Village Design Plan

OTAY RANCH VILLAGE 14

Specific Plan - Appendix 5

FEBRUARY 2018

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## Errata
### Summary of Text Changes

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<td>Page 25</td>
<td>Correct reference to Fuel Modification Zone</td>
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<td>Delete “Rhus lentii/Pink Flowering Sumac” per Response to Comment O-6.1-32</td>
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<td>Attachment A, Approved Plant List, Page 8</td>
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ATTACHMENTS

ATTACHMENT A – APPROVED PLANT LIST
I. Introduction
I. INTRODUCTION

A. BACKGROUND

Otay Ranch is within the jurisdictions of the County of San Diego and the City of Chula Vista. In October 1993, the San Diego County Board of Supervisors and Chula Vista City Council jointly adopted the Otay Ranch General Development Plan/Otay Subregional Plan Volume 2 (Otay Ranch GDP/SRP), following an extensive planning process spanning more than five years. The Otay Ranch GDP/SRP is an element of the County General Plan as the Otay Subregional Plan, Volume 2 and provides for the development of the Otay Ranch as urban villages, rural estates, business/industrial parks, regional-serving commercial centers and a resort community.

The Otay Ranch GDP/SRP establishes the goals, policies and land use designations for villages within Otay Ranch and requires the preparation of a “Village Design Plan” for each village adopted concurrently with the corresponding Specific Plan.

The Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan area (Project Area) includes portions of Village 14 and Planning Area 16 and all of Planning Area 19, as defined in the Otay Ranch GDP/SRP. This Village Design Plan for Village 14 satisfies the Otay Ranch GDP/SRP requirement.

Planning Areas 16/19 are not included in this Village Design Plan, as the areas are defined by the Otay Ranch GDP/SRP as “Rural Estate Areas” without a village core. The Planning Areas 16/19 Design Guidelines (Specific Plan, Appendix 7) meets the Otay Ranch GDP/SRP requirement to “Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level.”1 for Planning Areas 16/19.

The Village Design Plan represents the next step in the implementation process for Village 14 by refining the design and implementation process and focusing on issues that are specific to the village. This Village Design Plan addresses site, building and landscape design issues to ensure that the quality of the design and architectural concepts established for the overall Otay Ranch community are maintained. The Village Design Plan identifies a theme for the village and delineates that identity through streetscape and landscape design, architecture, monumentation/signage and lighting guidelines. This document provides guidance for developers and designers and will be used to evaluate design proposals for plan compliance by the County of San Diego. The Village Design Plan is organized into the following sections:

- Village Setting & Community Structure – provides an overview of the site and land uses, establishes the design theme, character, pedestrian orientation, grading and landscape design concepts. Park concepts and village entryway and identity design concepts are also provided.
- Village Core Design Guidelines - provide guidance for design of the land uses that form the Village Core, including site planning and building orientation,
pedestrian and vehicular access, landscape and hardscape character and lighting, signage and street furnishings.

- Residential Guidelines - provide guidance for single-family neighborhoods, including architecture, pedestrian orientation, site planning, roofing design and pedestrian orientation.

- Crime Deterrence Design Guidelines - provide Crime Prevention through Environmental Design (CPTED) strategies including natural surveillance, natural territorial reinforcement, natural access control and community-based organizations.

- Community Garden Guidelines - provide design and operational guidelines related to size, location, supportive facilities and operations.

B. LOCATION AND REGIONAL SETTING

The Otay Ranch encompasses approximately 23,000 acres within the southwestern portion of San Diego County. Village 14 is located approximately one-quarter mile east of the City of Chula Vista. Regional access is provided via SR-125 located three miles to the west. Local access is provided via Proctor Valley Road to State Route 94.

C. PHYSICAL SITE CHARACTERISTICS

The Otay Ranch GDP/SRP defines the entire Village 14 area as approximately 1,959\(^2\) acres nestled in the south sloping valley which encompasses existing Proctor Valley Road, immediately northeast of the Upper Otay Reservoir and between the City of Chula Vista and the community of Jamul. The Proposed Project includes the 723.7 acres of Village 14 owned by the Applicant. The area contains broad flat areas, as well as ridges and valleys which climb to the south of the Jamul Mountains. To the north of the Jamul Mountains, Proctor Valley continues as a broad even meadow with rolling hillsides to the south. Elevations range from approximately 500 MSL to 2,053 MSL to the east. Proctor Valley is both physically and visually isolated from the community of Jamul to the north.

Village 14 lies within the watershed of the Otay River, a westerly flowing stream that drains an area of approximately 145 square miles. The site is upstream of Savage Dam, which creates Upper and Lower Otay Reservoirs. Hillside vegetation consists of coastal sage scrub, heavily disturbed coastal sage scrub and steep slopes. Vernal pools and streambeds/wetlands occur in Proctor Valley. A regional wildlife corridor occurs near the center of the valley and a local wildlife corridor forms the north edge of the proposed Village 14 development footprint. The northern portion of the site is defined by a broad drainage and wetlands.

D. SURROUNDING LAND USES

Village 14 is located at the interface of urban development and open spaces. The Rolling Hills Ranch, EastLake Woods, EastLake Vistas and Bella Lago residential communities

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\(^{2}\) The Otay Ranch GDP/SRP describes Village 14 as a 1,959 acre “Specialty Village.” The total Village 14 acreage includes approximately 1,241 acres of RMP Preserve land. The Applicant’s ownership includes approximately 723.7 acres within Village 14.
in the City of Chula Vista constitute the existing limits of urban development to the west. Upper Otay Reservoir, a drinking water supply owned by the City of San Diego, is located to the south. The rural community of Jamul is located further to the north. Portions of the Project Area are interspersed with the approximately 5,600-acre Rancho Jamul Ecological Preserve, a component of the MSCP Preserve system in southwestern San Diego. Publicly owned Open Space areas, including the State of California Hollenbeck Canyon Wildlife Area, City of San Diego Cornerstone Properties, U.S. Department of the Interior Bureau of Land Management Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Services San Diego-Sweetwater National Wildlife Refuge, and other City and County ownerships, surround the Project Area.
II. Community Setting & Structure
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II. COMMUNITY SETTING & STRUCTURE

A. OVERVIEW

Village 14’s physical separation and relative isolation from the remainder of Otay Ranch provides a unique opportunity to create home sites with expansive views to natural permanent open space areas surrounding Proctor Valley. Upper Otay Reservoir and surrounding mountains provide a dramatic backdrop for Village 14.

The topography and natural beauty further combine to create an ideal setting for the architectural forms, materials and architecture styles found in old, established California towns. Streets and buildings will be integrated into the natural topography of the site. Neighborhood-serving land uses will be located within a 10-minute walk of all residential neighborhoods. A “California Friendly Landscape” and “Fire Safe” landscape palette will be utilized to maximize water conservation and fire safety, while referencing the natural setting for Village 14.

B. VILLAGE LAND USES

The Specific Plan organizes land uses within Village 14 as described below and depicted in Exhibit 1, Illustrative Plan.

- The Village 14 land use plan is anchored by the centrally located Village Core.
- The Village Core is comprised of a Mixed-Use Site with up to 10,000 sq. ft. of retail/commercial uses; the P-2 Village Green neighborhood park, the P-3 Scenic neighborhood park, an elementary school site and a public safety site planned to accommodate a fire station and Sheriff’s storefront facility.
- 994 single family homes are planned on approximately 344.2 acres. Approximate residential densities range from 0.2 to 8.4 dwelling units per acre within 12 planned neighborhoods. Selected neighborhoods will be gated.
- Smaller lot single family detached homes are located west of the Village Core with decreasing densities radiating out from the core area. Larger lot single family detached neighborhoods are located at the perimeter.
- Three public parks, ranging in size from 2.9 acres to 7.2 acres, are planned within Village 14. Private park facilities include three swim clubs, a private recreation park, and pocket parks distributed throughout residential neighborhoods. The public and private park system provides a variety of active recreational experiences.
- A 4.5-mile Community Pathway is planned along Proctor Valley Road through Village 14 and connecting to the City of Chula Vista to the south and north to Jamul. In addition, a 3.0 mile internal “Park to Park” loop connects a series of parks to the Community Pathway. Connections between the neighborhoods are refined and defined by the circulation and grading plans which maximize views, promote energy conservation, calm traffic and promote walkability.
Exhibit 1 – Village 14 Illustrative Plan

Not to scale
C. DESIGN THEME & CHARACTER

An Old California architectural theme will be implemented throughout the Village Core and residential neighborhoods to create an interesting tapestry of elements reminiscent of Old California towns. Architecture within Village 14 will allow for variety; however, the architectural style within the Village Core and other public uses will maintain a strong basis in Spanish architecture. This design theme will extend to village-serving public buildings associated with the elementary school, neighborhood parks and fire station. The Spanish architectural style is attractive and compatible with other architectural styles such as Mission, Monterey, Prairie and Spanish Revival, and can be easily integrated into the individual style and scale of each neighborhood. Additional Old California architecture may include Ranch House, Craftsman, Colonial Revival and Farmhouse.

The Village 14 design is centered on an active lifestyle and wellness focus. Active living is a way of life that integrates physical activity into daily routines. The community character is defined by the location of public and private parks and recreation facilities and a well-planned pedestrian network connecting those destinations to the neighborhoods.

D. PEDESTRIAN ORIENTATION

The Otay Ranch pedestrian oriented design concepts have been implemented in Village 14 through the provision of pedestrian linkages to and through the village. The Village Core area will be linked to the residential neighborhoods along the 4.5-mile Community Pathway, a 10' wide pathway with decomposed granite surfacing separated from the roadway by a tree-lined landscaped parkway. The Community Pathway connects to the City of Chula Vista regional trail system to the south and the rural community of Jamul to the north. In addition, a 3.0 mile internal “Park to Park Loop” network is provided along local streets within South and Central Village 14, providing a linkage between residential neighborhoods, a series of parks and the Community Pathway. Parks are located within ½ mile of all neighborhoods. Internal streets are designed to provide a tree-lined, landscaped parkway between the pedestrian zone and the vehicular zone, enhancing pedestrian safety and creating a pleasant walking environment.
Consistent with Otay Ranch GDP/SRP policies, homes are designed with pedestrian oriented features such as porches, balconies, bay windows and exterior courtyards. These architectural elements create non-garage dominated streetscapes and place “eyes on the street” to further enhance awareness and visibility along the walkways. Pedestrian-oriented design is enhanced through implementation of traffic calming measures, including roundabouts and intersection neckdowns. Slowing traffic increases pedestrian safety and encourages alternative modes of transportation for local trips.

