

**Project Description**  
**SWEETWATER PLACE**  
*(County Assessor Parcel Number 505-231-36)*  
*General Plan Amendment GPA-14-003; Rezone REZ-14-003;*  
*Tentative Map Condominium TM-5588 RPL-1; and Site Plan STP-14-015 RPL-1*  
*Environmental Log No. ER-14-19-005*

***Location/Existing Conditions***

The Project site is located in the community of Spring Valley within the unincorporated area of southwestern San Diego County. To the northwest/north is the City of La Mesa; to the north/northeast is the community of Valle de Oro (within San Diego County); to the southeast is the community of Jamul (within the County); to the southeast/south is the community of Sweetwater (within the County); to the southwest/west is the City of San Diego; and, to the west is the City of Lemon Grove.

The approximately 20-acre (gross)/17.1-acre (net) Project site is located at the northwestern corner of Sweetwater Springs Boulevard and Jamacha Boulevard. The site address is 2657 Sweetwater Springs Boulevard. The County Assessor Parcel Number (APN) is 505-231-36; refer to Figure 1, Regional/Local Vicinity Map.

The site was originally designated as future right-of-way for extension of State Highway 54 (SR 54). The California Department of Transportation (Caltrans) has since abandoned the SR 54 extension and sold the property at auction as excess right-of-way. The new (current) owner of the Project site is SAM Sweetwater, LLC.

The Project site was previously utilized as a retail nursery (Evergreen Nursery). Evergreen Nursery has since ceased operation and vacated the site. The site is currently 100% disturbed due to the previous use. Onsite vegetation communities include disturbed habitat (19.69 acres) and disturbed wetlands (0.64 acre); offsite vegetation within the Project survey area includes disturbed Encelia scrub (1.04 acres) and disturbed wetlands (0.03 acre).

The property slopes upward from Sweetwater Springs Boulevard along its easterly boundary, with the majority of the site leveling off and being generally flat. Onsite elevations range from approximately 492 feet above mean sea level (amsl) near the northeast corner of the property to approximately 441 feet amsl near the southwest corner of the property. No steep slopes or areas subject to landslides are present onsite.

Existing land uses surrounding the Project site include undeveloped land to the west/southwest across Sweetwater Springs Boulevard, which is planned for a residential development known as "The Pointe;" however, a number of homes associated with this development have been constructed to date. Other land uses include a commercial strip mall anchored by a gas station adjacent to the southeast corner of the site; a vegetated County detention basin further to the southeast, adjacent to Sweetwater Springs Boulevard (south side of Jamacha Boulevard); a self-storage facility, Mardi Gras Café and Market building, and Sweetwater Lodge mobile-home park to the south across Jamacha Boulevard; another self-storage facility adjacent to the southwest; a vacant lot adjacent to northwest; and, a business park adjacent to the

northern property boundary. Single-family residential uses are also present further to the north, adjacent to Austin Drive and to the northeast/east across Calavo Drive. Refer to Figure 2, Surrounding Land Uses.

### **General Plan Land Use and Zoning**

The existing County of San Diego General Plan land use designation is Public/Semi-Public with an underlying land use designation of RL-80 (Rural Lands). A General Plan Amendment (GPA) is required to change the current General Plan designator from RL-80 to a Village Residential (VR-7.3) designator. The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project.

The Project site is identified in the Spring Valley Community Plan as a “Special Study Area (SSA) – Sweetwater Springs Boulevard and Jamacha Boulevard.” The SSA totals approximately 34 acres, extending northward of the Project site across Calavo Drive (two non-contiguous sites); however, the proposed Project site represents approximately 20.35 acres of the overall SSA. The remaining land within the SSA is not part of the proposed Project. The remaining land will not be affected by Project implementation and will remain unchanged in its present state. The SSA designation requires that additional analysis be prepared to determine an appropriate land use for the affected properties. Additionally, the County provides specific goals and policies intended to guide future development of properties designated as SSA.

The Project site is currently zoned as S-90 (Holding Zone). A Rezone is requested to change the current Use Regulation for the site from S-90 to a RV-Variable Family Use Regulation to allow for the proposed condominium units. The Rezone will allow for a “K” designator for building type to allow for condominium style of development; a “G” height designator to allow for 2-story structures (maximum 35 feet); a “V” designator to allow for varied setbacks; a “J” designator for open space; deletion of the “S” neighborhood/animal regulations designator; and, a “B” designator for Special Area Regulations. Refer to Tables 1 and 2 below which show the existing and proposed zoning for the subject property.

<b>Table 1. Existing Zoning</b>		
<b>APN:</b>	<b>505-231-36</b>	
<b>Use Regulations</b>	<b>S90 – Holding Zone</b>	
<b>Neighborhood/Animal Regulations</b>	<b>S</b>	
<b>Development Regulations</b>	<b>Density</b>	--
	<b>Lot Size</b>	<b>6,000</b>
	<b>Building Type</b>	<b>W</b>
	<b>Maximum Floor Area</b>	--
	<b>Floor Area Ratio</b>	--
	<b>Height</b>	<b>G</b>
	<b>Lot Coverage</b>	--
	<b>Setback</b>	<b>E</b>
	<b>Open Space</b>	--
<b>Special Area Regulations</b>		<b>B</b>
<b>Table 2. Proposed Zoning</b>		

<b>APN:</b>	<b>505-231-36</b>	
<b>Use Regulations</b>	<b>RV - Variable Family</b>	
<b>Neighborhood/Animal Regulations</b>	<b>--</b>	
<b>Development Regulations</b>	<b>Density</b>	<b>--</b>
	<b>Lot Size</b>	<b>6,000</b>
	<b>Building Type</b>	<b>K</b>
	<b>Maximum Floor Area</b>	<b>--</b>
	<b>Floor Area Ratio</b>	<b>--</b>
	<b>Height</b>	<b>G</b>
	<b>Lot Coverage</b>	<b>--</b>
	<b>Setback</b>	<b>V</b>
	<b>Open Space</b>	<b>J</b>
<b>Special Area Regulations</b>		<b>B</b>

### ***Proposed Project***

The Project proposes a 122-unit residential condominium development with exclusive backyards, attached two-car garages, a 2.08-acre public park, private and group useable open space, a riding and hiking trail, pedestrian pathways, and a series of greenbelt open areas. The units will be accessed by a series of 24-foot wide access drives within the interior of the property. Conceptual architectural design for the Project has been prepared, offering various housing styles and sizes. Additionally, landscaping is proposed for the main entryway, common areas, and a public park in order to enhance the visual appearance of the development and blend it into the existing setting within the community. Refer to Figure 3A, Site Plan; and, Figures 3B and 3C, Site Plan – Architectural Details.

Open Space: Integrated into the development will be private useable open space areas [minimum 350 square feet (s.f.) per unit] adjoining each unit, along with group useable open space located within the public park (minimum of 150 s.f. per unit). Each residential unit will also have a fenced exclusive use backyard area.

