

Not to Scale

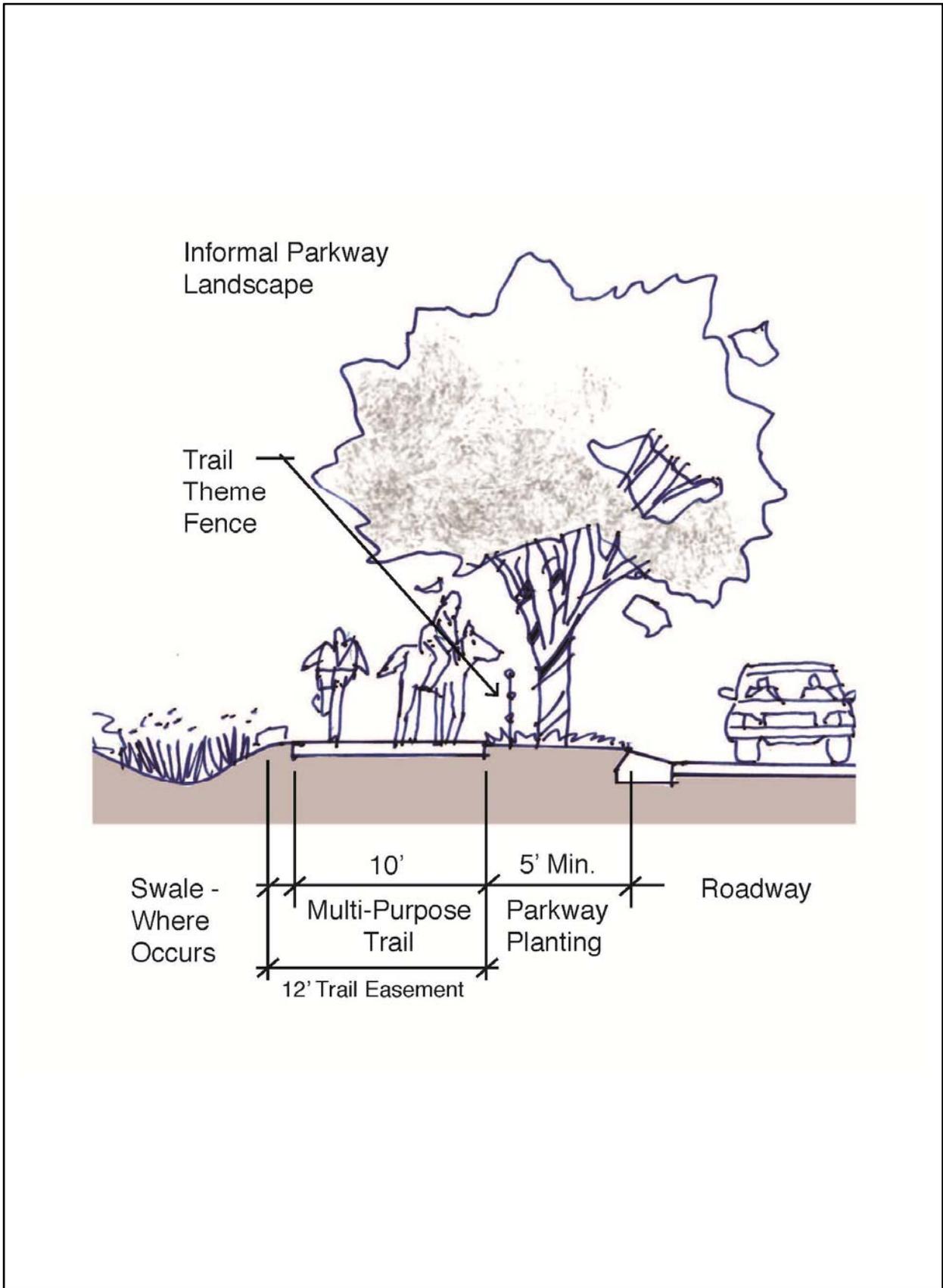
## Trail Head Park

A privately maintained park allowing Eden Valley resident access to the County maintained Public Multi-Use Trail.

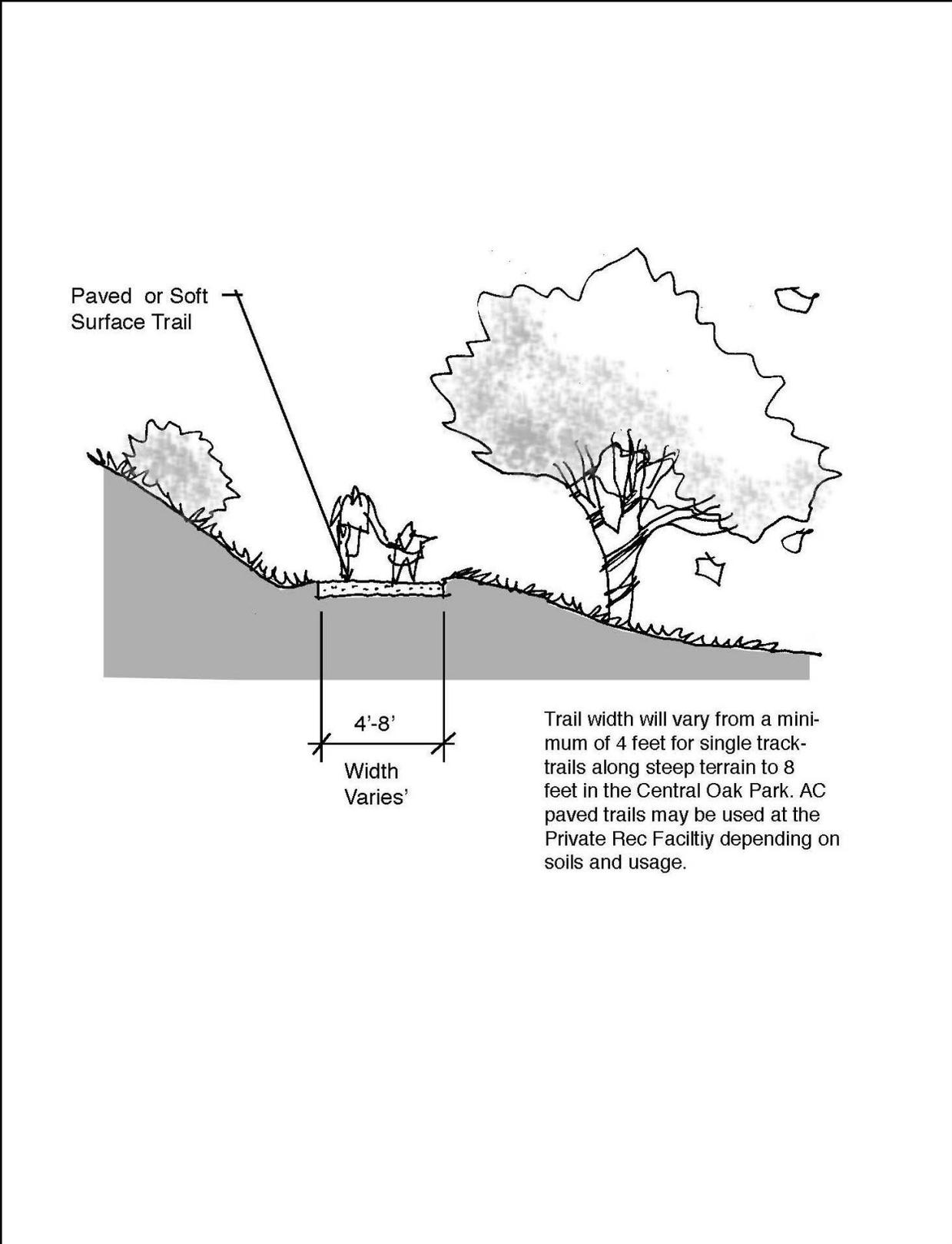
Source: Monica Simpson, ASLA

### Trails

Public multi-use trails and private internal trails will link key open space features of the site and will connect the site to offsite public trails and nearby residents. The multi-use trail will be 10 feet wide and intended to provide equestrian, hiking, biking, jogging and nature viewing, highlighting Valiano's unique open space features. The trail is intended to be a respite from daily life, a place to explore and learn about the wonders of nature and encourage a healthy lifestyle. The trail will run entirely along the community parkway, in addition to connecting with parks and open space. The public trail is within the private road system and will require an easement and dedication to the County and will also require an additional easement within the private road for the County to access the trail for maintenance. A cross section of the multi-use trail is presented in **Figure 2-8**. Smaller private pedestrian trails will be located within the community connecting to residential neighborhoods as well as linking to the public multi-use trail. A cross section of the private pedestrian trails is presented in **Figure 2-9**. **Figure 3-12** shows the locations of the trails.



Source: Monica Simpson, ASLA



Source: Monica Simpson, ASLA

### 2.1.5 Community Identity Elements

The strength of the natural landscape should have an overwhelming effect on the shape, form, and style of the identifying features for Valiano. While there will be no public buildings, there is an opportunity to create an identifying architectural vocabulary through the landscape. **Figure 2-10** presents the key community identity elements.