E. GRADING

Mesas, hilltops and gently rolling topography within Proctor Valley offer the best conditions for development. Sloped hillsides, valleys and canyons serve as resources, linking the developed areas to natural features in the area. The following grading objectives have been implemented in the Village 14 grading concept:

- Development relates to the existing topography and natural features of the site;
- The character of development strives to retain existing landforms to the greatest extent feasible;
- Naturalized buffering is provided as a transition between development and significant existing landforms;
- Development occurs on terraces integrated into the natural landform to minimize grading and optimize views;
- Passive solar heating and cooling opportunities are promoted through lot orientation wherever feasible;
- Manufactured slopes occur between neighborhoods and long circulation streets;
- Slopes are landscaped with a “California Friendly” and “Fire Safe” landscape palette comprised of select trees, shrubs and ground covers to soften the manufactured appearance and aesthetically blend with the natural open space areas surrounding the village;
- When significant landforms are modified for project implementation, the landform is rounded to blend into the natural grade;
- Manufactured slope faces over 25 feet are varied to avoid excessive “flat planed” surfaces or contoured through landscaping;
• Grading at the development perimeter has been designed to minimize edge effects on natural open space RMP Preserve areas; and
• Revegetation techniques are utilized on slopes to compliment landform grading. As in a natural setting, major landscape elements are concentrated largely in concave drainages, while convex areas are planted primarily with groundcover.
III. Landscape & Design Elements
III. Landscape & Design Elements

Landscape and design elements integrate Village 14 into the overall Otay Ranch design context and natural open space areas surrounding Village 14, while creating a distinct design theme for the village. The Otay Ranch thematic landscape design concept is addressed by extending the streetscape theme along Proctor Valley Road (Scenic Roadway) and the landscape concepts within perimeter and interior slopes. Within Village 14, the landscape and hardscape theme will reflect California’s architectural history. This landscape design concept is consistent with the Proctor Valley Road scenic corridor designation. Priority is placed on preserving scenic vistas, significant rock outcroppings and landforms through the corridor. Landscaping will reflect the natural setting by implementing a plant palette comprised of local, native plant materials, rural themed fencing and light fixtures and natural materials.

The Old California-inspired design theme is created through a comprehensive landscape plan that addresses the design of outdoor spaces, features, furnishings and the use of a wide variety of trees, shrubs and groundcovers. The landscape and entryway concepts are illustrated in the Landscape and Entryway Concept Plan (Exhibit 2). Descriptions of each landscape zone are provided below.

The Village 14 design concepts and plant palette are consistent with the Otay Ranch Village 14 and Planning Areas 16 and Fire Protection Plan, (Specific Plan, Appendix 2) and the Otay Ranch Village 14 and Planning Areas 16/19 Preserve Edge Plan (Specific Plan Appendix 1) and are subject to approval by the San Diego County Fire Authority (SDCFA) and County of San Diego Landscape Architect.
Exhibit 2 – Village 14 Landscape and Entryway Concept Plan

Not to scale
A. **Proctor Valley Road – Scenic Roadway**

The Otay Ranch GDP/SRP identifies “Scenic Roadways” throughout Otay Ranch and establishes a series of implementation objectives and policies. Relevant objectives and a policy related to Proctor Valley Road include the following:

Objective: Protect and enhance valuable scenic resources and view throughout the Otay Ranch.

Objective: Design roadways and/or adjacent villages to protect visual resources.

Objective: Coordinate with adjacent jurisdictions to encourage protection of scenic corridor resources outside of Otay Ranch.

Policy: **Proctor Valley Road** – from Salt Creek Ranch to Highway 94. This road passes through open space areas providing views to Jamul, the San Miguel Mountains and Proctor Valley Creek. Final alignment should seek to preserve significant rock outcroppings and landforms and preserve views to the Upper Otay Reservoir. Design for more urban character at the village center. In the Jamul area, provide large setbacks and fencing to project the development rural ranchette character.

The Specific Plan establishes the alignment of Proctor Valley Road consistent with the Otay Ranch GDP/SRP. The highly visible Proctor Valley Road Landscape Zone is compatible and consistent with the Otay Ranch GDP/SRP designation of Proctor Valley Road as a Scenic Roadway. Although Proctor Valley Road landscape concept will establish a rural theme along its full length, there are several landscape design concepts that will be implemented as the road crosses through natural open space areas and the Village Core. Within natural open space areas, transitional, naturalized planting will occur within the median, parkway and road-adjacent slopes. Tree spacing will be random to create a natural-appearing openness through this corridor, consistent with existing adjacent conditions. Oaks and Sycamore trees with low growing native shrubs, grasses and wildflowers will be utilized.

The segment of Proctor Valley Road that passes through the Village Core will be more highly amenitized as the Community Pathway and sidewalk meander within a wide landscaped area, creating opportunities to provide connections to the adjacent land uses within the Village Core. A meandering paseo is also featured outside of the Proctor Valley Road right-of-way along the Village Core segment, providing an off-street meandering pedestrian connection between the P-2 and P-3 public parks. Examples of the plant materials utilized within the Proctor Valley Scenic Roadway Landscape Zone are depicted on Exhibit 3. Proctor Valley Road cross sections are provided in Exhibits 4 through 10.

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1. The Otay Ranch GDP/SRP (Pages 195 and 236) designates Proctor Valley Road as a “Scenic Roadway” and the Jamul/Dulzura Subregional Plan (Page 17) designates Proctor Valley Road as a “Scenic Highway.”

2. Otay Ranch GDP/SRP, Page 235
**Proctor Valley Road Scenic Roadway Landscape Zone**

**Trees**

- *Arbutus unedo* “Marina” / Strawberry Tree
- *Rhus lancea* / African Sumac
- *Cercidium* / Palo Verde
- *Quercus agrifolia* / Coast Live Oak
- *Platanus racemosa* / California Sycamore

**Exhibit 3 – Plant Materials - Proctor Valley Scenic Roadway Landscape Zone**
SHRUBS

Agave sp. / Agave
Aloe sp. / Aloe
Baccharis sp. / Coyote Bush
Callistemon ‘Little John’/Bottlebrush
Cistus ‘sunrise’ / Rockrose
Cotyledon orbiculata / Pig’s Ear
Dasylirion wheeleri / Spoon Yucca
Dianella spp. / Flax Lily
Feijoa sellowiana / Pinapple Guava
Lavandula sp. / Lavender
Muhlenbergia sp. / Deer Grass
Rhamnus californica / California Coffeeberry

Exhibit 3 –
Plant Materials - Proctor Valley Scenic Roadway Landscape Zone (cont.)
Salvia leucantha ‘Santa Barbara / Sage

GROUND COVER

Baccharis pilularis ‘pigeon point’ / Coyote Bush
Senecio sp. / Senecio

Exhibit 3 –
Plant Materials - Proctor Valley Scenic Roadway Landscape Zone (cont.)
Exhibit 4 – Proctor Valley Road (Section 1)

Exhibit 5 – Proctor Valley Road (Section 2)
Exhibit 8 – Proctor Valley Road (Section 5)

Exhibit 9 – Proctor Valley Road (Section 6)
Note: The Proposed Project includes an option for Proctor Valley Road North that would replace Section 10 with three street sections (10A, 10B and 10C), which would provide additional right-of-way. The landscape design would be consistent with Exhibit 10. See Specific Plan, Chapter VIII. Internal Circulation Options for additional details.

Exhibit 10 – Proctor Valley Road (Section 10)
B. **INTERIOR STREETS AND SLOPES**

The Interior Streets and Slopes Landscape Concept provides a robust street tree program throughout the residential neighborhoods. A 6’-wide landscaped, tree-lined parkway separates the pedestrian zone from the vehicular zone throughout these areas. Interior slopes will be landscaped with a California Friendly/Fire Safe planting palette to soften the appearance of the manufactured slopes. These areas may also serve as the Fire-Fuel Modification Zone, as required by the Fire Protection Plan. The Interior Street and Slope landscape palette is represented on Exhibit 11 and Interior Streets are depicted on Exhibits 12 to 15b.

**INTERIOR STREETS AND SLOPES LANDSCAPE ZONE**

**TREES**

- **Lagerstromia indica / Crape Myrtle**
- **Laurus nobilis / Sweet Bay**
- **Tristania conferta / Brisbane Box**
- **Quercus ilex / Holly Oak**

*Exhibit 11 – Plant Materials – Interior Streets & Slopes*
**SHRUB**

Leymus c. ‘Canyon Prince’ / Canyon Prince Wild Rye

Pittosporum tobira / Common Tobira

Rhaphiolepsis species / Indian Hawthorne

Wstringia sp. / Coast Rosemary

**GROUND COVER**

Baccharis pilularis ‘pigeon point’ / Coyote Bush

Festuca glauca

Senecio mandraliscae

*Exhibit 11 – Plant Materials – Interior Streets & Slopes (cont.)*
Note: Where implemented on single-loaded streets, one lane may be reduced to 12’ width.
Note: Where implemented on single-loaded streets, one lane may be reduced to 14’ width

Exhibit 14 – Private Residential Streets (Section 9/9a)

Exhibit 15a – Private Residential Streets (Section 9b)
Exhibit 15b – Private Rural Residential Road (Section 13)
C. VILLAGE CORE

The landscape concept for the Village Core includes a wide variety of plant materials and design opportunities, with the goal of creating an active, inviting and dynamic sense of place for the entire community. The Village Core land uses include the Mixed-Use area, Public Park, Elementary School, and the Public Safety Site. Landscaping within the public and private parks is described in greater detail below. Each of the Village Core uses present a unique opportunity to implement the Old California theme through landscape design. A representation of the plant pallet within the Village Core Landscape Zone is provided as Exhibit 16.
**Village Core Landscape Zone**

**Trees**

- *Arbutus unedo ‘Marina’ / Strawberry Tree*
- *Lagerstromia indica / Crape Myrtle*
- *Rhus lancea / African Sumac*
- *Laurus nobilis / Sweet Bay*
- *Tristania conferta / Brisbane Box*

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**Exhibit 16 – Plant Materials – Village Core Landscape Zone**
SHRUBS

Callistemon ‘Little John’ / Bottlebrush

Cistus ‘sunset’ / Rockrose

Aloe sp. / Aloe

Baccharis pilularis / Dwarf Coyote Bush

Carissa macrocarpa ‘Green Carpet’ / Prostrate Natal Plum

Dianella spp. / Flax Lily

Dracaena draco/ Dragon Tree

Elymus c. ‘Canyon Prince’ / Canyon Prince Wild Rye

Feijoa sellowiana / Pineapple Guava

Lavatera sp. / Tree Mallow

Ligustrum japonicum ‘texanum’ / Texas Privet

Muhlenbergia sp. / Deer Grass

Exhibit 16 – Plant Materials – Village Core Landscape Zone (cont.)
Myrtus communis / Myrtle
Prunus caroliniana / Carolina Cherry
Rhaphiolepis sp. / Indian Hawthorne

Salvia leucantha ‘Santa Barbara’ / Sage
Trachelospermum jasminoides / Star Jasmine

GROUND COVER

Sedum sp. / Sedum
Senecio sp. / Senecio
Trachelospermum jasminoides / Star Jasmine

Exhibit 16 – Plant Materials – Village Core Landscape Zone (cont.)
D. PARKS

The Specific Plan strives to develop a village concept with a recreation and wellness focus, centered on an extensive, connected network of public and private parks. Providing a park system that includes a variety of active recreational opportunities within a 10-minute walk (1/2 mile) of all planned neighborhoods meets this objective. Each park within Village 14 takes on a unique focus based on its location, planned uses and proximity to adjacent natural open spaces. Park design creates a distinctive character, in context with its surroundings and establishes a setting that encourages neighborhood interaction.