Parking: Parking for the condominium units (attached two-car garage), guest parking (on private access drives), and parking for recreational open space (public park) will be provided at ratios consistent with or exceeding County parking requirements for each use type. Each condo unit will have a driveway 19 feet in length (minimum) to accommodate parked vehicles. Portions of several onsite private access drives will be constructed to accommodate limited on-street parking stalls. All onsite access drives proposed will be designed to maintain a 24-foot width at all times, including those roadways where on-street parking will be accommodated. The CC&R's to be adopted for the Project shall specify that the Homeowners Association (HOA) will have the authority to tow any cars that are parked in areas where on-street parking is not allowed. Additionally, all onsite roadways/access drives (public and private) shall be posted with signage indicating that cars parked in areas where on-street parking is prohibited shall be towed at the owner's expense without notice.

All onsite roadways/access drives (public and private) shall be posted with signage indicating that cars parked in areas where on-street parking is prohibited shall be towed at the owner's expense without notice. Additionally, all street curbs shall be painted with a red line eight inches tall with "NO PARKING FIRE LANE" stenciled in white letters six inches tall. The stencil shall be placed every 50 feet.

Internal Drives: Private internal drives will be improved to 24 feet in width to support internal circulation and fire protection services. The maximum length of the dead-end drives will be 150 feet. No cul-de-sacs at these locations are proposed. The internal dead-end drives will be constructed of permeable pavement. A five-foot wide sidewalk will be provided along one side of the main interior roadway, ultimately providing internal pedestrian linkage between Jamacha Boulevard and Sweetwater Springs Boulevard.

Parks and Trails: The Project proposes to dedicate, improve, and maintain a 2.08-acre public community park for use by both Sweetwater place residents and the general public; refer to Figure 3D, Conceptual Landscape Plan, and Figure 4, Proposed Public Community Park - Visual Simulations. The public park will be a major focal area for community gathering and recreation. The park will include a small-scale amphitheater to enable public events such as plays or concerts. To ensure that potential noise generated by public use of the park and/or amphitheater is minimized, no amplified sound (i.e. use of sound systems) will be permitted. Access to the public park/amphitheater and 29 parking spaces will be provided via a proposed public road extending easterly from Sweetwater Springs Boulevard. The public park will satisfy County Park Land Dedication Ordinance (PLDO) requirements, as well as the requirement for the provision of group useable open space per the County Zoning Ordinance. Additionally, private useable open space will be provided within the exclusive back yard areas of the residential units.

Consistent with the County Trails Network (and Spring Valley Community Plan), the Project proposes provision of an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network. A series of pedestrian pathways are proposed within the Project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park. Access from the Jamacha Road public trail to the residential portion of the Project and public park has been provided. Additionally, a 10-foot wide (cleared) trail easement is located along the eastern Project boundary (for future construction of a public trail by others); no physical trail improvements are proposed with the Project along this easement.

Water Quality Basins: A series of shallow water quality basins are proposed within the development footprint in the southern portion of the site. Additionally, the internal (dead-end) drives will be constructed of permeable pavement to combine with the basins to form an onsite water quality treatment network.

Sound Walls: To minimize potential roadway noise, sound walls (6 feet in height as measured from ground surface) will be constructed along a portion of the boundary of the proposed residential development area; refer to Figure 3A, Site Plan. The sound walls will allow for noise levels to be reduced to a level consistent with that required by the County of San Diego General Plan Noise Element.

Fire, Water, Sewer, Storm Drain: The site will be served by the San Miguel Fire Protection District for fire service. The Otay Water District will provide public water service, and the San Diego County (Spring Valley) Sanitation District will provide public sewer service.

The Project proposes improvements to convey storm water flows from offsite properties that currently flow aboveground across the site within a proposed underground 54-inch pipe for outflow to an existing storm drain at the southwest corner of the site near Jamacha Boulevard. Additionally, onsite storm water flows will be captured and treated via proposed onsite bioretention basins. Onsite stormwater flows will discharge from the Project site in two locations. The majority of the site will discharge to the existing storm drain system within Jamacha Boulevard, consistent with pre-development conditions. The westerly portion of the site will discharge to Sweetwater Springs Boulevard, and flows will continue southwesterly via curb and gutter, consistent with pre-development conditions.

Street Improvements: Main access to the site will occur from Jamacha Boulevard at the intersection of Folex Way. The intersection will be signalized to ensure adequate public safety and circulation. The entrance drive will be constructed to extend into the site from the intersection with Jamacha Boulevard. An exclusive eastbound left-turn lane is proposed on Jamacha Boulevard, and the existing exclusive northbound left-turn lane will be restriped to a shared thru/left-turn lane.

Secondary access is proposed off of Sweetwater Springs Boulevard via extension of an onsite public roadway terminating in a cul-de-sac. This road will also provide access to the proposed public park and associated surface parking area (29 spaces total). The Project proposes right in and right out (northbound) movements along Sweetwater Springs Boulevard. Additionally, an exclusive southbound left-turn pocket will be constructed on Sweetwater Springs Boulevard. Outbound left-turn movements exiting the driveway from the site will be prohibited by construction of a median on Sweetwater Springs Boulevard. The intersection will be unsignalized and will be controlled by a stop sign.

The County of San Diego General Plan Mobility Element classifies Jamacha Boulevard and Sweetwater Springs Boulevard as Major Roads with a bike lane. The Project proposes to improve Jamacha Boulevard and Sweetwater Springs Boulevard to a 55-foot half-width with curb, gutter, and sidewalks and a bike lane.

Landscaping: Ornamental landscaping will be provided within the onsite common areas, along Project roadways, and at the Project entryways to visually enhance the proposed development and blend the site into the existing surrounding setting. A Conceptual Landscape Plan has been prepared to illustrate the anticipated planting arrangements and types of plants that will be used. The Conceptual Landscape Plan will be subject to review for consistency with the Spring Valley Design Review Guidelines. Maintenance of landscaping within the private common areas will be the responsibility of the HOA (back yard private open space for each unit is excluded). **Entitlements**

The proposed Project will require County approval of a General Plan Amendment, Rezone, Tentative Map/Condominium, Site Plan, and Grading Plan filed concurrently to implement the proposed development plans.

General Plan Amendment: The existing County of San Diego General Plan land use designation is Public/Semi-Public with an underlying land use designation of RL-80 (Rural Lands). The site was originally designated on the County's General Plan as Public/Semi-Public to mirror the original intended use of the property as Caltrans right-of-way. A General Plan Amendment (GPA) is required to change the current General Plan designator from RL-80 to a Village Residential (RV-7.3) designator. The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project.