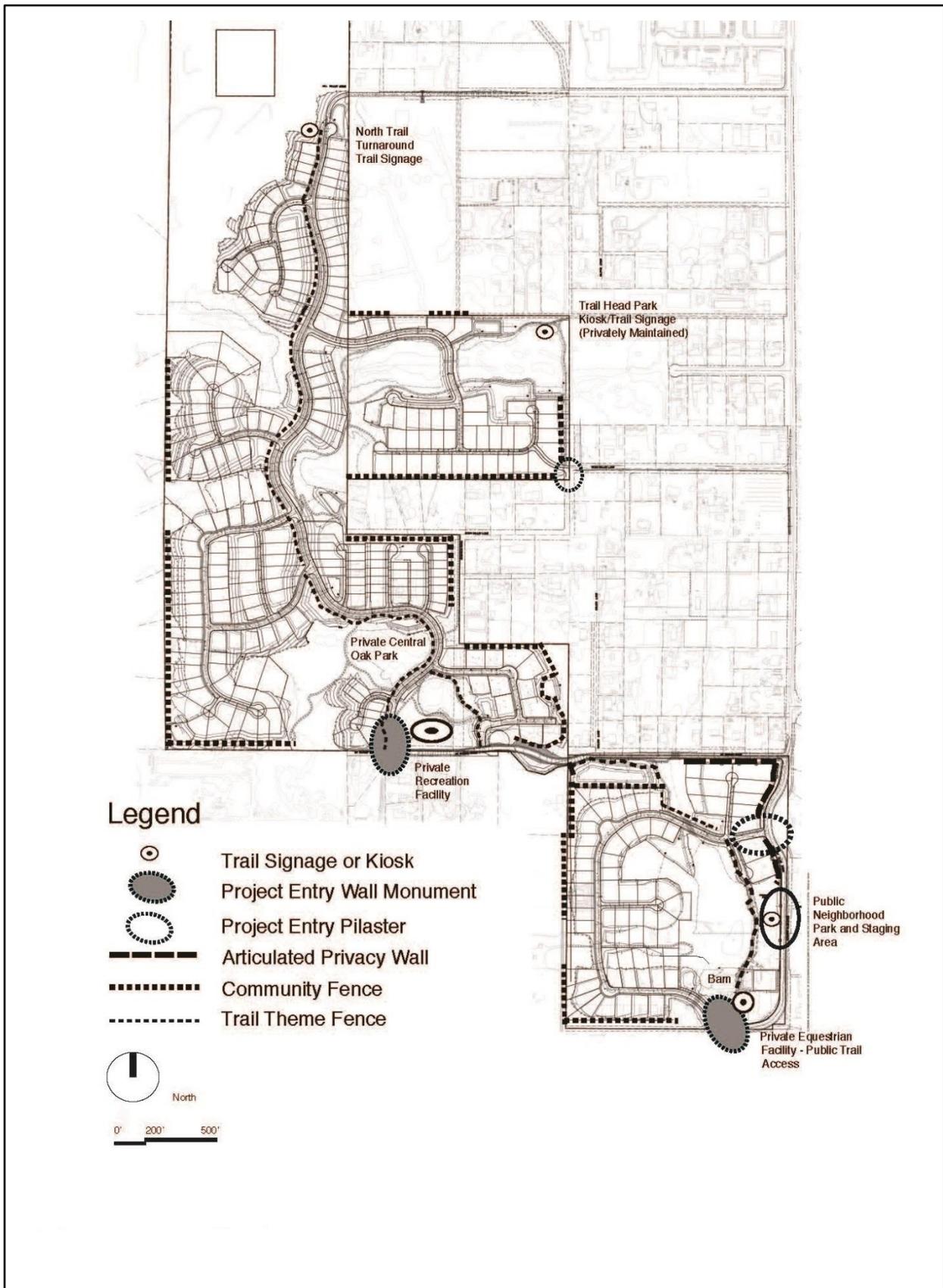
A series of landscape architectural features are proposed to be placed at key points in the community. These elements complement the landscape and include shade structures, creek crossings, documentation, signage, walls and fences. The natural materials found in the surrounding landscape—the color, scale, massing, and texture—shall be incorporated into the designs. Park structures are proposed to be located at the Trail Head area and the natural park. These community landmarks or icons will provide neighborhood focus and places to meet and gather. The final design of the elements will be coordinated with the design of the community recreation center and project entry monumentation.

**Monumentation and Signage** - Consistent with the existing character of Eden Valley, signage will be quiet and understated. Natural materials will be used in the design of the community signage in addition to other materials as appropriate. The goal of the signage program will be that of creating a sense of discovery. Rather than being a large scale, monumental community element, the signage of Valiano will be integrated with the imagery of the natural and agricultural landscape.

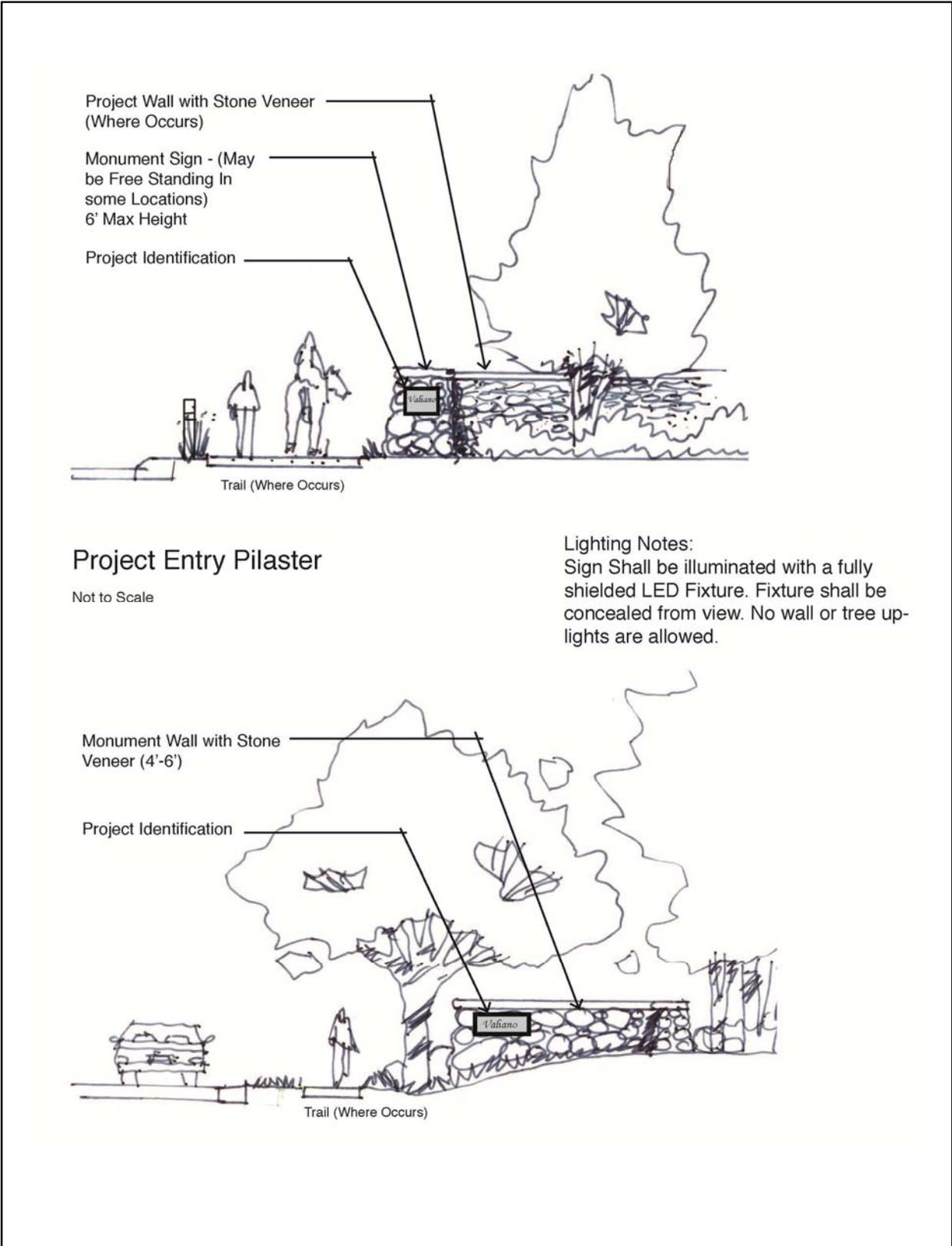
To maintain this character at the entry into the community, the landscape and monumentation proposed is minimal and open. Low rock walls and boulders similar to the native rocks found in the area will be used. Signage will be subtle and understated. Landscape will be characterized by large groves of native and other canopy and vertical accent trees, groups of boulders and low water using plants. There are two main entries into the northern community, one at Mount Whitney Road and the other at Hill Valley Drive. The southern property has two entries off of Country Club Drive.

**Community Structures** - The identity of the community is enhanced with a series of landmarks that can be discovered in the landscape. These structures will be typically found in parks and open space areas and can be shade structures, trellis gateways, stone benches or other pieces of site furniture that can be as are intended to be as interesting as the surrounding nature.

These elements will become visual icons and provide places for the residents to gather and relax. Site furniture within the parks can vary but should be of the same family of rustic yet modern elements, with ease of long term maintenance in mind.



Source: Monica Simpson, ASLA



Source: Monica Simpson, ASLA

**Walls and Fencing** - Generally the design of the walls and fences are intended to recede into the landscape rather than become a dominant visual feature. Walls are located only where necessary for privacy. Low field type stonewalls will be utilized at major project entries.