1. PARK DESIGN GUIDELINES

The County Department of Parks & Recreation, Healthy Edge – Park Design Guidelines for Active Living provides the following park landscape guidelines with the intent of promoting functional, attractive and well-built park facilities. Guidelines relevant to Village 14 public parks are provided below:

- Create aesthetically pleasing environments for active and passive recreation activities;
- The use of trees in the design should provide for a recognizable landscape character such as formal/informal, rustic/urban and riparian/upland. Consider seasonal appearance of trees for shade and structure. Use large-scale trees where appropriate;
- Parks would have predominately deciduous tree cover and grouping to account for climate extremes and seasonal winds;
- Utilize plant material color, texture, form, scale and grouping creatively to provide focus, interest, drama and perceptible character to the park and its features;
- Utilize a landscape design that forms spatial areas for a sense of relaxation, or dynamic action, or delight/enjoyment/calm, etc. through spatial modulation, sequence and the harmonious relationship of design;
- Chose and place plant materials to satisfy environmental conditions, cultural conditions, functional conditions and aesthetic conditions;
- Establish rhythm in the landscape that moves the user throughout the park in a connected, fluid way;
- Provide variety in the landscape to create interest and vitality. Variety, contrast and harmony work together to give unity to the landscape design.
- Utilize trees along walkways and outdoor spaces to provide shade and minimize heat island effects;
• Minimize long-term operating expenses by designing a sustainable, low-water use plant palette for parks;

• Xeriscape principles should be considered and incorporated into the park landscape areas:
  - Planning and design
  - Soil analysis and improvement
  - Practical turf areas
  - Appropriate plant selection
  - Efficient irrigation
  - Artificial turf feasibility
  - Mulching
  - Appropriate maintenance

• Communicate the region’s natural habitats wherever possible;

• Utilize porous concrete or a paver system to minimize water run-off;
2. **Parks Landscape Zone**

The Parks Landscape Zone plant palette is depicted in Exhibit 17. The landscape palette for park facilities is also provided in Attachment A, Approved Plant List.

**Parks Landscape Zone (Public & Private)**

**Trees**

- *Laurus nobilis / Sweet Bay*
- *Plantus racemosa / California Sycamore*
- *Quercus agrifolia / Coast Live Oak*
- *Quercus ilex / Holly Oak*

*Exhibit 17 – Plant Materials – Parks*
SHRUBS

Callistemon ‘Little John’ / Bottlebrush

Agave sp. / Agave

Dietes bicolor / Fortnight Lily

Echium fastuosum / Pride of Madeira

Lavatera sp. / Tree Mallow

Leymus c. Canyon Prince Prince / Wild Rye

Ligustrum japonicum ‘texanum’ Texas Privet

Muhlenbergia sp / Deer Grass

Pittosporum tobira / Common Tobira

Exhibit 17 – Plant Materials – Parks (cont.)
Rhaphiolepsis sp. / Indian Hawthorne
Trachelospermum jasminoides / Star Jasmine
Phyamnus Californica / California Coffeeberry

Rosa sp. / Rose
Cistus 'sunset / Rockrose
Agave sp. / Agave

GROUND COVER

Baccharis pilularis ‘pigeon point’ Coyote Bush
Festuca sp. / Festuca
Myoporum parvifolium / Creeping Myoporum

Exhibit 17 – Plant Materials – Parks (cont.)

Not permitted adjacent to RMP Preserve areas or within the Fuel Management Zone.
3. **Public and Private Park Concepts**

The County Department of Parks & Recreation, *Healthy Edge – Park Design Guidelines for Active Living* provides the following park design guidelines with the intent of promoting functional, attractive and well-built park facilities. The following park design guidelines should be met:

- Create aesthetically pleasing environments for active and passive recreation activities;
- Allow imaginative design of the park setting to meet the needs of users, be diverse and intriguing, connect people with the place and provide visitors with a positive identity and experience;
- Promote visibility into the park to improve perceived and actual safety within the park;
- Establish a perimeter that is inviting and provides views of activities from the street;
- The design should incorporate the elements of spatial organization: appropriate area, form, enclosure, containment, grouping and transition for the various levels of activity and experience intended for the park;
- The design should incorporate visual techniques such as screening, sequence, enhancement of appropriate visual elements and create a sense of drama, interest and exploration;
- Structures should be designed and sited as integral components of the larger landscape setting.
- Design of play areas for children should promote curiosity, wonder, challenge, fun, safety and shelter.
- Park design should seek to create a distinctive character, in context with its surroundings and establish a setting that encourages neighborhood interaction.
- Park design should weigh the use of shelter/gazebo/amphitheater as focal architectural elements or visual landmarks.
- Design of parks should enhance pedestrian and bicycle access/arrival, while minimizing parking.
- Color, texture and form should reinforce overall design of the park.
- Materials should be durable, attract, appropriate and consistent quality throughout.
- Maintenance should be a clear design consideration, while not impeding innovative and interesting park design.
- Principles of defensible space should be apparent in the design.
• Materials that are durable, modular and vandal-resistant are preferred.

Village 14 public parks and private recreation facilities have been designed to meet the County Parks & Recreation Guidelines summarized above. The park designs are unique and innovative, while providing a variety of recreational experiences for neighborhood residents. Parks have been located within a 10-minute walk (1/2 mile) of residential neighborhoods. The Parks, Recreation, Open Space, Preserve and Trails Plan is provided as Exhibit 18. Conceptual designs for the Village 14 public and private parks are provided in Exhibits 19 to 26.
Note: See Specific Plan Chapter VIII. Internal Circulation Options, for information regarding the Preserve Trails and Perimeter Trail Options and the General Plan Amendment Report, Exhibit 17 – Proposed Otay Ranch GDP/SRP Proctor Valley Parcel Parks and Trails Map and Table 5 – Proctor Valley Parcel Trail Evaluation for information regarding connectivity to planned trails within the RMP Preserve.

**Exhibit 18 – Parks, Recreation, Open Space, RMP Preserve & Trails Plan**

Not to scale
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 19 – South Park (P-1) Conceptual Plan

Not to scale
Exhibit 20 – Village Green (P-2) Conceptual Plan

Not to scale
This graphic is for illustrative purposes only

Exhibit 21 – Scenic Park (P-3) Conceptual Plan

Not to scale
THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Exhibit 22 – South Community Swim Club (PP-1) Conceptual Plan
Not to scale
Exhibit 23 – Central Community Swim Club (PP-2) Conceptual Plan

Not to scale
Exhibit 24 – Private Park (PP-3) Conceptual Plan
Not to scale
Exhibit 26 – Typical Private Pocket Park Concepts

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY

Not to scale
E. RMP Preserve Interface/Transitional Areas

The Preserve Edge Plan and Fire Protection Plan guide the landscape design within the areas surrounding the Village 14 development area. In most cases, a minimum of 100’ is included within the development area, but outside of the private lots, where the 100’ Preserve Edge and Fuel Modification Zones are co-located. For purposes of this discussion, the 100’ Preserve Edge is referred to as RMP Preserve Interface/Transitional Areas.

In addition to manufactured and natural open space areas, land uses included within the RMP Preserve Interface/Transitional Areas include portions of public parks, residential streets and adjacent manufactured slopes, hydromodification/water quality basin, storm drain inlets/outlets and a maintenance access road. The Preserve Edge Plan provides a detailed description of the uses and buffering strategies required to minimize impacts on adjacent natural open space areas.

As required by the Preserve Edge Plan and the Fire Protection Plan, a landscape palette has been prepared that meets the RMP Preserve adjacency requirements and fuel modification requirements (refer to Exhibit 27, Plant Materials – RMP Preserve Interface/Transitional Areas Landscape Zone for approved plant materials representative of the landscape theme). The Approved Plant List is attached as Attachment A to this Village Design Plan.
RMP Preserve Interface/Transitional Areas Landscape Zone

TREES

Quercus agrifolia / Coast Live Oak
Arbutus unedo / Strawberry Tree

Rhus ovata / Sugar Bush

SHRUBS

Agave shawii / Coastal Agave
Archostephus Emerald Carpet / Emerald Carpet
Baccharis pilularis / Dwarf Coyote Bush

Manzanita

Exhibit 27 – Plant Materials – RMP Preserve Interface/Transitional Areas
Ceanothos species / Carmel Creeper

Heteromeles arbutifolia / Toyon

Rhamnus californica / California Coffeeberry

Dalea orcuttii / Baja India Bush

Yucca schidigera / Mojave Yucca

Rhus lentii / Pink Flowering Sumac

Baccharis pilularis ‘pigeon point’ / Coyote Bush

**Exhibit 27 – Plant Materials – RMP Preserve Interface/Transitional Areas (Cont.)**
F. **Village Entryways & Identity Design Concepts**

A hierarchy of entry elements is established through implementation of Primary, Secondary and Neighborhood Gated Entries. Entry elements are designed to convey the “Old California” design theme for Village 14. The Primary Village Entry is planned within the Village Core. Secondary entry elements include four roundabouts designed to create gateways to the residential neighborhoods and the Village Core and to establish the overall Old California design theme through landscape, monumentation, lighting and signage.

