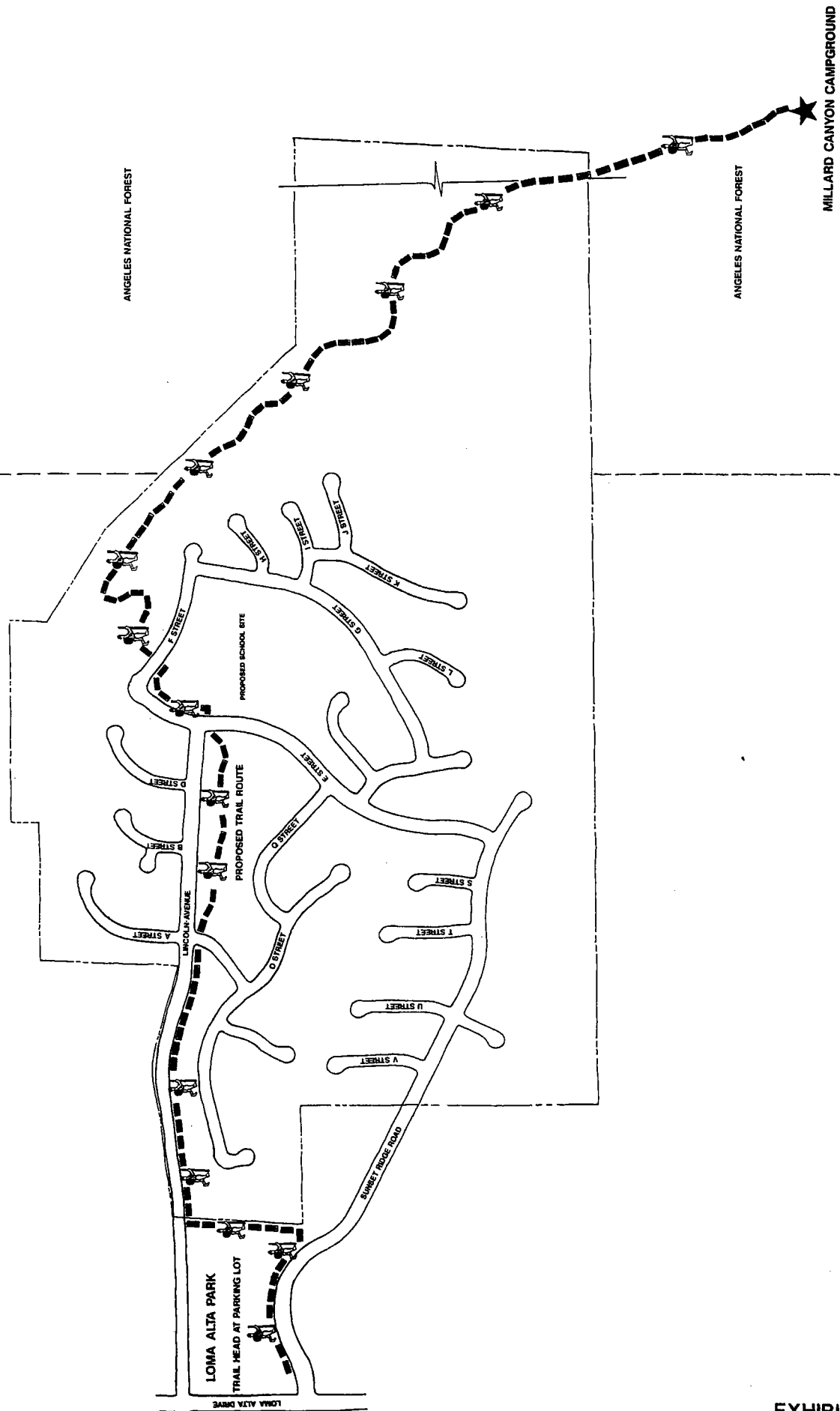
**LA VINA
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SOUTHWEST DIVERSIFIED, INC.
CANTWELL-ANDERSON**

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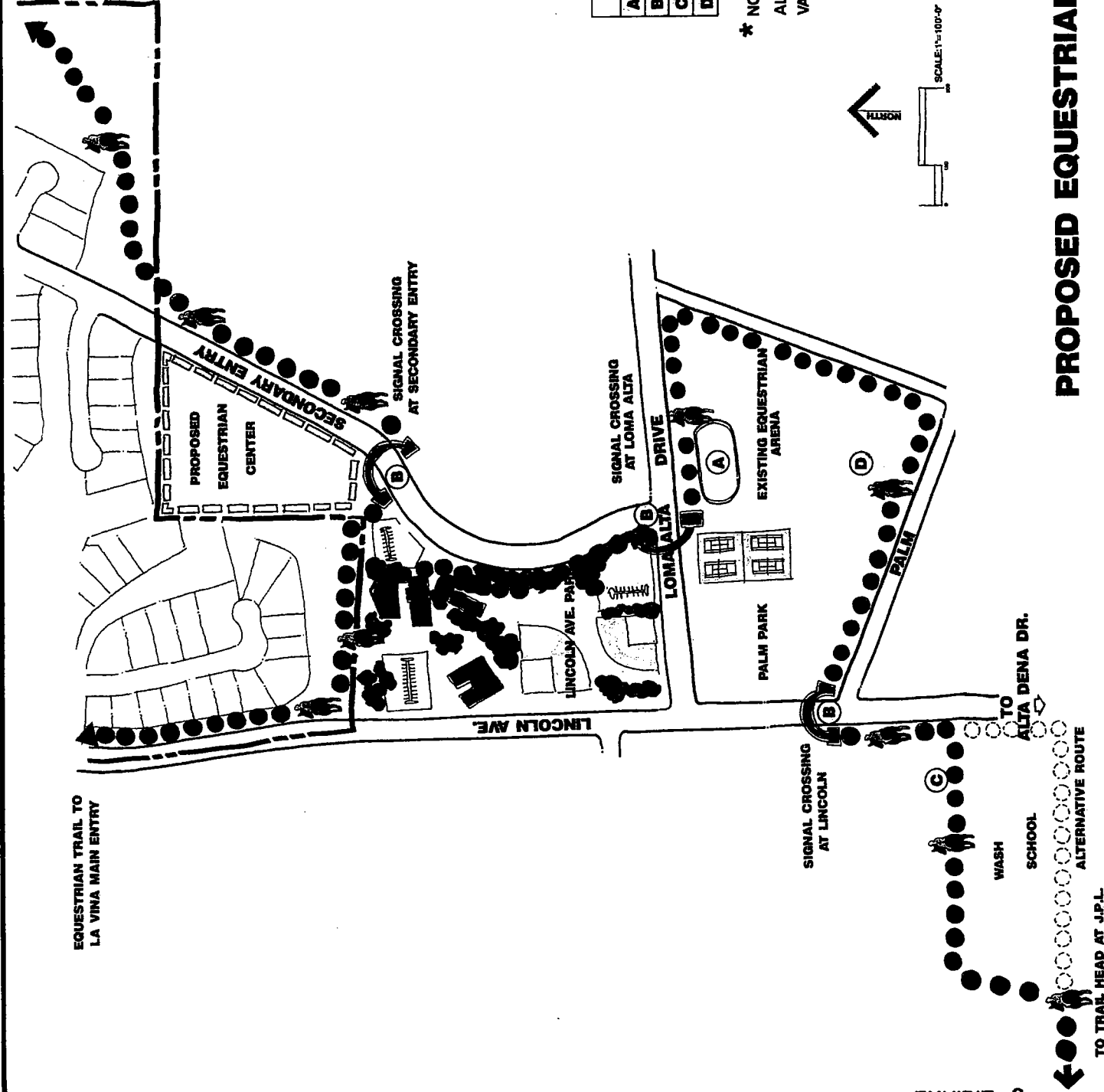
PROPOSED HIKING TRAIL ROUTE*



* NOTE:
ALIGNMENT IS CONCEPTUAL AND MAY
VARY SOMEWHAT ONCE IT IS ENGINEERED.

EQUESTRIAN TRAIL TO
SUNSET RIDGE

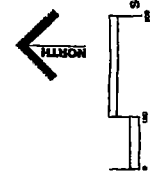
EQUESTRIAN TRAIL TO
LA VINA MAIN ENTRY



LEGEND

A	EXISTING EQUESTRIAN CENTER
B	SIGNALLED CROSSING AT STREET
C	ACQUISITION OF PRIVATE PROPERTY FOR NEW HORSE TRAIL EASEMENT
D	EXISTING PALM PARK

* NOTE:
ALIGNMENT IS CONCEPTUAL AND MAY VARY SOMEWHAT ONCE IT IS ENGINEERED.



PROPOSED EQUESTRIAN TRAIL ROUTE *

EXHIBIT 6

Precise alignment and engineering of streets will be determined at the time of construction by the County Public Works Department. Adjustments to circulation patterns and alignment may be required based on elevation/gradient changes on final grading plan, and subsequent sightline and radius reconciliations. Roads and road improvements will be provided in a timely manner, as required to serve development according to the conceptual circulation phasing plan. All needed roads and road improvements will be open and available for public use at the time of occupancy of each unit of development.

The phases of road improvements are implemented through the phasing plan which is depicted in Section V.

E. GRADING/CUT AND FILL CONCEPT PLAN

This section describes the overall grading concept for development of the La Vina Specific Plan site. The Conceptual Cut and Fill Plan is depicted in Exhibit 7.

Grading Design Approach




Refer to Grading Design Approach, Exhibit 8. The grading approach for La Vina has been directed toward these goals:

1. To maintain a skyline or backdrop of natural, untouched ridges as the site is viewed from approaching directions. The Environmental Impact Report contains a computer analysis of views on- and off-site of the Specific Plan area.
2. To accommodate an extension of Lincoln Avenue and second access leading from Loma Alta Drive.
3. To mitigate geotechnical hazards on the site.
4. To provide stable areas for housing which take advantage of the view opportunities provided by the terrain.

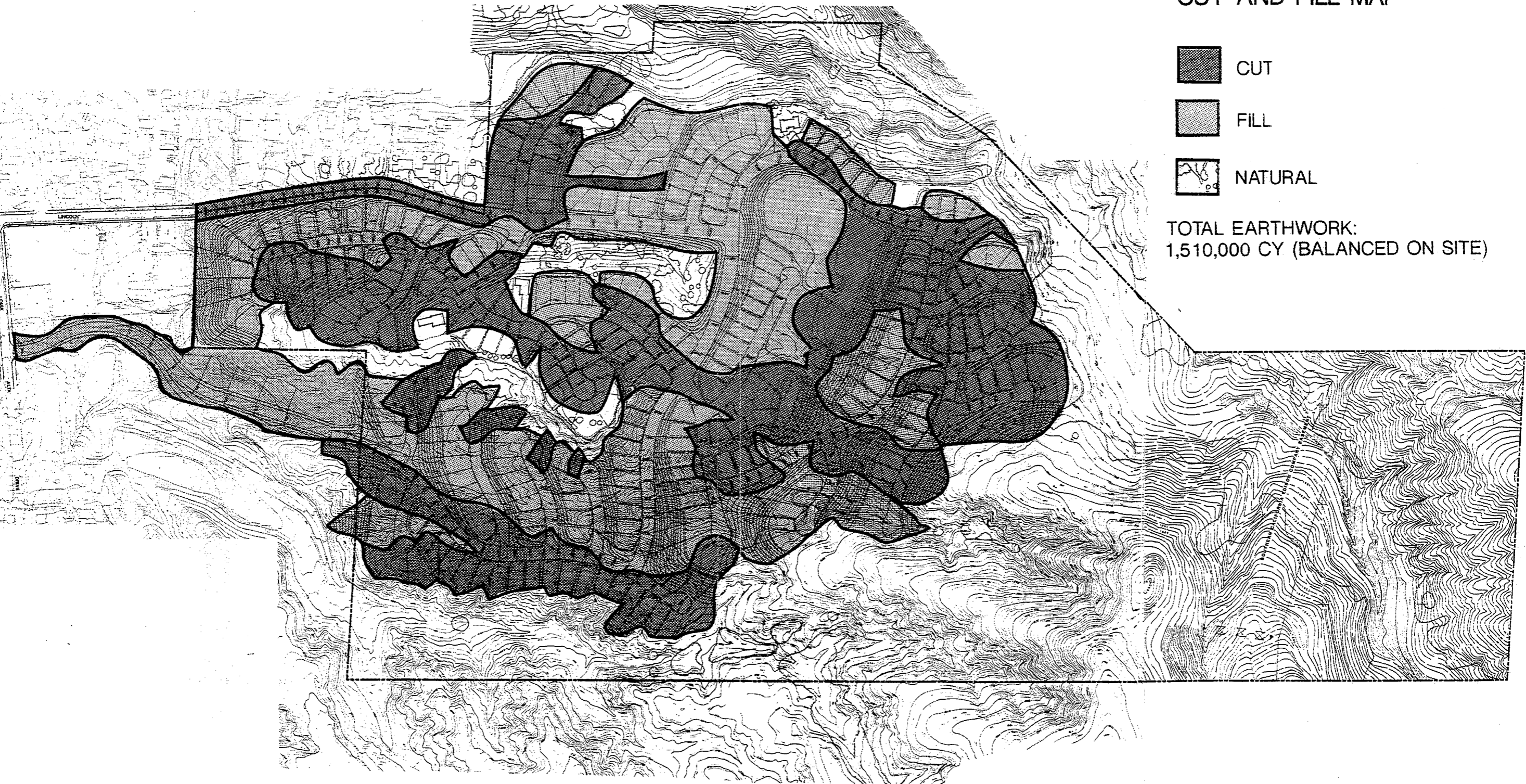
To satisfy these goals, a grading concept plan as depicted in the Cut and Fill map, Exhibit 7, has been established and must be implemented so that the following occurs:

1. The major ridges which form backdrops and skylines have been identified as viewed from roads and areas on all sides of the subject site. These primary ridgelines will be preserved from all grading activities.
2. A grading concept plan (Exhibit 7) has been prepared in a manner which mitigates the effects of slides or potential slides. Detailed grading plans to be prepared for implementation must follow this grading plan and the recommendations of the geotechnical consultant.

CUT AND FILL MAP

-  CUT
-  FILL
-  NATURAL

TOTAL EARTHWORK:
1,510,000 CY (BALANCED ON SITE)



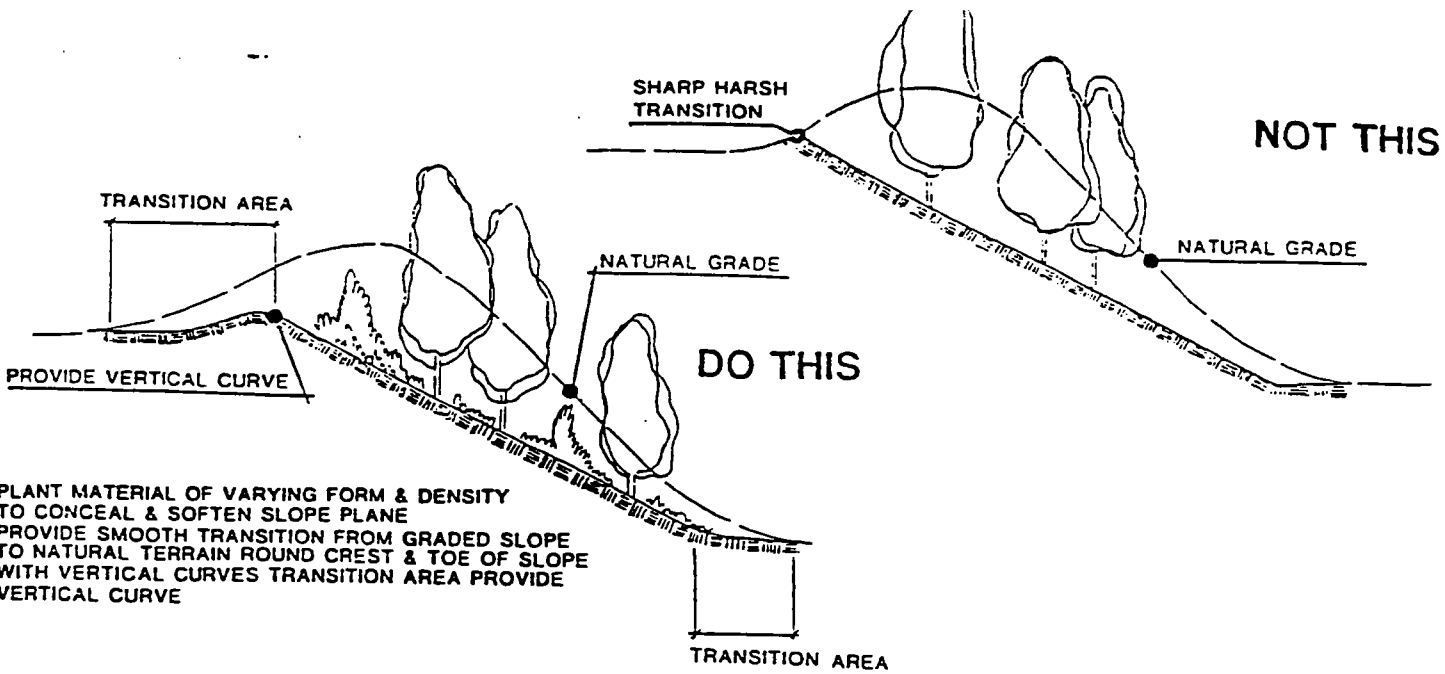
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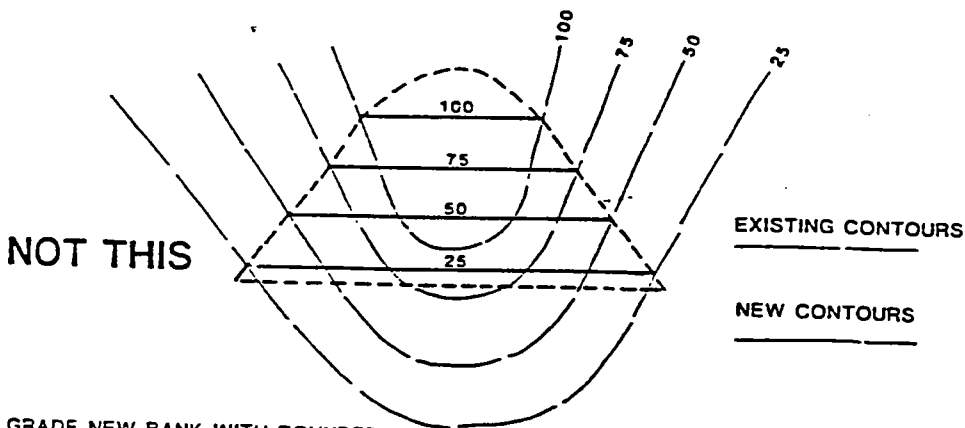
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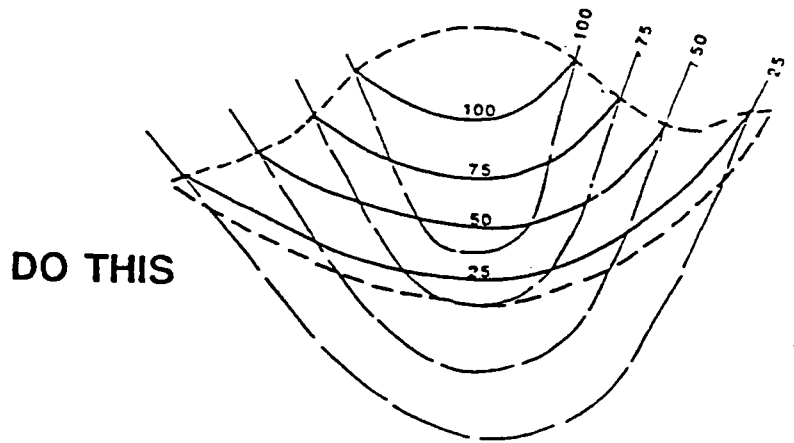
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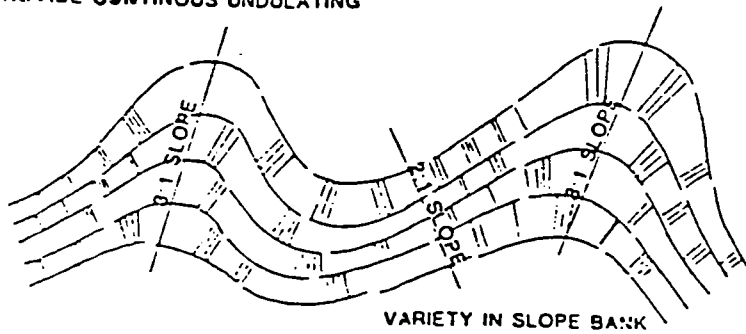
- PLANT MATERIAL OF VARYING FORM & DENSITY TO CONCEAL & SOFTEN SLOPE PLANE
- PROVIDE SMOOTH TRANSITION FROM GRADED SLOPE TO NATURAL TERRAIN ROUND CREST & TOE OF SLOPE WITH VERTICAL CURVES TRANSITION AREA PROVIDE VERTICAL CURVE