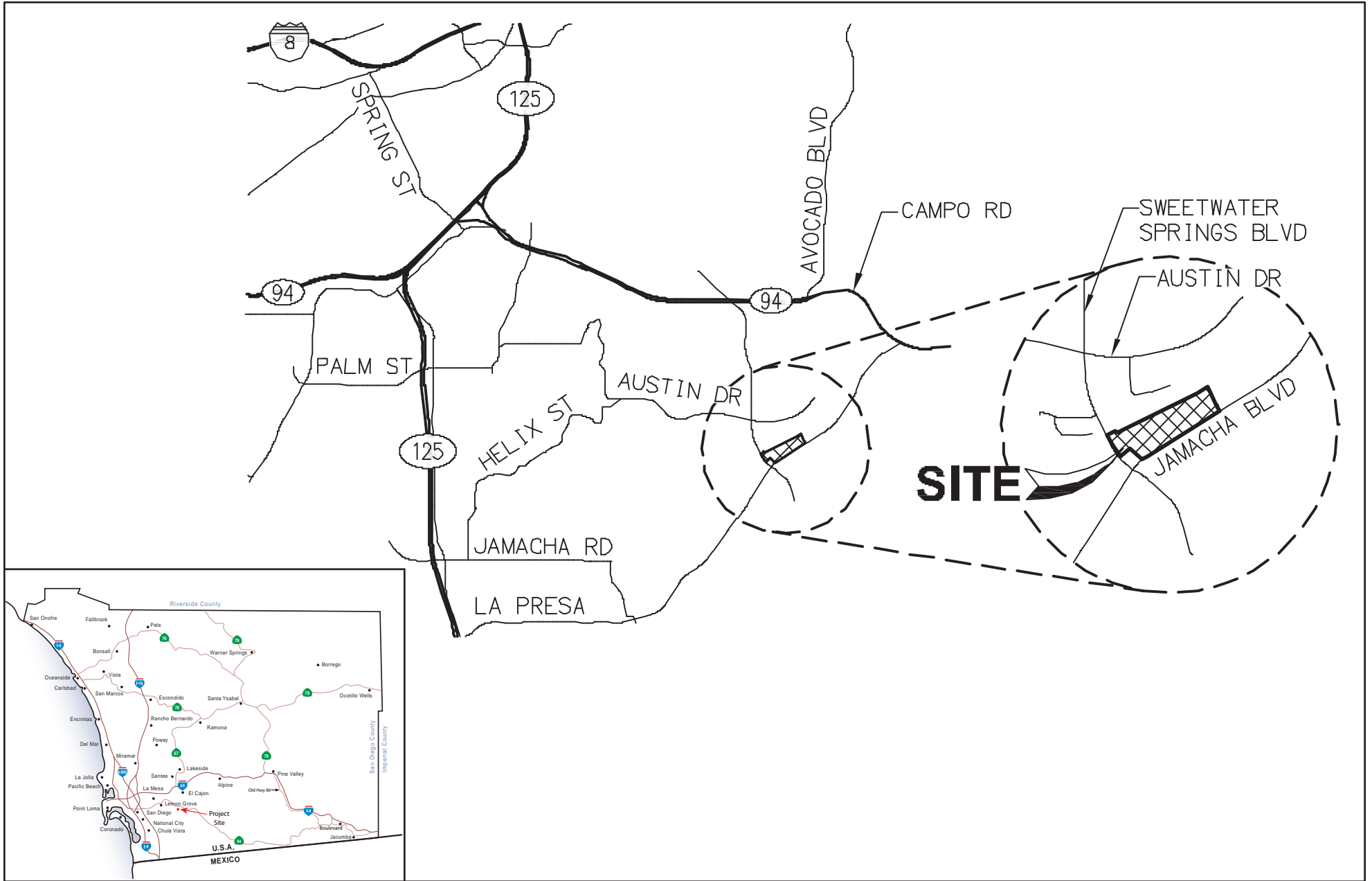
Rezone: A Rezone is required to change the site's current Use Regulation from S-90 (Holding Zone) to a RV - Variable Family Use Regulation to allow for the proposed condominium units. The Rezone will allow for a "K" Building Type designator to allow for condominium-style development; a "G" height designator to allow for 2-story structures; a "V" designator to allow for varied setbacks; a "J" designator for open space; deletion of the "S" neighborhood/animal regulations designator; and, a "B" designator for Special Area Regulations to ensure consistency with the Spring Valley Design Review Guidelines.

Tentative Map/Condominium: A Tentative Map/Condominium is required to subdivide the site into 122 condominium units. The development will include private drives, exclusive use areas for each unit, passive recreational area, and a series of open greenbelt areas. The common areas, including the private drives, private open space areas, onsite water quality basins, noise walls, and site entries will be maintained by the HOA. The property will be subdivided into two separate legal lots. One lot will support the proposed onsite public park and associated surface parking area. The lot will be dedicated to the County for long-term maintenance. The other lot will support the residential development, private drives, exclusive use areas for each unit, common areas, water quality basins, noise walls, and site entries (does not include public road right-of-way for entry drive off of Sweetwater Springs Boulevard).

Site Plan: A Site Plan is required to implement the site's architectural component, as well as a mechanism to comply with the Spring Valley Town Center Special Study Area requirements. The Site Plan is required to implement the proposed "V" designator for setbacks and the "B" designator (Special Area Regulations) to ensure consistency with the Spring Valley Design Review Guidelines.

Grading Plan: A Grading Plan is required to illustrate existing site topography and proposed grading required in order to accommodate the proposed development. As designed, the Grading Plan for the Project indicates minor grading (50,000 c.y.) of balanced cut and fill will be required.