An additional Secondary Village Entry is planned along Proctor Valley Road to mark the southern limits of Village 14. In addition to entries along Proctor Valley Road, Neighborhood Gated Entries are planned at seven locations. Neighborhood Markers will be utilized within residential neighborhoods, as appropriate. The locations of the entryway and identity elements are shown on the Conceptual Entryway & Identity Plan (Exhibit 28) conceptual designs are provided below. The Landscape Palette planned for the Village Entry and Identity landscape concept is depicted in Exhibit 29.
Exhibit 28 – Conceptual Entryways & Identity Plan

Not to scale
VILLAGE ENTRYWAYS & IDENTITY LANDSCAPE ZONE

TREES

Laurus nobilis / Sweet Bay
Platanus racemose / California Sycamore

Oleo europaea / Olive Tree
Quercus agrifolia / Coast Live Oak

Arbutus unedo ‘Marina’ / Strawberry Tree

Exhibit 29 – Plant Materials – Village Entryways & Identity
SHRUBS

Agave sp. / Agave
Alyogyne huegelli ‘santa cruz’ / Blue Hibiscus
Buxus microphylla ‘green beauty’ / Dwarf Boxwood

Chamaerops humillis
Mediterranean Fan Palm
Carissa macrocarpa ‘Green Carpet’ / Prostrate Natal Plum
Dianella spp. / Flax Lily

Dietes bicolor / Fortnight Lily
Leucophyllum frutescens ‘green cloud’ / Texas Sage
Ligustrum japonicum ‘texanum’ / Texas Privet

Phaphiolepsis sp. / Indian Hawthorne
Strelitzia reginae
Bird of Paradise

Exhibit 29 – Plant Materials – Village Entryways & Identity (cont.)
1. **Primary Village Entry**

The Primary Village Entry is planned along Proctor Valley Road, at the southern edge of the Village Core. This entry element is comprised of a landmark architectural tower featuring a tile roof, architectural lighting surrounded by a low stone wall. The Primary Village Entry tower will be up to 45’ high and will feature the Old California architectural theme, be visible from a distance and will mark the heart of Village 14.

2. **Secondary Village Entries**

Secondary Village Entries are planned at the southern edge of Village 14 and within roundabouts at key intersections along Proctor Valley Road. The Secondary Village Entry within South Village 14 is comprised of a low stone wall and stately pilaster featuring an architectural light fixture, community signage and enhanced landscaping.

Four roundabouts are also Secondary Village Entries. Distinctive Old California character monumentation/signage and low walls identify the village, introduce the character and create a gateway into residential neighborhoods. These elements will continue throughout the village to serve as a unifying design thread. Roundabouts feature specimen Oak trees centered within a gently sloping landscaped area within the roundabout, surrounded by low growing native shrubs and accent plantings. A low stone wall (36” high) frames the specimen Oak tree. Pavers will identify the vehicular path within the roundabout as well as create the enhanced pedestrian crossings outside of the roundabout. Entry conceptual design are depicted in Exhibits 30 and 31.
Exhibit 30 – Primary Village Entry

Not to scale
Exhibit 31 – Secondary Village Entry - South
Not to scale

Exhibit 32 – Typical Secondary Village Entry – Roundabout
Not to scale
3. **NEIGHBORHOOD ENTRIES**

Neighborhood entries include both Neighborhood Gated Entries and Neighborhood Markers. The entry elements reflect the Old California design theme and establish a unique sense of arrival and entry at key locations throughout residential neighborhoods.

a) **Neighborhood Gated Entries**

Seven Neighborhood Gated Entries are planned within Village 14. These entries reflect the Old California design theme through architectural elements, low stone walls within planting areas, specimen trees, and the unique Village 14 landscape palette. Each gated entry is uniquely designed to create a distinctive neighborhood gateway. Materials include heavy timber, iron work, architectural lighting, substantial columns, trellises, natural stone, planters, stucco walls with terra cotta wall caps. Each gated entry features unrestricted pedestrian access and as such, does not affect pedestrian connectivity between neighborhoods. Gates will be designed to meet the County’s Consolidated Fire Code and an administrative permit may be required pursuant to Zoning Ordinance sections 6708. The Conceptual gated entry plan is depicted in Exhibit 33, Typical Gated Entry Design. Gated Entry architectural elevations and concept plans are provided in Exhibits 34 and 37.
Exhibit 33 – Typical Gated Entries Plan
Not to scale
Exhibit 34 – Conceptual Gated Entries (R-1)
Not to scale

Exhibit 35 – Conceptual Gated Entries (R-9 & R-10)
Not to scale
Exhibit 36 – Conceptual Gated Entries (R-9 & R-10)
Not to scale

Exhibit 37 – Conceptual Gated Entries (R-11)
Not to scale
b) Neighborhood Entry Markers

Neighborhood Entry Markers may be implemented in locations denoting entry into the non-gated residential neighborhoods. The Neighborhood Entry Marker will feature a stone or stucco pilaster and enhanced landscaping to create a sense of arrival at these locations. The precise location of Neighborhood Entry Marks will be determined during preparation of landscape improvement plan. Typical Conceptual Neighborhood Entry Marker designs are provided in Exhibits 38a/b.

Exhibit 38a – Typical Conceptual Neighborhood Entry Markers
Exhibit 38b – Typical Conceptual Neighborhood Entry Markers

Not to scale
4. **PUBLIC PARK MONUMENTS**

The conceptual design for park monuments includes a stucco monument wall and a stone pilaster element. Park identity signage is located on its face. The Old California design theme is conveyed through a plant palette that will frame the monument, consistent with other community identity elements. The conceptual Park Monument designs are provided in Exhibit 39a and 39b. The public park monuments are subject to review and approval by the Director of Parks and Recreation and Director of PDS.

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**Exhibit 39a – Conceptual Public Park Monument**

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**Exhibit 39b – Conceptual Private Park Monument**

Not to scale
G. TRAFFIC CALMING FEATURES

Streetscapes are an important component in creating the Old California design theme by identifying the edges of the neighborhoods, major points of entry and unifying the village design theme. The major streetscapes adhere to the design theme and emphasize a pedestrian-oriented environment by providing tree-shaded walkways, pedestrian-scaled lighting and enhanced intersections. Traffic calming measures such as roundabouts and intersection neckdowns are planned in Village 14. These traffic calming measures reduce vehicle speeds which increases pedestrian and bicyclist safety. Each traffic calming feature is described in greater detail below.

I. ROUNDABOUTS

Village 14 includes four roundabouts along Proctor Valley Road. The first roundabout is located at the primary entrance into the South Village 14 residential area. Roundabouts are also located at the western and eastern edges of the Village Core. The fourth roundabout centrally located along Proctor Valley Road provides access to the North Village 14 residential neighborhoods. Roundabouts moderate traffic speed, enhance safety for pedestrian crossings and minimize queuing at intersection approaches while maintaining traffic flow. In addition, the roundabouts create gateways into the Village 14 Village Core and residential neighborhoods through the use of architectural wall elements, distinctive landscape lighting, enhanced paving and landscaping. The typical roundabout detail and illustrative are depicted in Exhibit 40.
Exhibit 40 – Typical Roundabout Design
Not to scale
2. **INTERSECTION NECKDOWNS**

Intersection Neckdowns are located along Residential Collectors and Residential Streets. This traffic calming measure helps slow traffic on long, unobstructed road sections by creating side friction through the intersection. Landscaping at the intersection corners carries the Old California landscape character into the neighborhoods. A typical intersection neckdown design is depicted in Exhibit 41.

![Exhibit 41 –Typical Intersection Neckdown](image-url)

Not to scale
H. FENCE & WALL PLAN

The community-wide Old California design theme will be reinforced through a comprehensive system of walls and fences. A higher level of design and materials are planned in the most visible and active portions of Village 14. For example, at the village and neighborhood entries, retaining and accent walls are designed to reflect a rustic Old California town character by utilizing slump block with a sack finish. Stucco, natural stone materials (El Dorado Stone Cypress Ridge, Orchard Blend with over-grout technique) may also be used at key locations. Monument walls will have a smooth stucco finish (Frazee #213, Travertan or approved equal) with a natural stone cap.

Community perimeter walls will be constructed of Orco slump block “La Paz” (or approved equal) with a concrete cap. Tubular steel fencing (Frazee AC144V Black Deco or approved equal) and combination tubular steel/block or tempered glass/block perimeter view wall designs are also provided consistent with fire or noise mitigation requirements. All walls must be consistent with the Fire Protection Plan and Noise Study requirements. The Fence and Wall Plan is provided as Exhibit 42. Fence and Wall Details are provided as Exhibits 43.
Note: Post & Rope Fencing may be implemented along Proctor Valley Road. However, Post & Rail Fencing will be utilized in other locations noted on Exhibit 42.

**Exhibit 42 – Fence and Wall Plan**

Not to scale
Exhibit 43 – Fence and Wall Details

Not to scale
Exhibit 43 – Fence and Wall Details (cont.)

Not to scale
I. **VILLAGE LIGHTING PLAN**

The Village 14 lighting design concept focuses on the quality of lighting along specific corridors and within activity areas. The Conceptual Village Lighting Plan is provided as Exhibit 44. There are three special lighting areas featuring three architecturally distinctive light fixtures, including the Enhanced Proctor Valley Street Lights, Community Pathway Lights and Pedestrian Lights. Light standards have characteristics that relate to the corridors they serve and reflect the Old California-themed design vernacular, as depicted on Exhibit 45, Typical Street Light Fixtures.

**Enhanced Proctor Valley Road Street Lighting:** Special lighting is planned along the full length of Proctor Valley Road. The fixtures feature dark poles and an enhanced base. Along with entry monuments, the enhance street lights will contribute to establishment of the Old California design theme within the Proctor Valley corridor.

**Community Pathway Lighting:** Special lighting is planned along the Community Pathway through Village 14. Lighting in this corridor will be more human scale, closer spaced and lower than a typical street light. Light standards will be located adjacent to the Community Pathway and will be manufactured of high-quality materials and be visually appealing. The base, wood pole and light fixture will be attractive and consistent with the Old California theme. Shields will be utilized wherever necessary to avoid light spillage into adjacent RMP Preserve areas.

**Pedestrian Lighting:** The Pedestrian Lighting fixture will be utilized along the Residential Collector Streets, enhancing the sense of arrival within the residential neighborhoods. The Pedestrian Lighting fixture is also planned within the public and private parks and the Mixed-Use Site.

The Conceptual Village Lighting Plan will follow the following guidelines:

- Lighting must comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, Light Pollution Code.
- Fixtures selected shall be similar to those depicted in the Typical Street Light Fixtures, Exhibit 45.
- A standard 30’ pole with Cobra-style light fixture (or comparable) will be utilized throughout residential neighborhoods.
- Village lighting will be designed to provide adequate illumination without over-lighting for energy savings and to avoid nuisance lighting.
- Light fixtures will direct light to use areas. Light shields will be used wherever necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to RMP Preserve areas, pursuant to the Preserve Edge Plan requirements.
NOTE: ALL LIGHTING SPECIFICATIONS AND LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION.