- GRADE NEW BANK WITH ROUNDED FORM TO BLEND WITH NATURAL TERRAIN AVOID STRAIGHT, GEOMETRICAL, UNNATURAL SLOPE EDGES





- PROVIDE FLOWING GRADED EDGES WHICH REFLECT NATURAL ROUNDED TERRAIN AVOID ANGULAR BANKS PROVIDE CONTINUOUS UNDULATING EDGES

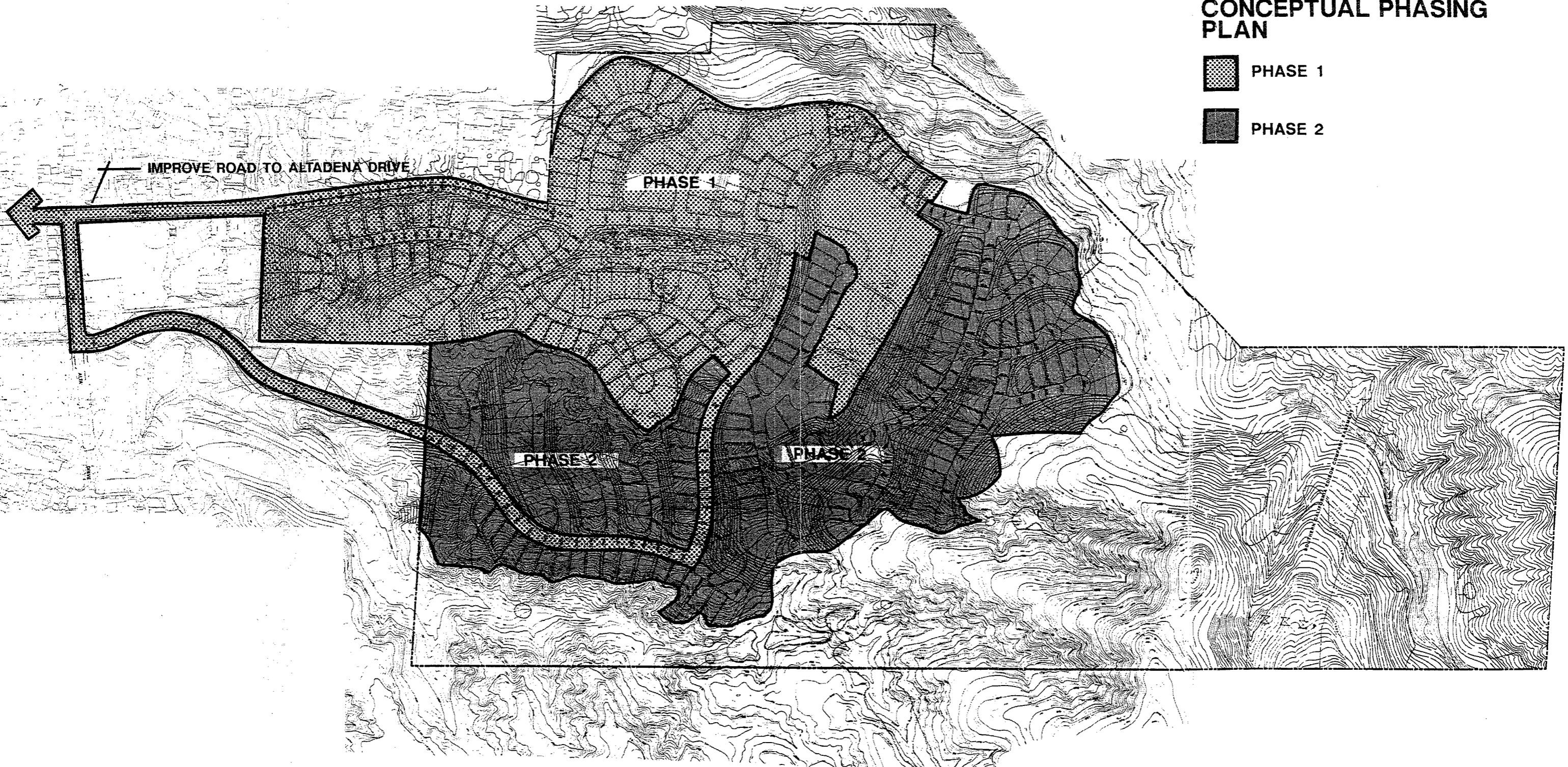


GRADING DESIGN APPROACH

3. Long, regular, angular cut and fill banks should be avoided, particularly along major roads. Provide flowing graded banks which reflect natural, rounded terrain, with continuous undulating edges.
4. Provide a transition between manufactured and natural grades. The angle of the manufactured slope of major slope banks shall be gradually adjusted to the angle of the natural terrain.
 - a) Where possible, the toe and crest of such cut and fill slopes shall be rounded with vertical curves.
 - b) The toe and crest of any slope in excess of ten (10) feet vertical height, which is against natural terrain features shall be rounded with vertical curves of radii no less than five (5) feet and designed in proportion to the total height of the slope.
5. Avoid angular forms on such slopes. The graded form shall reflect the natural rounded terrain where possible.
 - a) When it is feasible, where such cut and fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.
 - b) Natural drainage courses shall be maintained wherever possible.
6. Graded slopes shall be concealed by landscaping whenever possible.
7. Size and configuration of new slope banks should be in scale with natural slope banks. The overall shape, height and grade of any cut or fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
8. Bulk pregrading of planning areas may occur prior to development of units, as it is necessary to assure that proper infrastructure and improvements are provided in a timely manner. This may preclude the order indicated on the conceptual phasing plan for the project (See Exhibit 9). However, pregrading will not be used as a criteria for future design modification of planning areas. Grading will be done in accordance with the County's Grading Ordinance.
9. Building areas (planning areas) have been designed to vary in size and shape to appear more natural and allow a visual transition from building areas to natural slope. This concept shall be maintained and enhanced throughout implementation.
10. Cut and fill bank planting necessary to prevent surface erosion and to reduce the visual impact of cut and fill banks shall follow the landscaping regulations and guidelines as discussed in Section IV of the Design Guidelines (see Chapter VI).

CONCEPTUAL PHASING PLAN

-  PHASE 1
-  PHASE 2



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Erosion and drainage maintenance during grading and construction:

1. All work shall be in accordance with the Los Angeles County Grading Ordinance and any special requirements of the grading permit.
2. Stock piling of excess material shall be approved by the Building Official prior to excavation.
3. All existing drainage courses through this site shall remain open until facilities to handle stormwater are approved and functional.
4. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.
5. Approved dust control measures must be used.
6. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be made available on-site and stock piled at convenient locations to facilitate rapid construction of temporary devices when rain is eminent.
7. Erosion control devices shall not be moved or modified without the approval of the Building Official.
8. All removal erosion protective devices shall be in place at the end of each working day when the 5-day Rain Probability Forecast exceeds 40 percent.
9. After a rainstorm, all silt and debris shall be removed from streets. Berms and basins shall be checked and pumped dry.
10. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage to be directed toward de-silting facilities.
11. The permittee shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

F. RECREATION/OPEN SPACE CONCEPT

The recreation/open space concept is depicted in Exhibit 10. The intent of this plan is to provide provisions for natural and man-made recreation/open space features in the design of the planned community. These areas are well integrated into the community to provide physical separation, buffer zones and transitions between areas of development. The recreational features of the plan will focus on the School/Recreational Use Areas and active open space. Other recreation/open space features provide linkages between neighborhoods and the recreation areas.

The recreational areas may accommodate organized athletic and recreational programs while offering picnicking, playgrounds and a tot lot. Another important feature of the plan which links the community to the school/recreational use area is an interconnecting pedestrian trail system which parallels roads and provides a "shortcut" off-road alternative through an open space area.

The natural areas designated as Open Space (OS) on the Specific Plan Land Use Plan shall remain natural, undeveloped open space in perpetuity. Implementation of the Specific Plan will contain all development within the six planning areas as designated on the Land Use Plan. The open space designated on this Plan includes preservation of Millard Canyon, a significant riparian habitat.

As the Plan is implemented there will be opportunities to preserve significant Oak Trees, and oak tree permits will be applied for at the time of Site Plan Review. The larger of the areas of preserved oak trees (particularly in Planning Area 2) will be enhanced as recreational areas with such recreational facilities as benches, barbecues, tables and play areas.

Within Area 6 of the project, a school, developed at the discretion of the developer, and recreational uses are permitted. Refer to the School/Recreational Use development standards for a complete list of permitted uses (Section IV-G).





The Developer agrees to negotiate in good faith with the County Department of Parks and Recreation to fulfill park requirements. Prior to the recordation of the Final Map, the following improvements are required to the Loma Alta Park and equestrian/hiking trails, as reiterated in Appendix G.

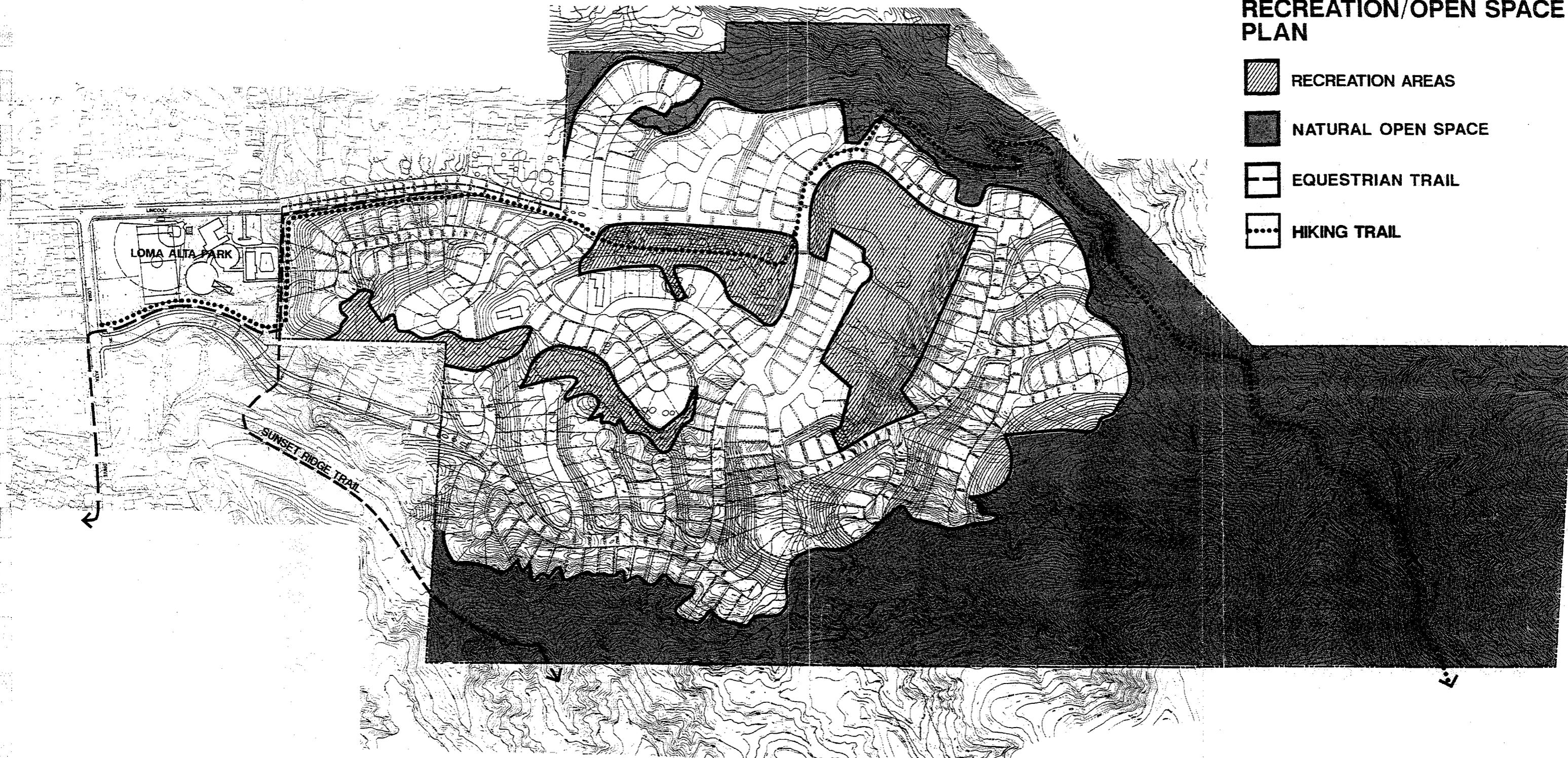
1. The roadway improvements on Lincoln Avenue will require the developer to extend the existing curb two feet into the street and construct a sidewalk six feet from the new curb which will cut into the park approximately four feet from the existing curb line. The sidewalk will be dedicated to the County Department of Public Works as road right-of-way for Lincoln Avenue. This road widening will allow for one northbound and one southbound lane, as well as parking along the new curb on the park side of the road.
2. The sidewalk along Lincoln Avenue shall attempt to preserve as many existing trees as possible. Tree wells shall be constructed to protect existing root system of any tree endangered by the installation of the sidewalk. Any trees that must be removed shall be replaced at the discretion of the Department of Parks and Recreation. A one-year maintenance agreement will be entered into to replace any trees that die as a result of root damage.
3. Construct a sidewalk along Loma Alta Drive and eliminate access to the existing parking lot from Loma Alta Drive.
4. Raise the parking lot at the south corner of Loma Alta Park to within three feet of the existing park grade to make this lot more visible to park users, allowing the upper portion of vehicles to be seen.

5. Develop an access road to this parking lot from the newly constructed Sunset Ridge Road.
6. Construct a stairway and ramp to connect the raised parking lot to the upper park area with an additional stairway and ramp to the corner of Loma Alta Drive and Sunset Ridge Road to allow for pedestrian use.
7. The development be conditioned to provide appropriate equestrian/pedestrian/traffic control at the intersection of Sunset Ridge Road and Loma Alta Drive to the satisfaction of the Director of Public Works.
8. Construct a vehicular turnaround area at the north end of the park off Sunset Ridge Road.
9. Construct a sidewalk system connecting the improved parking lot and vehicular turnaround to existing recreational facilities.
10. Preserve existing stand of redwood trees adjacent to Sunset Ridge Road.
11. Provide and install new park identification sign on corner of Lincoln Avenue and Loma Alta Drive, as well as corner of Sunset Ridge Road and Loma Alta Drive, wording as directed by the Department of Parks and Recreation.
12. The developer shall prepare all plans for all improvements, subject to approval by the Department of Parks and Recreation prior to actual construction.
13. The developer will obtain required approvals and permits, etc. for all park, equestrian and hiking trail improvements. The Department of Parks and Recreation will assume the responsibility for environmental documentation, the cost of which will be funded separately by Cantwell-Anderson.
14. The Department of Parks and Recreation agrees to the developers proposal for the construction of a hiking and equestrian trail system per their submitted plans in the Specific Plan.
15. All aforementioned park and street improvements and conditions shall be provided as measures mitigating the encroachment on Lincoln Avenue. In addition to these improvements, the developer has accepted a financial obligation inclusive of the Quimby requirements totaling \$575,000. The anticipated disbursement of these funds will be as follows:
 - a. Acquisition cost of the ±4.5-acre site with an anticipated equestrian stable use and transfer of title of that site to the Los Angeles County Department of Parks and Recreation \$125,000

- b. Grading of the ±4.5-acre site as approved by the Department of Parks and Recreation \$150,000
 - c. Cash contribution of the balance paid to the County Department of Parks and Recreation for future park improvements \$300,000±
16. Compliance with all terms and conditions of the above will satisfy the Department of Parks and Recreation's mitigation of the impact on Lincoln Avenue for the construction of the sidewalk and Quimby obligation for the La Vina development (Tract No. 45546).

RECREATION/OPEN SPACE PLAN

-  RECREATION AREAS
-  NATURAL OPEN SPACE
-  EQUESTRIAN TRAIL
-  HIKING TRAIL



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SOUTHWEST DIVERSIFIED, INC.
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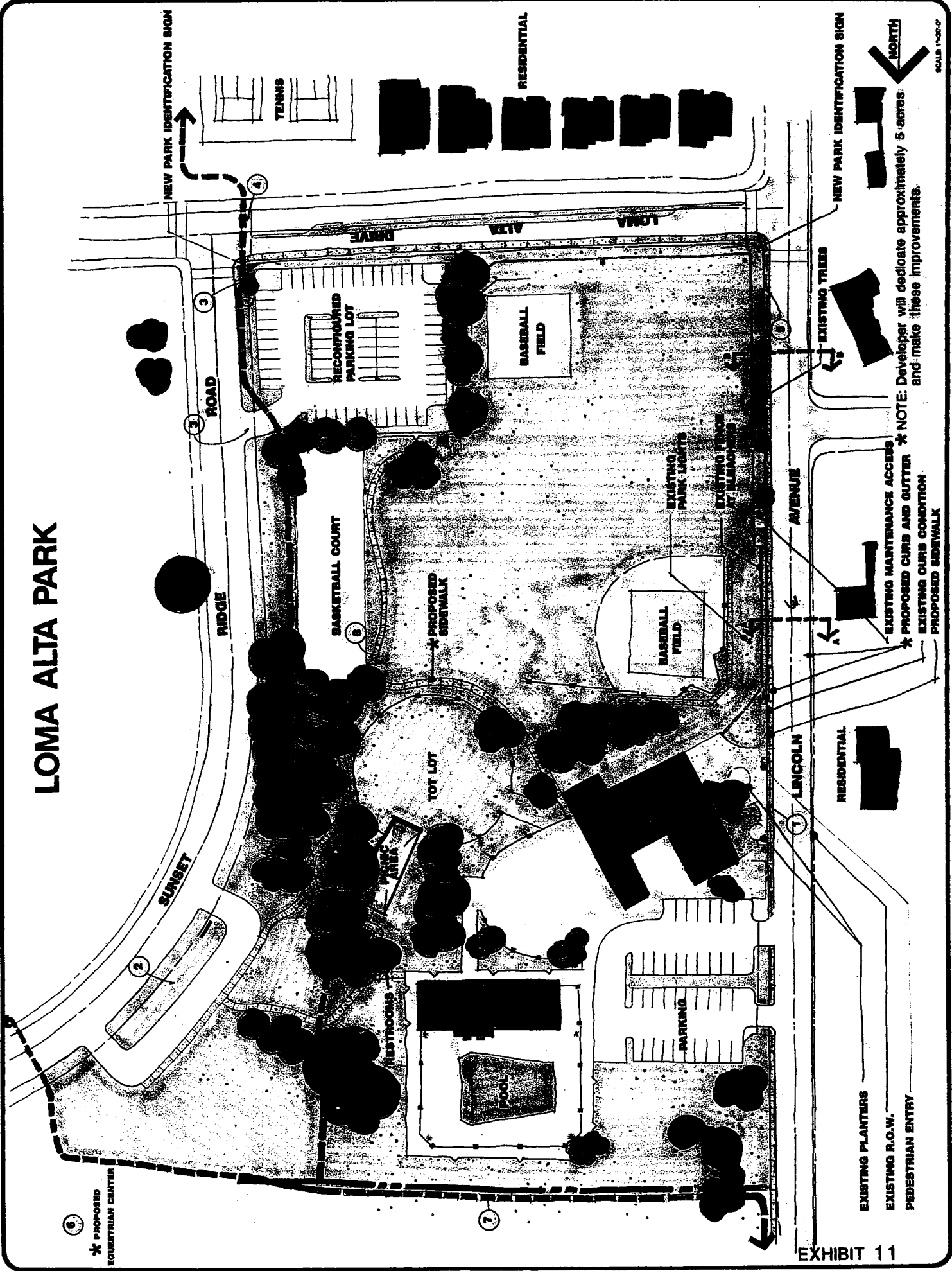
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LOMA ALTA PARK



★ PROPOSED EQUESTRIAN CENTER

EXISTING PLANTERS
EXISTING R.O.W.
PEDESTRIAN ENTRY

EXHIBIT 11

* EXISTING MAINTENANCE ACCESS
* PROPOSED CURB AND GUTTER
* PROPOSED CURB CONDITION
* PROPOSED SIDEWALK

* NOTE: Developer will dedicate approximately 5 acres and make these improvements.