Fence types may include tube steel and “rustic” character fences such as post-and-rail equestrian fences and shadow box fences among others. Stone and masonry fencing are suited for public areas for screening and sound attenuation purposes and should be minimized. Variation in fence type is encouraged for visual interest and character and in keeping with the eclectic feel of Eden Valley.

Walls and fences that occur on residential lots shall be an extension of the colors and materials of the adjacent residential architecture, visually compatible or be of materials related to the land such as stone. They may occur within the interior yard as an extension of house living spaces, to frame courtyards, to direct views, or to provide privacy. Transparent fencing styles should be used wherever desired to maintain views. All fence materials in fuel modification zones shall conform to fuel modification zone requirements. Fences shall be constructed of non-combustible material or be pressure treated with fire retardant to meet fire-resistive standards as applicable. **Figures 2-11a and 2-11b** present the typical character of walls and fences that would be used within the Specific Plan area.

**Lighting** - Consistent with the rustic character of Valiano, street lighting will be minimal and understated. Rural standards for street lighting will be followed and the County Dark Sky ordinance will be observed. Please see **Figure 2-12** for the lighting exhibit.

The primary objective of common area lighting within the Specific Plan area is to enhance and accent the semi-rural character of the area while establishing a design vocabulary that is pedestrian scaled and does not detract from the environment. By modulating the height, material and quality of the light projected from the fixtures, a consistent lighting design will reinforce the rural character. There are two major distinctions in the lighting fixture characteristics. Project entries, intersections and major streets will receive taller, slightly higher intensity light fixtures. Parks, and people oriented places will have low lighting and pedestrian scale fixtures.

Accent lighting will be used in park and recreation areas. Low voltage accent lighting can add a distinctive quality to the environment and where appropriate light will be directed off trees, rocks and other natural features in non-sensitive areas. Accent light sources should be shielded to eliminate glare and light trespass.

The scale and material of the fixtures should not detract from the image of the community and provide a sense of authenticity. Materials may include metal, wood, composite material and masonry.



**Stone Wall Character**  
Exterior Privacy Wall Option



**Masonry/ Stucco Wall**  
Exterior Privacy Wall Option



**Tube Steel Fence**  
Privacy/Security Fence Option



**Post and Rail Fence**  
Trail Theme Fence



**Stone and Opaque Fence**  
Privacy/Security Fence Option



**Detailed Solid Fence**  
Privacy/Security Fence Option



**See-Through Fence**  
Privacy/Security Fence Option

All walls and fences proposed will conform to Fuel Modification Zone requirements.  
To promote the rural character a variety of fence designs are encouraged at the project perimeter

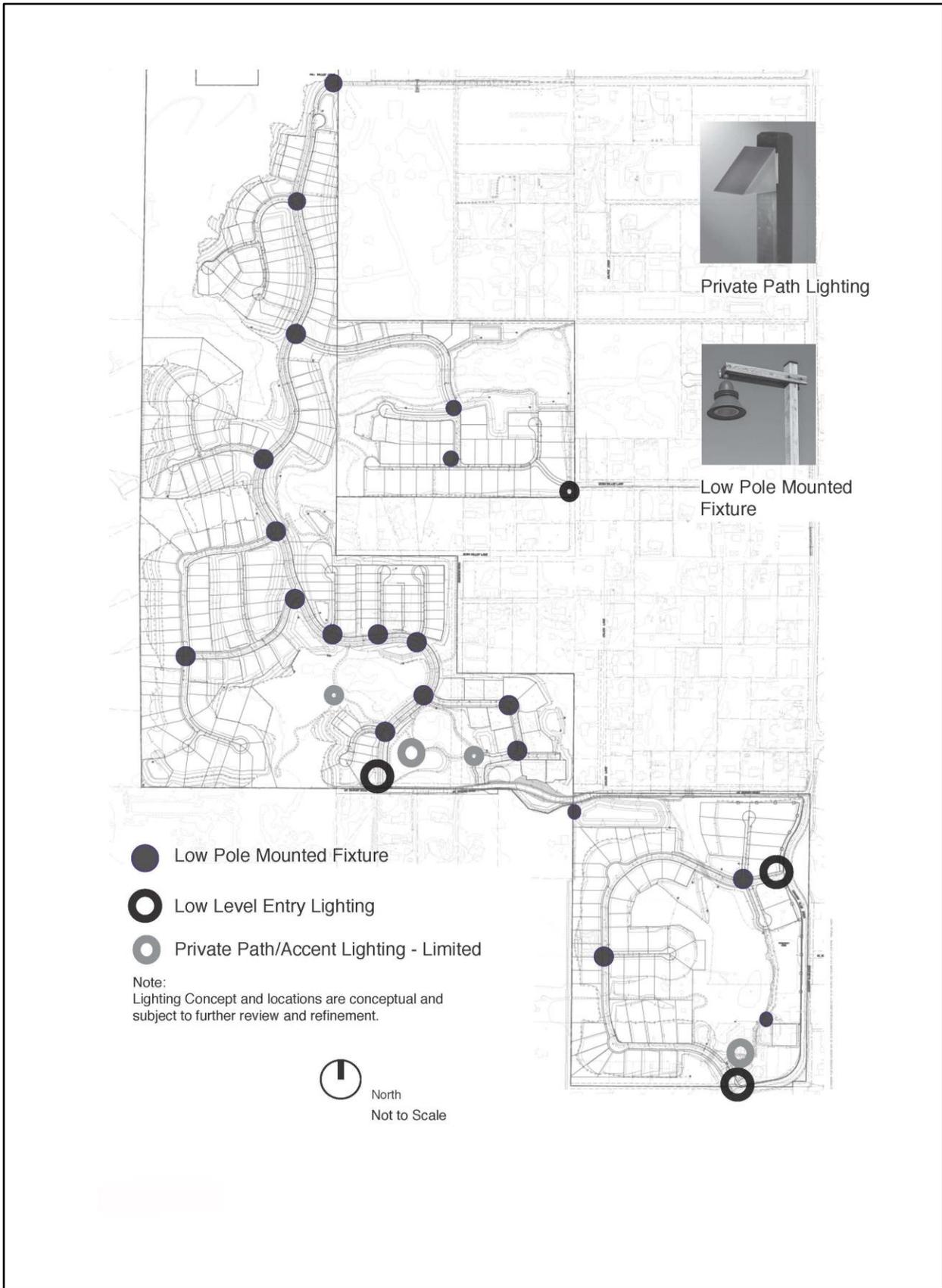
Source: Monica Simpson, ASLA



Source: Monica Simpson, ASLA

Valiano Specific Plan  
County of San Diego

**Figure 2-11b**  
Retaining Wall Elements



Source: Monica Simpson, ASLA

The lighting design will meet all County Ordinance related to light pollution, dark sky protection, and safety. A Lighting Plan will be prepared and submitted to the County which describes the general character and theme of the light fixtures and define how they will vary in public parks and residential areas.

Proposed lighting types include:

- Street Lights on private streets shall be located only at intersections and be a shielded downlight 18 feet to 20 feet tall. Street lights on public roads will meet San Diego Regional Standards.
- Pedestrian lights at trail intersections shall occur at intersections and key locations and be a shielded downlight 10 to 14 feet tall.
- Lighting shall be designed and located to minimize ambient light levels throughout the community but be consistent with public safety standards.
- Lighting near biological open space shall be shielded and directed away from the biological open space.
- Ornamental pedestrian scale fixtures shall be used as much as possible. Full cutoff fixtures, low-reflective surfaces and low-angle spotlights shall be used.
- Lighting shall be designed to minimize glare and the direct view of light sources. No lighting shall blink, flash, or be of unusually high intensity or brightness.
- Light should be generated by efficient light sources to save energy and minimize operating costs.
- Sewage Treatment Plant Lighting shall be planned to minimize illumination of neighboring uses and use full cut off fixtures for all lights. Pole lights shall be shielded, 10 to 14 feet tall.

## 2.2 LANDSCAPE DESIGN CONCEPT

Landscape is one of the most important components of the Valiano community structure. As an ever-present visual element along the streets, hillsides and along open space, the Valiano landscape plays an important role in creating an environment that is both attractive and meaningful. The landscape design is intended to borrow heavily from the existing natural and agricultural landscape character. The landscape will take advantage of the expansive views of the surrounding valley and hills beyond. The unique geography of the site, as well as the existing oaks and agriculture offer the opportunity to

incorporate several distinct landscape zones. **Figure 2-13** presents the overall landscape concept for the Valiano Specific Plan.

### 2.2.1 Landscape Zones

The landscape zones are based upon topography, landform and natural systems. Within these zones a layer of unique landscape features are proposed to add interest and diversity within the community. The major landscape zones are the Parkway Landscape, the Orchard Hillside Landscape, Natural Hillside landscape, the Woodland Landscape, and the Buffer Landscape. **Figure 2-14** presents the proposed landscape zones. In addition to the major landscape zones, concepts for other community landscape elements are discussed.