LEGEND

- COMMUNITY PATHWAY LIGHTING (PROCTOR VALLEY ROAD)
- PEDESTRIAN LIGHTING
- ENHANCED PROCTOR VALLEY ROAD STREET LIGHTING
- SPECIFIC PLAN BOUNDARY

Exhibit 44 –Conceptual Village Lighting Plan
Not to scale
### Description

<table>
<thead>
<tr>
<th>Description</th>
<th>Fixture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proctor Valley Road Street Light</td>
<td></td>
</tr>
<tr>
<td>CALTRANS Type 15 Pole w/Cobra Head</td>
<td></td>
</tr>
<tr>
<td>Pole/Base: 922517-4-Black (Bringham Base) 30’ Pole; CA 12-Arm for Mounting</td>
<td></td>
</tr>
<tr>
<td>Cobra Head</td>
<td></td>
</tr>
</tbody>
</table>

Proctor Valley Road Street Light
Bringham Base

Note: Fixtures described and depicted in Exhibit 45 are conceptual. Master Developer may select like/similar fixtures during final design.

**Exhibit 45 – Typical Conceptual Street Light Fixture Design**
<table>
<thead>
<tr>
<th>Description</th>
<th>Fixture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proctor Valley Community Pathway Light</td>
<td>[Image]</td>
</tr>
<tr>
<td>Manufacturer: Sternberg</td>
<td></td>
</tr>
<tr>
<td>Pole: 14’ square straight wood pole</td>
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</tr>
<tr>
<td>Model: Timberwood MS805 ALED/HS-V/4ARC35Tc/ML/CSA/BKT</td>
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<tr>
<td>Lamp Type: LED</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Light</td>
<td>[Image]</td>
</tr>
<tr>
<td>(Swim Clubs and Parks/Residential Collector Street Light)</td>
<td></td>
</tr>
<tr>
<td>Manufacturer: Sternberg</td>
<td></td>
</tr>
<tr>
<td>Pole Height: 10’ (Swim Clubs, Mixed Use and Parks)</td>
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<tr>
<td>16’ (Residential Collector Street Light)</td>
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<tr>
<td>Model: 1130A/ALED/BD4/PT39/10/FP4/BKT/IRNO/34/T2/MDL03/BKT</td>
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<tr>
<td>Lamp Type: LED</td>
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</tbody>
</table>

Note: Fixtures described and depicted in Exhibit 45 are conceptual. Master Developer may select like/similar fixtures during final design.
In addition to the special lighting described above, typical street lighting is described below and conceptually depicted on Exhibit 46, Conceptual Street Lighting Design.

- **Residential Collector**
  In addition to the Pedestrian Lights described above, Standard Street Lights may also be provided along Collector Streets. Wherever street lights are planned adjacent to RMP Preserve areas, the Standard Street Light will be placed adjacent to the RMP Preserve area and light will be directed away from the RMP Preserve and shielded to avoid light intrusion into the RMP Preserve. Pedestrian Lights will be utilized on Collector Streets to illuminate the walkways and will also include shields to avoid light intrusion into the RMP Preserve.

- **Residential Streets**
  Standard Street Lights are proposed along Residential Streets. Shields will be utilized, wherever necessary, to prevent light intrusion into RMP Preserve areas or onto residential lots.

- **Lighting Adjacent to RMP Preserve Areas/Internal Street**
  Lighting is proposed along the Modified Residential Collector located within the 100' Preserve Edge. This single-loaded street has a home on one side of the street, with pedestrian walks on both sides of the street and on-street parallel parking permitted in front of homes. Light fixtures must be shielded to minimize light spillage into RMP Preserve areas. In addition, street lights must be installed on the side of the single-loaded street closest to the RMP Preserve area with light directed away from the RMP Preserve.
Exhibit 46 – Conceptual Street Lighting Design

Not to scale
IV. Village Core Design Guidelines
IV. **Village Core Design Guidelines**

The Village Core is composed of a variety of land uses that form the social, civic and recreational focus of the Village 14. The land uses within the Village Core are comprised of two public neighborhood parks, an elementary school and Mixed-Use Site containing up to 10,000 square feet of commercial/retail uses. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff storefront facility. The design objectives for creating the Village Core are:

- Create a sense of place with a highly identifiable character.
- Create a pedestrian friendly environment with activity, enclosure and comfort in specific areas.
- Maximize connections to the Village Core from surrounding residential neighborhoods with pedestrian and bicycle routes.
- Balance parking and vehicle access needs with pedestrian access and safety.
- Encourage a unified Spanish architectural style within the Village Core that can accommodate pedestrian oriented design concepts consistent with the Old California themed village character.

To achieve these objectives, a Village Core Illustrative, Exhibit 47, has been prepared. The plan addresses the arrangement and connection of uses within the Village Core and conceptually depicts the siting of buildings, facilities and parking. The unique character within the Village Core precludes the use of fixed or mandated design solutions. Instead, the critical elements of the Village Core, general character statements and identification of important design and site planning features are utilized to convey a qualitative description. Additionally, design flexibility is necessary to respond to changes that may occur between initial project planning and final building.

A. **Site Planning Structure**

Site planning within the Village Core requires the preparation of Site-specific Site Plans. Land uses within the boundaries of the Village Core must be consistent with Otay Ranch Village 14 and Planning Areas 16/19 Site Utilization Plan.

1. **Site-Specific Site Plans**

Site-specific Site Plans must be prepared to establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of Site Plans for the Public Safety and Mixed-Use sites.
B. **VILLAGE CORE DESIGN FEATURES**

The Village Core is composed of a variety of land uses that form the commercial, social, civic and recreational focus of the Village 14. The following section highlights the important design features within the Village Core and provides guidelines in four design areas: site planning and building orientation, pedestrian and vehicular access, landscape and hardscape character and lighting, signing and street furnishings.

C. **VILLAGE CORE DESIGN CONTEXT - PUBLIC SPACES**

The Village Core “public spaces” include two public neighborhood parks (Village Green and Scenic parks), an elementary school and a public safety site planned to accommodate a fire station and County Sheriff storefront facility.

The Village Core Illustrative Plan (refer to Exhibit 47) addresses the arrangement and connectivity between uses within the Village Core and conceptually depicts the siting of buildings, facilities and parking.
Exhibit 47 – Village Core Illustrative Plan
Not to scale
1. **SITE PLANNING AND BUILDING ORIENTATION**
   - Buildings shall be oriented to provide visual interest and to create visually interesting pedestrian corridors.
   - Parking, service and utilitarian uses shall be located internal to the sites or where they can be screened from public view.
   - Entrances shall be closely spaced to increase articulation and interest along the pedestrian walk.
   - Shaded areas and a sense of enclosure will encourage visitors and residents to linger and enjoy the defined areas within the public-serving areas of the Village Core.
   - Features such as canopies, arcades and picnic shelters can achieve these objectives and provide weather protection.
   - In general, the exterior building elevations shall incorporate a range of scale defining elements that relate larger building masses to the pedestrian scale. Examples include columns, archways and doorways.

2. **PEDESTRIAN AND VEHICULAR CIRCULATION**
   - Vehicle access shall be clearly subordinated to pedestrian access through street design that incorporates narrow travel lanes and minimal driveway and curb cuts.
   - Parking lots shall be located behind buildings, wherever possible.
   - Frequent opportunities to sit, relax and observe shall be provided with the inclusion of benches, steps, planters and low walls within and adjacent to the pedestrian walk.
   - Pedestrian and bicycle access routes shall be maximized and well-marked.

3. **LANDSCAPE AND HARDSCAPE CHARACTER**
   - The pedestrian ground plane shall be well defined with a hard surface accented to identify focal areas.
   - Plazas and special outdoor areas shall be complimentary to the surrounding architectural color and material palette. Integral colored concrete with textured finishes, stamped or patterned concrete or pre-cast concrete pavers in natural stone colors shall be used in public gathering spaces.
   - Large uninterrupted paved horizontal surfaces shall be broken up to relate to the design of adjacent structures.
Grade separations shall use structures rather than landscape banks to emphasize the character of Village 14 and to serve as seating areas.

- Landscaping shall reinforce the agrarian Old California-town character and shall include both formal plantings and random, natural appearing materials. The use of specimen trees and masonry and/or stone walls to reinforce the theme is highly encouraged.
- Trees shall be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.
- Adjacent parking areas shall be buffered with landscaping from the pedestrian path.

4. **Lighting, Signage and Street Furnishings**

   Typical Street Light Fixtures are depicted in Exhibit 45 and Street Furnishings and Paving materials details are provided in Exhibit 48, Street Furnishings and Paving; however, the Master Developer may substitute like or similar furnishings and materials. In addition, the following design guidelines shall apply:

   - Public areas shall be well lit to encourage evening uses. Street lighting fixtures shall relate to the pedestrian scale.
   - Architectural accent lighting is encouraged.
   - Illumination of walkways/trail connections shall be provided by using low intensity fixtures for safety and comfort. The lighting pattern and intensity shall become more intense at walkway intersections and vehicular crossings.
   - Within building groups, architectural and accent lighting shall be indirect and subtle. Increased lighting levels shall highlight pedestrian areas and clearly define the pedestrian path. Service area lighting shall be contained within the service area boundaries/enclosure. Lighting shall be designed to minimize glare and intrusion into adjacent land uses and RMP Preserve areas.
   - All signage and related theme lighting and street furnishings within the Village Core shall reflect the Old California design theme. Signage shall inform and direct but not dominate the visual character of the area.
Pedestrian oriented mixed-use design emphasizes a sense of neighborliness and community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries and minimization of utilitarian areas facing the street. The following site planning-use guidelines are divided into five sections; layout, parking/circulation, landscaping, signage and safety.

The Old California design theme will be implemented in the Mixed-Use Site. This style is attractive, consistent with the residential neighborhoods and can be easily integrated into the individual style and scale of the Mixed-Use Site. It is important to note that this style is intended for modern adaptation, rather than a recreation of historic architecture. The design is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the Spanish architectural style. The design context for the Mixed Use includes:

- Visitors and residents should find that the Mixed-Use Site conforms to the existing character of the village and build upon an established sense of place in the surrounding neighborhoods.
- Views of significant landmarks and natural features shall be maximized in the design of the Mixed-Use Site.

I. **SITE PLANNING**

- The Mixed-Use Site shall create an inviting and attractive destination for local residents and visitors. Buildings and spaces between buildings shall be designed and oriented to create safe, pleasant and active environments.
- Pedestrians shall be able to easily identify primary entrances into commercial establishments.
- Buildings shall be oriented to a defined pedestrian walkway or street.
  - Building materials and colors shall exhibit quality and help establish a human scale while providing visual interest.
  - Consistent with Otay Ranch GDP/SRP requirements, color schemes shall be limited to natural colors that blend with the existing environment and surrounding hillsides.
  - Special attention shall be given to the design of project and building corners as an opportunity to create visual interest and invite activity.
- Buildings shall be in areas that recognize local viewpoints and landmarks.
• Views of landmarks and natural features shall be highlighted through the placement of structures.
• Public spaces shall contribute to the overall sense of place and site identity and help to attract pedestrian users to the development.
• Loading docks shall be in areas that have the least amount of impact on residential uses.
• Preserve public access to public areas of interest such as parks, natural features, landmarks and monuments.
• Include open spaces with special amenities that encourage use, such as benches and sitting areas.
• If several buildings are proposed for the site, the spaces between the buildings shall contribute to the overall positive open space of the area.
• Open spaces shall connect with and provide views to natural amenities.