NEW PARK IDENTIFICATION SIGN

NEW PARK IDENTIFICATION SIGN



SCALE 1"=40'-0"

IV. DEVELOPMENT REGULATIONS

A. PURPOSE AND INTENT

These regulations will serve as the primary mechanism for implementation of the land uses for La Vina Specific Plan. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Single-Family Residential (5,000 s.f. lots minimum)
- Recreational Uses
- School
- Open Space

The proposed locations of these zoning designations are shown on Exhibit 3 (Land Use Plan).

B. DEFINITIONS

For the purposes of this Specific Plan, the definitions contained in Title 22 Los Angeles County Planning and Zoning Code shall apply.

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing and fire codes, water ordinance, grading, excavation and subdivision codes, as currently adopted by the County of Los Angeles.
2. The setback requirements are as specified within the development standards for each zoning designation. If not otherwise specified all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way line, or property line, to the foundation point of the closest structure.
3. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for or is clearly understandable, those regulations of the Los Angeles County Code that are applicable for the most similar issue, condition or situation shall be used by the Planning Director as guidelines to resolve the unclear issue, condition or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Los Angeles County Code.
4. This Specific Plan may be amended by ordinance, the same procedure it was adopted by. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

5. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Los Angeles County Planning and Zoning Code pertaining to zoning misdemeanors.
6. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) the said use is compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.
7. Automotive vehicles or trailers of any kind or type without current license plates that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.
8. Exceptions to height limitations contained in the District Regulations apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.
9. Non-Conforming Uses of Land - Where, at the time of passage of this Specific Plan, lawful use of land exists which would not be permitted by the regulations imposed by this Specific Plan, such use may be continued so long as it remains otherwise lawful, provided:
 - a) No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Specific Plan.
 - b) No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Specific Plan.
 - c) If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this Specific Plan for the district in which such land is located.
 - d) No additional structure not conforming to the requirements of this Specific Plan shall be erected in connection with such non-conforming use of land.
10. Non-conforming Structures - Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a) No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity.
- b) Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan.
- c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

D. LAND USE PLAN SUMMARY

Land use designations have been assigned to each area identified on the La Vina Specific Plan. The designations include planning area number, land use designation, proposed product type, area in gross acres, dwelling units and density per gross acre and by net acre. These statistics are shown on the Land Use Summary, Table 1.

As defined for this project, gross acres means gross developable acres* which includes major slope banks and interior residential streets, but excludes major highways, secondary highways and collector streets as shown on the Conceptual Land Use Plan, Exhibit 3. Net acres means net developable acres which includes interior residential streets but excludes major slope banks, major highways, secondary highways and collector streets.

E. TRANSFER OF DENSITY/DWELLING UNITS

To ensure the orderly growth of the community, designated planning areas within the La Vina Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count in Table 1, except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be affected. The La Vina Specific Plan residential dwelling unit maximum shall be 272 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the Specific Plan area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

1. Exceeding the overall plan capacity of 272 dwelling units.
2. Allocating excess units outside of the planning areas.
3. A change in the density classification.

TABLE 1
LA VINA LAND USE PLAN SUMMARY

Planning Area	Land Use Designation	Proposed Product Type	Area in Gross Acres	Net Acres	DUs	Gross* Density	Net Density
1	Residential	R-1	18.9	13.3	43	2.3	3.2
2	Residential	R-1	15.3	11.0	55	3.6	5.0
3	Residential	R-1	10.6	7.7	37	3.5	4.8
4	Residential	R-1	28.5	20.5	72	2.5	3.5
5	Residential	R-1	24.1	14.9	65	2.7	4.4
6	School	S/R	10.2	7.0			
6	Recreational Uses	R	4.3	2.8	--	--	--
	Subtotal		111.9	77.2	272		
	Open Space	OS	108.1	108.1			
	Streets and Right of Way			34.7			
	TOTAL:		220.0	220.0	272		

4. Exceeding prescribed planning unit maximums by more than 20 percent.
5. Exceeding the capacity of the circulation system or other public facilities as established for the Specific Plan area.

F. RESIDENTIAL SITE DEVELOPMENT STANDARDS

1. (R-1) Single-Family Residential Zone

Permitted uses. The R-1 development standards shall apply to the entire Specific Plan area. Property in the R-1 Zone may be used for:

- Residences, single-family, subject to the standards provided herein.
- Small family day care homes.
- Adult residential facilities.
- Foster family homes.
- Outbuildings used for storage (1 per dwelling unit).
- Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time, for the duration of subdivision sales:
 - a. That such models are on an approved lot in a tentative tract that has been filed and approved by the Commission;
 - b. That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and
 - c. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the Director may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.
- Real estate tract offices, temporary.

Real estate tract offices, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located, for a period not to exceed the duration of subdivision sales, provided:

- a. That such tract office shall not be used for conducting a general real estate business; and

- b. That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located except that the director may, upon a showing of need by the owner of the property, extend the permitted time beyond two years.
- Community Centers where developed as an integral part of a development, and operated as a non-profit organization for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
 - Parks, playgrounds and recreation centers with all appurtenant facilities customarily found in conjunction therewith.
 - Recreation facilities, neighborhood, not accessory to a principal use, including tennis, recreation rooms and swimming, where operated as a non-profit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
 - Signs, as provided in Section IV-H herein.
 - Subdivision directional signs, subject to the limitations and conditions of Section IV-H herein.

Temporary Activities sponsored by a non-profit organization or charitable use.

Animals

For purposes of this Specific Plan, the County of Los Angeles Planning and Zoning Code, Title 22, regarding animals in residential zones shall apply.

Accessory uses. Property in the R-1 zone may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction with single-family residential.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided for in this section.
- Building materials, storage of, use in the construction of a building or building project, during the construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- Riding and hiking trails, excluding trails for motor vehicles.
- Signs as provided in Section IV-H herein.

Uses subject to permits. Property in Single-Family Residential (R-1)

The following uses, provided a conditional use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Churches, temples or other places used exclusively for religious worship, including customary, incidental education and social activities in conjunction therewith.
- Group homes, children.
- Adult day care facility.
- Small family homes, children.
- Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.

Development standards for single-family residences.

Single-family residences shall be subject to the following development standards:

- Except as specifically provided herein, every single-family residence shall be not less than 20 feet in width. A single-family residence need only be a minimum of 18 feet wide when it is to be located on a lot or parcel of land less than 26 feet in width. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet, if the floor area, exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway or parkway have a dimension of at least 20 feet. Additions to single-family residences are not restricted as to width.
- Single dwellings built under condominium-ownership in a Planning Area, having more than one building per lot may be permitted. The standard number of units built per lot shall not apply as long as setbacks as specified herein are observed.

Height limits. Every residence and every other building in the R-1 zone shall have a height not to exceed two stories or 35 feet including the basement, but excluding the cellar; except that if hillside or other similar topographical conditions create practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this section, and the director so finds, the director may modify this height limit to the extent necessary to eliminate such practical difficulties or unnecessary hardships.

Yard requirements.

- Premises in the R-1 zone shall be subject to the yard requirements provided herein;
 - a. **Front Yards.** Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way. But in no case shall the distance between inside of sidewalk (or face of curb if no sidewalk) and garage door be less than 18 feet.
 - b. **Corner Side Yards,** Each lot or parcel of land shall have corner side yards of not less than:
 - 1) Ten feet on a reversed corner lot; or
 - 2) Five feet on other corner lots.
 - c. **Interior Side Yards.** Each lot or parcel of land shall have interior side yards of not less than five feet or a minimum of ten feet between buildings.
 - d. **Rear Yards.** Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

Automobile parking. Every dwelling unit in the R-1 zone shall have on the same lot or parcel of land two enclosed parking spaces.

Lot area. Each lot in the R-1 zone shall have a minimum of 5,000 square feet of net area. The maximum density for the R-1 zone shall be 6 units per net acre. Lots used for purposes of open space and easements within the R-1 zone may be less than the 5,000 square foot minimum.

G. SCHOOL AND RECREATIONAL USE (S/R) DEVELOPMENT STANDARDS

Planning Area 6 is planned to provide for a pre-K through 8th grade school, at the discretion of the developer, and provide for outdoor/indoor recreational uses suitable for development without significant impairment to the resources of the area. The school use is subject to the approval of a Conditional Use Permit.

Permitted Uses. Property in the School/Recreational Use Area may be used for:

- Parks and playgrounds, with all appurtenant facilities customarily found in conjunction therewith.
- Athletic fields, excluding stadiums, on a lot or parcel of land having, as a condition of use, an area of not less than one acre. No athletic events drawing a significant number of visitors or spectators are permitted.
- Riding and hiking trails, excluding trails for motor vehicles.

- Riding academies and stables, with the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than three acres.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, on a lot or parcel of land having, as a condition of use, an area of not less than one acre.
- Private arboretums and horticultural gardens.
- Family day care homes.
- Small family homes, children
- Animals. For purposes of this Specific Plan, the County of Los Angeles Planning and Zoning Code, Title 22, regarding animals and residential zones shall apply. However, special uses such as aquaria or museum, may require that animal standards be varied at the discretion of the Hearing Officer or Planning Commission.

Accessory Uses. Property in the School/Recreational Use Area may be used for the following accessory uses:

- Recreational facilities, where no structure is established which requires a building permit.
- Accessory buildings and structures customarily used in conjunction therewith.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- Signs, as provided in the Specific Plan Design Guidelines.

Uses Subject to a Conditional Use Permit. Property in the School/Recreational Use Area may be used for the following uses, provided a conditional use permit has first been obtained:

- Private/public schools. (Pre-K through 8th grade)
- Child care centers.
- Additional structures for classrooms or Child Day Care facilities.
- Cafeterias and eating facilities designed primarily to serve a use lawfully established under Planning Area 6.
- Communication equipment buildings.

- Publicly owned uses necessary to the maintenance of public health, convenience or general welfare in addition to those specifically listed in this section.
- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.
- Private recreation clubs limited to members and their guests, including tennis, polo, swimming, and other appurtenant uses limited to use by members and guests.

School Development Standards: A School shall be subject to the following development standards:

- Except for existing structures adapted for reuse, buildings shall not exceed 30 feet in height and shall be set back not less than 30 feet from the front property line.
- Every building used in whole or in part for the school grades Pre-K through 8th, shall have, within 500 feet thereof, one automobile parking space for each classroom. Every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly, as determined by the County Engineer.

Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conducting use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of the children.

- Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.
- All portions of the lot or parcel of land exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the

requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

- Any existing or proposed use, or portion thereof, shall conform to the following performance standards:
 - a. Any use or portion thereof causing noise shall be operated in such a manner so as not to create a nuisance or hazard on any adjacent property.
 - b. Any use or portion thereof emitting odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.
 - c. No smoke or other air pollutant shall be discharged into the atmosphere from any single source of emission for a period or periods aggregating more than three minutes in any one hour which impedes vision with apparent opaqueness equivalent to or greater than the No. 1 designation on the Ringlemann Smoke Chart, as published by the United States Bureau of Mines.
 - d. No use or portion thereof shall cause or emit heat or glare which is perceptible at any point beyond the lot boundaries.
 - e. No use or portion thereof shall cause or emit vibration which is perceptible, without instruments, at any point beyond the lot boundaries.

Recreational Use Development Standards: Facilities and improvements in the Recreational Use Area shall be subject to the following development standards.

- That there shall be automobile parking space as required by the County of Los Angeles Planning and Zoning Code.
- Parking for Day Care Facilities shall be as follows: Every child care center and family day care home shall have one parking space for each staff member and any motor vehicle used directly in conducting use. In addition to the parking required above, every family day care home caring for more than six children and each child care center shall have one parking space for each 20 children for whom a license has been issued by the State of California. A specific area shall be designated and marked for off-street drop-off and pickup of the children.
- Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a residential or agricultural zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation not less than five feet nor more than six feet in height.

- All portions of the lot or parcel of land exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

H. SIGNAGE STANDARDS

1. Purpose and Intent

Signage is an important element within a community and provides a sense of identity and visual linkages. Signage can reflect an image of quality while at the same time provide needed graphic communication for residents and visitors. Signs inform and direct and can achieve this in a consistent manner in both scale and style.

Each development proposal within the Specific Plan area represents a small portion of the community as a whole, but contributes significantly to the visual image that the overall Community projects. The signage regulations contained herein shall be applied to all development within the Specific Plan area. It is intended that the uniform application of these provisions will provide the basis for an integrated visual character and continuity throughout specific plan buildout.

Within the Specific Plan there are several different land use categories, each requiring different signage controls. Those categories can be identified as residential, model home complex/subdivision sales, and other signage such as directional, etc. The signage regulations establish parameters and controls for type, location and site of signage. Sign Design Guidelines are contained in the accompanying Specific Plan Design Guidelines for La Vina.

2. Definitions

For the purposes of this Specific Plan, the definition section contained in Title 22, The County of Los Angeles Zoning Code, shall prevail.

3. Exemptions to Signage Regulations

The provisions contained in this Specific Plan regulating signage shall not apply to the following signs:

- Official notices issued by any court, public body or public officer.

- Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice.
- Traffic, directional, warning or informational signs required or authorized by the public authority having jurisdiction.
- Official signs used for emergency purposes only.
- Permanent memorial historical signs, plaques or markers.
- Public utility signs, provided such signs do not exceed three square feet in area.

4. General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the La Vina Specific Plan. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics, and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

- No sign shall be installed or constructed until it has been approved by the Regional Planning Department in accordance with the regulations of this Specific Plan.
- All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways, sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.
- Any sign located on vacant or unoccupied property, that was erected for a business which no longer exists, or any sign which pertains to a time, event or purpose which no longer exists, shall be removed within 90 days after the use has been abandoned.
- All signage shall be designed free of bracing, guy wires, cables or similar devices.
- The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.
- All signs shall be maintained in good repair, including display surface, which shall be kept neatly painted or posted.
- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.
- The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in area calculations.

5. Surface Area Computation

The surface of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display, but excluding all support structures, except that:

- Superficial ornamentation and/or symbol-type appendages of a non-message-bearing character which do not exceed the percent of the surface area shall be exempted from computation.
- Wall signs painted on or affixed directly to a building wall or facade, and having no discernible boundary, shall have the areas between letters, words intended to be read together, and any device intended to draw attention to the sign message included in any computation of surface area.
- Signs placed in such a manner, or bearing a text as is require dependence upon each other in order to convey meaning shall be considered one sign and the intervening area between signs included in any computation of surface area.
- Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be considered to have two faces and the area of each sign face shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of said faces.

6. Directional Signage

Freestanding and/or wall mounted directional signs are permitted within the Specific Plan area in accordance with the following regulations:

- A site plan shall be submitted to the Regional Planning Department indicating the placement of directional signs within the Specific Plan area. Approval of such signs shall be contingent upon the finding that the geographic location of, or access to the use identified creates a need for directional signs not satisfied by other signs permitted herein.
- Area Permitted. Directional signs shall not exceed 12 square feet per side, excluding base; on a maximum of two sides, with a total sign area of 24 square feet.
- Height Permitted. Directional signs shall not exceed six feet in height, measured vertically from the base of the sign.
- Location. Directional signs may be located on-site and off-site provided they are not located within the public right-of-way. The number of such signs shall be determined on a case-by-case basis for each planning area as submitted for site plan review.

- Lighting. Directional signs may be externally or internally lighted as provided in the design guidelines.

7. Temporary Signage

- Real Estate Signs.

- a. Residential. Temporary real estate signs are permitted in all residential zones subject to the following regulations:

One freestanding real estate sign shall be allowed per each street frontage lot pertaining only to the rent, sale or lease of property where located. Such signage shall not exceed 6 square feet in sign area each side or a total of 12 square feet in area per sign.

Location. Such signs may be placed in front yards provided such signs are located not less than 10 feet from the street or highway line.

Height. In all residential zones: six feet measured vertically from ground level at the base of the sign.

- Construction Signs.

Temporary construction signs are permitted in all zones, subject to the following restrictions:

- a. Area Permitted.

- 1) In all residential zones, one wall-mounted or freestanding construction sign shall be permitted for each street or highway frontage, provided;

That such sign does not exceed six square feet in sign area or 12 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area on any lot or parcel of land having a street or highway frontage greater than 100 feet.

- b. Height Permitted.

- 1) Wall-mounted construction signs shall not extend above the highest point of a parapet wall or the lowest point of a sloping roof.

- 2) Freestanding construction signs shall not exceed the following maximum heights:

In all residential zones eight feet measured vertically from the base of the sign; and

c. Location of Signs.

- 1) Construction signs shall be maintained only upon the site of the building or structure under construction, alteration or in process or removal.

d. Lighting.

- 1) Construction signs in residential zones shall be unlighted.

e. Time Limit.

- 1) All construction signs shall be removed from the premises within 30 days after the completion of construction, alteration or removal of the structure.

• Subdivision Sales Signs.

Temporary subdivision sales and related entry and special-feature signs are permitted in all zones subject to the following restrictions:

a. Area Permitted. One freestanding subdivision sales sign shall be permitted for each street or highway bordering the tract, provided:

- 1) That such sign does not exceed 32 square feet in sign area or 64 square feet in total sign area where such tract contains 10 lots or less;
- 2) That such sign does not exceed 64 square feet in sign area or 128 square feet in total area where such tract contains 11 to 19 lots; and
- 3) That such sign does not exceed 96 square feet in sign area plus an additional one-half square foot in sign area for each one foot of street or highway frontage in excess of 500 feet, to a maximum sign area of 180 square feet, or an amount equal to twice the permitted sign area in total sign area, where such tract contains more than 20 lots.

b. Height Permitted.

