PORTERVILLE CITY COUNCIL AGENDA
ADJOURNED MEETING - OCTOBER 31, 2005 - 6:15 A.M.
DEPARTURE SITE - CITY HALL, 291 N. MAIN ST.
HILLSIDE DEVELOPMENT FIELD TRIP

Call to Order, Roll Call and Departure Time: 6:30 a.m.

SCHEDULED MATTER

1. HILLSIDE DEVELOPMENT FIELD TRIP
   Re: Field Trip on a chartered bus to Eastern Los Angeles County, Southern Orange County and Central Orange County to view hillside development. Trip to be approximately 8.5 hours.

ADJOURNMENT - to the meeting of November 1, 2005 at 6:00 p.m.

In compliance with the Americans with Disabilities Act and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the Deputy City Clerk at (559) 782-7464. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet.
# City of Porterville: Hillside Development Field Trip

## Part I - Tulare County

**Approximate Duration: 4 Hours**

**Meet for bus**

<table>
<thead>
<tr>
<th>Time</th>
<th>Location</th>
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<tr>
<td>6:15 AM</td>
<td>City Hall</td>
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<td>6:30 AM</td>
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- Porterville Team meet at City Hall

## Part II - Break and Presentation

**Approximate Duration: 1 Hour 10 Minutes**

**Meet**

<table>
<thead>
<tr>
<th>Time</th>
<th>Location</th>
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<tbody>
<tr>
<td>10:30 AM</td>
<td>Porterville Team at TRG Land office</td>
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<tr>
<td>11:40 AM</td>
<td>Introductions, overview, and orientation of field trip</td>
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- Power Point presentation

## Part III - Central Orange County

**Approximate Duration: 3 Hours**

**Depart Previous Location**

<table>
<thead>
<tr>
<th>Time</th>
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<th>Depart</th>
<th>Time</th>
<th>Location</th>
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<tbody>
<tr>
<td>11:40 AM</td>
<td>Previous Location</td>
<td>12:10 PM</td>
<td>Turtle Ridge</td>
<td>1:10 PM</td>
<td>Turtle Ridge</td>
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### Field Trip Routing

- From 16th Street
- (L) Placentia
- (R) 17th Street
- (L) Newport Blvd
- 55 Fwy North
- SR-73 South
- Take Bonita Canyon Rd. Exit
- (L) Bonita Canyon Rd.
- (R) Turtle Ridge Dr.
- (L) Summit Park Dr.
- (R) Entrance to Summit Park - LUNCH
- (R) Summit Park Dr.
- (R) Garden Terrace

### Recent Production Housing

- Major ridgeline facing Turtle Rock preserved
- Terrace drains buried
- Landform grading and berming to preserve natural edge along Bommer Cyn.
- Water Quality basin an afterthought
- Spine Rd. on open space edge
- Super slopes to break up building massing throughout project
- Landform grading and berming along SR-73
- Drought-tolerant landscaping
- Designed as one cohesive community, with a trail system meandering throughout
- Architecture
  - Central architectural theme apparent throughout project
  - Homes exhibit a variety of building heights and roof lines
  - Homes in the hillsides are mostly conventional SFD

**Distance from Diamond Estates to Turtle Ridge - 30 miles (45 minute)**

**Distance driven within Turtle Ridge community - 7 miles**

**Approximate time spent in Turtle Ridge - 1 hour (30 min. lunch, 30 min. bus tour)**

**NOTE:** Lunch will be served in Summit Park
Notes on Turtle Ridge:

1. Bommer Cyn - pull over on right side of Shady Cyn. w/ hazard lights and view from the left. Ridgelines preserved and bunkering to keep development visible from the canyon.
2. Project entry contains generous setbacks and subtle landscape transitions from planted to natural vegetation.
4. Paired product appears to look like large single-family homes, with variable setbacks and roof forms - product is next to berm which protects it from viewing tollway.
5. Turn left onto Summit Park Dr. - view of re-created ridgeline.
6. Large single family homes (3200-4600 sq. ft.) - good grading practices on a steep street.
7. Turn into Summit Park - explain significance of placement of park site and unload passengers - let them view vistas of park - specifically the preserved ridgelines of Turtle Rock and the prominent hill forms of Turtle Ridge.
8. Cul-de-sacs tipping on the downslope benefit the Botanica development with great views.
9. Split-level spine road - enables unobstructed views of coastline and parts of the LA basin.
10. Public amenities built into community - Sepulveda Vista Point - view park connecting to Turtle Ridge community trail system.
11. Turn-around, drive onto spine road and view community from opposite side.
12. View of preserved ridgelines on Turtle Rock as seen from Turtle Ridge project entry (near Shady Canyon Dr.).
13. Ineffective sidewalk lighting along Shady Canyon Dr.
14. Cluster single family project nestled into the hillsides (Canyon's Edge product).
15. Water quality basin on left hand side of Shady Cyn. Dr. (pull-over to the right with hazards lights on) to view - utilitarian design appears to be an afterthought.