2. PARKING, VEHICULAR AND PEDESTRIAN CIRCULATION
• The circulation system shall promote efficient movement of vehicles in a clear and well-defined manner that minimizes conflicts with pedestrians and bicycles. Pedestrian users shall find that public spaces and gathering places are clearly identified and easy to access and locate.
• The design of access and circulation shall tie the development into the overall village creating opportunities for nearby residents to access the project either on foot, bicycle, or other form of alternate transportation.
• The joint use of driveways and parking areas shall be encouraged to reduce overall parking needs.
• A convenient pedestrian connection must exist between the building facilities and/or properties to qualify as a joint use parking facility.
• Primary building entrances shall front major pedestrian access-ways.
• Link the Mixed-Use Site with adjacent neighborhoods and pedestrian network.
• Provide variety in setback, height, color and building size and form to enhance the pedestrian experience. This shall be done under a unified concept.
• Parking shall be conveniently located but visibly minimized from arterial streets and public spaces.

3. **LANDSCAPING**

• Landscaped areas shall be used to frame and soften structures, to define site functions, to enhance the quality of the environment, and to screen undesirable views.

• Landscaping shall work with buildings and surroundings to make a positive contribution to the aesthetics and function of both the specific site and the area.

• Service and trash areas shall be screened from pedestrian or office views on three of four sides.

• Tree selection and location shall promote safety and security, enhance natural environment, provide shade for vehicles and pedestrians and minimize maintenance requirements.
  
  • Landscaping shall be consistent with the County’s Water Conservation in Landscaping Ordinance.
  
  • Plant selection and placement shall reduce heat islands wherever possible. Low water use plants and native vegetation shall be used, consistent with the requirements of the Fire Protection Plan.

• No invasive plant species shall be allowed in the landscaping design.

4. **SIGNAGE**

• Design a unified signage concept for the Mixed-Use Site that includes directional signage.

• Design buildings with careful consideration for the incorporation of signage and lighting.

• Signage shall contribute to the overall Old California architectural and landscape theme.

• Signage shall be made of materials that can tolerate weather.

5. **SAFETY**

• The Mixed-Use Site shall provide visitors and residents with the best possible design to protect their personal safety and safety of their property.

• Architectural features shall be used to provide weather protection and shade, as well as highlight building features and entries.

• The Community Pathway, sidewalks, which are protected from traffic, are encouraged.

• Landscaping and lighting shall be used to identify entrances, pedestrian access points and public spaces.
• Lighting shall comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, Light Pollution Code.

• Lighting shall contribute to the overall safety of the development, and landscaping shall incorporate Crime Deterrence Design Guidelines provided in Chapter V, Crime Deterrence Design Guidelines.
VILLAGE DESIGN PLAN
OTAY RANCH VILLAGE 14

Note: Street Furnishings and Paving described and depicted in Exhibit 48 are conceptual. Master Developer may select like/similar fixtures during final design.

<table>
<thead>
<tr>
<th>Description</th>
<th>Street Furnishings and Paving</th>
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</thead>
<tbody>
<tr>
<td>Cast Iron Outdoor Bench</td>
<td></td>
</tr>
<tr>
<td>Manufacturer: Canaan</td>
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</tr>
<tr>
<td>Model: CAL-953</td>
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<tr>
<td><strong>Option #1</strong></td>
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<tr>
<td>Cast Iron Outdoor Embarcadero Bench</td>
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<tr>
<td>Manufacturer: Canterbury</td>
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<td>Model: 700</td>
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<tr>
<td><strong>Option #2</strong></td>
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<tr>
<td>Cast Iron Outdoor Bench (Village Core)</td>
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<td>Manufacturer: DuMor</td>
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<tr>
<td>Model: 162</td>
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<tr>
<td>Trash / Recycling Receptacle</td>
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<tr>
<td>Manufacturer: Paterson-Williams</td>
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<td>Model: 3150</td>
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Exhibit 48 – Street Furnishings and Paving
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<thead>
<tr>
<th>Description</th>
<th>Street Furnishings and Paving</th>
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<tbody>
<tr>
<td>Accessible Drinking Fountain (Village Core)</td>
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<td>Accessible Drinking Fountain w/Pet Bowl (Public Parks/Trail)</td>
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<td>Neighborhood Mail Boxes</td>
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<td>Model: Regency Decorative CBU - Bronze</td>
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<td>Decorative Bike Bollard</td>
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**Exhibit 48 – Street Furnishings and Paving (cont.)**

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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Permeable Stone Pavers (drives, crosswalks and roundabouts)</td>
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<td>Manufacturer: Belgard</td>
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<td>Model: Sub terra</td>
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<td>Permeable Stone Pavers (Private Driveways)</td>
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<tr>
<td>Model: Eco Dublin</td>
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<tr>
<td>Stone Pavers (Courtyards, Plazas, etc.)</td>
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<tr>
<td>Model: Toscana</td>
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<td>Truncated Dome</td>
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<td>Median Paving</td>
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<td>Concrete Paving w/Cobble Stamp</td>
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<td>Integral Color: Davis Mesa Buff</td>
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</table>

Exhibit 48 – Street Furnishings and Paving (cont.)

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V. Residential Guidelines
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V. RESIDENTIAL GUIDELINES

A. OVERVIEW

These guidelines address the design elements that contribute to Village 14’s pedestrian-oriented design elements. Guidelines are provided for architectural styles, facade elements, garage location and design and landscape themes.

B. ARCHITECTURAL THEME

The Village 14 Design Plan is influenced by Old California architectural styles. Residential architectural styles including Spanish, Spanish Eclectic, Mission, Monterey, and Prairie have been selected as examples of styles that complement the Old California design theme. A minimum of 50% of the homes must have a Spanish or Spanish Eclectic architectural style. 50% of the homes may be any combination of the other eclectic architectural styles also described below. Additional Old California architecture may include Ranch House, Craftsman, Colonial Revival and Farmhouse.

These styles are attractive, compatible with one another, and can be easily integrated into the individual style and scale of each neighborhood. It is important to note that these styles are intended for modern adaptation, not re-creation of historic homes. The architecture is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the style. The following examples of Old California architectural styles and their individual elements are provided to guide builders/architects during preparation of architectural elevations. A brief description of the architectural styles is provided in this section with pedestrian-oriented elements appropriate to each style.
I. Spanish

The Spanish style includes elements ranging from Moorish to Spanish and Mission Revival architecture. The building massing is varied, and decorative elements are incorporated to add interest and character. Pedestrian oriented features of the Spanish style may include:

- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large arched window.
2. **Spanish Eclectic**

This architectural style uses decorative details borrowed from the entire history of Spanish architecture including Moorish, Byzantine, Gothic or Renaissance inspiration. The Spanish Eclectic architectural style is comprised of low-pitched roofs, red tile roof covering and typically includes one or more arches placed above door or principal window or beneath a porch roof. Wall surfaces are usually stucco finished. Pedestrian oriented features of the Spanish Eclectic Style may include:

- Courtyard patio entries.
- Porches supported by arched forms.
- Front facing windows, often one large arched window.
- Second story balcony with wood columns.

![Diagram of Spanish Eclectic Style house](image-url)
3. **Mission**

California was the birthplace of the Mission style, with the earliest examples built in the 1890s. The Mission architectural style is comprised of mission-sharper dormer or roof parapet, red tile roof covering, widely overhanging eaves, porch roofs supported by large, square piers, commonly arched above and wall surfaces are usually smooth stucco. Pedestrian oriented features of the Mission Style may include:

- Courtyard patio entries.
- Arcaded entry porches.
- Front facing windows, often one large arched window.
4. FARM HOUSE
The Farmhouse style encompasses a range of variations, lending itself to a wide range of interpretation. Fundamentally this style is defined by simply detailed, understated, and utilitarian features that reflect the concept of a simple back-to-nature lifestyle. Homes are often simple in massing and can include a covered porch element, gable roof forms, and wood columns and posts. Contemporary interpretations of the Farmhouse may use more asymmetrical massing and forms combined with a palette of contemporary and traditional materials. Corrugated roofing, stone veneer and vertical board and batten siding are typical to this style.
5. **Ranch House**

The typical ranch style home is a single story with either a hipped or gabled roof. Shape ranges from an unadorned box to various “L” or “U” shaped configurations. Where preceding styles were more cubic, the ranch house was long and horizontal with an asymmetrical façade. Features found in homes of the 1950s and 60s included attached garages, sliding glass doors and picture windows. Typical characteristics of ranch house architectures include:

- Asymmetrical
- Spreading horizontal orientation
- Hipped or gabled roof often with wide eaves
- Open floor plan in a rectangular, “L” or “U” configuration
- Minimal ornamentation
- Good quality construction using natural materials
- Attached garage
6. **MONTEREY**

The Monterey architectural style is a free revival of the Anglo-influenced Spanish Colonial houses of northern California. These blended Spanish adobe constructions with pitched roof massed-plan English shapes brought to California from New England. The Monterey architectural style features two stories, with low-pitched gabled, and occasionally hipped, roofs. The first and second story may have different cladding materials, with wood over brick being the most common pattern. Paired windows and false shutters are common. Pedestrian features of the Monterey style may include:

- Second story balcony with wood columns
- Featured front doors
- Paired windows on the front façade

![Monterey Style Diagram](image-url)
7. **PRAIRIE**

The Prairie style originated in Chicago and is one of the few indigenous American styles. The Prairie architectural style features a low-pitched roof, usually hipped, with widely overhanging eaves; two stories, with one story wings or porches; eaves, cornices, and façade detailing emphasizing horizontal lines; often with massive, square porch supports. Pedestrian oriented features may include:

- Square or rectangular porches
- Window boxes
- Decorative friezes or door surrounds
- Flattened pedestal urns
8. **Colonial Revival**

The Colonial Revival architectural style references the rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. This was a dominant style for domestic building throughout the country during the first half of this century. Identifying features of the Colonial Revival style include simple two-story rectangular blocks with hipped roofs and centered front doors, facades with symmetrically balanced windows. Pedestrian features include:

- Full or partial width front porch
- Accentuated front door featuring fanlights or sidelights

![Colonial Revival House Diagram]
9. **Craftsman**

The Craftsman architectural style was the dominant style for smaller houses built throughout the country during the early 1900s. The Craftsman style originated in Southern California as simple Craftsman-type bungalows. Identifying features include low-pitched, gabled roofs with wide, unenclosed eave overhangs, exposed roof rafters, multiple roof planes and decorative beams commonly added under gables. Pedestrian features include:

- Full or partial width front porch featuring trellising, tapered square columns and porch railings.
- Front cottage windows featuring large lower panes with decorative ransom above.
C. ROOF DESIGN

Roofs shall reflect the Old California design theme to meet the following guidelines:

- Utilize simple roof designs and materials so that roof tops blend with the natural setting.
- Utilize warm, earth-toned roof tiles to blend into the natural setting.
- The maximum roof pitch shall be 5” & 12” and the minimum roof pitch shall be 3 ½’ & 12’.
- Ridges shall be broken at regular intervals to create interest and to break the overall height of the ridge.
- Hip roofs shall cover simple forms; other roofs shall be sheds or gable roofs. Roof designs shall avoid valleys.
- When roofs turn direction, avoid valleys, use raised plates and walls so that roof terminates next to walls.
- When combining roof forms, hips may be used, but must be clearly expressed.
D. PEDESTRIAN ORIENTATION

Pedestrian oriented design emphasizes a sense of neighborliness and community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries and a minimization of utilitarian areas facing the street.