- 1) Subdivision sales signs shall not exceed the following maximum heights:

Eight feet, measured vertically from ground level at the base of the sign where such sign has a sign area of 64 square feet or less.

Sixteen feet, measured vertically from the base of the sign where such sign is 65 square feet or greater in sign area.

Where a wall is required as a condition of approval along the street or highway frontage for which such sign is permitted.

- 2) Location of Signs. All subdivision sales signs shall be located on the subdivision and shall be oriented to read from the street or highway for which said sign is permitted.
- 3) Lighting. Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.
- 4) Time Limit. Subdivision sales signs shall be maintained only until all the property is disposed of, or for the duration of subdivision sales. Any structure used for such purpose shall, at the end of such period, be either removed or restored for a use permitted in the zone where located, except that the director may, upon showing of need by the owner of the property, extend the permitted time beyond three years.
- 5) Text. All text on such signs shall relate exclusively to the subdivision being offered for sale or lease.

c. Subdivisions Entry and Special-Feature Signs.

- 1) Director's Review. If a site plan is first submitted to and approved by the director, the following related signs may be permitted in any subdivisions qualifying for subdivision sales signs;

Subdivision entry signs as are necessary to facilitate entry into and movement within the subdivisions; and

Subdivision special-feature signs located in the immediate vicinity of an approved model home and temporary real estate tract office.

- 2) Area Permitted.

Subdivisions entry signs shall not exceed 12 square feet in sign area or 24 square feet in total sign area.

Special-feature signs shall not exceed six square feet in sign area or 12 square feet in total sign area.

- 3) Height Permitted. Subdivision entry and special-feature signs shall not exceed a maximum height of eight feet, measured from the base of the sign.
- 4) Lighting. Subdivisions entry and special-feature signs shall be unlighted.

- 5) Location of Signs. Subdivision entry and special-feature signs shall be located on said subdivision.
- 6) Time Limit. Subdivision entry and special feature signs shall have the same time limit as subdivision sales signs approved for the same tract and shall be removed at the end of such period.
- 7) "Subdivision," as it applies to this section, shall include contiguous units having separate recorded tract numbers developed by the same person.

- **Special Purpose Signs.**

The following special-purpose signs are permitted as provided in this section:

- a. **Community Identification Signs.** If a site plan is first submitted and approved as part of site plan review, freestanding community identification signs are permitted in any zone at or near the entrance to an unincorporated community or city of the county, subject to the following restrictions:
 - 1) **Area Permitted.** Such signs shall not exceed 96 square feet in sign area or 192 square feet in total sign area.
 - 2) **Height Permitted.** Such signs shall not exceed a maximum height of 16 feet, measured vertically from the base of the sign.
 - 3) **Lighting.** Such signs may be externally lighted only.
 - 4) **Design.** Such signs will be architecturally related to the area in which they are located.

8. Project Monumentation and Community Facility

Purpose and Intent

Project monumentation and community facility signs may be located at key entry points and intersections within the Specific Plan area. These signs will be integrated into the community design statement and identify individual projects within the overall community. All such permanent monument signage shall be approved as to location and design through site plan review.

Project Monumentation

- a. Project monumentation signs are permitted in any planning area at key entry points and intersections and are subject to the following regulations:
- b. **Area Permitted.** Such signs shall not exceed 80 square feet per side, with a maximum of two sides, or a total square footage of 160 square feet.

- c. **Height Permitted.** Such signs shall not exceed a maximum height of 5 feet, measured vertically from the base of the sign to top of wall, excluding pilasters.

Community Facility Signage

- a. Community facility signs are permitted to identify facilities such as schools, parks, recreational uses, community centers, etc.
- b. **Area Permitted.** Such sign shall not exceed 45 square feet per side, a maximum of two sides or a total square footage of 90.
- c. **Height Permitted.** Such signs shall not exceed a maximum height of 12 feet, measured vertically from the base of the sign.
- d. **Lighting.** Such signs may be internally or externally lighted in accordance with the sign design guidelines herein.
- e. **Design.** Such signs shall be architecturally related or have a design similar to the area which they are identifying.

9. Prohibited Signage

The following signs shall be prohibited in all zones within the Specific Plan area:

- a. Inflatable signs, balloons, animals or symbols.
- b. Rooftop signs.
- c. Portable signs.
- d. Signs on trailers or painted on the sides of disabled or parked vehicles.
- e. Rotating, revolving or flashing signs.
- f. Signs advertising or displaying any unlawful act, business or purpose.
- g. Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole, or lighting system of upon any fixture of the police or fire alarm system of the County of Los Angeles.
- h. Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

Pennants, banners, or flags used in conjunction with subdivision sales offices and tract entry points.

National, state, local governmental, institutional or corporate flags, properly displayed.

Holiday, decoration, in season, used for an aggregate period of 60 days in any one calendar year.

V. SPECIFIC PLAN IMPLEMENTATION

A. PURPOSE AND INTENT

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section contains the procedures for administration of the provisions contained herein; and the Phasing Plan for the development of the proposed planning areas which defines the type, location, intensity and timing of development. This section also contains the programs and comprehensive funding for the projected sequence of development. Implementation of the plan will further be carried out by a method of site plan review as outlined in Section E. This chapter also contains a monitoring program so that the County may track the progress of the Specific Plan development area and monitor associated improvements. Other information covered in this chapter pertain to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition to Specific Plan Site Plan review, the La Vina Specific Plan shall be implemented through the subdivision process. Concurrent with Site Plan processing will be submittal of Tentative Tract Maps where properties are to be separately financed, sold, leased or otherwise conveyed. The Subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the project phasing. X

B. PHASING PLAN

The La Vina Specific Plan will generally be developed in two phases as indicated on Exhibit 9. The phasing plan is designed to provide an adequate level of infrastructure to be built to accommodate the development for each phase. Adjustments may be made in the final internal layout of lots based on final engineering, and site amenities, including; views, topographies, preservation of existing vegetation and other factors which could affect the final Site Plan. Other relevant factors considered in the development of the project phasing include market considerations in order to stagger the introduction of units onto the housing market.

In preparing the phasing plan for this development, certain assumptions have been made. These include: 1) the rate of growth for this project will remain consistent and as calculated; and 2) the market need for the proposed residential product type and mix will remain the same throughout the phasing period.

These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if these assumptions change during the project build-out time, the Phasing Plan must be flexible enough to make adjustments in corresponding infrastructure and service requirements.

To assure that these assumptions have not changed significantly as project build-out progresses, the basis for the assumptions will be checked annually at a time specified by the County in a report (submitted by the developer) as outlined in the Monitoring Program (Section V-D). Additionally, in order to ensure that improvements for the proposed development occur in a timely manner and in a sequence which is beneficial to both the Community of Altadena and the developer, the developer will need to dedicate land for Sunset Ridge Road and

approximately 4.5 acres to the County of Los Angeles for expansion of Loma Alta Park prior to the final map being recorded and the first phase of development being implemented. Also during this time, the developer will also need to bond for improvements to Sunset Ridge Road and Loma Alta Park, as well as the off-site improvements to Lincoln Avenue.

Phase 1, comprised of Planning Areas 1, 2, 3, part of 5 and 6, will consist of the development of 170 single-family detached homes, and a 14.5-acre School/Recreational Use Area consistency of two separate parcels; one totaling 4.3 acres to remain as open space; and one totaling 10.2 acres to be developed as a school and/or recreational use. During the first phase of development, but prior to the issuance of building permits, all preliminary site grading, including Planning Areas 4 and 5, will be completed. This will ensure that cut/fill can be balanced on-site and will allow for a cohesive physical juncture between phases. Infrastructure during this phase of development will include the implementation of water, sewer, and other utilities and services as required to accommodate those Planning Areas; it will also include the completion of an off-site water system upgrades constructed to increase the necessary psi to meet fire flow requirements of this development phase. The extension of Lincoln Avenue improved to Altadena Drive will serve as the main access for the site, and a secondary access from Loma Alta Drive will also be constructed, and Loma Alta Drive will be improved between this access road and Lincoln Avenue. school

In order to ensure visual cohesiveness and consider input from the community regarding the architectural theme to be implemented throughout the development project, an Architectural Advisory Committee, consisting of the project architect, the applicant's representative, and members of the Altadena community, will be appointed by the developer. Formation of the Committee will occur during the first phase of development, but prior to the issuance of building permits, so that an architectural style can be determined prior to any buildings being developed. The Committee will serve as an advisory group to the developer in reviewing architectural styles and establishing a theme. Arch

Also during the first phase of the development but prior to the issuance of building permits for the 67th unit, or eight months following receipt by the developer of the permitted park improvement plans, the developer will implement improvements to Loma Alta Park as per the plans approved by the Los Angeles County Department of Parks and Recreation. Also during this time, the equestrian trails north of Loma Alta Drive will be completed. The Department of Parks and Recreation will be responsible for completing and filing the necessary initial study and environmental documentation for these improvements. Loma A

Additionally during this phase of development and prior to the issuance of building permits for the 67th unit, the detention basin, as located in Exhibit 14, will also be constructed. Prior to the issuance of building permits for the 170th unit, the equestrian trails south of Loma Alta Drive and the Millard Canyon Hiking Trail will be completed. As with the other recreational facility improvements, The Department of Parks and Recreation will be responsible for completing and filing the necessary initial study and environmental documentation. Also prior to the issuance of building permits for the 170th unit, the water system improvements for the second phase of development will be constructed.

During the second phase of development, the circulation, water and sewer systems will be completed. Planning Area 4 and the remainder of Area 5 will be developed with 102 single-family detached dwelling units.

Throughout the first and second phases of development, the developer will follow the provisions of the "Neighborhood Construction Impact Mitigation Program" which is designed to minimize the impacts to the surrounding neighborhood which are caused by construction. Additionally, the developer will use the "Employment and Business Development Program" to encourage training and employment opportunities for the La Vina development project.

The Phasing Plan as described above is summarized in Table 2.

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development, or even a different combination of sub-phases, so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

As a part of this Specific Plan, conditions for development phasing were approved by the Board of Supervisors as follows:

1. Prior to the recordation of the final map the developer shall dedicate land and bond for improvements required for Sunset Ridge Road. The acreage necessary for dedication will be based on final engineering drawings, as approved by the County of Los Angeles prior to the issuance of grading permits for Phase I development.
2. Prior to the recordation of the Final Map, the developer shall dedicate approximately five acres of land to Loma Alta Park. The developer will also bond or provide acceptable security for improvements to Loma Alta Park as indicated in Exhibit 9, and as approved by the Los Angeles County Department of Parks and Recreation. The dedication to the County of Los Angeles for expansion of Loma Alta Park of off-site land and park improvements will be a credit towards Quimby Fee obligations as required for the La Vina development. The total amount of improvements inclusive of land dedication shall not exceed \$575,000. (Refer to Appendix G, County Department of Parks and Recreation letter)
3. Prior to the recordation for the Final Map, the developer shall bond for proposed off-site improvements to Lincoln Avenue, as indicated in Exhibit 12, section A-A of the Specific Plan Design Guidelines.
4. Prior to the issuance of the first building permit, construction of Phase I off-site water system upgrades to meet fire flow requirements for Phase 1 of development shall be completed.
5. Prior to the issuance of the first building permit, the developer shall appoint an architectural advisory committee to serve as an advisory group to the developer in the

review of architectural style for the development. The Committee will include the project architect, the applicant's representative, and members of the community.

6. During construction, the developer shall follow the provisions of the "Neighborhood Construction Impact Mitigation Program." The developer understands that this program is designed to minimize the impacts to the surrounding neighborhood caused by construction.

7. The "Employment and Business Development Program," as outlined in Appendix VI-E herein will be implemented on a "Best Efforts" basis to encourage training and employment opportunities for the La Vina project development.

8. Prior to the issuance of the building permit for the 67th unit or eight months following receipt by the developer of permitted park improvement plans, the developer shall implement the Loma Alta Park improvements as per plans approved by the Los Angeles County Department of Parks and Recreation. Prior to the implementation of the park improvement plan, the Parks and Recreation Department will be responsible for filing the necessary initial study and completing the environmental documentation.

9. Prior to the issuance of the building permit for the 67th unit, construction of the equestrian trails north of Loma Alta shall be completed. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for that portion of the trail located off-site.

10. Prior to the issuance of the building permit for the 67th unit, construction of the detention basins adjacent to Loma Alta Drive shall be completed.

11. Prior to the issuance of the 170th building permit, construction of the equestrian trails south of Loma Alta shall be completed as indicated on Exhibit 6. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation for the trail improvement plan.

12. Prior to the issuance of the 170th building permit, construction of the Millard Canyon Hiking Trail shall be completed as indicated on Exhibit 5. The Department of Parks and Recreation will be responsible for filing the necessary initial study and completing the environmental documentation.

13. Prior to the issuance of the 170th building permit, the construction of the second phase of water system improvements shall be completed.

- Completed means that the facilities have been built. It does not imply "exoneration" of bonds or issuance of "certificates of completion."
- The developer is not responsible for delays in improvements requiring environmental documentation by the County Parks and Recreation Department. Any delays caused by environmental processing will not delay the corresponding development for that phase within the La Vina project.

TABLE 2
PHASING PLAN SUMMARY

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
<u>PRIOR TO PHASE I</u>				Dedication of land for Sunset Ridge Rd. and approximately 4.5 acres to Loma Alta Park; off-site improvements to Lincoln Avenue.
<u>PHASE 1</u>				
				Utilities, water and sewer system.
1	18.9	13.3	43 DUs	All preliminary grading; Lincoln Avenue to Altadena Drive, secondary access to Loma Alta Drive and Loma Alta Drive between Lincoln and second access
				Improvements to Loma Alta Park; equestrian trails north of Loma Alta Drive; construction of detention basins.
2	15.3	11.0	55 DUs	Construction of internal loop road
				Equestrian trails south of Loma Alta Drive; Millard Canyon Hiking Trail.

Planning Area	Gross Acreage	Net Acreage	Dwelling Units	Infrastructure
3	10.6	7.7	37 DUs	Water and sewer system
5 (in part)	Approx. 12.0	8.0	35 DUs	Area 5 water and sewer
6	10.2	7.0	School/Recreational Uses	
6	4.3	2.8	Recreational Uses	
Subtotal:			170 dwelling units	
			14.5 acres Recreational Uses/Park	
<u>PHASE 2</u>				
4	28.5	20.5	72 DUs	Completion of internal circulation and sewer and water systems
5 (in part)	Approx. 12.0	8.0	30 DUs	
Subtotal:			102 dwelling units	
PHASE 1 & 2 TOTALS				272 DUs

C. PUBLIC SERVICES/FACILITIES ANALYSIS

Water Supply

The Lincoln Avenue Water Company (LAWC) currently provides water service for existing development in the vicinity of the proposed project site. Water supplies for the company are obtained from the Foothill Municipal Water District and are treated at the Waymouth Filtration Plant in San Dimas, California. In 1986, the LAWC delivered approximately 2,210 acre-feet of water to its users. The LAWC has available water supply and is capable of meeting project requirements and has indicated that the water supply needs of the proposed project can be accommodated.

Water Demand

Water demand for the proposed La Vina development was projected for 272 dwelling units plus a school using demand factors of 0.5 acre-feet/year. The project will result in an estimated water consumption of 165.4 acre-feet per year which reflects a daily consumption of approximately 140,000 gallons.

Cumulative water supply impacts were also analyzed for the proposed project and other related projects within the LAWC. This analysis utilized the Los Angeles County Land Development Management Agency District Activity Report (March, 1987). Cumulative demand at the time of project buildout was estimated to be approximately 2,400 acre feet per year (this includes the current water demand/usage levels). The chart below summarizes the cumulative analysis. The Lincoln Avenue Water Company has indicated that its current allocation from FMWD is 4,054 acre-feet per year and will be able to meet cumulative water demand requirements.

CUMULATIVE WATER DEMAND
(In Acre-Feet Per Year)




1986 Demand	Project Related	Related Project	Cumulative Demand	Existing And Cumulative Project
2,210	165.4	11.5	176.9	2,386.9

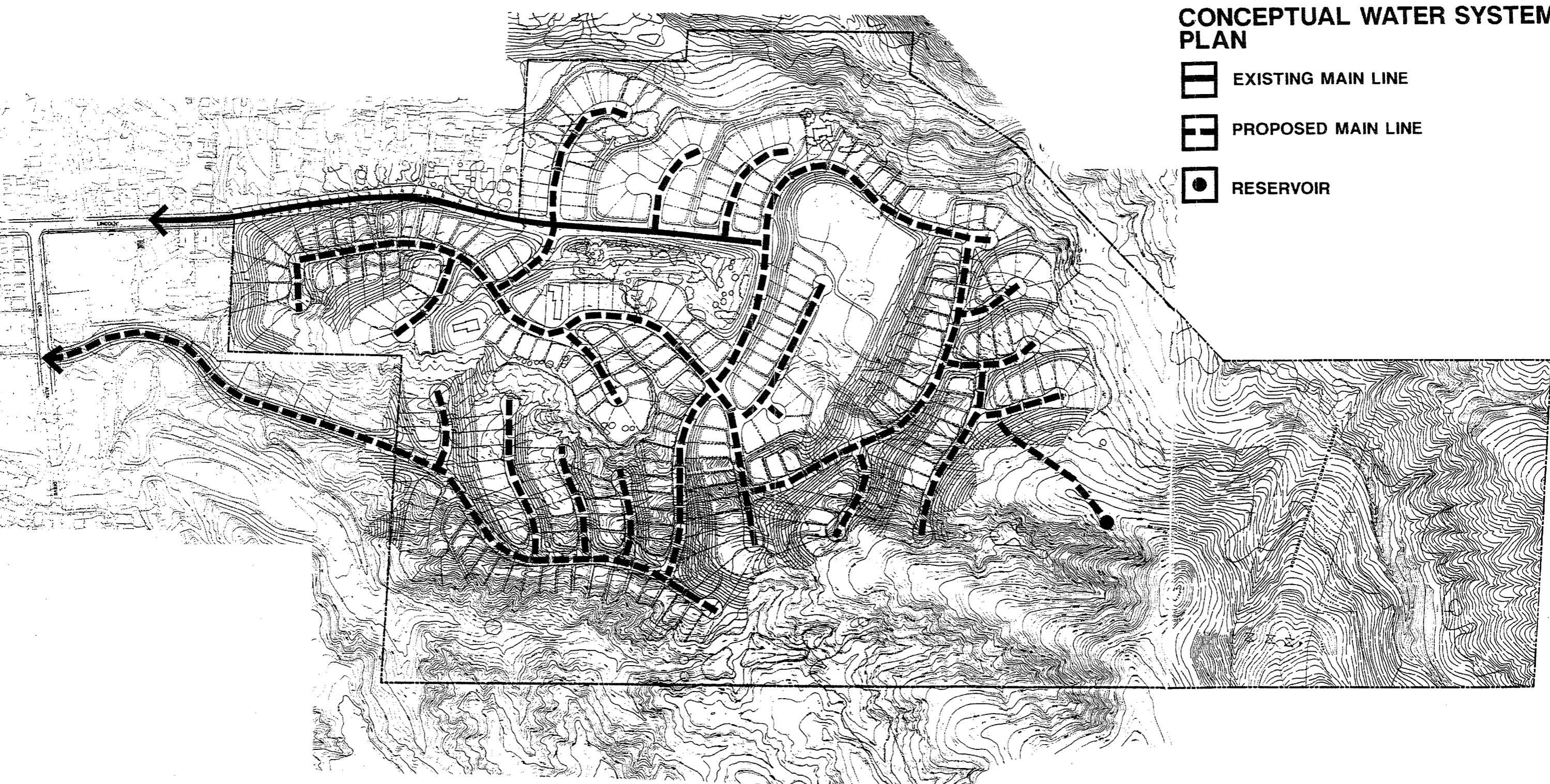
Proposed Water Supply System

An existing water system extends onto the project site to the institution facility. This line is an 6-inch water main in Lincoln Avenue that expands to 10 inches south of Loma Alta Drive.