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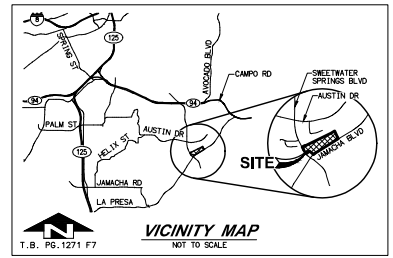
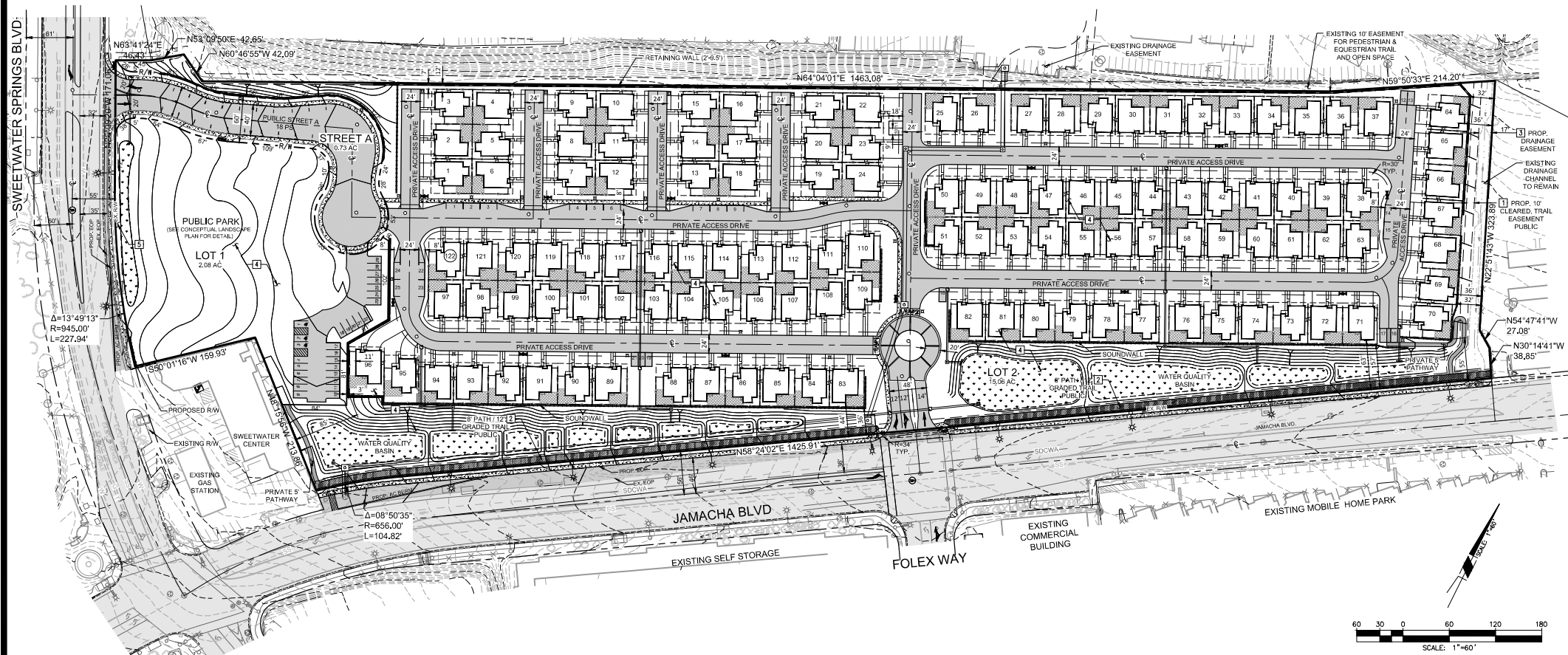








COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1



LEGAL DESCRIPTION:  
PORTION OF LOTS 24-31 IN SWEETWATER SPRINGS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 576, RECORDED JANUARY 11, 1989.

PROJECT ADDRESS: 2657 SWEETWATER SPRINGS BLVD, SPRING VALLEY, CA.  
ASSESSOR PARCEL NUMBER: 505-231-36

SITE AREA:  
GROSS: 17.87 AC  
NET: 17.14 AC (PUBLIC STREET A 0.73 AC.)

TOTAL NUMBER OF LOTS PROPOSED: 2  
TOTAL NUMBER OF CONDOMINIUM UNITS PROPOSED: 122  
EXCLUSIVE USE AREA: 2,380 S.F. MINIMUM

PARKING SUMMARY:  
**RESIDENTIAL**  
REQUIRED: 280 (122x2+244 + GUEST 1 PARKING PER 5 DU-25)  
PROVIDED: 513 (244 GARAGE, 244 DRIVEWAY & 25 PRIVATE ACCESS DRIVE)

**PUBLIC PARK**  
PASSIVE REQUIRED: 7 PARKING SPACES (6 STANDARD + 1 ACCESSIBLE PARKING)  
AMPHITHEATER REQUIRED: 22 PARKING SPACES (20 STANDARD + 2 ACCESSIBLE PARKING)  
TOTAL PROVIDED: 29 PARKING SPACES (26 STANDARD + 3 ACCESSIBLE PARKING)

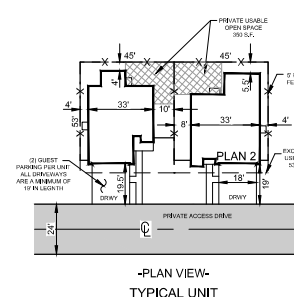
GROUP USABLE OPEN SPACE:  
REQUIRED: 18,300 SF (122 LOTS X 150 SF)  
PROVIDED: 18,300 SF

PRIVATE USABLE OPEN SPACE:  
REQUIRED: 42,700 SF (122 LOTS X 350 SF)  
PROVIDED: 42,700 SF

GENERAL NOTES:  
1. STREET LIGHTS: LOCATION OF ALL PRIVATE STREET LIGHTS PROPOSED TO BE INSTALLED WITHIN THE SUBDIVISION, OR A STATEMENT INDICATING THE INTENT OF THE DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY  
2. ASSOCIATED PERMITS - SEE GENERAL PLAN AMENDMENT GPA-14-003, REZONE REC-14-003 AND TENTATIVE MAP CONDOMINIUM TM-5588.  
3. SEE CONCEPTUAL LANDSCAPE SHEETS FOR PUBLIC PARK DESIGN.  
4. SEE PRELIMINARY GRADING PLAN FOR RETAINING WALL LOCATIONS.

THE SITE PLAN SATISFIES THE REQUIREMENTS AS SET FORTH IN THE  
• "B" SPRING VALLEY COMMUNITY DESIGNATOR GUIDELINES  
• "V" VARIABLE SETBACK REGULATIONS

ALL STREET LIGHTS (9), TRAFFIC SIGNAL (2), ROAD SIGNS AND APPURTENANCES ALONG JAMACHA BLVD AND SWEETWATER SPRINGS BLVD TO BE RELOCATED AS NEEDED TO ACCOMMODATE PROPOSED ROAD WIDENING.



PROPOSED EASEMENTS	
DESCRIPTION	
1 10' TRAIL EASEMENT	
2 12' TRAIL EASEMENT	
3 PRIVATE DRAINAGE EASEMENT	
4 NOISE RESTRICTION EASEMENT	
5 CLEAR SPACE EASEMENT	

LEGEND	
PROJECT BOUNDARY	WATER QUALITY BASIN
PROP. R/W	PRIVATE USABLE OPEN SPACE
LOT LINE	PARKING SPACE (8'X22')
EXCLUSIVE USE AREA	PARKING SPACE (9'X18')
1 CONDO UNIT NUMBER	RETAINING WALL
PROP. FIRE HYDRANT	PROP. STREET LIGHT (PUBLIC)
PROP. SEWER MANHOLE	PROP. STREET LAMP (PRIVATE)
PROP. SEWER CLEAN OUT	EXIST. MANHOLE
PROP. STORM DRAIN CLEANOUT	EXIST. SIGN
PROP. STANDPIPE	EXIST. FLAG POLE
PROP. INLET	EXIST. TRAFFIC LIGHT
PROP. HEADWALL	EXIST. LIGHT POLE
EXIST. FIRE HYDRANT	EXIST. BUILDING
EXIST. FENCE	EXIST. CONTOUR
PROP. 5' PRIVACY FENCE	PROP. CONTOUR
PROP. 6' SOUNDWALL	EXIST. 18" SDOWA PIPELINE
PROP. SIDEWALK	EXIST. AIR VENT (TO BE RELOCATED)
PRIVATE TRAIL	PROP. AIR VENT
PUBLIC TRAIL	
EXIST. PAVEMENT	
PROP. PAVEMENT	