The structure of a neighborhood must be understood to better promote its pedestrian orientation. The area between the street and residence contains a hierarchy of public to private spaces. The street, sidewalk and parkway are perceived as public, common neighborhood use areas. Residential front yards provide the transition space between the public spaces of the sidewalk and street, and the private spaces of the home. The residential entry is the final demarcation area between public and private spaces. The design of residential neighborhoods can complement that orientation by borrowing elements from traditional neighborhoods, such as porches, and minimizing the influence of the automobile. The following sections describe areas of design that will facilitate the creation of pedestrian oriented neighborhoods.

I. SITE PLANNING

Appropriate site planning and building plotting are fundamental to creating a pedestrian oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single family neighborhoods shall be based upon the following criteria:

- Single family detached residential lots and setbacks shall encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks shall be varied, where possible, to avoid a monotonous pattern of houses.
- Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space at side yards.
• A minimum of three housing plans shall be provided for compatibility with different lot configurations (interior and corner lots) and variety of design for entry and garage designs.

• Side entry floor plans may be used on corner lots, provided the entry is clearly defined and the front elevation includes front bay windows, porches or other pedestrian oriented design features.

• House plans used on corner lots shall include architectural features such as porches, or entry trellises on single story elements to wrap around the street-facing corner.

• Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.

• Where the rear of a lot abuts a street, the design shall provide for a privacy wall/fence and landscaping consistent with the village streetscape theme and enhanced architectural features.

• Grade differentials within neighborhoods shall be used to add variety and enhance the sense of open space between residences.

• Housing plans shall provide a variety of designs for garage locations and treatments.

• Housing plans shall provide for a variety of entry feature designs.

2. BUILDING/LOT SCHEMATICS

The Village 14 Plan features ten single family lot sizes. The Development Regulations include conceptual typical single-family plotting by lot size. These are possible prototypical concepts and are not intended to constrain or prohibit more creative plotting solutions. The examples may provide minimum setbacks and do not address special lot configurations, such as non-perpendicular lot lines, allowances for easements, slopes or other constraints.
VI. Crime Deterrence Design Guidelines
VI. CRIME DETERRENCE DESIGN GUIDELINES

A. OVERVIEW

Both safety and security are key components of a quality lifestyle. Proper design and effective use of the built environment can reduce the fear and incidence of crime and thereby improve the overall quality of life. Safety must be incorporated into the community design by creating friendly streetscapes, facilities and a perceivable social infrastructure. Crime Prevention through Environmental Design (CPTED) offers a framework that complements the Otay Ranch neo-traditional principals for planning, designing and building a safer community and to creating livable communities. This approach to crime prevention is much more far-reaching than dead bolts on doors and locks on windows. CPTED principles can be applied easily and inexpensively to new communities and have been successfully implemented across the nation. Creating a design that eliminates or reduces criminal behavior and at the same time encourages people to “keep an eye out” for each other is the key to crime prevention. The CPTED strategies and design objectives for the Proctor Valley Village include, but are not limited to the following:

B. NATURAL SURVEILLANCE

Natural Surveillance is a design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances; doors and windows that look out onto streets and parking areas; pedestrian friendly sidewalks and streets; front porches; and adequate nighttime lighting. Natural Surveillance design objectives include:

- To the maximum extent practicable, locate high activity uses to the front of buildings.
- Place windows overlooking sidewalks and parking lots.
- Use passing vehicular traffic as a surveillance asset.
- Create landscape designs that provide surveillance and avoid screening, especially in proximity to walkways and designated points of entry and opportunistic points of entry.
- Use the shortest, least sight-limiting fence appropriate for the situation.
- When creating lighting design, avoid poorly placed lights that create blind spots for potential observers and miss critical areas. Ensure potential problem areas are well lit (walkways, stairs, entrances/exits, parking areas, ATMs, phone kiosks,
mailboxes, bus stops, children’s play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.)

- Avoid too-bright security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower intensity lights often requires more fixtures.
- Use shielded or cut-off luminaries to control glare.
- Place lighting along walkways and other pedestrian use areas at proper heights for lighting the faces of the people in the space.

C. NATURAL TERRITORIAL REINFORCEMENT

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space accomplishes two things. First, it creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of owned space creates an environment where “strangers” or “intruders” stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. Natural Territorial Reinforcement design objectives include:

- Maintain premises and landscaping such that it communicates an alert and active presence occupying the space.
- Provide trees in residential areas. Research results indicate that outdoor residential spaces with more trees are significantly more attractive, safer, and more likely to be used than similar spaces without trees.
- Restrict private activities to defined private areas.
- Display security system signage at access points.
- Place amenities such as seating or refreshments in common areas in a commercial mixed use setting to attract larger numbers of desired users.
- Schedule activities in common areas to increase proper uses, attract more people and increase the perception that these areas are controlled.
- Territorial reinforcement measures make the normal user feel safe and make the potential offender aware of a substantial risk of apprehension or scrutiny.

D. NATURAL ACCESS CONTROL

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public and private space. By selectively placing entrances and exits,
fencing, lighting and landscape to limit access or control flow, natural access control occurs. Natural Access Control design objectives include:

- Use a single, clearly identifiable point of entry.
- Use structures to divert visitors to reception areas.
- Use low, thorny bushes beneath ground level windows.
- Avoid design features that provide access to roofs and upper levels.
- In the front yard, use waist-level, fencing along residential property lines wherever possible to control access and encourage surveillance.
- Use a locking gate between front and backyards.
- Use shallower-level, open type fencing along lateral residential property lines between side yards. They shall be sufficiently unencumbered with landscaping to promote social interaction between neighbors.
- Use substantial, high, closed fencing between backyards and a public alley.
- Natural access control is used to complement mechanical and operational access control measures; such as target hardening.

E. COMMUNITY BASED ORGANIZATIONS

In the final analysis, government, planners and builders can only create the physical environment within which a neighborhood operates. Over time, neighbors own the neighborhood and they are responsible for the neighborhood character sense of community and safety. A community based formal and/or informal organization can play the decisive role. Implementation of a safe community requires constant attention to the changing needs of the residents. A Master Homeowner’s Association (or similar community organization) is the natural catalyst to bring residents together in a productive atmosphere of community involvement. Activities, clubs, events and services including a monthly newsletter, holiday displays, sports programs, etc. can facilitate interaction and reinforce relationships. The following design guidelines shall be considered for the Proctor Valley Village:
• The neighborhood is designed with human scale foremost
• Neighborhood design fosters interaction
• Neighborhood design creates a sense of ownership and responsibility
• Real and symbolic resident control within the neighborhood can be provided through signage, paving, landscaping and street furnishings
VII. Community Garden Guidelines
VII. **COMMUNITY GARDENS**

A. **OVERVIEW**

The Otay SRP encouraged the provision of sites for smaller “community gardens” adjacent to or within individual villages. A community garden provides a location for residents to come together, based on a common interest, to get to know and learn from each other. The most important ingredient for a successful community garden is community involvement. A community garden must be perceived as a neighborhood asset in which volunteers invest their time and efforts in the garden, as well as in their individual plot. Cultivation of a sense of ownership on the part of local residents is essential to the success of a garden.

The project developer(s) or local jurisdiction cannot create community involvement. The day-to-day activities within the garden shall be the product of the participants, reflecting their common interests, culture and working arrangements. The goal is to limit the roles of the local jurisdiction and the developer to the absolute minimum to ensure success.

Because of the need for community involvement, the acceptance of the garden program within a neighborhood cannot be assured beforehand. Designated garden sites shall have alternative uses available in the event the community does not support a garden. The local jurisdiction and/or the developer can facilitate a public forum and communicate with residents to determine community interest in a garden program. If interest is expressed, a Community Garden Committee (CGC) comprised of representatives from the local jurisdiction, developer(s) and three homeowners will be formed. The CGC will select a site coordinator and address issues associated with water, maintenance, liability, site coordination, standard enforcement, etc.

B. **COMMUNITY GARDEN DESIGN GUIDELINES**

The following guidelines are related to size, location, facilities and operations:

1. **SIZE AND LOCATION**
   - The community garden sites will be maintained through an Open Space Maintenance District, Homeowner’s Association or similar maintenance entity.
   - A community garden site shall be an enjoyable place to recreate, to work, and to garden. Factors to consider are noise, safety, and ambiance.
   - Community garden sites require adequate sun exposure. Gardens shall be in areas which will not be shaded by large buildings or maturing landscaping.
• Community garden sites shall be essentially flat, have healthy soil, and good drainage.

• Community garden sites shall be located close to residential areas, within ½ mile of the residences served.

• Two or three smaller sites are preferred to a single large one to serve a village or multiple villages. Two thousand square feet shall be considered a typical size.

• Sites shall be compact to allow maximum interaction among the gardeners and visibility into the garden for security.

• The site shall be visible from adjacent areas, so it is visually integrated into the neighborhood and to encourage "ownership" by residents. Visibility can also enhance security.

• A location adjoining another community or human service facility such as a school, park, library, community center, etc. can be beneficial. However, potential conflicts such as security at a school site and active recreation intrusion at a park must be considered.

2. FACILITIES GUIDELINES

• A garden shall contain a variety of individual plot sizes (e.g., 100, 200, and 400 square feet). Individual plots shall be well delineated.

• A garden shall include an equipment storage area and composting area to be shared by site users (or provide space and access for delivery of materials by truck from off-site).

• Visually prominent garden edges shall be planted with attractive plants and be well maintained to be a neighborhood asset. Storage and composting areas shall be screened by plantings within the garden.