The proposed water system, as shown in Exhibit 12, will tie into the existing main in Lincoln Avenue. An additional main will be added to the secondary access road paralleling Lincoln and extending to Loma Alta Drive.

CONCEPTUAL WATER SYSTEM PLAN

-  EXISTING MAIN LINE
-  PROPOSED MAIN LINE
-  RESERVOIR



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The water system will be implemented as per the direction of the Lincoln Avenue Water Company. The final system will include all required reservoirs, lines, laterals and meters. Water supply mitigation measures are detailed in the Draft EIR for this project.

Sewage Disposal

Los Angeles County Sanitation District No. 17 serves the Altadena area and has a current sewage flow of approximately 1.8 million gallons per day (MGD). Sewage from this district, along with several other districts, is treated at the San Jose Creek Water Reclamation Plant in Whittier. The WTF is operating at a capacity level of 62.5 MGD. Excess sewage is diverted through joint outfall lines to the Carson WTF which has an available remaining capacity of 20 MGD.

Sewage Treatment Demand

The La Vina Specific Plan, at buildout, is estimated to generate 0.1 MGD of wastewater. At the San Jose Creek WTF is currently at capacity, sewer will be taken to the Carson WTF via San Jose Creek WTF. The proposed project sewer generation will represent less than 1 percent of the remaining WTF capacity in Carson.

Cumulative sewer disposal impacts were analyzed for the proposed project and other related projects within the LAC Sanitation District No. 17 using the Los Angeles County Land Development Management Agency District Activity Report (March, 1987). Total cumulative demand at the time of project buildout was estimated to be 1.88 MGD (this includes the current sewer demand/generation levels). The chart below summarizes the cumulative analysis. With a maximum remaining available capacity of 20 MGD, the Carson WTF can accommodate the proposed project and other related projects within its overall service area.

CUMULATIVE MGD WASTEWATER DEMAND

Existing Flows	Project Flows	Related Project	Cumulative Flows	Existing And Cumulative Flow
1.8	0.07	0.006	0.08	1.88

Proposed Sewer System

An 8-inch sewer main exists in Lincoln Avenue, extending 3,000 feet north of Loma Alta Drive. This line was implemented to serve the hospital/sanatorium which is now vacant.

The La Vina Specific Plan provides for a connecting sewer collection system which will follow the main roads layout. The system will also continue down the secondary access to Loma Alta Drive as depicted in the Conceptual Wastewater Plan (see Exhibit 13).

The applicant will participate in any assessment districts or programs developed to implement an appropriate sewer collection system.

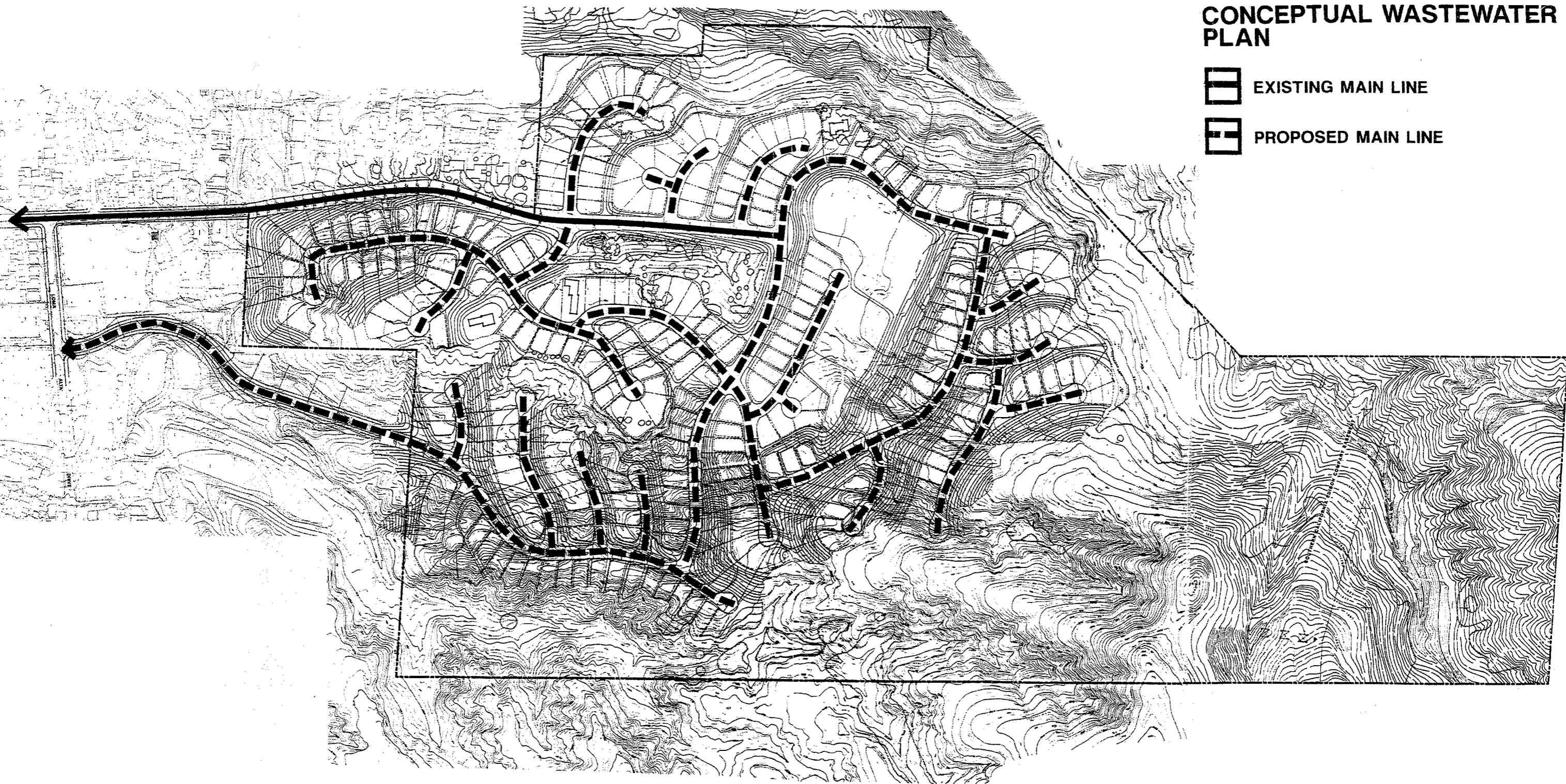
CONCEPTUAL WASTEWATER PLAN



EXISTING MAIN LINE



PROPOSED MAIN LINE



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Drainage Concept

The community is drained by a combination of natural drainage courses and a dated storm drain system operated by the County. Site elevations range from 2,000 feet in the northeast portion of the site to 1,200 feet at the southeast, resulting in a southerly runoff flow.

The site is currently drained by five natural drainage areas. During a 25-year storm, approximately 7,385 cfs of runoff drains off-site and into the Arroyo Seco Canyon.

Proposed drainage improvements will divert water within the planning areas to a storm drain collection system. Undeveloped open space will continue to drain to natural existing drainage. The net result will be a decrease in the volume of storm run-off to Arroyo Seco Canyon.

Exhibit 14 shows the conceptual drainage plan. A network of storm drains, debris basins and inlets will direct runoff around the developed area.

Circulation Phasing Concept Plan

The Conceptual Circulation Phasing Plan, shown on Exhibit 15, has been developed to accommodate the transportation needs of the proposed development. The circulation phasing corresponds to the level and location of development for each phase as well as responding to emergency access requirements.

Phase 1 improvements will include:

1. Construction of Lincoln Avenue to a 64-foot right-of-way from Loma Alta Drive to the project entrance in conformance with Los Angeles County standards.
2. Construction of the internal circulation system within planning areas 1, 2, 3 and 6.
3. Construction of secondary access road through planning areas 4 and 5 and extending to Loma Alta Drive.

Phase 2 improvements will involve the construction and completion of the internal circulation system as shown in Exhibit 15.

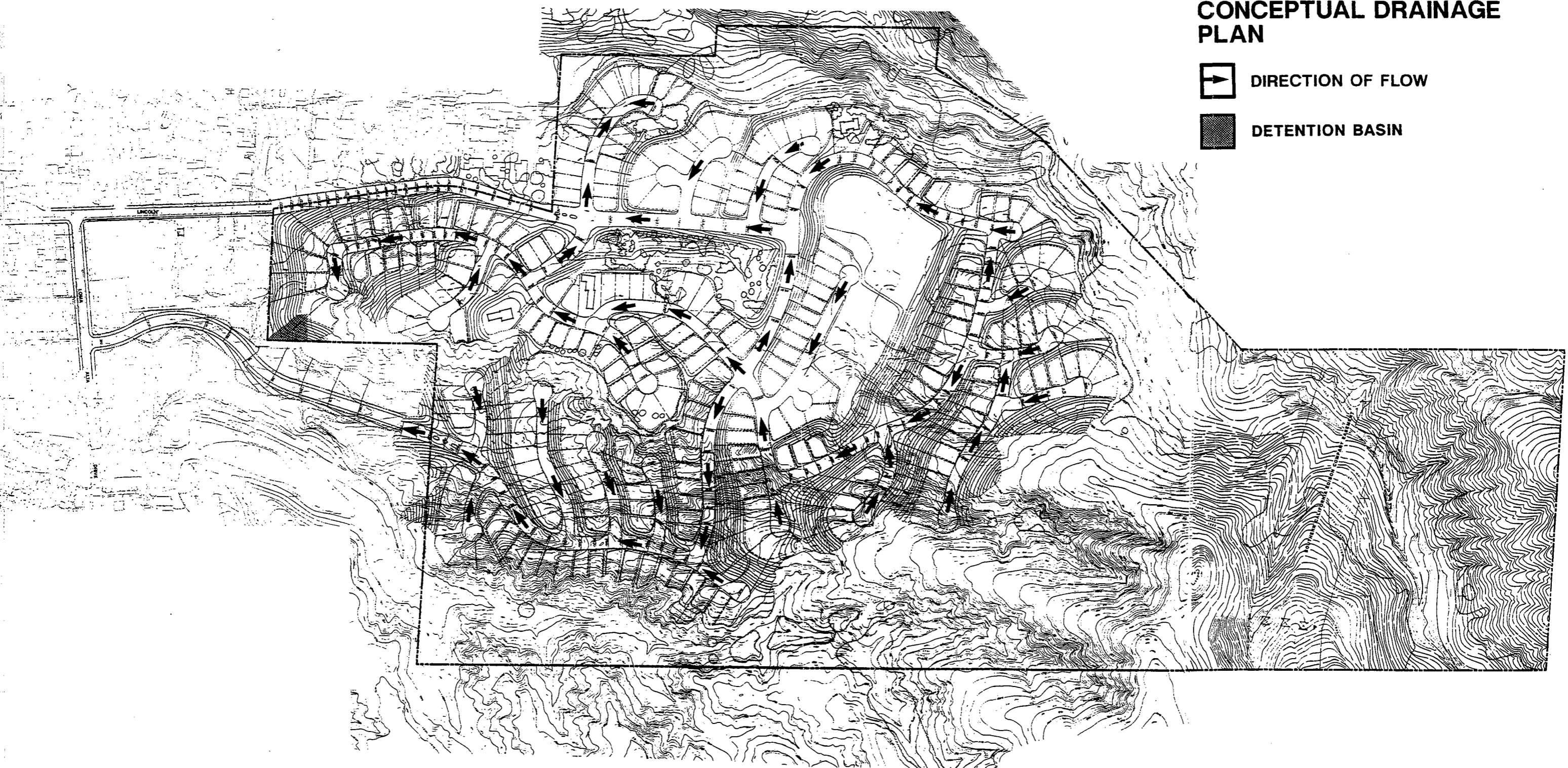
CONCEPTUAL DRAINAGE PLAN



DIRECTION OF FLOW



DETENTION BASIN



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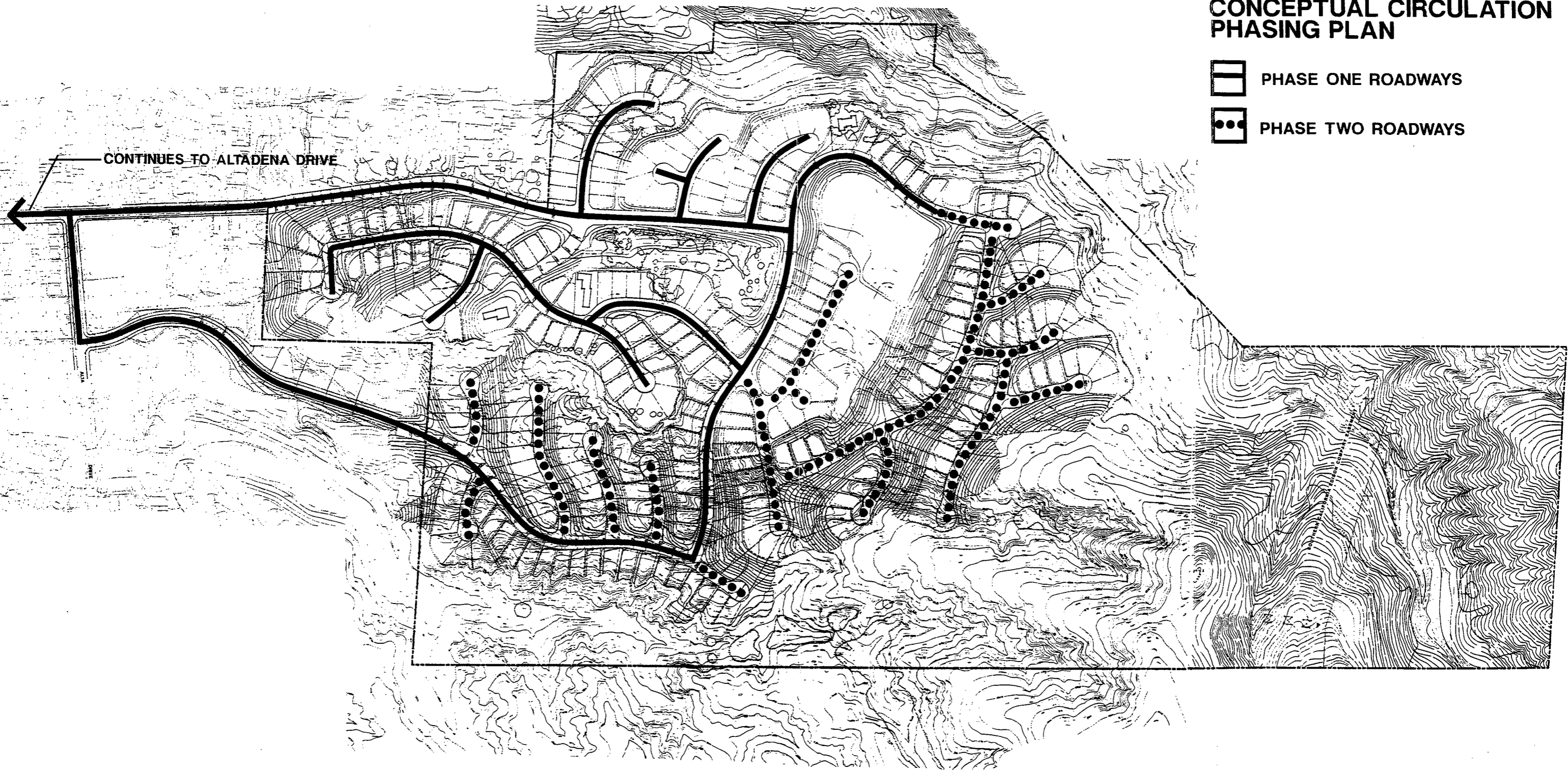
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CONCEPTUAL CIRCULATION PHASING PLAN

-  PHASE ONE ROADWAYS
-  PHASE TWO ROADWAYS



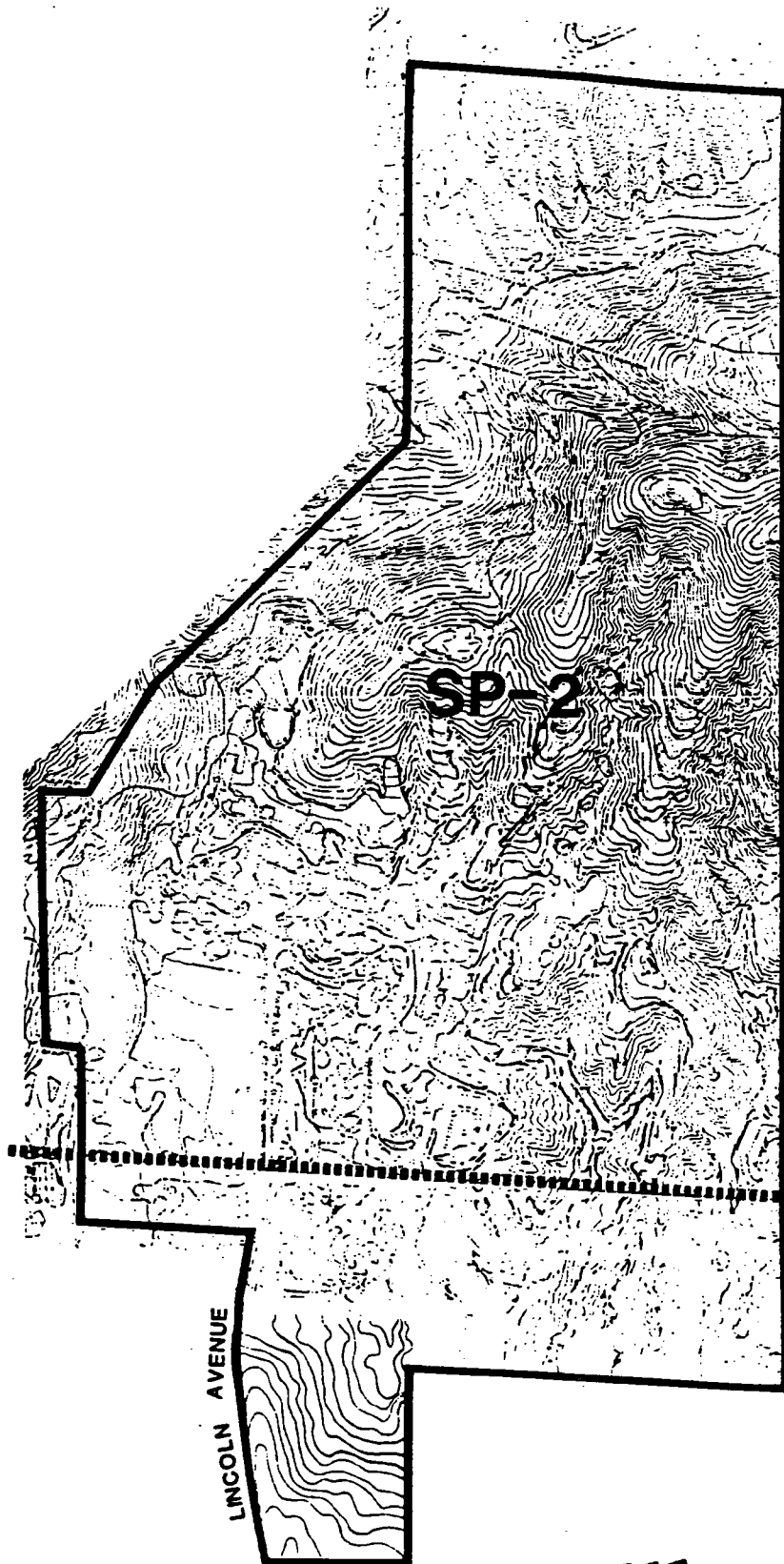
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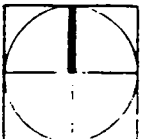
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PROPOSED GENERAL PLAN DESIGNATION
LA VINA SPECIFIC PLAN
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D. MONITORING PROGRAM

The purpose of the Specific Plan Monitoring program is to provide assurances to the County and developer that the Specific Plan is developed in a manner which is consistent with the provisions of this plan. The monitoring program for this specific plan will serve two functions: 1) the primary function is to establish a system to monitor the phasing of development and the implementation of corresponding required infrastructure, 2) the secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the project planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each planning area reflected in this Specific Plan. Table 3 provides the format for the monitoring data.