**SHEET INDEX**  
SHEET 1 - TITLE SHEET/PLOT PLAN  
SHEET 2 - DETAILS  
SHEET 3 - CONCEPTUAL LANDSCAPE PLAN  
SHEET 4 - CONCEPTUAL LANDSCAPE PLAN  
SHEET 5 - BUILDING PLAN #1  
SHEET 6 - BUILDING PLAN #2

**PROPERTY OWNER AND SUBDIVIDER**  
SAM - SWEETWATER, LLC  
20201 SW BIRCH ST., SUITE 100  
NEWPORT BEACH, CA 92660  
PHONE: (949) 252-1122 EXT. 132

**PREPARED BY:**  
RBF CONSULTING  
9755 CLAREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124  
(858) 614-5000

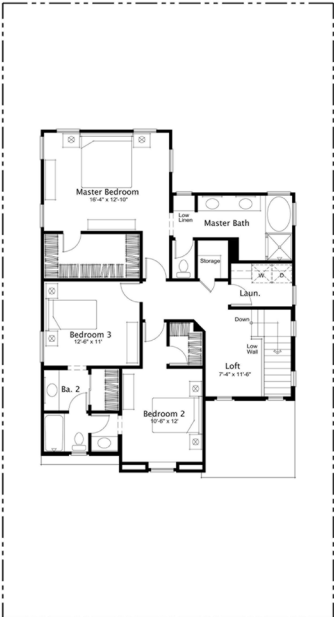
**SWEETWATER VILLAGE**  
COUNTY OF SAN DIEGO, CA

**TITLE SHEET/PLOT PLAN**  
JANUARY 20, 2015  
SHEET 1 OF 6

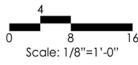
COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1



First Floor Plan



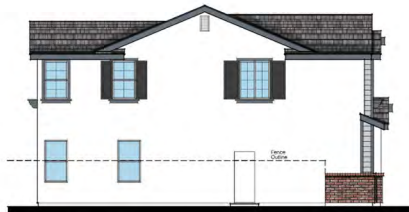
Second Floor Plan



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Traditional  
Scale: 1/8" = 1'-0"

**MATERIAL NOTES**  
Roof: Concrete "Flat" Tile  
Roof Pitch: 5 : 12  
Rakes: 12" Wood Barge  
Eaves: 18" Wood Fascia  
Building Height: 26'-2"  
Stucco, Siding, Brick Exterior

**MATERIAL AND COLOR SCHEDULE**  
ROOF TILE: EAGLE ROOF TILE  
PAINT: SHERWIN WILLIAMS  
STUCCO: OMEGA (15/20 FINISH)  
STONE: CORONADO  
BRICK: CORONADO  
NOTE: GUTTERS TO MATCH FASCIA COLOR & DOWNSPOUTS TO MATCH STUCCO COLOR-TYP

**ELEVATION A - SPANISH**  
SCHEME 1  
ROOF TILE: S' TILE PROFILE: 3680 LOS PADRES BLEND  
STUCCO: OMEGA 20 - IVORY  
FASCIA/EAVES/GARAGE/WOOD: SW6103 TEA CHEST  
WINDOW & DOOR TRIM: SW6149 RELAXED KHAKI  
ENTRY DOOR / SHUTTERS: SW6220 TEMPE STAR  
CLAY PIPES: SW6061 TAN BARK

**SCHEME 2**  
ROOF TILE: S' TILE PROFILE: 3636 PIEDMONT BLEND  
STUCCO: OMEGA 14 - CREAM  
FASCIA/EAVES/GARAGE/WOOD: SW0038 LIBRARY PEWTER  
WINDOW & DOOR TRIM: SW7530 BARCELONA BEIGE  
ENTRY DOOR / SHUTTERS: SW6220 MAROONED  
CLAY PIPES: SW6061 TAN BARK

**SCHEME 3**  
ROOF TILE: S' TILE PROFILE: 3645 SUNRISE BLEND  
STUCCO: OMEGA 406 - PLANTATION BEIGE  
FASCIA/EAVES/GARAGE/WOOD: SW7027 WELL - BRED BROWN  
WINDOW & DOOR TRIM: SW6157 FAVORITE TAN  
ENTRY DOOR / SHUTTERS: SW6167 GARDEN GATE  
CLAY PIPES: SW6061 TAN BARK

**ELEVATION B - COTTAGE**  
SCHEME 4  
ROOF TILE: FLAT TILE PROFILE: 4671 VILLAGE BLEND  
STUCCO: OMEGA 236 - ANTIQUE GREEN  
GABLE INSET: SW7005 BACKDROP  
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6154 NACRE  
ENTRY DOOR / SHUTTERS: SW6006 BLACK BEAN  
STONE: TUSCAN VILLA - PRAIRIE MOSS

**SCHEME 5**  
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE  
STUCCO: OMEGA 221 HARVEST GOLD  
GABLE INSET: SW6163 PROTEGE BRONZE  
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6151 OLIVER TAN  
ENTRY DOOR / SHUTTERS: SW6328 FIREWEED  
STONE: TUSCAN VILLA - CANDLE GLOW

**SCHEME 6**  
ROOF TILE: FLAT TILE PROFILE: 4687 BROWN GRAY RANGE  
STUCCO: OMEGA 400 - TAVERN TAUPÉ  
GABLE INSET: SW7033 BRAINSTORM BRONZE  
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW7568 NEUTRAL GROUND  
ENTRY DOOR / SHUTTERS: SW6058 PEWTER GREEN  
STONE: TUSCAN VILLA - PRAIRIE MOSS

**ELEVATION C - TRADITIONAL**  
SCHEME 7  
ROOF TILE: FLAT TILE PROFILE: 4503 SIERRA MADRE  
STUCCO: OMEGA 10 - OMEGA WHITE  
HORIZONTAL SIDING: SW7005 PURE WHITE  
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE  
ENTRY DOOR / SHUTTERS: SW6058 TRICORN BLACK  
BRICK: WIRE CUT BRICK: LA JOLLA BLEND

**SCHEME 8**  
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE  
STUCCO: OMEGA 10 - OMEGA WHITE  
HORIZONTAL SIDING: SW7663 MONORAIL  
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7665 WALL STREET  
ENTRY DOOR / SHUTTERS: SW7089 IRON OKE  
BRICK: WIRE CUT BRICK: LA JOLLA BLEND

**SCHEME 9**  
ROOF TILE: FLAT TILE PROFILE: 4689 BROWN RANGE  
STUCCO: OMEGA 12 - CHENILLE  
HORIZONTAL SIDING: SW7733 CARGO PANTS  
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE  
ENTRY DOOR / SHUTTERS: SW7740 MESSENGER BAG  
BRICK: SPECIAL USED BRICK: EAGLE BUFF



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Cottage  
Scale: 1/8" = 1'-0"