The development has maximized protection of trees and vegetation by identifying them early in the process in conjunction with designing the road pattern and lot layout. A tree protection plan and construction staging plan will be prepared for all stages of development identifying any type of protection (e.g., fencing, pruning, grading and drainage) if any, needed for specific trees or groups of trees. These plans will be done under the supervision of a landscape professional. Mitigation for any forests or woodlands to be removed will be completed per the mitigation requirements identified in the biological resources report. Impacts to coast live oak woodland will be mitigated at a 3:1 ratio. Mitigation will be accomplished through the off-site preservation of 20.4 acres of coast live oak woodland or the purchase of a similar number of credits in an approved mitigation bank.

All landscape and irrigation plans shall be prepared by a licensed California Landscape Architect and be submitted to the County of San Diego and to the Master Developer for review and approval prior to the start of construction. Plans shall be in compliance with the County's Water Conservation Landscaping Ordinance, the Water Efficient Landscape Design Manual, the Design Guidelines of the Specific Plan, and the County's Grading Ordinance.

***Parkway Landscape*** - The parkway is a key element in the overall plan for Valiano. It is the continuous vegetated feature that links the residential neighborhoods. For the residents it will be a regular part of their lives and a significant ingredient in the image they have of their home. The cadence and rhythm of planting are important.

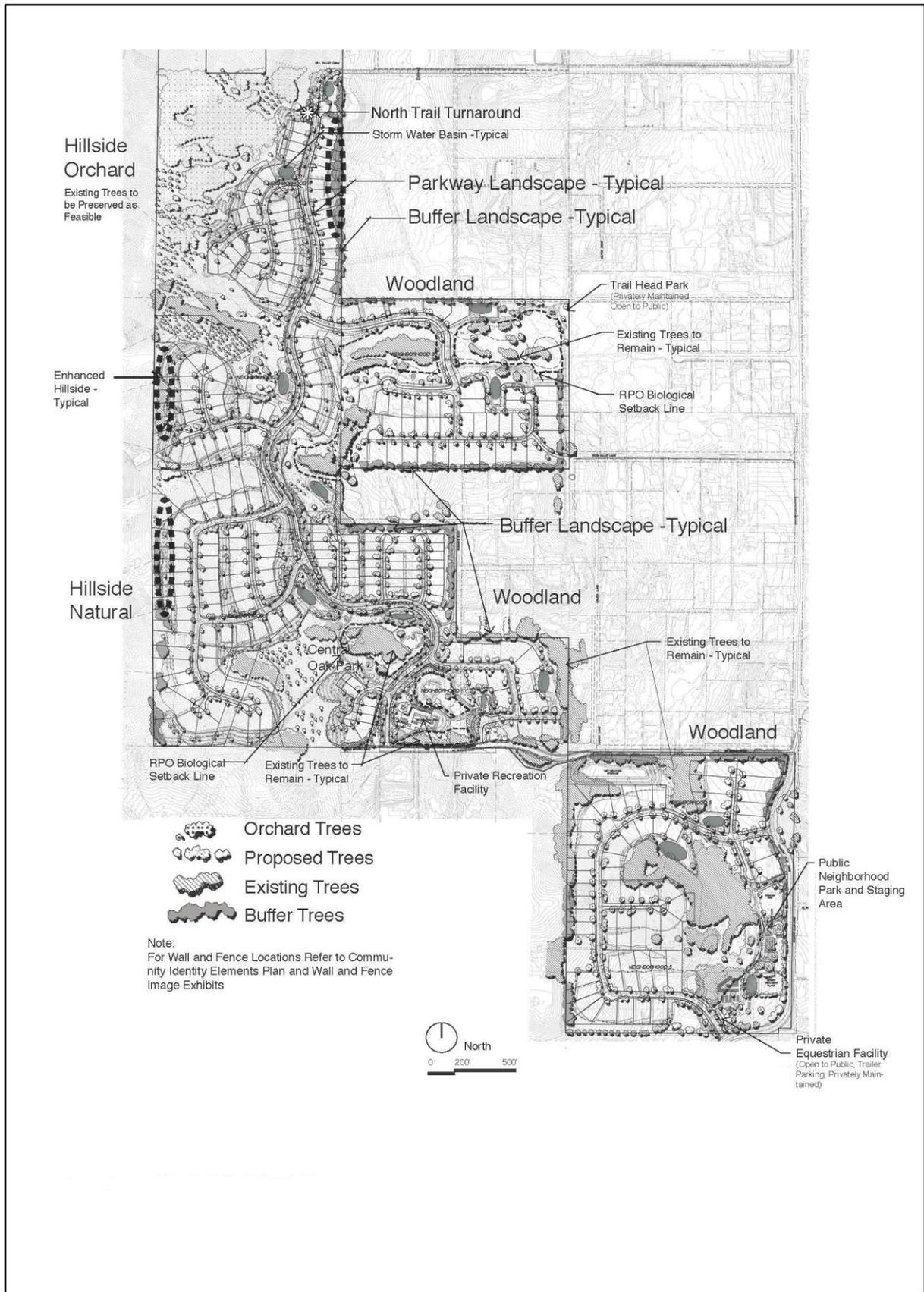
The planting will consist of informal drifts of trees, shrubs and grasses to evoke a California rural landscape consisting of oaks and sycamores with olives at the entries against the backdrop of the avocado laden hillsides. The parkway also contains numerous vistas into existing mature oak woodlands and new bioswales. Native and ornamental understory shrubs and grasses are used sparingly to reduce maintenance needs and minimize a manicured appearance. Fifty percent of the planting will be native

species. Boulders are located to provide interest and maintain the connection with the existing rock features of the area.

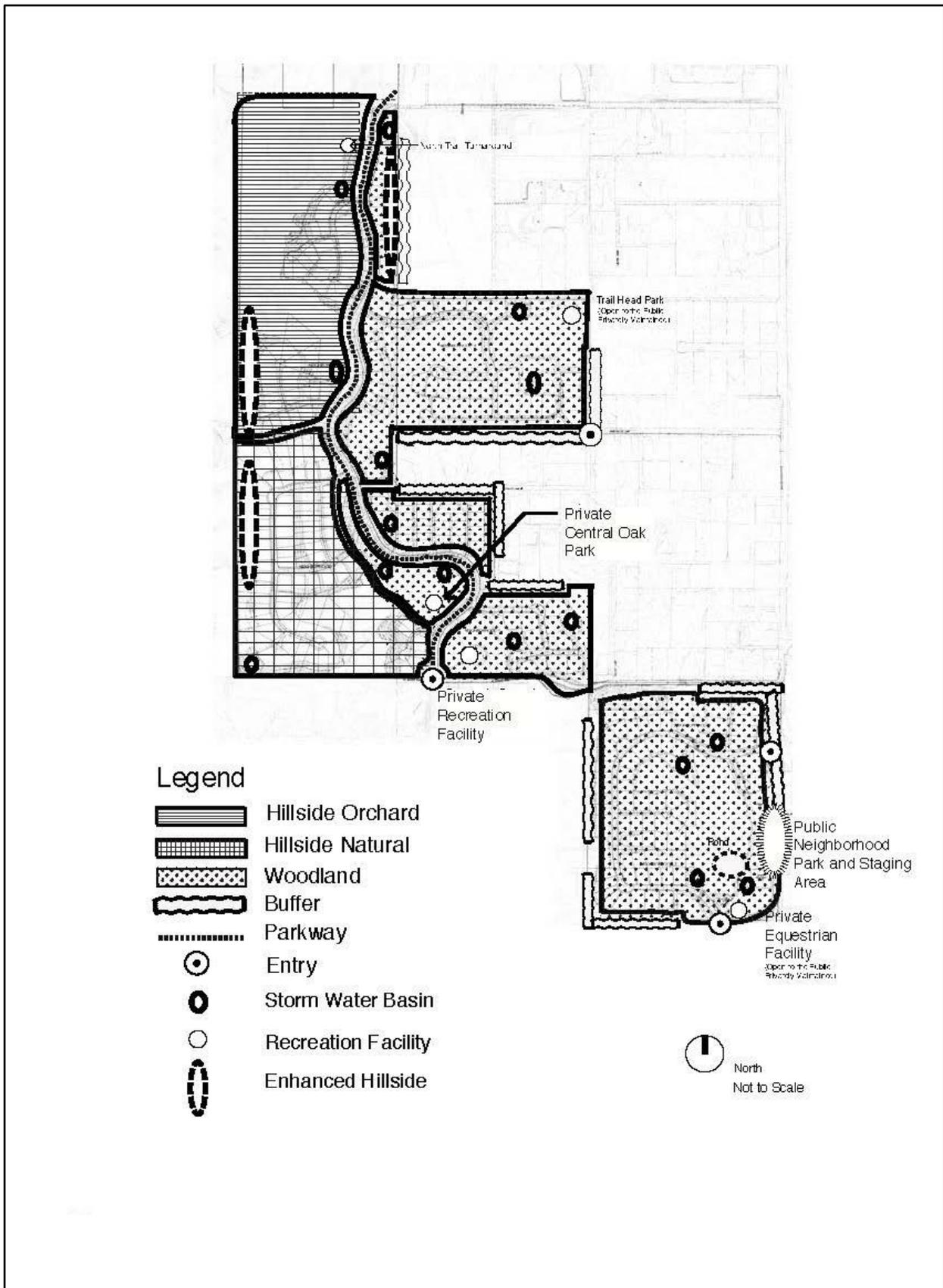
**Woodland Landscape** - Existing mature oak and broad canopy trees typify the Woodland landscape. New landscape in this zone has been designed to reinforce the larger natural landscape patterns and utilize the oak woodland and grassland setting that gives the community a sense of beauty and timelessness. Planting designs within this zone are to reinforce the continuity of the overall oak woodland in the street landscape character. Large canopy trees and understory plants are to be planted in large drifts, rather than a diverse mix of plants planted in singles and doubles. It will be a combination of native and proven ornamental species. Country Club Drive is a part of this landscape and will continue the character as proposed for Harmony Grove Village with California peppers and occasional groups of Oaks, Sycamores and Brisbane box. Fifty percent of the planting will be native species.