The first phase of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development. Each phase will be monitored using the annual growth rate report (see Table 4).

Since the required infrastructure for each phase has been predicated on two assumptions regarding rate of growth and market demand, the basis for these assumptions must be periodically checked, and a report filed with the County. The assumptions are:

1. The rate of growth for this project will remain reasonably consistent and as calculated.
2. The market demand for proposed residential product type and mix will remain reasonably the same throughout the phasing period.

The report will be filed annually (at a set time to be determined by the County) and will serve as current base data for all tentative tract maps filed in the following 12 months. The report will contain the following:

1. Data Regarding Project Growth Rate
 - a. An inventory of the number of dwelling units currently developed on-site.
 - b. A calculation of the number of dwelling units assumed for this Specific Plan for that point in time according to the phasing plan.
 - c. The project-wide difference between a. and b.

The results of the above tabulation will be evaluated by the developer and County staff to determine if the changes are significant enough to merit preparation of any additional environmental analysis.

The secondary phase of the Monitoring program deals with transfer of density and shall be maintained in accordance with the following guidelines.

TABLE 3

LA VINA SPECIFIC PLAN
MONITORING REPORT

DATE _____
ACTION _____
RES/ORD NO. _____

1	2	3	4	5	6	7	8	9	10
PHASE NO.	PLANNING AREA	LAND USE DISTRICT	ACRES	PREVIOUSLY AUTHORIZED DU	DU GAINED/ LOST	TRANSFERRED FROM/TO (PLANNING UNIT)	CURRENTLY AUTHORIZED DU	ORIGINALLY AUTHORIZED DU + 20%	MAXIMUM ADDED DU ACCEPTABLE

1 2 3
0
22
1
1

Date: _____
 Action: _____

TABLE 4
ANNUAL GROWTH RATE REPORT
LA VINA SPECIFIC PLAN

	Phase I	Phase II
A. Number of on-site DUs currently developed		
B. Number of DUs assumed during this phase	170 DU	102 DU
C. Difference between A & B (indicate plus or minus)		
TOTALS:		272 DU

In order to accommodate possible changes and to ensure conformance with adopted County Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the project area.

1. The overall assigned dwelling unit yield of 272 residential dwelling units on 220 acres shall not be exceeded.
2. A site plan application shall be submitted to the County for review and approval prior to development occurring in any planning area. Such plans shall be consistent with this specific plan and are subject to conditions of approval set forth by the County.
3. Within prescribed limits, density variations or changes in numbers of dwelling units that constitute significant deviations from the Phasing Plan shall be subject to approval by the Planning Commission.
4. The Site Plan process may result in dwelling units being shifted from one planning area to another within limits defined in the plan, called out under transfer of density/dwelling units.
5. Any approved planning area maximum dwelling unit refinement shall be accompanied by a revised statistical table in all text and map locations where unit counts are reflected. Said table shall show new dwelling unit totals for each planning area in which a change is made. All drafts of such tables and the final approved version shall be identified by a revision date located in the title block. Said table shall be a part of the adopting resolution or ordinance.
6. The Planning Director shall cause to be established and maintained an official project file which contains an original and certified copy of every revision to the La Vina planning area summary, including a record of dwelling unit potential remaining in each planning unit. The format depicted on Table 4 or its equivalent shall be used for this purpose.

Program Requirements

Most of the plan implementation can be accomplished by simply integrating it into the County's existing development review process. Certain additional actions, however, are either desirable or essential in properly carrying out the La Vina Specific Plan.

1. Application Forms. Specific Plan Site Plan application forms are not yet available. Until the County adopts a Specific Plan Site Plan Review procedure, a conditional use permit form should be used and modified to reflect information requirements as specified in the section entitled Requirements for Specific Plan Site Plan (See "E" below). A supplemental form for Preliminary Plan review would also be desirable.
2. Documentation File. A monitoring system information file should be set up in the planning department to insure that sequential density transfers and/or plan amendments are accurately recorded and maintained.

F. SPECIFIC PLAN SITE PLAN REVIEW

The Specific Plan shall be implemented through a method of site plan review. The Site Plan Review will be a Conditional Use Permit, as modified herein, until such time as the County adopts a Specific Plan Review Procedure. A site plan review shall be required for all development within the Specific Plan area requiring a building permit. Specific Plan site plans shall also include reviews for Oak Tree Permits within the Specific Plan area. Tentative parcel and tract maps may be processed independent of the site plan review procedures, in accordance with the Los Angeles County Subdivision code, Title 21. Site plan review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed projects within the Specific Plan area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivisions, conditional use permits or any other permit for the property. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the General Plan, the Altadena Community Plan and all implementing ordinances.
2. To promote the highest contemporary standards of site design.
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to the General Plan, Altadena Community Plan and implementing ordinances.
4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.
5. To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

Exemptions

Following is a list of activities which are exempt from the Site Plan Review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by this example listing.

- All interior changes, alterations, construction
- Repainting
- Reglazing, new mullions
- Re-landscaping of existing structure
- Re-roofing with similar style roofing materials
- Minor exterior repairs
- Demolition
- Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site Plans, which contain plans, drawings, illustrations, designs, reports and other detailed information as required herein, shall be submitted to the County staff for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a Site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized Specific Plan Site Plan.

Applicants should ensure that they have obtained a copy of the design guidelines accompanying the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Specific Plan Site Plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County Staff shall prepare a staff report with recommendations which shall be submitted along with the Specific Plan Site Plan to the Hearing Officer and/or the Planning Commission at the earliest possible duly noticed meeting. A public hearing shall be held on all site plan applications in accordance with the provisions of Section VI of the Specific Plan. The Regional Planning Commission or Hearing Officer may approve, conditionally approve, modify or deny said application. The Hearing Officer or the Planning Commission shall approve, conditionally approve, or if not consistent with the Specific Plan modify or deny the Specific Plan Site Plan.

*Site plan
to HCO*

Environmental Determination

Discretionary Site Plan Review will be subject to an environmental analysis as set forth in Section II-C herein.

Time Limitation

Specific Plan Site Plan approval in accordance with this policy, shall be valid for a period that is concurrent with the life of the tentative parcel or tentative tract map pursuant to the County Subdivision Code Title 21. If a tentative tract or tentative parcel map is not required, then the Specific Plan site plan shall be valid as established under site plan review herein. If construction of a project does not commence within that period and proceed with due diligence thereafter, the approval of the Specific Plan Site Plan shall terminate and an additional submittal, review and approval will be required.

Revisions

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively by the Planning Director. Significant changes, additions or omissions shall be submitted for review and approval by the Planning Commission.

Requirements for Specific Plan Site Plan

A Specific Plan Site Plan shall consist of plans, drawings, illustrations, and designs, and any other detailed information as required to determine compliance with the provisions of the Specific Plan and responsiveness to design guidelines. The following list of plans and information is required:

1. Assessor's parcel(s) numbers.
2. Area and dimensions of the property.
3. Vicinity map indicating project location.
4. North Arrow/scale.
5. All applicable tentative tract maps or tentative parcel maps.
6. A physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.
7. Location, grades widths and types of improvements proposed for all streets.
8. A fully-dimensioned site plan showing location of all structures, landscape and hardscape areas, parking areas, walks, internal circulation, access, adjacent streets, sign type and placement and fence/wall type and placement.
9. Building elevations.
10. Description of the extent to which design guidelines have been used in the plan and a statement documenting Specific Plan consistency.
11. A tabulation of square footage, area devoted to parking, parking spaces, landscape coverage, building coverage and heights.
12. Such applications and environmental assessment forms as are provided by the County staff.

Mandatory Findings for Approval of a Specific Plan Site Plan

The Planning Commission or Hearing Officer shall make the following written findings before approving or conditionally approving any Specific Plan Site Plan.

1. The proposed project is compatible with other projects within the Specific Plan area.
2. The plan will not have an adverse impact on the public health, safety, interest, convenience or general welfare. In the event there is a significant adverse impact,

the site plan may be approved if a Statement of Overriding Considerations is made pursuant to Section 15093 of the CEQA Guidelines, following completion of appropriate CEQA documentation.

3. The Specific Plan Site Plan is compatible with the regulations and design guidelines of the La Vina Specific Plan and the site plan conforms to the General Plan and implementing ordinances.

G. GENERAL ADMINISTRATION

The La Vina Specific Plan shall be administered and enforced by the County of Los Angeles Regional Planning Department in accordance with the provisions of the Los Angeles County Code. The developer shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this Specific Plan and any subsequent discretionary land use approval obtained in furtherance of the Specific Plan, which action is brought within the applicable statutory limitation period(s). The County shall promptly notify developer of any such action and shall cooperate fully in the defense. ✓

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

1. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
2. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
3. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

H. SUBDIVISION

The County of Los Angeles subdivision ordinance shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative tract maps which will allow for implementation of the phasing plan. Further division of parcels for such development as condominium offices, are also subject to the provisions of the County's Subdivision Ordinance. The review and approval of subdivision maps would set forth the various conditions necessary to ensure the improvement of streets, utilities, drainage features, and other service requirements specified by the County.

I. AMENDMENT PROCEDURES

In accordance with the California Government Code Sections 65453-65454, Specific Plans shall be prepared, adopted and amended in the same manner as general plans, except that specific plans may be adopted by resolution or by ordinance. This plan may be amended as necessary in the same manner it was adopted, by ordinance. Said amendment or amendments shall not require a concurrent general plan amendment unless, it is determined by County Staff that the proposed amendment would substantively affect the General Plan Goals, objectives, policies or programs. An environmental assessment form shall accompany the proposed amendment, but it is presumed that the master EIR approved for the project area includes all future development for the Specific Plan. If further environmental documentation were required, in special cases, it would be a focused analysis and action as documented in Section 15162 and 15182 of the CEQA guidelines.

Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments specified by the County will occur during technical refinements in the tentative tract map process and shall not require an amendment to the Specific Plan.

J. SPECIFIC PLAN PROGRAMS/COMPREHENSIVE FUNDING PLAN

The ability to fund public facilities necessary for support of development is one of the most challenging aspects of the planning and development process. The overall approach proposed in La Vina Specific Plan is to use one or more of the basic funding approaches to phase logical and affordable increments of the Public Facilities and Services in conjunction with appropriate components of development. The widest possible array of funding methods is suggested because of the scale of improvements needed and the desire to avoid unreasonably escalating the cost of housing as to slow market absorption to a point at which development simply isn't feasible.

1. Basic Funding Approaches

a. Assessment Districts

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 *et seq*) is a procedural act which provides for the formation of a special assessment district, the levy of an assessment and the creation of a lien against the property, but does not, in itself, contain provisions for the issuance of bonds. (For this reason, bonds are issued under the 1911 Act or 1915 Act discussed below.) An assessment district is created for construction of acquisition of a wide variety of public improvements.

Under the 1913 Act, a proposed assessment and assessment diagram are prepared before any construction work is done. The amount of the assessment levied against each property is based upon an engineer's report and notices are sent to property owners. A public hearing is held, both upon the project and the amount of the proposed assessment to be levied. At the conclusion of the public hearing the governing body may confirm the assessments. If confirmed, a lien is created against each assessed parcel and the assessments are properly

recorded. The property owners are mailed notices of each parcel's exact confirmed assessments and they have 30 days to pay a part or all of the assessment in cash. Upon conclusion of the cash collection period, all unpaid assessments are accumulated, a bond issue is structured and bonds are sold. The bonds may be issued pursuant to either the Improvement Act of 1911 (Streets and Highways Code Section 5000 et seq) or the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq).

Each bond issued under the 1911 Act constitutes a direct lien against a specific piece of property. This lien is on a parity with general taxes and takes priority over any private lien such as a deed of trust, mortgage or attachment. In the event the property owner fails to pay an installment on or prior to its delinquency date, penalties accrue against the delinquent amount, and such penalties are paid to the bondholder upon redemption of the delinquent installment or installments. If redemption of a delinquency is not made, the bondholder may institute the foreclosure action.

Under the 1915 Act individual bonds are not issued to represent individual assessments. Bonds equaling the total unpaid assessment are issued in even denominations and a portion of the bonds are due each year for the life of the issue which will result in approximately equal annual principal and interest payments. The assessment liens securing the bonds are payable in installments, which in the aggregate conform to the principal and interest payments on the bonds. Assessment installments appearing on the regular property tax bill are collected in the same time and in the same manner as property taxes, and bear the same penalties for delinquency including the sale of the property at public auction. A special reserve fund is available from which to make payment to the bondholder of any delinquent assessments which might occur, and foreclosure proceedings, similar to those in the 1911 Act, are also available. These liens are also superior to other deeds of trust and similar liens.

b. Conventional Financing

Conventional financing has historically been the norm in California development. This has involved developers, landowners, and homebuyers paying for the facilities through exactions and fees. The overall purpose was to make development pay for itself.

Proposition 13 changed that. It removed a big piece of the property tax that used to produce local revenues from new developments. This money had been used to service the City's facilities and provide protective services. Interest rates on conventional loans for facilities have become too high to make it feasible in many cases. Due to current interest rates and the amount of money that must be financed, the main investors who can afford to install the needed infrastructure are those with access to large assets, such as banks, savings and loans and insurance companies. Cities now must find ways to finance the facilities and services, due to the limitations on property tax revenue. These costs, which are increasing all the time, are frequently too great for the developer or jurisdiction. Therefore, other creative financing mechanisms may come into play.

In the past, bond issues were the simplest and most often utilized method of raising large amounts of capital. Because of changing conditions in the financial marketplace, and increased legislation limiting the bonding power of many local governments, the role of the traditional

general obligation bond has been very substantially reduced. Other bonding alternatives include:

- Revenue Bond
- Lease-Revenue Bond
- Zero Coupon Bond
- Stepped Coupon Bond

These techniques have historically been used for redevelopment and therefore would probably have limited application in the Specific Plan development.

Leasing is another financing mechanism that has been used by cities in the past. A few leasing techniques are listed below:

- Leveraged Lease
- Operating Lease
- Lease-Purchase Agreement

Leasing is used primarily for purchasing equipment and not for providing services, but it could be used for public buildings in conjunction with other development projects.

c. Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code, allows a local public agency to form a "community facilities district" within its boundaries to provide certain specified public improvements and services for the benefit of the present and future residents within the community facilities district. Proceedings for the formation of a community facilities district may be instituted by the governing body of a public agency on its own initiation, and shall be instituted when the requisite number of registered voters or landowners within the proposed community facilities district's boundaries file a petition requesting the institution of such proceedings with the clerk of the governing body.

Proceedings will commence with the public agency's adoption of a Resolution of Intention to form a community facilities district and levy a "special tax," and, where applicable, a Resolution of Intention to incur bonded indebtedness. The public agency then holds a duly noticed public hearing on the proposed formation of the community facilities district to consider the facilities to be constructed and the services to be provided, the incurring of bonded indebtedness and the levy of a "special tax" to pay the debt service on any bonds subsequently issued.

At the hearing the governing body of the public agency receives testimony from the staff and from all interested persons of taxpayers, including the petitioning landowner, receiving testimony, if the governing body determines to proceed with forming the district and calling for an election on the propositions of authorizing the indebtedness and levying the special tax within the boundaries of the community facilities district.

A duly noticed election is then held within the community facilities district on the propositions of authorizing bonded indebtedness and levying the special tax. If the propositions are approved by two-thirds of the voters, the governing body may adopt resolutions relative to issuing the bonds, approving the Official Statement and approving the other miscellaneous matters required to sell the bonds.

The special tax, which is levied subsequent to any bond issuance for the purpose of paying debt service on such bonds, is not in the nature of an assessment, it is not capable of being prepaid and there is not a fixed, determinable amount against each parcel. The actual amount of the special tax against each parcel will require minor adjustments each year depending upon the extent to which interest earned on the construction fund or the bond reserve fund is applied towards debt service, the extent to which State funding is received and changes in the plan for development of the property. The special tax will be collected on the tax rules of the County as any other tax of a special district. The special tax levied for each fiscal year becomes a lien for taxes against a particular parcel and is on a parity with the other tax liens and assessments.

The Act authorizes the public agency to collect delinquencies in the payment of the special tax in the same manner as delinquencies in the payment of ad valorem taxes. However, the Act also authorizes the public agency to adopt an alternative for the collection of any such delinquencies. Such a procedure could include a judicial foreclosure.

The Act is particularly appropriate for providing a means of financing certain regional improvements which may be necessary for the development of a particular property, as well as traditional local facilities.

VI. APPENDICES

A. GENERAL PLAN CONSISTENCY

The Altadena Community Plan (adopted July 10, 1987) is a component of the Los Angeles County General Plan and is the applicable plan for the La Vina Specific Plan site, as depicted in Exhibit 16. Section 65454 of the California Administrative Code requires that the Specific Plan be consistent with and implement the provisions of the General Plan. The following discusses the relationship between the policies and provisions of the Specific Plan and the General Plan/Altadena Community Plan (ACP). The discussion is keyed around each relevant policy of the ACP which is presented first, followed by relevant policies of the La Vina Specific Plan (as presented in Section III), and finally, a discussion of the Specific Plan provisions and characteristics to illustrate how those policies will be implemented. It should be noted that many policies of the ACP are not applicable to the La Vina Specific Plan (LVSP) either because the subject is not related to the proposed development or because the geographic location of the Specific Plan property does not correspond to the Community Plan policy. Non-applicable policies are listed at the end of this section.

Land Use Policies

- LVSP POLICY:** Provide, through the Specific Plan, a community image that mirrors the surrounding community of Altadena. To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. Provide Design Guidelines which establish parameters for development of a diverse range of rural architectural styles. Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space landforms.
- PLAN PROVISION:** The proposed residential uses will be compatible with surrounding residential areas in that densities will be similar (i.e., low density) and proposed housing types are all single-family as are homes in adjacent neighborhoods.
- ACP POLICY:** Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena Community.
- LVSP POLICY:** To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. To provide a sufficient range of densities so that high quality housing with community amenities can be provided. Provide Design Guidelines which establish parameters for development of a diverse range of rural architectural styles. Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The proposed density within the development area will be 2.6 units per acre which is compatible to the 1.0 to 6.0 du/acre density designated in the ACP for surrounding properties. The design guidelines will emphasize maintenance of the prevailing rural character. The integration of significant trees and other important landform features presented against a backdrop of open space will further enhance and ensure the rural character of the specific plan development.

ACP POLICY: Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, sex, marital status, age, household size, or physical disability.

LVSP POLICY: To provide a range of high quality housing with community amenities. To base development regulations on various dwelling types by planning areas.