**MATERIAL NOTES**  
Roof: Concrete "Flat" Tile  
Roof Pitch: 5 : 12  
Rakes: 12" Wood Barge  
Eaves: 18" Wood Fascia  
Building Height: 27'-4"  
Stucco, Siding, Stone Exterior



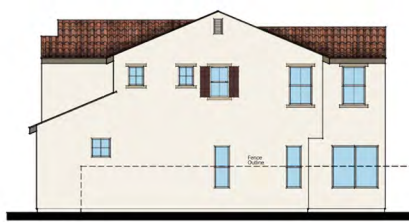
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Spanish  
Scale: 1/8" = 1'-0"

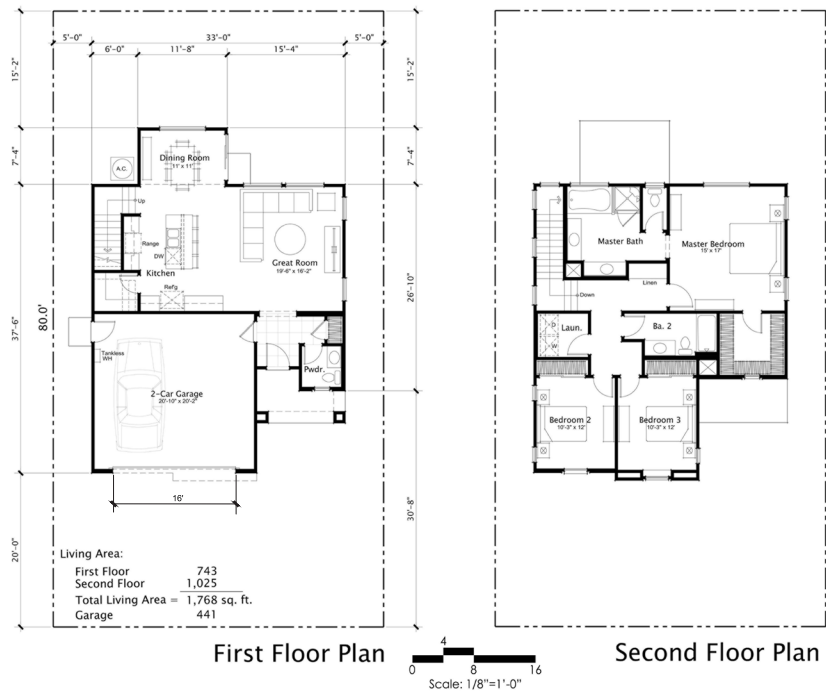
**MATERIAL NOTES**  
Roof: Concrete "Flat" Tile  
Roof Pitch: 5 : 12  
Rakes: Flush  
Eaves: 12" Wood Fascia  
Building Height: 26'-2"  
Stucco Exterior

SWEETWATER VILLAGE  
COUNTY OF SAN DIEGO, CA  
BUILDING PLAN #1

JANUARY 20, 2015  
SHEET 5 OF 6  
RBF CONSULTING

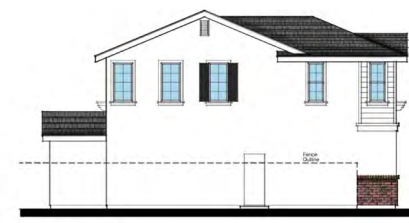


COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1



Front Elevation

**MATERIAL NOTES**  
Roof: Concrete Flat Tile  
Roof Pitch: 5:12  
Rakes: 12" Wood Barge  
Eaves: 18" Wood Fascia  
Building Height: 25'-10"  
Stucco, Siding, Brick Exterior



Left Elevation



Rear Elevation



Right Elevation

Traditional

Scale: 1/8" = 1'-0"

**MATERIAL AND COLOR SCHEDULE**  
ROOF TILE: EAGLE ROOF TILE  
PAINT: SHERWIN WILLIAMS  
STUCCO: OMEGA (15/20 FINISH)  
STONE: CORDONADO  
BRICK: CORDONADO  
NOTE: GUTTERS TO MATCH FASCIA COLOR & DOWNSPOUTS TO MATCH STUCCO COLOR-TYP

**ELEVATION A - SPANISH**  
SCHEME 1  
ROOF TILE: S' TILE PROFILE: 3680 LOS PADRES BLEND  
STUCCO: OMEGA 20 - IVORY  
FASCIA/EAVES/GARAGE/WOOD: SW6103 TEA CHEST  
WINDOW & DOOR TRIM: SW6149 RELAXED KHAKI  
ENTRY DOOR / SHUTTERS: SW6228 TEMPE STAR  
CLAY PIPES: SW6061 TAN BARK

SCHEME 2  
ROOF TILE: S' TILE PROFILE: 3636 PIEDMONT BLEND  
STUCCO: OMEGA 14 - CREAM  
FASCIA/EAVES/GARAGE/WOOD: SW0038 LIBRARY PEWTER  
WINDOW & DOOR TRIM: SW7530 BARCELONA BEIGE  
ENTRY DOOR / SHUTTERS: SW6220 MAROONED  
CLAY PIPES: SW6061 TAN BARK

SCHEME 3  
ROOF TILE: S' TILE PROFILE: 3645 SUNRISE BLEND  
STUCCO: OMEGA 408 - PLANTATION BEIGE  
FASCIA/EAVES/GARAGE/WOOD: SW7027 WELL - BRED BROWN  
WINDOW & DOOR TRIM: SW6157 FAVORITE TAN  
ENTRY DOOR / SHUTTERS: SW6167 GARDEN GATE  
CLAY PIPES: SW6061 TAN BARK

**ELEVATION B - COTTAGE**  
SCHEME 4  
ROOF TILE: FLAT TILE PROFILE: 4671 VILLAGE BLEND  
STUCCO: OMEGA 238 - ANTIQUE GREEN  
GABLE INSET: SW7025 BACKDROP  
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6154 NACRE  
ENTRY DOOR / SHUTTERS: SW6006 BLACK BEAN  
STONE: TUSCAN VILLA - PRAIRIE MOSS

SCHEME 5  
ROOF TILE: FLAT TILE PROFILE: 4687 SLATE RANGE  
STUCCO: OMEGA 221 HARVEST GOLD  
GABLE INSET: SW6153 PROTEGE BRONZE  
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6151 OLIVER TAN  
ENTRY DOOR / SHUTTERS: SW6328 FIREWEED  
STONE: TUSCAN VILLA - CANDLE GLOW

SCHEME 6  
ROOF TILE: FLAT TILE PROFILE: 4687 BROWN GRAY RANGE  
STUCCO: OMEGA 400 - TAVERN TAUPÉ  
GABLE INSET: SW7033 BRAINSTORM BRONZE  
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW7568 NEUTRAL GROUND  
ENTRY DOOR / SHUTTERS: SW6208 PEWTER GREEN  
STONE: TUSCAN VILLA - PRAIRIE MOSS