Notes on Toll Road (preceding the toll booth):

1. View of berm along tollway - shields Turtle Ridge development from toll road - appears to look like a natural hillside - view from left side.
2. Turtle Ridge is set against series of backdrop ridgelines - view from left side.
3. Ziani project on right hand side - project was built around preserved oak woodlands.

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<tr>
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<td>Shady Canyon</td>
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<td>Location</td>
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4. Shady Canyon

- Major ridgelines and rock outcroppings preserved
- Community consists of large, custom homes

Recent Estate SFD

2 of 6
Field Trip Routing
Continue on Shady Canyon Dr.
(R) Copper creek
(L) Golden eagle
(R) Grey Owl (turn around cul-de-sac)
(L) Golden eagle
(R) Copper creek
(L) Black Hawk (turn around cul-de-sac)
(L) Copper Creek
(L) Shady Canyon Dr.
(R) Sunnyhill

Additional Photos to take
View of preserved rock outcroppings
View of preserved stream bed and veg.
View of Bommer Cyn. & Turtle Ridge berms
View of Col arch. & native landscape palette

Homes are built on the flatlands with the ridgelines preserved
Streets contain rolled curbs
Landscaping consists of native and drought tolerant vegetation
Architecture
- Consistent architectural theme throughout

Distance from Diamond Estates to Shady Canyon- 1 mile (2 minutes)
Distance driven within Shady Canyon community- 4 miles
Approximate time spent in Shady Canyon: 25 minutes

Notes on Shady Canyon:
1. Did not enter Shady Canyon on dry-run due to guarded gates - however, Shady Canyon will be part of the field trip route (may get switched with Tustin Ranch Estates)
2. Times estimated from Diamond Estates to Turtle Rock (distance and timing are very similar)
3. Public multi-use trail and separate equestrian trail goes through edge of Shady Canyon community
4. Rock outcroppings preserved and integrated within the community along Copper Creek and Blue Heron
5. Streambed preserved with natural creek wash and native vegetation - meandering in between homes along Golden Eagle, Copper Creek, and Black Hawk
6. Majority of homes are built in the valley with ridgelines and cyns. left in their natural state
7. Views of Bommer Canyon and Turtle Ridge berms along Black Hawk and Blue Heron
8. California native landscaping compliments Spanish Colonial architecture

Depart
Previous Turtle
Location Arrive Rock
1:30 PM 1:32 PM 2:32 PM

Field Trip Routing (from Shady Canyon)
Continue on Sunnyhill

Turtle Rock
1970's-80's Production Housing
- Major ridgelines and rock outcroppings preserved
- Lush but water-intensive landscaping contrasts with treeless natural landscape
- Steepest roads are unloaded and conform to natural hill grades
Architecture
- Variety of product types on hillsides
- Lots of standard, market-driven architecture
- Some hillside adaptive architecture

Distance from Turtle Ridge to Turtle Rock- 1 mile (2 minutes)
Distance driven within Turtle Rock community - 10 miles
Approximate time spent in Turtle Rock: 30 minutes

Notes on Turtle Rock:

1. Park and Greenbelt system with trails meander from flatlands to hillsides - can be viewed when approaching Turtle Rock Dr. from Sunnyhill
2. Several hillside-adaptive townhome products in Turtle Rock: good execution of attached products on hillsides
   a. Silkwood/Willowleaf loop (right hand side of Turtle Rock Drive)
   b. Andromeda and Ridgeline, product on down slope of Hillcrest
   c. Turtle Rock Dr. (left hand side before Campus Dr.)
3. Large landscape setbacks (approximately 50') exist on Turtle Rock Dr. and Ridgeline Dr. - the community collector roads of Turtle Rock
4. Turtle Rock Drive and Ridgeline looks out onto effective transitions between natural and planted vegetation
5. The preserved ridgelines of Turtle Ridge and Shady Canyon can be viewed on the left hand side of Ridgeline - road is also along a development edge
6. Edges consist of regional parks with preserved wetlands and bioswales - Strawberry Farms Golf Course is integrated with the surrounding wetlands and preserved ridgelines
7. Turtle Rock was built around the same period of time most of the projects in Rowland Heights were built - Turtle Rock's first homes were built in the late 1960's with the last phase constructed in the late 1980's