**Orchard Hillside Landscape** - The land in the northwestern hillside area offers an opportunity to continue agricultural operations that were historically on the Valiano site. Continued opportunity of this area for avocado production and even small-scale viticulture production allows for the semi-rural character of the area to be maintained and become an integrated part of the community landscape fabric. Trees near homes will be selected and sited to provide shade and scale while framing views to the valley. An informal arrangement of plant materials will respond to the functional requirements while providing an overall semi-rural character. Some of these areas are also within the fuel modification zone and plant material type will be restricted. Fifty percent of the planting will be native species.

**Typical Enhanced Hillside** - Planting of slopes and other disturbed areas adjacent to areas of native vegetation shall be accomplished in a manner so as to provide visual and horticultural compatibility with the indigenous native plant materials. Native Plants and hydroseed mixes shall be used where ever possible and appropriate. Trees, and Oaks in particular should be a mix of 1, 5, 15 gallon and 24 and 48-inch box to create a mixed-age stand. For the enhanced plantings on manufactured slopes, one gallon and five gallon shrubs would be planted in addition to the hydroseed mix. See Plant List for additional understory material.



Source: Monica Simpson, ASLA



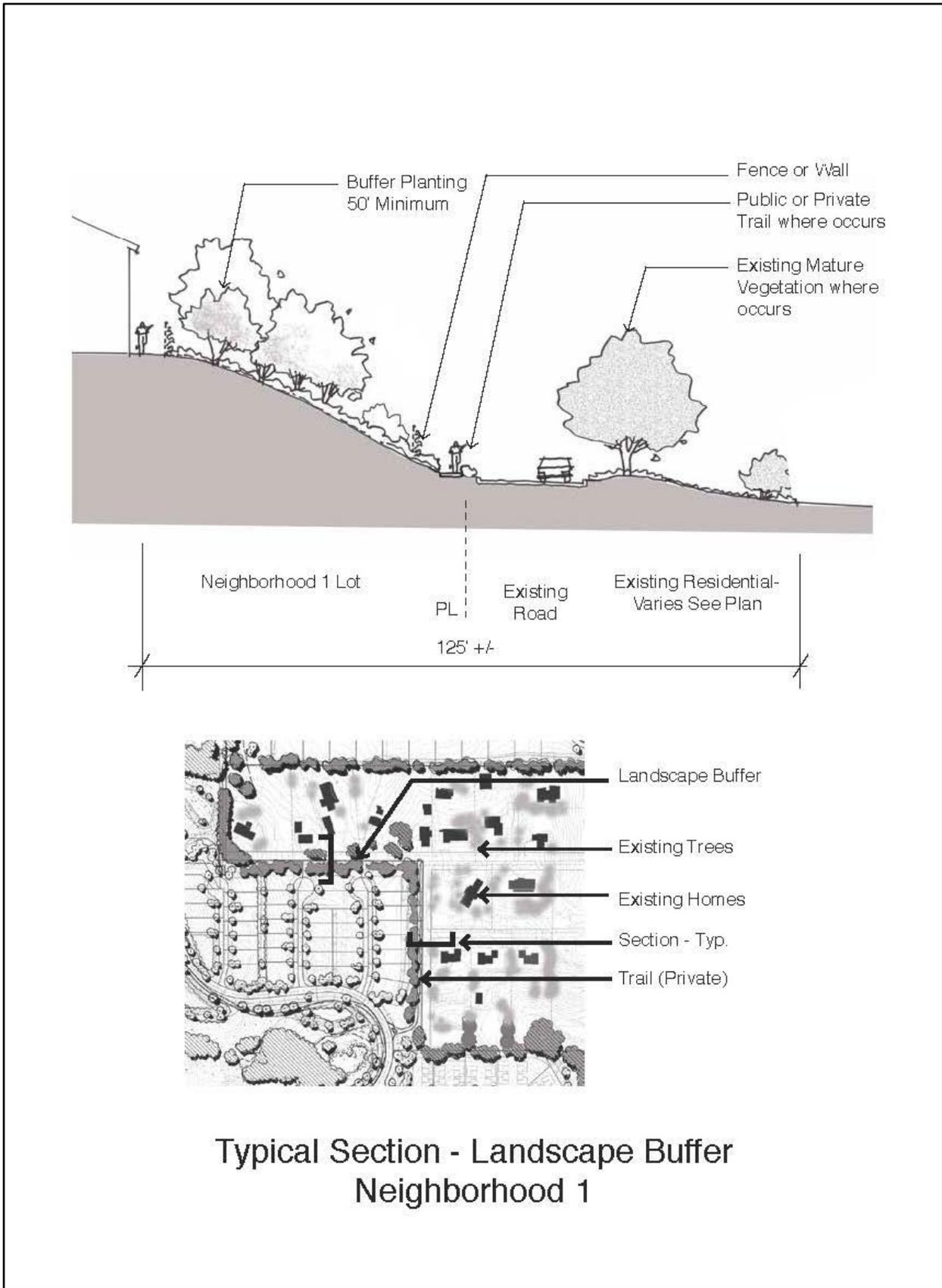
Source: Monica Simpson, ASLA

**Natural Hillside Landscape** - In the southwestern hillside zone a large area of diseased and damaged avocado trees will be replaced with a blended transition between the developed areas of the project and the adjacent native hillsides. The goal will be to seamlessly blend from the “California” ornamental landscape of the residential lots to native and low water using plant materials. Natural hillside landscaping will help reestablish wildlife habitat, reduce erosion and restore soil health, as well as contributing to the aesthetic beauty of blending in with the natural landscapes. Planting and irrigation will conform to the requirements of the Fuel Modification Zone. Fifty percent of the planting will be native species. While low water plant materials will be used, an irrigation system may be introduced in some of the natural areas or former avocado groves to establish plant material.

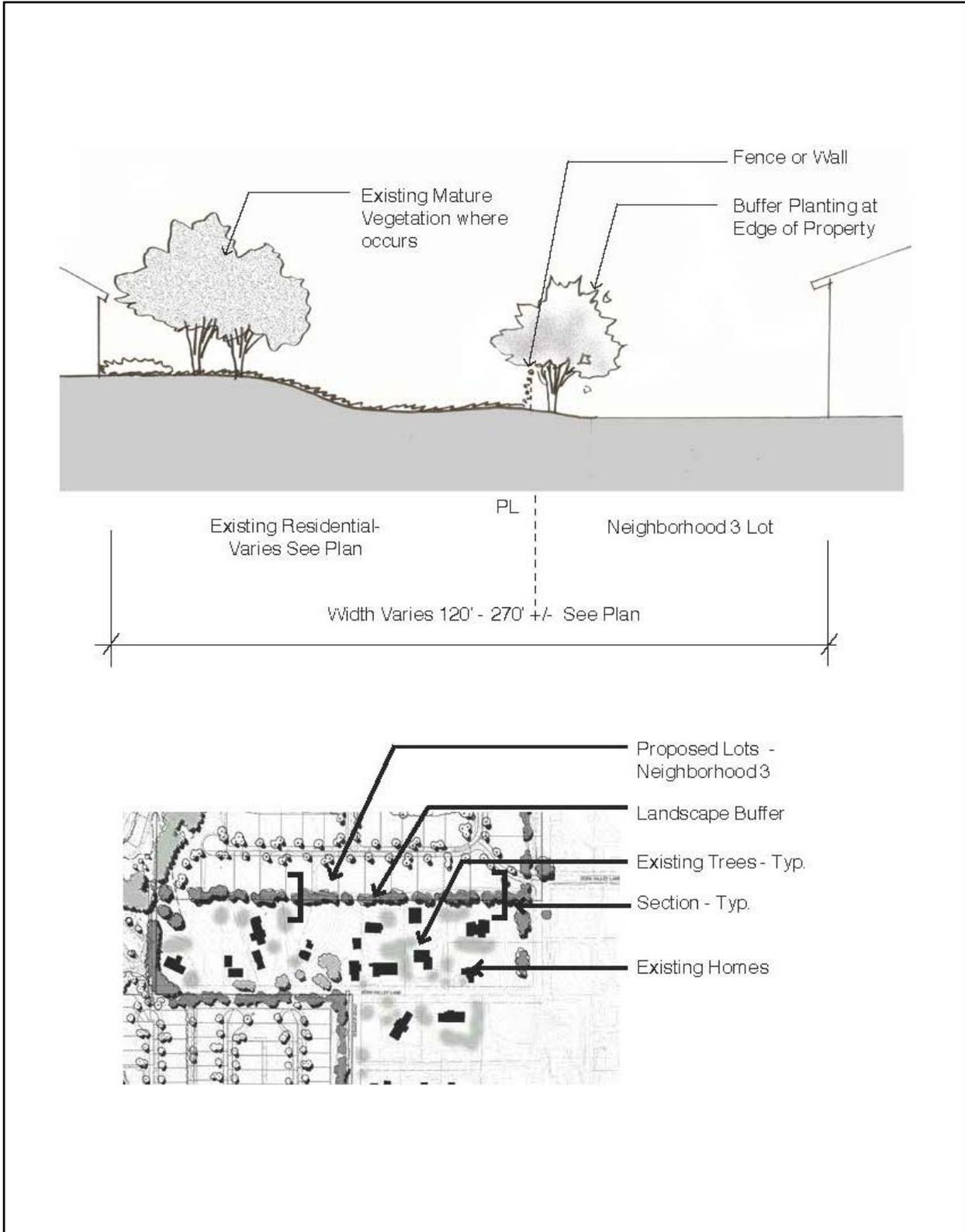
**Storm Water Basins** - These features are meant to be an invisible design element that looks as if it is a natural, integral part of the landscape design and not a separate uncoordinated feature. They will be informally planted with native grasses in the bottoms and trees at the upper edges. Shrubs and ground covers may be incorporated as appropriate. In order to meet the stormwater treatment requirements, both bioretention basins and extended detention basins with a bioretention component are proposed. For detailed description and design of these features, please refer to the Storm Water Management Plan. Basins will be maintained by the Valiano Home Owners Association.