PLAN PROVISION: The Specific Plan provides a range of housing types and costs which can accommodate the varied requirements of future inhabitants. A mix of housing types is anticipated to afford greater housing opportunities to all types of households or household needs.

ACP POLICY: Ensure that residential neighborhoods are supported by adequate open spaces, community facilities, and amenities.

LVSP POLICY: Provide development standards for required open space within the plan. Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development. To provide a balance between open space areas and development sites when feasible. To provide a recreational use area on land that is readily usable for active recreation purposes.

PLAN PROVISION: The Plan provides for over 50% of the site in open space and recreational use areas. Other on-site amenities will include passive recreational uses such as equestrian and hiking trails.

Circulation Policies

ACP POLICY: Establish a landscape maintenance district for the maintenance of all landscaped medians.

LVSP POLICY: Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.

PLAN PROVISION: The Design Guidelines specify requirements for design and landscaping throughout the specific plan development, including medians if devel-

oped. The implementation program of the Specific Plan specifies maintenance responsibilities of all landscaped areas.

Infrastructure Policies

ACP POLICY: Develop a program to encourage residential connection to the County sewer system.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development. To annex to or extend to existing infrastructure facilities in the Altadena community.

PLAN PROVISION: The wastewater plan provides for the extension of the County sewer system so that all on-site development will be serviced by the County.

ACP POLICY: Provide new underground storm drainage facilities.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development. Underground all new or existing infrastructure and utilities as is feasible.

PLAN PROVISION: The storm drainage plan indicates the proposed location and size of storm drainage facilities to be incorporated with the project development.

ACP POLICY: Improve the water system pressure where feasible to a minimum of 40 psi.

LVSP POLICY: To provide an infrastructure system, including sewer, water, and storm drain systems, that will adequately serve full build-out of the specific plan development.

PLAN PROVISION: The water system plan indicates the proposed water system. The plan will be checked by County Engineers to ensure that the water plan is in accordance with applicable standards and will provide a minimum of psi if this is determined to be required.

Public Services Policies

ACP POLICY: Improve personal and property security measures in the residential and commercial/industrial areas of Altadena.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

- PLAN PROVISION:** The Specific Plan proposes a gated residential community that will contribute toward a secure community atmosphere. The community concept will facilitate a sense of community which will encourage watching out for ones neighbors.
- ACP POLICY:** Enhance security for all of Altadena's land uses through the introduction of "Defensible Space" techniques including, but not limited to controlled and visible access, exterior lighting, property maintenance, and neighborhood watch groups.
- LVSP POLICY:** Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.
- PLAN PROVISION:** The gated community concept will provide a means for controlling vehicular access to the community. The design guidelines provide recommended exterior lighting and landscape placement patterns which encourage public safety. The community concept will create distinct neighborhoods which may encourage the development of neighborhood watch groups.
- ACP POLICY:** Maintain brush clearance standards and require new construction to incorporate fire-retardant materials to reduce the risks of fire hazard.
- LVSP POLICY:** Provide guidelines for the creation, implementation and maintenance of a fuel-modification zone in areas where high-fuel load and open space areas encroach upon development.
- PLAN PROVISION:** The specific plan design guidelines offer a section specifically relating to fuel-modification zones which are intended to buffer development areas from potential high-fire hazard areas and provide for a means of long-term maintenance.
- ACP POLICY:** Provide a balanced recreational program to effectively serve a population with varied ages, characteristics, needs and interests.
- LVSP POLICY:** To provide a balance between open space areas and development sites when feasible. To provide a recreation area on land that is readily usable for active recreation purposes. To provide pedestrian access throughout the development which connects the recreational areas with residential neighborhoods.
- PLAN PROVISION:** The plan provides a variety of recreational opportunities to appeal to a range of individuals. Access to recreational areas will be provided from all residential planning areas to facilitate use of these areas. The Plan provides for over 50% of the site in open space. On-site amenities will include passive recreational uses such as equestrian and hiking trails and more active recreational uses.

ACP POLICY: Preserve and extend the present riding and hiking trails system into a continuous loop system connecting the community with external trail systems.

LVSP POLICY: To provide a hiking and equestrian trail system that integrates with existing trails both on- and off-site.

PLAN PROVISION: The Recreation and Open Space Plan of the Specific Plan provides for the extension of the Sunset Ridge trail through the project site.

ACP POLICY: Provide open space for both active and passive recreational uses.

LVSP POLICY: Provide development standards for required open space within the plan. To provide for a range of recreational opportunities to accommodate all potential users.

PLAN PROVISION: The Plan provides for passive and active recreational opportunities. An equestrian/hiking trail will be maintained. It will also serve as a community recreation center. The project provides 103 acres of natural open space for passive recreational uses.

ACP POLICY: Provide adequate parking at public parks without adversely impacting park facilities and amenities.

LVSP POLICY: Provide adequate standards and area to accommodate off-street parking for all proposed uses.

PLAN PROVISION: Parking will be provided as required by code and set forth in the development standards. Many of the recreational facilities will be accessible through the pedestrian network, thus reducing the need for parking.

ACP POLICY: Provide adequate lighting and security at the community parks.

LVSP POLICY: Provide an environment that is safe and secure by the provision of design guidelines that encourage public safety.

PLAN PROVISION: The design guidelines set forth recommendations for lighting in the recreational areas that are sensitive to both public safety and aesthetics.

Environmental Resources Policies

ACP POLICY: Pursue an aggressive program of code and zoning enforcement for the maintenance and upgrading of existing structures.

LVSP POLICY: Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property. To incorporate and implement standards that are economical for the developer and are consistent with County standards and can reasonably be accommodated in the project.

PLAN PROVISION: This ACP policy is not directly applicable; however, the upgrading of existing reuse structures is proposed. The Specific Plan directs the maintenance and upgrading of existing structures to be incorporated into the development plan.

ACP POLICY: Provide that new development must be compatible with adjacent land uses and environmental resources.

LVSP POLICY: Process and adopt the Specific Plan to provide a precise understanding of development parameters and future growth of the subject property. To provide a design theme and planning densities that are sensitive to the surrounding neighborhoods. Provide, through the Specific Plan, a community image that mirrors the surrounding community of Altadena. Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site. Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: The Specific Plan sets forth a mechanism for implementing policies and guidelines to ensure that new development will be compatible with adjacent land uses and the environment. The land use configuration respects the existing development and is sensitive to the placement of proposed uses. Lower density residential planning areas are located adjacent to existing low density neighborhoods. Open space and roadways buffer proposed higher density areas. Planning areas shown in the Land Use Plan are placed to avoid key environmental amenities (i.e., Millard Canyon, the slopes and ridges). The Plan guidelines ensure that the development will be compatible with adjacent land uses and environmental resources.

ACP POLICY: Provide adequate setbacks, landscaping, walls, and other buffers between residential, commercial, industrial and public uses.

LVSP POLICY: Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site.

PLAN PROVISION: The Specific Plan guidelines provide the requirements on setbacks, landscaping, walls, etc. to ensure that adjacent land uses will not impact one another and will be adequately screened and or buffered if necessary.

- ACP POLICY:** Require adequate vehicular access to all parcels and the mitigation of any adverse traffic impacts on adjacent uses.
- LVSP POLICY:** To establish a circulation system that conforms to the County's standards and serves both through and local traffic.
- PLAN PROVISION:** The Circulation Plan provides the framework for vehicular access to all parcels. The EIR which has been prepared in conjunction with the Specific Plan, recommends mitigation measures to minimize impacts associated with project-related traffic that will be incorporated into the Plan.
- ACP POLICY:** Provide that new development incorporate sufficient open space to serve the needs of the tenants(s) and a compatible relationship with adjacent uses.
- LVSP POLICY:** Provide development standards for required open space within the plan. To provide a balance between open space areas and development sites when feasible. To provide recreational areas on land that is readily usable for active recreation purposes. Provide a land use scenario that places proposed uses within proximity of other compatible uses both on- and off-site.
- PLAN PROVISION:** Over 50% of the site is designated for quality open space for both active and passive recreational use. The open space provides a buffer between the residential land uses and the National Forest designated property.
- ACP POLICY:** Prevent adverse light and glare effects of a land use on adjacent properties.
- LVSP POLICY:** Provide within the Design Guidelines a quality signage program and landscape guidelines that establish a project identity while integrating significant trees, open space and landforms.
- PLAN PROVISION:** The Specific Plan design guidelines recommend lighting guidelines that minimize excessive lighting and nighttime illumination.
- ACP POLICY:** Prohibit the disruption of riparian habitats in the San Gabriel Mountain foothills.
- LVSP POLICY:** Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.
- PLAN PROVISION:** Important environmental features, including riparian habitats found in canyons on-site, are preserved in the land use plan.
- ACP POLICY:** Continue standards which minimize grading in foothill areas.

LVSP POLICY: Define the planning areas to avoid development in the Millard Canyon area and on the ridges behind development.

PLAN PROVISION: The proposed development will follow grading design standards and guidelines which will result in natural appearing cut and fill banks. The identified areas of visual importance will remain untouched by earthwork operations.

ACP POLICY: Require new development in foothill areas to minimize siltation of streams and canyons.

LVSP POLICY: Provide within the Specific Plan a set of regulations to control erosion and drainage during grading and construction.

PLAN PROVISION: Require new development to provide temporary and permanent construction and maintenance measures for controlling drainage and preventing soils erosion during and after construction of the project.

ACP POLICY: Maintain view corridors of the San Gabriel Mountains and Los Angeles basin by controlling the siting, height and density of new development.

LVSP POLICY: Based on a computerized 3-D modeling analysis of the site and San Gabriel Mountains, provide within the Specific Plan and Design Guidelines provisions to preserve and enhance the existing visual quality of the project as viewed from off-site. In any case where development is visible, provide mitigation measures.

PLAN PROVISION: Development impact is minimally visible or not visible from off-site points. Heights are limited to 35 feet or 2-story and are sited to reduce visual impact.

ACP POLICY: Recognize all policies and standards contained in the County's Seismic Safety Element.

LVSP POLICY: Provide adequate geotechnical analysis to assure compliance with the County's Seismic Safety Element.

PLAN PROVISION: Based on geotechnical studies prepared for the La Vina EIR, the project development occurs in appropriate areas and with adequate setbacks to comply with the County's Seismic Safety Element.

The following policies of the ACP are not applicable to the proposed La Vina Specific Plan:

Provide for the strengthening of existing corridors and clusters of commercial, industrial, and public uses as principal activity centers of the Altadena community.

Provide for the evolution of Lake Avenue, between Calaveras Street and Altadena Drive, as the principal core of the Altadena community, containing retail and office commercial, restaurants, entertainment, moderate density residential, and community facilities.

Preserve and maintain existing residential units which are structurally sound.

Provide opportunities for new moderate density residential units to serve senior citizen needs in proximity to local-serving commercial uses, community facilities, and public transit.

Attract new commercial uses to the Altadena community which are necessary to support the needs of the residents and are now unavailable.

Encourage commercial areas to develop desirably distinctive qualities in their design, appearance, and operation.

Modify existing commercial districts, where necessary, to make them functionally more efficient and attractive to users by improving pedestrian, automobile, and truck access, separating pedestrian and vehicular access, grouping structures around common open spaces, providing customer amenities, and establishing attractive and unifying architectural elements and themes.

Accommodate new liquor stores and bars only if it can be demonstrated that they will benefit the community and not have adverse impacts.

Provide for the expansion of commercial areas on Lake Avenue, Lincoln Avenue, and Woodbury Road which are marginally viable due to parcel size and depth constraints.

Use redevelopment techniques as provided for by State law to facilitate the revitalization of blighted commercial districts.

Expand the Lake Avenue commercial core west to El Molino Avenue, between Mariposa and Calaveras Streets.

Improve the existing pattern and character of development to establish a "village-like" environment for the Lake Avenue commercial core.

Provide that all structures, except those in large scale (multi-parcel) "Planned" developments, be sited on the property line, abutting sidewalks, promoting pedestrian continuity.

Restrict the ground elevation of structures in the Lake Avenue core to retail commercial, restaurants, and other high turnover, pedestrian-active uses.

Provide for mixed-use structures in the Lake Avenue core, incorporating retail uses on the ground level and office or residential uses on the second and higher levels.

Encourage the establishment of a diversity of community-oriented uses and community-oriented service and cultural uses in the Lake Avenue "core."

Maintain and enhance Lincoln Avenue-Woodbury Road, Lincoln Avenue-Altadena Drive, Fair Oaks Avenue-Woodbury Road, Woodbury Road-Santa Anita Avenue, East Washington Boulevard, and New York Drive-Allen Avenue as secondary neighborhood commercial districts.

Provide for the establishment of a new neighborhood-serving commercial center in the western portion of Altadena (Lincoln Avenue) containing a grocery store, drug store, and supporting shops.

Provide for the establishment of a unified district for research and development, light manufacturing, and related uses along West Woodbury Road, west of Lincoln Avenue.

Improve the physical appearance of the West Woodbury industrial corridor by the introduction of a unifying and distinctive signage and streetscape improvements program with architectural design guidelines.

Use redevelopment as a mechanism to upgrade and provide incentives for new development in the West Woodbury corridor.

Require that industrial uses be adequately buffered from adjacent residential uses.

Remove Altadena Drive north of New York Drive from the County Plan of Highways (CPH). Remove New York Drive west of Altadena Drive from the CPH. Remove Allen Avenue north of New York Drive from the CPH. Designate the above as collector streets.

Reclassify Allen Avenue south of New York Drive as a secondary highway.

Widen and improve Lincoln Avenue to secondary highway standards as shown on the Plan of Highways to 64 feet of roadway within an 80-foot right-of-way from Ventura Street south to the Pasadena City Limits.

Pavement of Altadena Drive will be widened only where necessary for traffic safety, for example at intersections and/or where sight distances are impaired. Improvements and supplemental landscaping shall be designed and constructed so as to respect and enhance the beauty and integrity of the adjoining environment. To maintain the character of the neighborhood, the present setback distance will remain.

Pavement of New York Dr. will be widened only where necessary for traffic safety. Improvements and landscaping shall be designed and constructed so as to respect and enhance the beauty and integrity of the adjoining environment. The Dept. of Public Works shall conduct a new survey of the road to establish an alignment which will minimize possible impacts to the community. To maintain the character of the neighborhood the present setback distance will remain.

No additional right-of-way will be required for Allen Avenue. Any improvements and supplemental landscaping within the existing right-of-way shall be designed and constructed

so as to respect and enhance the beauty and integrity of the adjoining environment. To maintain the character of the neighborhood, the present setback distance will remain.

Consider the establishment of a parking assessment district to supplement existing parking in the Lake Avenue commercial area with additional parking spaces and/or structure. Such district to be subject to approval of business owners.

Develop a program for installation of curbs and gutters for improved drainage in the West Altadena drainage systems, Altadena Channel, and other areas where specific problems exist as identified by the Public Works Department.

Pursue redevelopment efforts in the West Altadena commercial corridor. Other deteriorated commercial areas should be the subject of further study with full public participation.

Encourage the formation of merchant/business associations and assist existing organizations with the active marketing and promotion of commercial districts throughout the Altadena community.

Identify and access available federal and state economic development resources to enhance and sustain economic growth in Altadena.

Pursue the development of industrial incubators in the Woodbury industrial area to provide entrepreneurs and new small businesses with flexible and affordable space and support services.

Encourage the use of Economic Development Corporation Industrial Development Bonds (IDBs) and Small Business Development Center programs and resources to assist new industrial and commercial businesses to locate facilities in Altadena.

Maintain specialized recreational facilities and cultural programs for senior citizens.

Encourage the development of cultural facilities such as theaters, museums and art galleries.

Establish a principal community center in proximity to Lake Avenue providing facilities for administration, health services, and youth services, community meetings, educational services and other related uses. This does not preclude the establishment of facilities for cultural or related purposes at other sites.

Establish a County Health Department facility in Altadena to provide public health services to the community.

Restrict the development of residential, schools, health facilities and other noise sensitive uses in areas exposed to noise levels exceeding 65 dBA (Ldn) unless adequate mitigation measures can be implemented.

Require that all obnoxious odors and smoke be contained to the site where they are generated.

B. LIST OF EXHIBITS AND TABLES

EXHIBITS

- 1 Regional Location Map
- 2 Vicinity Map
- 3 Conceptual Land Use Plan
- 4 Circulation Plan
- 5 Proposed Hiking Trail
- 6 Proposed Equestrian Trail
- 7 Conceptual Cut and Fill Plan
- 8 Grading Design Approach
- 9 Conceptual Phasing Plan
- 10 Recreation/Open Space Concept
- 11 Loma Alta Park Improvements
- 12 Conceptual Water System Plan
- 13 Conceptual Wastewater Plan
- 14 Conceptual Drainage Plan
- 15 Conceptual Circulation Phasing Plan
- 16 General Plan Designation

TABLES

- 1 Land Use Plan Summary
- 2 Phasing Plan Summary
- 3 Monitoring Report
- 4 Annual Growth Rate Report

C. FINDINGS

1. The proposed Planned Development is consistent in intensity and character with the County's adopted General Plan.
2. Reasonable alternatives to the plan and their implications have been considered.
3. The scope and depth of environmental and policy analysis are commensurate with the level of detail contained in the plan and the specificity of land use entitlement its adoption authorizes.
4. Implementation of the Specific Plan, ensures that concerns identified at this level of planning are resolved as part of the more detailed Site Plan review, which must be completed before private development may proceed.
5. Administration of the plan is thoroughly integrated into the County's development processing system.

6. All subjects required in a Specific Plan by the California Government Code and applicable County ordinances are appropriately and adequately covered.
7. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on, or propose changes to, the plan if they so desired.
8. The plan and its policies will be used to guide development in the County and shape all subsequent land use entitlements for the Specific Plan area.

D. LEGAL DESCRIPTION FOR LA VINA SPECIFIC PLAN

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL FLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION, 794.62 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 34 SECONDS EAST, 708.00 FEET; THENCE NORTH 78 DEGREES 58 MINUTES 46 SECONDS WEST, TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 57 MINUTES 05 SECONDS EAST, TO THE POINT OF BEGINNING. EXCEPT THEREFROM THE WESTERLY 125 FEET; MEASURED ALONG THE SOUTHERLY LINE, OF THE SOUTHERLY 405 FEET, MEASURED ALONG THE WESTERLY LINE OF SAID LAND.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32; THENCE SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 794.62 FEET; THENCE NORTH 0 DEGREES 35 MINUTES 34 SECONDS EAST, 708.00 FEET; THENCE NORTH 78 DEGREES 58 MINUTES 46 SECONDS WEST, TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 57 MINUTES 05 SECONDS EAST, TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32 THAT PORTION LYING NORTHWESTERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32.

ALSO EXCEPT FROM SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 THAT PORTION THEREOF FRONTING ABOUT 600 FEET ON THE EASTERLY SIDE OF THE ABOVE MENTIONED LINE, MEASURED FROM THE SOUTHERLY END THEREOF AND LYING WESTERLY OF A CREEK RUNNING THROUGH SAID SECTION 32 AND INTERSECTING SAID LINE ABOUT 600 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32.