Part IV  SOUTHERN ORANGE COUNTY

Approximate Duration: 1 Hour

6. Vista Ridge and Pointe - Aliso Viejo  1990's Production Housing
   ▶ 28' Slope Splits and ridgetop cutting creates an unattractive view from SR-73 and w/in the community (rear yds. of most homes in project do not see this edge)
   ▶ Perpendicular terrace drains visible along the edge along SR-73
   ▶ Steep road grades exist on several loaded streets
   ▶ Example of a community that was built to satisfy market interests without concern for edges and how the region views the community (from SR-73)
   ▶ Architecture
     ◇ Roof lines and building massing is similar within the same tract

Depart
Previous Location    Depart Location
Vista Ridge & Pt.    Arrive 2:32 PM  2:47 PM  3:02 PM

(Iitalicized times reflect all adjustments)
Different tracts of housing change within the same street
Lack of a real architectural theme present in the community

Distance from Turtle Rock to Vista Ridge & Pointe - 10 miles (15 minutes)
Distance driven within Vista Ridge & Pointe - 3 miles
Approximate time spent in Vista Ridge & Pointe: 20 minutes

Notes on Vista Ridge and Pointe:
1. Along toll road (past toll plaza) Vista Ridge and Pointe can be viewed - slope splits scar the prominent ridgeline
2. Toll road (before Pacific Park exit) large slope on both sides with no landscaping
3. Crib wall partially covered by vegetation on right hand side of Canyon Vistas (before Wood Vista)
4. Large retaining wall on right hand side of Wood Vista W, with no landscaping
5. Hopseed road is along development edge, however there is a minimal landscape setback on both sides of the road - one side views walls, tract housing, and 28' slopes
6. Going up Hollyleaf - side slopes required retaining walls w/o uniformity in design
7. Going down Hollyleaf - view of monotonous rows of houses and 28' slopes
8. Canyon View Park - nicely set park with many amenities but contains only limited street parking
9. Pacific Park Dr. (going towards Aliso Creek) - view of a "sea of roofs" on the right hand side - attached medium density housing has a lack of variation in roof form and color

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<tr>
<td>Previous</td>
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<td>3:02 PM</td>
<td>3:07 PM</td>
<td>3:42 PM</td>
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Italicized times reflect all adjustments

Field Trip Route
1. (L) Aliso Creek Rd.
2. (L) El Toro Rd.
3. (R) Canyon Hills Dr.
4. (R) La Costa Ct. (turn around cul-de-sac)
5. (L) Canyon Hills Dr.
6. (R) San Nicholas Ct. (turn around cul-de-sac)

7. Sycamore Hills - Laguna Beach 1980's Production Housing

- Circular road design with products arranged around road network
- Due to the steep terrain, lots of site stretchers had to be used in the project
- Prime example of a community that forced itself on the terrain compared to working with the natural terrain in creating a hillside community
- Architecture
  - Semi-circular product poorly executed, better on the edges than inside
  - Products are all fairly dense in the community

Distance from Vista Ridge & Pointe to Sycamore Hills - 3 miles (5 minutes)
Approximate time spent in Sycamore Hills: 35 minutes
(due to possible bus inaccessibility, time spent factored walking through community)

Notes on Sycamore Hills:
1 Canyon Hills Dr. has large retaining walls on both sides of the road
2 Single family homes have small setbacks and are arranged around circular courts - parking is limited to garages and a couple of guest parking spots - cannot park on the street
3 Single family homes on La Costa Ct. back to a huge lopfett wall - in some cases the setback between the house and the wall may be less than 10 feet
4 When going down on Canyon Hills Dr., the intersection of San Nicolas Ct. & Canyon Hills Dr. is a blind intersection - several blind intersections throughout community
5 Townhomes on San Nicolas Ct. have detached rows of garages - usually only found in apartment product
6 Intersection of El Toro Rd. and Canyon Hills Dr. - tough intersection to turn right on
7 When on SR-73 (past toll plaza) view of super slopes and berm in Turtle Ridge

**Part IV - POST-FIELD TRIP MEETING**

Post Field Trip Meeting will be conducted immediately after visiting Sycamore Hills. Field Trip Packets will be collected. TRG staff will disembark bus. Participants from Porterville will continue back to Porterville.

Total Field Trip Time: Approx. 6.5 hours (360 minutes)
All Time references are approximate and may change due to traffic conditions and other factors.