**Buffer Landscape** - A Buffer landscape edge will be planted along several property boundaries to provide an attractive visual and dimensional separation between the existing adjacent residential lots and the new proposed residential lots. Planting of trees and shrubs will be designed in a manner to provide a soft and appealing edge between the project and the existing homes. **Figures 2-15a, 2-15b and 2-15c** depict the buffer landscape in the neighborhood setting for Neighborhoods 1, 3 and 5, respectively.

The planting will also help maintain a sense of privacy and physical separation highly valued in Eden Valley. Trees, such as oaks, will be used along with native and adapted shrubs. Any walls or fences proposed along the edges will be screened with plant material. Trails within these zones will be adjacent to the property line edge.



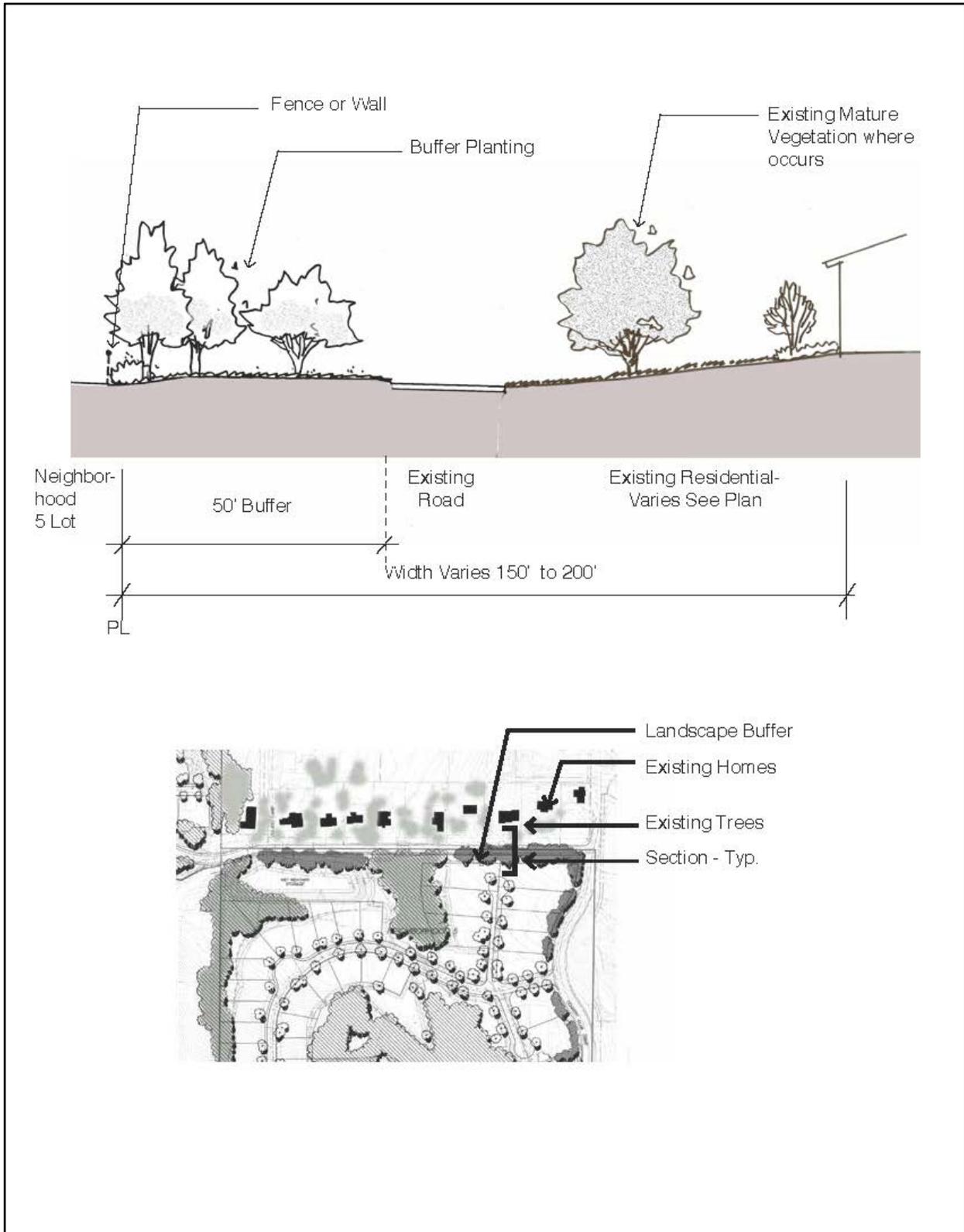
Source: Monica Simpson, ASLA



Source: Monica Simpson, ASLA

Valiano Specific Plan  
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**Figure 2-15b**  
 Typical Section Landscape Buffer  
 Neighborhood 3



Source: Monica Simpson, ASLA

Valiano Specific Plan  
 County of San Diego

**Figure 2-15c**  
 Typical Section Landscape Buffer  
 Neighborhood 5

### 2.2.2 Fuel Modification

The Valiano Specific Plans will adopt fuel modification zones to assure proactive and effective fire prevention. Fire resistant landscape design will provide required buffering while striving to maintain the visual and biological integrity of the native/naturalized plant communities.

The Valiano Fire Protection Plan (FPP) identifies requirements for fire protection for future development within the Plan area. Those requirements are incorporated by reference into the Valiano Specific Plan.

On-site, the perimeter buffer and Fuel Management Zone (FMZ) would consist of a minimum of 50 foot irrigated zone from the edge of all structures in the development. All vegetation would be removed that is not fire resistant and re-planted with irrigated fire-resistant landscaping. This would be defined as Zone 1.

Unless included in Zone 1, the area between 50 to 150 feet from inhabited structures (50 to 100 feet to interior islands of natural fuels), all dead and dying vegetation shall be removed. Where native- and non-native vegetation exists within this Zone, it may remain provided that the vegetation is modified so that combustible vegetation does not occupy more than 50 percent of the square footage of this area. In this Zone the actively managed and irrigated orchard (mostly avocado) presently located within the proposed development may be integrated into the zone.

The FMZ shall be a minimum of a 150 foot area, or as approved using mitigation measures by the SMFD, surrounding and extending in all directions from all structures, in which flammable vegetation or other combustible growth is cleared away or modified, except for:

- Single specimens of trees or other vegetation that are well pruned and maintained;
- Non-irrigated grass (weed-whipped to 4 inch stubble height) and other vegetation located more than 50 feet from the structure and less than 18 inches in height above the ground;
- All ornamental landscaping that is consistent with San Diego County acceptable plants for a defensible space in fire prone areas plant list; and
- A Non-irrigated Zone 2 Fuel modification less than 100 feet beyond Zone 1 onsite with one of the following: 1) interior islands of native fuels with a completed and approved Resource Management Plan, 2) fuel modification on adjacent property which provides the additional distance to meet Zone 2 criteria, 3) Zone 2 fuel modification is provided with recorded easements on adjacent property for this purpose, 4) where adjacent managed and irrigated agriculture crops/orchards provide fuel modification to meet Zone 2 fuel modification requirements, 5) where twice the calculated fire

flame length is less than the zone width, 6) where calculated fireline intensities would not create a significant hazard to ignition-resistant structures (See these measured distances illustrated in Exhibit 1 – Fuel Treatment Location Map, or 7) where Zone 2 fuel modification criteria is applied to 20 feet on either side of roadways.

### **Zone 1 Fuel Modification – Irrigated**

Zone 1 is the area 50 feet beyond each residence. Roads and other “non-structure” improvements are allowed in this zone. Manufactured slopes will be included in this zone when present. In addition, included is a building setback of 15 feet at the rear of the lots. Following are other specific requirements for Zone 1.