**ELEVATION C - TRADITIONAL**  
SCHEME 7  
ROOF TILE: FLAT TILE PROFILE: 4503 SIERRA MADRE  
STUCCO: OMEGA 10 - OMEGA WHITE  
HORIZONTAL SIDING: SW7005 PURE WHITE  
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE  
ENTRY DOOR / SHUTTERS: SW6208 PEWTER GREEN  
BRICK: WIRE CUT BRICK: LA JOLLA BLEND

SCHEME 8  
ROOF TILE: FLAT TILE PROFILE: 4687 SLATE RANGE  
STUCCO: OMEGA 10 - OMEGA WHITE  
HORIZONTAL SIDING: SW7663 MONORAIL  
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7665 WALL STREET  
ENTRY DOOR / SHUTTERS: SW7069 IRON ORE  
BRICK: WIRE CUT BRICK: LA JOLLA BLEND

SCHEME 9  
ROOF TILE: FLAT TILE PROFILE: 4688 BROWN RANGE  
STUCCO: OMEGA 12 - CHENILLE  
HORIZONTAL SIDING: SW7733 CARGO PANTS  
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE  
ENTRY DOOR / SHUTTERS: SW7740 MESSENGER BAG  
BRICK: SPECIAL USED BRICK: EAGLE BUFF



Front Elevation

**MATERIAL NOTES**  
Roof: Concrete Flat Tile  
Roof Pitch: 5:12  
Rakes: 12" Wood Barge  
Eaves: 18" Wood Fascia  
Building Height: 25'-10"  
Stucco, Siding, Stone Exterior



Left Elevation



Rear Elevation



Right Elevation

Cottage

Scale: 1/8" = 1'-0"



Front Elevation

**MATERIAL NOTES**  
Roof: Concrete S' Tile  
Roof Pitch: 5:12  
Rakes: Flush  
Eaves: 12" Wood Fascia  
Building Height: 25'-10"  
Stucco Exterior



Left Elevation



Rear Elevation



Right Elevation

Spanish

Scale: 1/8" = 1'-0"

SWEETWATER VILLAGE  
COUNTY OF SAN DIEGO, CA  
BUILDING PLAN #2

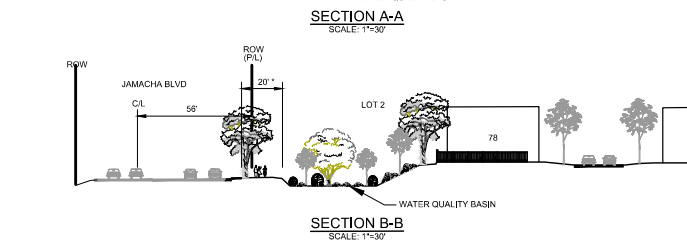
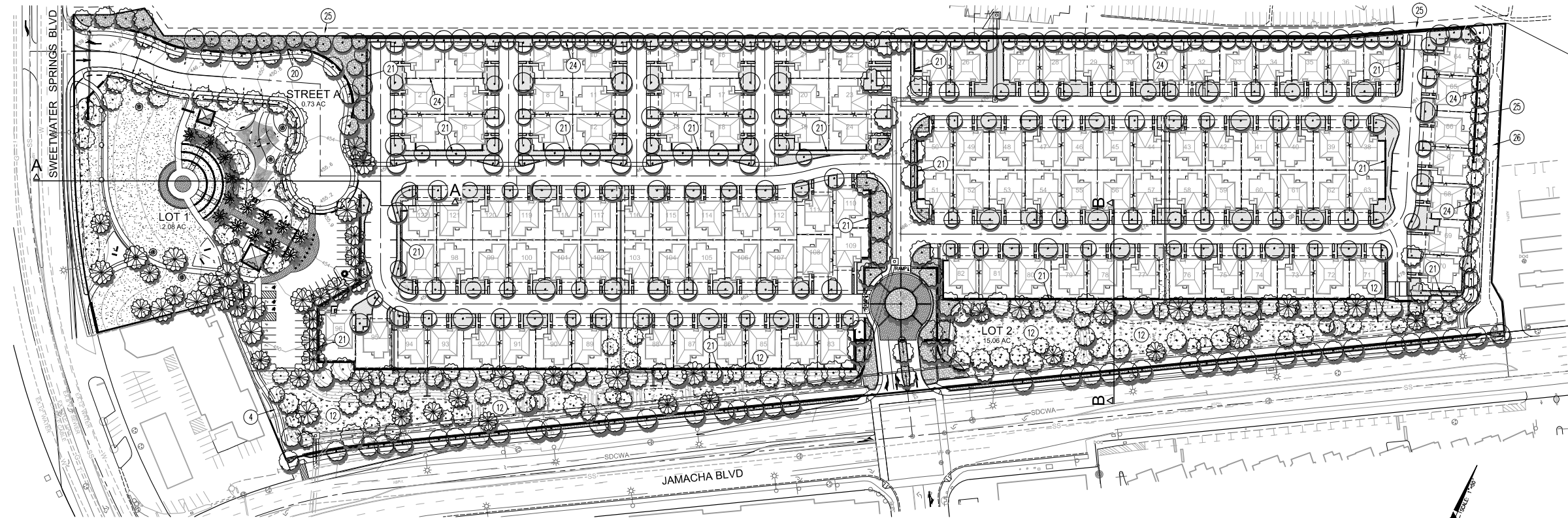
JANUARY 20, 2015  
SHEET 6 OF 6

**RBF**  
CONSULTING

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COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1  
CONCEPTUAL LANDSCAPE PLAN



\* 20' STREET-FACING LANDSCAPE ZONE PER THE SPRING VALLEY DESIGN GUIDELINES.

PLANT PALETTE

- MAJOR PROJECT ENTRY AND NEIGHBORHOOD PARK**
- ACCENT TREES, SUCH AS:  
ARCHONTOPHENIX CUNNINGHAMIANA-KING PALM  
JACARANDA IMMOBILIS-JACARANDA  
LAGERSTROEMIA INDICA-CRAPE MYRTLE  
QUERCUS ENGELMANNI-ENGELMANN OAK  
ARCASTRUM ROMANOCOFFANUM-QUEEN PALM  
TIPUANA TIPU-TIPU  
15 GALLON AND 24" BOX SIZES
- SHADE TREES, SUCH AS:  
KOELEUTERIA PANICULATA-GOLDENRAIN TREE  
PLATANUS RACEMOSA-CALIFORNIA SYCAMORE  
QUERCUS AGRIFFOLIA-COAST LIVE OAK  
SORBUS MOLE-CALIFORNIA PEPPER  
ULMUS PARVIFOLIA-EVERGREEN ELM  
15 GALLON AND 24" BOX SIZES
- ACCENT SHRUBS, SUCH AS:  
AGAVE SPECIES-AGAVE  
EQUICANVILLEA SP.-BOLIVIANVILLEA  
DASYLIRION LONGISSIMUM-MEXICAN GRASS TREE  
ROSA 'CARPET ROSE'-CARPET ROSE  
ROSA 'ICEBERG ROSE'-ICEBERG ROSE  
1 AND 5 GALLON CONTAINER SIZES
- SHRUBS, SUCH AS:  
ARBUS UNDO 'COMPACTA'-DWARF STRAWBERRY TREE  
CALLISTEMON CITRINUS 'LITTLE JOHN'-DWARF BOTTLEBRUSH  
GREVILLEA NOELII-GREVILLEA  
LAURUS NOBILIS 'SARATOGA'-SWEET BAY  
RHAPHIOLEPIS INDICA-INDIA HAWTHORN  
1 AND 5 GALLON CONTAINER SIZES
- GROUND COVER, SUCH AS:  
LONICERA JAPONICA-JAPANESE HONEYSUCKLE  
MYOPORUM PARVIFOLIUM-MYOPORUM  
ROOTED CUTTINGS FROM FLATS AND 1 GALLON CONTAINER SIZES
- TURF GRASS-DROUGHT TOLERANT VARIETIES