ALSO EXCEPT THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 32 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION SHOWN AS THE SOUTHEAST CORNER OF LOT J, LAS DASITAS DE LA SIERRA, AS PER MAP RECORDED IN BOOK 60 PAGE 77 OF MISCELLANEOUS RECORDS OF SAID COUNTY AND THE NORTHEAST CORNER OF LOT 1 CHIPMANS MOUNTAIN RETREAT AS PER MAP RECORDED IN BOOK 12 PAGE 167 OF MAPS RECORDS OF SAID COUNTY ON LICENSED SURVEYORS MAP FILED IN BOOK 20 PAGE 41 OF SAID RECORD OF SURVEYS, BEARS NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 821.94 FEET; THENCE NORTH 0 DEGREES 51 MINUTES 0 SECONDS EAST 798.12 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES

0 SECONDS EAST 153.13 FEET; THENCE NORTH 11 DEGREES 51 MINUTES 0 SECONDS EAST 264.94 FEET; THENCE SOUTH 75 DEGREES 33 MINUTES 50 SECONDS EAST 229.27 FEET; THENCE NORTH 73 DEGREES 31 MINUTES 46 SECONDS EAST 242.18 FEET; TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 17 DEGREES 20 MINUTES 42 SECONDS EAST 219.17 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 32 SECONDS EAST 47.40 FEET; THENCE NORTH 17 DEGREES 20 MINUTES 42 SECONDS EAST 150 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 32 SECONDS EAST 86.55 FEET; THENCE SOUTH 17 DEGREES 20 MINUTES 42 SECONDS WEST 401.47 FEET; THENCE NORTH 72 DEGREES 39 MINUTES 18 SECONDS WEST 130 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3

LOT 1 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 1 DEGREES 02 MINUTES 30 SECONDS WEST 660.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 86 DEGREES 37 MINUTES 15 SECONDS WEST 1,317.59 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 1, DISTANT NORTH 0 DEGREES 52 MINUTES 30 SECONDS WEST 660.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 52 MINUTES 30 SECONDS EAST, 660.00 FEET TO SAID SOUTHWESTERLY CORNER; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL 4

THAT PORTION OF LOT 2, SECTION 5, TOWNSHIP 1 NORTH, RANGE 12 WEST, S.B.B.& M., IN THE COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

THE NORTH 200 FEET OF LOT 2 IN SECTION 5, TOWNSHIP 1 NORTH RANGE 12 WEST S.B.B.& M., BEING BOUNDED ON THE SOUTH BY A LINE DRAWN PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, AND 200 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES THEREFROM.

EXCEPTED THEREFROM ALL THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 2, SAID POINT BEING 484.31 FEET DISTANT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ALSO SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST TO A POINT ON A LINE DRAWN PARALLEL TO AND 200 FEET DISTANT FROM AND MEASURED AT RIGHT ANGLES THERETO, THE NORTHERLY LINE OF SAID LOT 2.

ALSO EXCEPTING THAT PORTION INCLUDED WITHIN THE BOUNDARIES OF TRACT 1854, AS PER MAP RECORDED IN BOOK 21 PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86

DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 120.63 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 527.46 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 200.55 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 6

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 120.63 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 133.69 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 568.31 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 130.36 FEET ALONG SAID EASTERLY LINE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 527.46 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7

THAT PORTION OF LOT TWO (2) SECTION FIVE (5) TOWNSHIP 1 NORTH, RANGE, 12 WEST SAN BERNARDINO BASE AND MERIDIAN, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 2, SAID NORTH EASTERLY CORNER BEING NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 1,315.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 484.31 FEET TO A POINT, SAID POINT BEING SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 831.31 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 3 DEGREES 28 MINUTES 30 SECONDS WEST 82.70 FEET; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 254.32 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 16 DEGREES 51 MINUTES 30 SECONDS WEST 113.12 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT SOUTH 86 DEGREES 38 MINUTES 10 SECONDS EAST 602.88 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, AS SHOWN ON MAP FILED IN BOOK 20 PAGE 41 RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 0 DEGREES 53 MINUTES WEST 110.30 FEET ALONG SAID EASTERLY LINE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NORTH 86 DEGREES 38 MINUTES 10 SECONDS WEST 568.31 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 8

SAID LAND IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 TO 19, INCLUSIVE OF TRACT NO. 33961 AS PER MAP RECORDED IN BOOK 1004 PAGE(S)
52 TO 55 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Employment and Business Development Program

Background Summary

La Vina is a planned community of approximately 300 single-family homes in the northwest portion of Altadena situated in the Foothills of the San Gabriel Mountains. Construction is anticipated to commence during 1990 with an investment in excess of one hundred million dollars. The developers of this community are Altadena based Cantwell-Anderson, Inc. and Irvine based Southwest Diversified, Inc. Realizing the employment and business opportunities that a project of this magnitude will have, the developers looked for a vehicle that would share the benefits of the La Vina development with the community. This consideration gave rise to the La Vina Employment and Business Development Committee. While the creation of this program happened as a direct result of the proposed La Vina project it is not intended that the program will be limited to the benefit of this project. The labor pool resulting from various proposed training programs will be available to other area builders as well as to this specific project.

Business Development Committee

The La Vina Employment and Business Development Committee was assembled with representatives from a broad cross-section of the Altadena/Pasadena community. It was through this committee that the goals of this program were created. Specific emphasis is placed on utilizing the existing subcontracting and labor resources in the community. This committee consists of representatives of the followings organizations: Building Industry Association, Altadena Chamber of Commerce, Pasadena and Altadena NAACP, Foothill Area Community Services, Pasadena Skills Center, Pasadena City College, Family Savings Bank, The Urban League, Altadena Handy Workers, West Altadena Merchants Association, the Blank Businessmen Association, Cantwell-Anderson, Inc. and Southwest Diversified, Inc.

1. **Registration Center:**

Potential employees will be recruited for positions of skilled and unskilled labor. After recruitment, each applicant will be processed as follows:

- a. **Application Screening:** An application will be taken. Information relating to the employment history and qualifications of the applicant as well as their possible need for training and counseling will be sought.
- b. **Evaluation:** An interview, with an employment counselor and the applicant, will be held to determine qualification and levels of experiences in the building trade. During the evaluation process, counselors will be seeking to identify areas in which employment related counseling might be required. If a determination is made that employment related counseling is needed to insure a healthy employment future, then the applicant will be referred to additional counseling.
- c. **Referral:** The applicant will either be referred to educational training, counseling, placement, or any combination of the three. The need for additional counseling will not disqualify an applicant from participating in the project, but if it is needed it will become a condition of participation.

2. **Training Center:**

Pasadena City College and the Pasadena Skills Center will provide a vocational training curriculum of construction related trades to prepare interested applicants for employment in the construction industry.

- a. Classes are being designed with emphasis placed on developing skills with the highest probability for employment.
- b. The curriculum is being designed with consultation from the trade groups to insure that training techniques and trade vocabulary will be compatible to the working environment.

Goals

The goals of the Employment and Business Development Program are:

1. To provide a broad range of career employment opportunities for local citizens.
2. To encourage local merchants and vendors to participate in the development.
3. To re-invest a significant percentage of the financial resources of the La Vina project into the local economy.

Benefits

The benefits in meeting the goals of the Employment and Business Development Program are:

1. To address unemployment issues and related economic needs for the developing Altadena community.
2. To provide an Equal Employment Opportunity Program for the community.
3. To utilize the impetus from the La Vina Development as a catalyst for the West Altadena Redevelopment and economic revitalization program.
4. To encourage career development within the construction industry.
5. To recycle wages and income between local businesses and the economy.

The program is divided into two divisions; one phase relates to employment of skilled and unskilled labor and the other phase relates to promoting participation by local businesses and subcontractors.

Skilled and Unskilled Employment

The committee selected three areas in which specific expertise would be needed and assigned the program around these needs. (See Illustration #1)

- c. When training is complete, the student will be certified as having received sufficient training, in a specific craft, to be considered for construction employment within a particular sub-contractors' trades.
- d. Following the successful completion of a training course, the student will then be referred to placement. Placement will occur either at the La Vina site or at any of the other participating construction related projects within the San Gabriel Valley.
- e. Pasadena City College and the Skill Center will provide certification of successful completion of all courses offered.

3. Placement Center:

A data bank of potential employers and employees will be developed and maintained. The tracking systems and the data bank will be implemented as follows:

- a. Maintain a roster of skilled applicants interested in employment by crafts, experiences, training and references.
- b. Identify other construction contractors in the area and explain the nature and benefits of the employment training program.
- c. Provide subcontractors at La Vina, and other contractors in the area with a weekly listing of eligible and interested employees.
- d. Maintain a roster of unskilled laborers interested in construction employment opportunities. This roster should consist of Altadena residents only. The unskilled labor pool would be set aside exclusively for Altadena unemployed with the hopes of addressing the immediate problem of the unskilled unemployed in the Altadena community.
- e. When an applicant has successfully completed the training program and is referred back to the placement, he will then be classified based on his skill level. That determination will be made by the La Vina Business Development Evaluation Committee. This committee shall consist of representatives from Pasadena City

College and the Board of Directors of the La Vina Employment Project.

- f. Provide a tracking system of all participants and generate information necessary to determine if there is a need for additional training or evaluation.

Local Business and Subcontractors Participation

This phase of the La Vina business and employment program places emphasis on stimulating the Altadena business economy and seeking local subcontractors to participate in the La Vina development. To accomplish this the Business Development Committee will send invitations to local businesses and subcontractors inviting them to participate in the bidding (see Exhibits 2 and 3).

Subcontractors:

1. Subcontractors who register to participate in the program will be notified of the start up of new construction projects in the area. These subcontractors will be invited to an awareness seminar in which the scope of the La Vina development will be made public and the bidding process will be explained. Interested subcontractors, particularly local and minorities, will be given access to historical information as it relates to contracting of a development by Cantwell-Anderson and Southwest Diversified. This information is designed to give an insight on the contracting process of a project of this magnitude.
2. During the bidding process, subcontractors will be made aware of the "employee data bank" and encouraged to utilize this employment source. They will be made aware of the existence of the La Vina program and it's intent to utilize the resources of this community.
3. A directory of local merchants and suppliers, that have been registered with the La Vina development, will be made available to the subcontractors. Subcontractors will be encouraged to purchase supplies locally and to patronize local merchants.
4. The developers of the La Vina project will seek to plan it's construction schedule around smaller subcontractors thus making economically possible for locals to participate. That is to say emphasis will be placed on

letting out smaller contracts and utilizing more subcontractors thus creating an opportunity for broader participation.

5. This program is an equal opportunity program which will exercise a variety of innovative options that will bring local and minority subcontractors into the bidding process. However, the final determination of all contracts to be let will be based on a competitive process and the proven ability of the subcontractor as a quality performer.

Local Business:

1. Local businesses who indicate an interest in providing goods or services to the development will be placed in the data bank and classified according to the products or services they offer.
2. Local businesses who offer a competitive product and/or service will be considered as a potential supplier to the development.
3. The La Vina developers will create a directory of the local businesses and make that directory available to all subcontractors during the entire construction phase of the La Vina project. At the conclusion of the La Vina project and during the state of occupancy, the La Vina developers will make available this business directory to all of it's new home owners.
4. The La Vina developers will organize a series of business seminars for the local business community. These seminars will be designed around contemporary business practices and a marketing analysis of the community needs. Businesses who wish to participate in the La Vina development will be encouraged to participate in these business seminars.
5. Outside services such as food, concessions, rental equipment, security services and other necessary support mechanisms will be given an opportunity to compete for project related business. Whenever possible, these areas will be reserved for local participants who offer these services based on their ability to participate on a competitive market.

Neighborhood Construction Impact Mitigation Program

LANDSCAPED BUFFER

In the widening of Lincoln Avenue a buffer will be created on the west side of the street from the residents property line to the beginning of the new ROW. The developers will landscape and plant this buffer with drought tolerant plants. The residents will be permitted to chose between several variety of plants that will be submitted by the Developments Landscape Architect. This buffer will extend from the entrance to the development south to the northern boundary of Loma Alta Park.

WORKING HOURS

In order to minimize construction noise impacts, all engine-driven construction vehicles, equipment and pneumatic tools shall be required to use effective intake and exhaust mufflers in accordance with OSHA standards.

Construction activities shall be limited to the hours of 7:30 a.m. - 5:30 p.m. on weekdays unless deviations from this schedule are approved in advance by the County. Non-construction activities may take place between the hours of 7:00 a.m. - 7:30 a.m. on weekdays and 9:00 a.m. - 4:00 p.m on Saturdays, but must be limited to quiet activities and shall not include the use of engine-driven machinery unless prior approval is obtained from County. No actual construction activities may take place between 7:00 a.m. - 8:00 a.m. except when post tension slab foundations are being poured - the concrete pumper may be set up, but no concrete may be poured. Forklifts shall be allowed to additionally operate on site between the hours of 5:00 p.m. - 6:00 p.m. pm weekdays.

SECONDARY ACCESS ROAD

The secondary access road shall be graded concurrently with Phase I, grading plans and shall be provided with an all-weather surface until such time as the final paving is placed. Upon completion of the grading and all-weather surface, construction traffic shall be directed to access the site through the secondary access road as much as practical, except for those times that the roadway is closed for utility construction within the roadway. Every effort shall be made to restrict construction traffic from using Lincoln Avenue for site access except those times when the secondary access road is closed related construction work.

GRADING-WATER SUPPLY

To minimize the possible impact on the water pressure to local residents the developer will install a construction temporary water tank. This tank will be filled and maintained during the off peak hours with the use of a low volume intake line that will have little or no impact on the existing water pressure.

EQUESTRIAN COMMUNITY

The following items have not progressed to a final decision due to the complexity in obtaining property rights and the need for county assistance in finalizing the connection of the trail system. However, sufficient progress has been made and to that end this report is given.

PROTECTIVE HORSE RAIL:

At all areas where the planned dedicated trail parallel the streets the developers will install a split rail fence to protect horse and rider from vehicular traffic. This does not apply to that portion of the trail that extends westward along Altadena Drive to the trail head.

PERMANENT DEDICATED TRAIL:

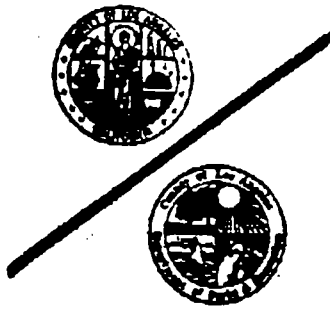
There is a study underway to create a permanent trail that will go south on Lincoln from the entrance to La Vina to north of Loma Alta Park, then east above the swimming pool to the present trail near the La Vina secondary access road then south across Loma Alta (with control light) to existing exercise ring, west along the north side of Palm Street to Lincoln Avenue, cross Lincoln Avenue (with control street light) south on Lincoln Avenue to bridge (from this point please see attached diagram). The progress that has been made to this point will be discussed today and questions taken.

CONNECT BROKEN TRAIL:

Research and several meetings with the trail manager have shown that it is possible to make the connection of Sunset Trail to Eaton Canyon and other trails in the system. To do this requires the repair of a broken link between Echo Mountain and Altadena Crest Trail or Echo Mountain to Eaton Falls (see diagram). A request has been made to the Parks Department to repair this broken link.

Cantwell-Anderson and Southwest Diversified will continue the necessary negotiations with the County Parks and Recreation staff until these improvements have been accomplished. X

Improvements to Loma Alta Park and Equestrian/Hiking Trails



COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

NORTHERN REGIONAL OFFICE

31320 North Catalina Road - Castaic, California 91384 - 2538 -(805) 257-3500

John F. Weber III, Assistant Director

November 14, 1989

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Kenneth Hahn
Second District

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Fourth District

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PARK AND RECREATION
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433 South Vermont Avenue
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(213) 738-2961

Rodney E. Cooper, Director



Mr. Tim Cantwell
CANTWELL-ANDERSON
3900 N. Lincoln Avenue
Altadena, CA 91001

Dear Mr. Cantwell:

RE: LA VINA DEVELOPMENT AND IMPROVEMENTS TO
LOMA ALTA PARK AND EQUESTRIAN/HIKING TRAILS

In response to your communication of September 28, 1989, this Department has reviewed your proposal as it relates to the impact upon Loma Alta Park and would offer the following response:

1. The roadway improvements on Lincoln Avenue will require Cantwell-Anderson to extend the existing curb 2' into the street and construct a sidewalk 6' from the new curb which will cut into the park approximately 4' from the existing curb line. The sidewalk will be dedicated to the County Department of Public Works as road right-of-way for Lincoln Avenue.

It is our understanding that this road widening will allow for one northbound and one southbound lane as well as parking along the new curb on the park side of the road. Cantwell-Anderson has agreed to complete the following as a mitigation for this road-widening project:

- a. The sidewalk along Lincoln Avenue shall attempt to preserve as many existing trees as possible. Tree wells shall be constructed to protect existing root system of any tree endangered by the installation of the sidewalk. Any trees that must be removed shall be replaced at the discretion of the Department of Parks and Recreation. A one-year maintenance agreement will be entered into to replace any trees that die as a result of root damage.

Tim Cantwell
11-14-89

- b. Construct a sidewalk along Loma Alta Drive and eliminate access to the existing parking lot from Loma Alta Drive.
 - c. Raise the parking lot at the south corner of Loma Alta Park to within 3' of the existing park grade to make this lot more visible to park users, allowing the upper portion of vehicles to be seen.
 - d. Develop an access road to this parking lot from the newly constructed Sunset Ridge road.
 - e. Construct a stairway and ramp to connect the raised parking lot to the upper park area with an additional stairway and ramp to the corner of Loma Alta Drive and Sunset Ridge road to allow for pedestrian use.
 - f. The development be conditioned to provide appropriate equestrian/pedestrian/traffic control at the intersection of Sunset Ridge Road and Loma Alta Drive to the satisfaction of the Director of Public Works.
 - g. Construct a vehicular turnaround area at the north end of the park off Sunset Ridge Road.
 - h. Construct a sidewalk system connecting the improved parking lot and vehicular turnaround to existing recreational facilities.
 - i. Preserve existing stand of redwood trees adjacent to Sunset Ridge Road.
 - j. Provide and install new park identification sign on corner of Lincoln Avenue and Loma Alta Drive as well as corner of Sunset Ridge Road and Loma Alta Drive, wording as directed by the Department of Parks and Recreation.
2. Cantwell-Anderson shall prepare all plans for all improvements, subject to approval by the Department of Parks and Recreation prior to actual construction.
 3. Cantwell-Anderson will obtain required approvals and permits, etc. for all park, equestrian and hiking trail improvements. The Department of Parks and Recreation will assume the responsibility for environmental documentation, the cost of which will be funded separately by Cantwell-Anderson.
 4. The Department of Parks and Recreation agrees to Cantwell-Anderson's proposal for the construction a of hiking and equestrian trail system per their submitted attachments. *

Tim Cantwell
11-14-89

5. All aforementioned park and street improvements and conditions shall be provided as measures mitigating the encroachment on Lincoln Avenue. In addition to these improvements, Cantwell-Anderson has accepted a financial obligation inclusive of the Quimby requirements totaling \$575,000. The anticipated disbursement of these funds will be as follows:
- a. Acquisition cost of the ± 4.5-acre site with an anticipated equestrian stable use and transfer of title of that site to the Los Angeles County Department of Parks and Recreation - - - - - \$125,000
 - b. Grading of the ± 4.5-acre site as approved by the Department of Parks and Recreation - - - - - \$150,000
 - c. Cash contribution of the balance paid to the County Department of Parks and Recreation for future park improvements - - - - - ± \$300,000

Compliance with all terms and conditions of the above will satisfy the Department of Parks and Recreation's mitigation of the impact on Lincoln Avenue for the construction of the sidewalk and Quimby obligation for the La Vina development (Tract #45546).

Sincerely,



John F. Weber III
Assistant Director

JFW:ra

H. PROJECT CONSULTANT TEAM

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6017 Bristol Parkway
Culver City, CA 90230**

**Lifescapes
4930 Campus Drive
Newport Beach, CA 92660**

**John L. Chapman
Land Planning
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