- Zone 1 shall be irrigated (micro-irrigation acceptable when overhead irrigation may cause erosion). It includes a 15 feet setback at the rear of the backyard and the manufactured slopes within the zone.
- All undesirable non-native vegetation shall be removed. Also, no plants on the California Exotic Pest Plant Council’s list of “Exotic Pest Plants of Greatest Ecological Concern in California as of October 1999” or more recent version shall be planted.
- Vegetation may include single or cluster (no more than two to three plants/tree) of trimmed fire resistant native and ornamental plants.
- Dense plant masses adjacent to the structures and at bases of trees and tree clusters shall not be placed in this zone. Vegetation must be low growing, fire resistive, deep rooted, drought tolerant plantings to maintain erosion control and soil stability, especially on manufactured slopes.
- Native or ornamental trees can be retained within this fuel modification zone. They shall be pruned to maintain a vertical separation of approximately 10 feet above underlying shrubs or groundcover. Pruning of the shrubs will minimize the impact of the tree pruning.
- Trees may be planted and/or maintained as individual specimens, or clustered. Groups should be two to three trees maximum, with mature foliage of any group separated horizontally by at least 20 feet, if planted on less than 20 percent slope, and 30 feet, if planted on greater than 20 percent slope.

## *2.0 Land Use and Design*

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- Tree canopies shall not be allowed to overhang the roof of any structure; the outer edge of the canopies of mature trees will be a minimum of 10 feet from the building eaves, and free of all dead or dying parts. All the dead material must be pruned out of all vegetation on a regular basis. Trees and vegetation should not be planted in areas where fire truck access is impaired, should not impair or obstruct the use of fire department ladders.
- Mulches, chips and other small multi-cuttings (cut to less than two inches in diameter and four inches in length) shall be evenly spread over the area no more than 4 inches, at least 50 feet from structures. This can be used to maintain soil moisture and prevent grass and weed encroachments within the treated areas. Regular maintenance, vegetation pruning, and irrigation to establish drought tolerant, fire-resistive landscaping are very important in this Zone.
- Construction materials, firewood, and other combustible materials shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. Storage may occur in the defensible space located a minimum of 30 feet from structures and separated from the crown of trees by a minimum of 10 feet, measured horizontally.
- Ornamental plants will not be planted or allowed to become established within this Zone, unless shown in the Recommended Plant Lists (see Appendix A of the FPP) (or in an approved landscape plan and approved by the Fire Marshal).
- Plants in this zone will not include any pyrophytes that are high in oils and resins.
- Non fire-resistive trees, including conifers, pepper trees, eucalyptus and acacia species, shall be located and maintained so that the trees drip line at maturity is a minimum of 30 feet from any combustible structure.
- Non- flammable patios, walkways, rock, driveways and gravel can be used to break up fuel continuity within this zone.
- If shrubs are located underneath a tree's drip line, the lowest branch will be at least three times as high as the understory shrubs or 10 feet, whichever is greater.
- Trees may be planted and/or maintained as individual specimens, or clustered with 2 to 3 trees in a single cluster; and avoid planting trees directly uphill of one another. For 0 to 20 percent slope, a

20 foot required distance is required between edges of mature tree canopies. For slopes greater than 21 percent a minimum 30 foot distance is required between edges of mature tree canopies.

### **Zone 2 Fuel Modification – Non-Irrigated**

Zone 2 (*Shown as "Green" on the Fuel Treatment Location Map*) is generally the area described as 50-150 feet from structures, except 50 to 100 feet to interior islands of natural fuels. Roads and other “non-structure” improvements are allowed in this zone. Zone 2 fuel management shall also be applied to all roadways, including private controlled access roadways. Manufactured slopes will be included in this zone when present. Zone 2 can either be cleared in conformance with Zone 1 above, or selectively cleared and modified as described below.

- Zone 2 is generally an area 50 to 150 feet (or more) beyond Zone 1 and where the fuel volume will be removed or thinned by 50 percent, including the removal of all undesirable species.
- Irrigation will be used only if needed to establish and maintain fire-resistive landscaping.
- As the native vegetation cover in Zone 2 is reduced, there is a very high probability that the openings will be dominated with non-native weed or grass species. Therefore, all grasses and weeds are to be mowed or weed-whipped to a 4-inch stubble height by June 1<sup>st</sup> of each year or when the fuels become cured, whichever occurs first.
- Any vegetative biomass (debris and trimmings) produced by thinning and pruning shall be removed from the site or converted to mulch by chipping and evenly distributed to a maximum depth of four (4) inches a minimum of 30 feet from the edge of structures. This mulching concept helps to maintain soil moisture for the designated plants, reduces the growth of annual grass and minimizes soil erosion.
- The area on each side of the improved width of highways, private roads, and driveways shall comply with the requirements of a this fuel modification zone. For newly constructed roads, the vegetation shall be modified/reduced by 50 percent for 30 feet on either side of the road.
- The following native species will be removed in this zone even as specimen plants because of their flammability: California sagebrush, Flat-topped buckwheat, and Black sage.

### **Zone 3 Fuel Modification – Non-Irrigated - Off Site.**

Zone 3 is within the responsibility of adjacent land ownerships. Enforcement is maintained by either private easement, or by the Fire Marshal’s enforcement and compliance with fuel modification and annual weed abatement adjacent to existing off-site structures or actively managed and/or irrigated areas. The off-site zone will comply with Zone 2 criteria for the required 150-foot fuel modification from structures or provide other precautions as directed by the Fire Marshal.

### Fuel Maintenance

- Maintenance within the zones shall be performed year-round and include the following:
- Prune and thin trees around structures to decrease fuel volume, retain succulent growth and to provide adequate clearance between structures and plants, as required in the County Consolidated Fire Code.
- Tree branches overhanging roofs shall be removed.
- Trash and combustible debris shall be cleared from around structures, and removed from roofs and rain gutters.
- Irrigation systems will be maintained to ensure that they function properly and plantings are watered sufficiently to maintain succulent growth.
- The responsibility for the fuel modification maintenance defined above shall remain with each lot owner and any subsequent owners, and a Home Owner Association (HOA) for the common areas. In the event a lot is repossessed or sold, the unit or agency holding title to the lot will be responsible for maintenance.

### 2.2.3 Landscape Palette

The plant material listed below is not intended to be a complete list, but rather offer a representation of the plants suitable for the project. The areas described below are to be utilized by the developer. In areas with plant restrictions, such as fuel modification zones, revegetation or mitigation areas, plant material shall conform to the guidelines of the agency having jurisdiction over these areas. In Fuel modification zones certain plants may be prohibited or limited in the quantities used. Please see Section 2.2.2 for information on prohibited species within specific fuel modification zones. Plant material shall conform to all height and setback requirements in utility easements. Plant material chosen should also be commercially available. Where feasible, areas of high quality significant native vegetation disturbed by road construction shall be transplanted to adjacent landscape areas.

**Typical Parkway Landscape** - The primary street trees are California Sycamore and Coast Live Oaks. They should be planted in informal groves occasionally interrupted by limited drifts of California bay laurel. Olive trees will be located at the entries.

<i>Olea europea (Entries Only)</i>	Olive
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Platanus racemosa</i>	California Sycamore
<i>Umbellularia californica</i>	Bay Laurel

**Typical Woodland Landscape Zone** - Broad canopies dominate the landscape. Existing woodlands open space should utilize native species only, with no planting within biological open space easements. Acceptable species for streets and residential areas include but are not limited to:

<i>Alnus rhombifolia</i>	White Alder
<i>Cinnamomum camphora</i>	Camphor tree
<i>Fraxinum species</i>	Evergreen Ash
<i>Koelreuteria species</i>	Chinese Lantern Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus species</i>	Oak
<i>Ulmus parvifolia 'drake'</i>	Chinese Elm
<i>Umbellularia californica</i>	Bay Laurel

**Typical Orchard Hillside Landscape Zone** - Planting will be done in informal groves with dark evergreen trees. Acceptable species include but are not limited to:

<i>Arbutus marina</i>	Strawberry Tree
<i>Citrus Species</i>	Citrus
<i>Lophostemon confertus</i>	Brisbane Box
<i>Lauris nobilis</i>	Sweet Bay
<i>Olea europea</i>	Olive
<i>Podocarpus gracilor</i>	Fern Pine
<i>Quercus species</i>	Coast Live Oak
<i>Quercus virginiana</i>	Southern Live Oak

**Typical Natural Hillside Landscape Zone** - Planting will be done in informal groves and may have fuel modification restrictions. Streets and residential yards can use compatible non-native adapted species. Acceptable species include but are not limited to:

### **Trees and Shrubs for Native Zones**

<i>Heteromeles arbutifolia</i>	Toyon
<i>Quercus engelmannii</i>	Mesa Oak

### **Street and Residential Lots**

<i>Cupaniopsis anacardiodes</i>	Carrotwood
<i>Olea europea</i>	Olive
<i>Pittosporum undulatum</i>	Victorian box
<i>Quercus species</i>	Coast Live Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Schinus Molle</i>	California Pepper

**Typical Enhanced Hillside** - Planting of slopes and other disturbed areas adjacent to areas of native vegetation shall be accomplished in a manner so as to provide visual and horticultural compatibility with the indigenous native plant materials. Native Plants and hydroseed mixes shall be used where ever possible and appropriate. Trees, and Oaks in particular should be a mix of 1, 5, 15 gallon and 24 and 48-inch box to create a mixed-age stand. For the enhanced plantings on manufactured slopes, one gallon and five gallon shrubs would be planted in addition to the hydroseed mix. See Plant List for additional understory material.