RESIDENTIAL NEIGHBORHOODS

- SHADE TREES, SUCH AS:  
LAURUS NOBILIS 'SARATOGA'-SWEET BAY  
LIGUSTRUM LUCIDUM-GLOSSY PRIVET  
MAGNOLIA GRANDIFLORA 'LITTLE GEM'-LITTLE GEM MAGNOLIA  
OLEA EUROPAEA-OLIVE  
PIOTNIA FRAXEJ-NCN  
PYRUS CALLERYANA 'ARISTOCRAT'-EVERGREEN PEAR  
SAPULM SABIFERUM-CHINESE TALLOW TREE  
15 GALLON AND 24" BOX SIZES
- SHRUBS, SUCH AS:  
ARBUS UNDO 'COMPACTA'-DWARF STRAWBERRY TREE  
CALLISTEMON CITRINUS 'LITTLE JOHN'-DWARF BOTTLEBRUSH  
CARISSA MACROCARPA 'BOXWOOD BEAUTY'-NATAL PLUM  
GREVILLEA NOELII-GREVILLEA  
LAURUS NOBILIS 'SARATOGA'-SWEET BAY  
MYRTUS COMMUNIS 'COMPACTA'-DWARF MYRTLE  
PITTOSPORUM TOBIRA-TOBIRA  
RHAPHIOLEPIS INDICA-INDIA HAWTHORN  
TRACHELOSPERMUM JASMINOIDES-STAR JASMINE  
1 AND 5 GALLON CONTAINER SIZES
- GROUND COVER, SUCH AS:  
LONICERA JAPONICA-JAPANESE HONEYSUCKLE  
MYOPORUM PARVIFOLIUM-MYOPORUM  
ROSMARINUS OFFICINALIS-ROSEMARY  
ROOTED CUTTINGS FROM FLATS AND 1 & 5 GALLON CONTAINER SIZES

JAMACHA BOULEVARD STREETSCAPE, AND ADJACENT STORM WATER BASINS

- TREES, SUCH AS:  
LOPHOSTEMON CONFERTUS-BRISBANE BOX  
PLATANUS RACEMOSA-CALIFORNIA SYCAMORE  
QUERCUS AGRIFFOLIA-COAST LIVE OAK  
QUERCUS CHRYSOLEPS-CANYON LIVE OAK  
PINUS MALTENSIS-ALPINE PINE  
EUCALYPTUS SPECIES-EUCALYPTUS  
15 GALLON AND 24" BOX SIZES
- SHRUBS, SUCH AS:  
HETEROMELES ARBUTIFOLIA-TOYON  
LONICERA JAPONICA-JAPANESE HONEYSUCKLE  
MULLEBERGIA RIGENS-DEER GRASS  
RHUS OVATA-SUGAR BUSH  
1 AND 5 GALLON CONTAINER SIZES
- GROUND COVER, SUCH AS:  
BACCHARIS PILULARIS-DWARF COYOTE BRUSH  
COTONEASTER SPECIES-COTONEASTER  
JUNPERUS SPECIES-JUNPER  
ROOTED CUTTINGS FROM FLATS AND 1 GALLON CONTAINER SIZES
- NATIVE HYDROSEED
- DECOMPOSED GRANITE  
CRUSHED ROCK  
COBBLE

LANDSCAPE NOTES

- 20 WATER QUALITY BASIN  
21 RETAINING WALL PER SITE PLAN  
21 SOUND / PRIVACY WALL PER SITE / LANDSCAPE PLAN  
24 SIDE YARD FENCE  
25 TRAIL EASEMENT  
26 STORM DRAIN EASEMENT

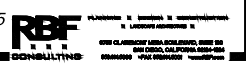
GENERAL NOTES

1. ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO LANDSCAPE STANDARDS, SPRING VALLEY COMMUNITY PLANNING AREA - COMMUNITY DESIGN GUIDELINES AND IN ACCORDANCE WITH AB 181 - STATE WATER CONSERVATION REQUIREMENTS.
2. NATIVE AND DROUGHT TOLERANT PLANTS THAT MINIMIZE WATER USE AND MAINTENANCE WILL BE UTILIZED. ALL PLANT MATERIALS WILL BE APPROPRIATE FOR THE SAN DIEGO CLIMATE AND FIT IN WITH THE ADJACENT NEIGHBORHOOD.
3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH STATE OF THE ART AUTOMATIC IRRIGATION SYSTEM. IRRIGATION WATER TO BE PROVIDED VIA EXISTING ON SITE WELL AND/OR EXISTING DOMESTIC WATER METER.
4. OWNER/HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE AND RELATED IMPROVEMENTS DURING THE LIFE OF THE PERMIT. ALL DEAD, DYING, OR DISEASED PLANTS WILL BE REPLACED IN KIND. OPERATIONS AND MAINTENANCE OF THE PUBLIC PARK WILL BE THE RESPONSIBILITY OF THE COUNTY OF SAN DIEGO.
5. THE 20 FOOT STREET-FACING LANDSCAPE ZONE - THE MINIMUM TREE PLANT RATIO SHALL BE ONE TREE PER 300 SQUARE FEET OF AREA. THE TREE SHOULD BE MINIMUM 15 GAL. IN SIZE.
6. THE EASTERN SIDEYARD LANDSCAPE ZONE - THE MINIMUM TREE PLANT RATIO SHALL BE ONE TREE PER 100 SQUARE FEET OF AREA. TREE SHOULD BE MINIMUM 15 GAL. IN SIZE.
7. ALL PROPOSED STREET TREES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE ISSUANCE OF AN ENCROACHMENT PERMIT THROUGH THE DEPARTMENT OF PUBLIC WORKS.



SWEETWATER VILLAGE  
COUNTY OF SAN DIEGO, CA  
CONCEPTUAL LANDSCAPE PLAN

JANUARY 20, 2015  
SHEET 3 OF 6



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Photo 1: View looking north to proposed amphitheater within public community park.



Photo 2: View looking northwest from proposed parking area to public community park.