Sample Native Hydroseed Plant Material for Slopes (Seed Mix to be determined by location and micro climate)

<i>Baccharis pilularis</i>	Coyote Bush
<i>Eriophyllum Confertiflorum</i>	Golden Yarrow
<i>Encelia californica</i>	Bush sunflower
<i>Eschscholzia californicus</i>	California Poppy
<i>Lupinus Succukentus</i>	Arroyo Lupine
<i>Mimulus sp.</i>	Monkeyflower
<i>Nassella pulchra</i>	Purple Needlegrass
<i>Plantago erecta</i>	California plantain
<i>Salvia Apiana</i>	White sage

*Vulpia microstachys*

Three Week Fescue

**Typical Buffer Landscape** - Planting will be done in informal groves to provide a heavy screen and may have fuel modification restrictions. Drought tolerant plants are recommended.

*Archtothylus species*

Manzanita

*Mahonia 'Golden Abundance'*

Hybrid Oregon Grape

*Prunus illicifolia*

Catalina Cherry

*Quercus agrifolia*

Coast Live Oak

*Quercus dumosa*

Coastal Scrub Oak

*Romneya 'white Cloud'*

Matillia Poppy

*Rhamnus californica and cultivars*

Coffeeberry

*Rhus ovata*

Sugar bush

**Storm Water Basins** - Plant selections should aim to control erosion and wick water from soils. Accordingly, groundcovers and grasses that provide quick cover are the best choices for the lower zones. Trees and large shrubs are best planted in the high zone where their roots can absorb the infiltration. Low shrubs, grasses and groundcovers may be used in the mid zone depending on the slope, soil type, and drainage patterns. These areas will be maintained by the Valiano Homeowners Association.

### **Trees**

*Aesculus californica*

California Buckeye

*Alnus rhombifolia*

White alder

*Cercis occidentalis*

Western rosebud

*Fraxinus latifolia*

Oregon ash

*Prunus lyonii*

Catalina cherry

*Salix coulteri*

Coulter willow

*Salix laevigata*

Red willow

*Salix lasiolepis*

Arroyo willow

*Sambucus mexicana*

Blue elderberry

*Umbellularia californica*

California bay.

### **Shrubs/Ground Cover**

*Baccharis species*

Baccharis

*Rhamnus californica*

Coffeeberry

*Ribes species*

Currant/Gooseberry

*Rosa californica*

California rose

*Salvia species*

Sage

### **Grasses**

<i>Carex ssp</i>	Sedge
<i>Elymus ssp</i>	NCN
<i>Festuca californica</i>	California fescue
<i>Festuca mairei</i>	Atlas fescue
<i>Iris douglasiana</i>	Douglas iris
<i>Juncus patens</i>	Common rush
<i>Juncus textilis</i>	Basket rush
<i>Muhlenbergia rigens</i>	Deer grass
<i>Pennisetum spp</i>	Fountain grass

**Understory Plant Material** - The following shrubs and ground covers may be used within the project. Plants should be grouped according to exposure and water requirements and according to compatible design and aesthetic character of the zone. Typically, the hillside should consist of dryer plant material transitioning to the natural environment. Native species and cultivars are encouraged. Acceptable species include but are not limited to:

<i>Agave species</i>	Agave
<i>Aloe species</i>	Aloe
<i>Arctostaphylos species</i>	Manzanita
<i>Baccharis species</i>	Baccharis
<i>Bougainvillea spp.</i>	Bougainvillea
<i>Calliandra species</i>	Fairy Duster
<i>Callistemon species</i>	Bottle Brush
<i>Cistus purpurpureus</i>	Orchid Rockrose
<i>Carissa macrocarpa</i>	Natal Plum
<i>Cotoneaster species</i>	Cotoneaster
<i>Dendromedon species</i>	Bush Poppy
<i>Dodonaea viscosa</i>	Hop Seed Bush
<i>Echium fastuosum</i>	Pride of Madera
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Galvezia speciosa</i>	Island Bush Poppy
<i>Gardenia jasminoides 'mystery'</i>	Gardina
<i>Gossypium harknessii</i>	San Marcos Hibiscus
<i>Huechera species</i>	Coral bells
<i>Hemerocallis species</i>	Daylilly
<i>Iris douglasiana</i>	Pacific Iris

<i>Lantana species</i>	Lantana
<i>Lavandula species</i>	Lavender
<i>Lavatera species</i>	Tree Mallow
<i>Leptospermum species</i>	Tea Tree
<i>Leucohyllum species</i>	Sage
<i>Maytenus phyllanthoides</i>	Mangle Dulce
<i>Myrtus communis 'compacta'</i>	True Myrtle
<i>Oenothera species</i>	Evening Primrose
<i>Raphiolepis species</i>	Indian Hawthorne
<i>Punica granatum</i>	Pomegranite
<i>Rhus ovata</i>	Sugar Bush
<i>Rose species</i>	Rose
<i>Rosmarinus species</i>	Rosemary
<i>Salvia species</i>	Sage
<i>Sambucus mexicana</i>	Blue Elderberry
<i>Senna species</i>	Cassia
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Vitex agnus-castus</i>	Chaste TreVitus species
<i>Wisteria species</i>	Wisteria
<i>Xylosma congestum</i>	Glossy Xylosma

### Other Ornamentals and Grasses

<i>Agrostis species</i>	Bentgrasses
<i>Carex species</i>	Sedge
<i>Dasyilirion species</i>	Mexican Grass Tree
<i>Elymus glaucus</i>	Blue Wild Rye
<i>Festuca species</i>	Fescue
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Mulenbergia rigens</i>	Deer Grass
<i>Nolina species</i>	Nolina
<i>Opuntia species</i>	Cactus
<i>Stipa tenuissima</i>	Mexican Feather Grass
<i>Yucca species</i>	Yucca

### Plant Container Sizes

Trees: Container Sizes for trees will vary from 5 gallon to 48" box, depending on the location, species and availability. Final plant selection and container sizes will be submitted during final engineering and

design review process. Per the project Visual Impact Analysis in the EIR, Trees would be routinely planted from 15-gallon or 24-inch box containers (with focused larger sizes as specified below) and shrubs would be planted from one- and five-gallon containers.

Due to their slow growth rate relative to other species noted above, the entry olives would be installed from 36- to 48-inch boxes. Key visual locations of Oaks also would be planted from 48-inch boxes within streetscape and buffer areas and mixed with 15 Gallon and 24" box for diversity.

Shrubs: Shall have a minimum size of one (1) gallon.

Groundcovers shall be planted from minimum size of flats.

### **Irrigation**

Plants shall be grouped in hydrozones, which are groupings of plants with similar watering needs. Irrigation shall be calibrated to the water needs of each hydrozone to avoid over- and under watering. Low-water native plants and ornamentals will be used whenever possible, in non-irrigated areas, supplementary irrigation may still be needed to maintain these plants.

The Project will be connecting to a recycled water system in the future in accordance with the standards set by Rincon del Diablo Municipal Water District (Rincon) for all common area landscape irrigation, including private parks, streetscapes and manufactured slopes. It is anticipated that Rincon will interconnect the Project's recycled water system with the facilities approved and being constructed in Harmony Grove for recycled water. The initial irrigation system will use potable water but the irrigation equipment will be installed anticipating recycled water and use purple indicators on irrigation equipment and purple pipe to accommodate the future water source.

At such time the recycled water system is connected, all above ground, exposed facilities shall be consistently color-coded (purple) and marked to differentiate recycled water facilities from potable water and/or wastewater facilities and signed to meet Rincon standards. All future irrigation plans will be reviewed and approved by the County's Environmental Health Department in conjunction with Rincon Water District prior to approval of landscape and grading plans.

Revegetated areas may use temporary irrigation for establishment if needed. Large areas of former agriculture zones may not need irrigation unless they fall within an irrigated fuel modification zone. All

irrigation systems shall follow the County's Water Conservation and Landscape Ordinance Design Manual to establish efficient irrigation systems.

### Notes

1. Common area open space and landscape will be maintained by an HOA. Maintenance areas will be delineated at a future date.
2. Fuel Modification zones are show on a separate exhibit entitled "Fire Protection Plan".
3. All plant material shall comply with County of San Diego, Utility company restrictions and San Diego County Fire Authority, San Marcos Fire District spacing and setback requirements.
4. Landscape shall conform to policies of the Elfin Forest Harmony Grove Community Plan and the San Dieguito Community Plan, in particular Soils policy #7, which states, "When the natural terrain is altered, new landscaping shall utilize at least 50% native species."
5. Per San Marcos Fire District all tree canopies are to be spaced so crowns of all mature trees on level ground maintain a 20' separation and trees on slopes maintain a 30' horizontal separation in the fuel modification zones.
6. Refer to the Biological Open Space maps and documents for plant restrictions and setbacks in those zones.
7. In graded areas where exposed rock face is present, a desert varnish rock stain shall be used in conjunction with a certified letter from a geotechnical engineer that states no significant soil erosion is present.
8. Plans shall be submitted to SDG&E Land Management department for review for all landscape work within the easement. All plant material shall conform to SGDE requirements.