• The garden shall have identification signage and a clearly discernible entry or entries.
• The garden shall have orderly access from entries to common work areas and to individual plots. If a high level of traffic is anticipated on major paths, bark, D.G. or gravel shall be used to minimize erosion. Wheelbarrow/cart access shall be provided to every plot.

• Hose bibs shall be conveniently located throughout the garden. Hose storage shall be off the paths for safety.

• Water pipes, and other utility systems (if any), shall be located in paths or otherwise outside of planting areas to avoid disturbance if repairs are necessary.

• Garden sites shall be fenced to limit access by passers-by and domestic animals, especially near activity areas such as parks or trails.

3. **Operational Guidelines**

• A set of minimum operational standards shall be established to minimize potential nuisances such as noise and odor. Additional operational standards or rules shall be formulated by the gardeners to meet their needs. Rules and regulations shall be posted or distributed to all gardeners.

• The use of herbicides shall be prohibited. The use of chemical fertilizers and pesticides shall be controlled. Many community garden programs utilize and promote organic gardening techniques.

• No poisonous or illegal plants shall be grown.

• Each garden shall have a site coordinator responsible for the overall operation and maintenance of the site.
  • The type and size of plants shall be planned within the garden to provide good solar access for every plot.
  • Invasive plants shall be discouraged or carefully controlled.
  • Each gardener shall "invest" in the garden by contributing toward the costs of operating the garden and the work required to maintain common areas and facilities, in addition to working their individual plots.

• Basic garden costs such as water and insurance can be recovered through a registration fee.

• Cultivation that reflects a cultural heritage and/or diversity within the garden shall be encouraged.
# Approved Plant List

**February 2018**

## Scenic Roadway (Proctor Valley Road)
(Medians, Roundabouts, parkways and slopes)

### Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Arbutus unedo 'Marina'</em></td>
<td>25'</td>
</tr>
<tr>
<td><em>Cercidium</em></td>
<td></td>
</tr>
<tr>
<td><em>Laurus nobilis</em></td>
<td>15'</td>
</tr>
<tr>
<td><em>Olea europaea</em></td>
<td>30'</td>
</tr>
<tr>
<td><em>Platanus acerfolia 'bloodgood'</em></td>
<td>45'</td>
</tr>
<tr>
<td><em>Platanus racemosa</em></td>
<td>70'</td>
</tr>
<tr>
<td><em>Rhus lancea</em></td>
<td>25'</td>
</tr>
<tr>
<td><em>Quercus agrifolia</em></td>
<td>50'</td>
</tr>
<tr>
<td><em>Quercus ilex</em></td>
<td>50'</td>
</tr>
</tbody>
</table>

### Shrubs

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Agave</em></td>
<td></td>
</tr>
<tr>
<td><em>Aloe</em></td>
<td></td>
</tr>
<tr>
<td><em>Alyogyne huegelii 'santa cruz'</em></td>
<td></td>
</tr>
<tr>
<td><em>Baccharis sp.</em></td>
<td></td>
</tr>
<tr>
<td><em>Buxus microphylla 'green beauty'</em></td>
<td></td>
</tr>
<tr>
<td><em>Callistemon 'Little John'</em></td>
<td></td>
</tr>
<tr>
<td><em>Cistus 'sunset'</em></td>
<td></td>
</tr>
<tr>
<td><em>Cotyledon orbiculata</em></td>
<td></td>
</tr>
<tr>
<td><em>Carissa macrocarpa 'Green Carpet'</em></td>
<td></td>
</tr>
<tr>
<td><em>Crassula sp.</em></td>
<td></td>
</tr>
<tr>
<td><em>Dasylirion wheeleri</em></td>
<td></td>
</tr>
<tr>
<td><em>Dianella spp.</em></td>
<td></td>
</tr>
<tr>
<td><em>Dietes bicolor</em></td>
<td></td>
</tr>
<tr>
<td><em>Dracaena draco</em></td>
<td></td>
</tr>
<tr>
<td><em>Echeveria sp.</em></td>
<td></td>
</tr>
<tr>
<td><em>Feijoa sellowiana</em></td>
<td></td>
</tr>
<tr>
<td><em>Kniphofia uvaria</em></td>
<td></td>
</tr>
<tr>
<td><em>Lavatera sp.</em></td>
<td></td>
</tr>
<tr>
<td><em>Lavandula sp.</em></td>
<td></td>
</tr>
<tr>
<td><em>Leucophyllum frutescens 'green cloud'</em></td>
<td></td>
</tr>
<tr>
<td><em>Leymus c. 'Canyon Prince'</em></td>
<td></td>
</tr>
<tr>
<td><em>Ligustrum japonicum 'texanum'</em></td>
<td></td>
</tr>
<tr>
<td><em>Lomandra longifolia 'LM300'</em></td>
<td></td>
</tr>
<tr>
<td><em>Muhlenbergia sp.</em></td>
<td></td>
</tr>
</tbody>
</table>

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Page 1
Myrtus communis
Pittosporum tobira
Prunus caroliniana
Rhamnus californica
Rhaphiolepsis species
Rhus integrifolia
Rosa sp.
Salvia leucantha 'Santa Barbara'
Sesleria autumnalis
Trachelospermum jasminoides
Westringia sp.

GROUNDCOVER
Baccharis pilularis 'pigeon point'
Sedum sp.
Senecio sp.

Gated Entries
(HOA slopes and parkways)

TREES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cercidium</td>
<td>25'</td>
</tr>
<tr>
<td>Laurus nobilis</td>
<td>15'</td>
</tr>
<tr>
<td>Olea europaea</td>
<td>30'</td>
</tr>
<tr>
<td>Platanus acerfolia 'bloodgood'</td>
<td>45'</td>
</tr>
<tr>
<td>Platanus racemosa</td>
<td>70'</td>
</tr>
<tr>
<td>Rhus lancea</td>
<td>25'</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>50'</td>
</tr>
<tr>
<td>Quercus ilex</td>
<td>50'</td>
</tr>
<tr>
<td>Arbutus unedo 'Marina'</td>
<td>25'</td>
</tr>
</tbody>
</table>

SHRUBS

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agave sp.</td>
<td></td>
</tr>
<tr>
<td>Aloe sp</td>
<td></td>
</tr>
<tr>
<td>Alyogyne huegelii 'santa cruz'</td>
<td></td>
</tr>
<tr>
<td>Baccharis pilularis</td>
<td></td>
</tr>
<tr>
<td>Buxus microphylla ‘green beauty’</td>
<td></td>
</tr>
<tr>
<td>Callistemon 'Little John'</td>
<td></td>
</tr>
<tr>
<td>Cistus 'sunset'</td>
<td></td>
</tr>
<tr>
<td>Chamaerops humilis*</td>
<td></td>
</tr>
<tr>
<td>Cotyledon orbiculata</td>
<td></td>
</tr>
<tr>
<td>Carissa macrocarpa ‘Green Carpet”</td>
<td></td>
</tr>
<tr>
<td>Crassula sp.</td>
<td></td>
</tr>
<tr>
<td>Dasyliorion wheeleri</td>
<td></td>
</tr>
</tbody>
</table>
Dianella spp.  
Dietes bicolor  
Dracaena draco  
Echeveria sp.  
Echium fastuosum  
Feijoa sellowiana  
Lavatera sp.  
Lavandula sp.  
Leucophyllum frutescens 'green cloud'  
Ligustrum japonicum 'texanum'  
Leymus c. 'Canyon Prince'  
Myrtus communis  
Pennisetum sp.  
Pittosporum tobira  
Prunus caroliniana  
Rhaphiolepsis species  
Rosa sp.  
Salvia leucantha 'Santa Barbara'  
Sesleria autumnalis  
Strelitzia nicolia  
Strelitzia reginae  
Trachelospermum jasminoides  
Trachycarpus fortune  
Westringia sp.

**GROUNDCOVER**

Festuca sp.  
Myoporum parvifolium  
Sedum sp.  
Senecio sp.

**Interior Streets and Slopes**

(HOA and HO parkways, slopes and block-end conditions)

**TREES**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agonis flexuosa</td>
<td>Peppermint Tree</td>
</tr>
<tr>
<td>Arbutus unedo 'Marina'</td>
<td>Strawberry Tree</td>
</tr>
<tr>
<td>Lagerstromia indica</td>
<td>Crape Myrtle</td>
</tr>
<tr>
<td>Laurus nobilis</td>
<td>Sweet Bay</td>
</tr>
<tr>
<td>Platanus acerfolia 'bloodgood'</td>
<td>London Plane Tree</td>
</tr>
<tr>
<td>Platanus racemosa</td>
<td>California sycamore</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>Coast Live Oak</td>
</tr>
<tr>
<td>Quercus ilex</td>
<td>Holly Oak</td>
</tr>
</tbody>
</table>
Rhus lancea
Tristania conferta

**SHRUBS**

- Agave sp.
- Aloe sp.
- Alyogyne huegelii 'santa cruz'
- Baccharis pilularis
- Callistemon 'Little John'
- Cistus 'sunset'
- Carissa macrocarpa ‘Green Carpet’
- Crassula sp.
- Dianella spp.
- Diotes bicolor
- Echium fastuosum
- Feijoa sellowiana
- Lavatera sp.
- Lavandula sp.
- Ligustrum japonicum 'texanum'
- Leymus c. 'Canyon Prince'
- Lomandra longifolia 'LM300'
- Pennisetum sp.
- Pittosporum tobira
- Prunus caroliniana
- Rhamnus californica
- Rhaphiolepsis species
- Rhus integrifolia
- Rosa sp.
- Salvia leucantha 'Santa Barbara'
- Sesleria autumnalis
- Trachelospermum jasminoides
- Westringia sp.

**GROUNDCOVER**

- Baccharis pilularis 'pigeon point'
- Festuca sp.
- Myoporum parvifolium
- Sedum sp.
- Senecio sp.

- African Sumac 25'
- Brisbane Box 40'
- Agave
- Aloe
- Blue Hibiscus
- Dwarf Coyote Bush
- Bottlebrush
- Rockrose
- Prostrate Natal Plum
- Jade Plant
- Flax Lily
- Fortnight Lily
- Pride of Madeira
- Pineapple Guava
- Tree Mallow
- Lavender
- Texas Privet
- Canyon Prince Wild Rye
- Dwarf Mat Rush
- Fountain Grass
- Common Tobira
- Carolina Cherry
- California Coffeeberry
- Indian Hawthorn
- Lemondade Berry
- Roses
- Sage
- Autumn Moor Grass
- Star Jasmine
- Coast Rosemary
Mixed Use, Public Safety, School Site

### TREES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strawberry Tree</td>
<td>25’</td>
</tr>
<tr>
<td>Crape Myrtle</td>
<td>15’</td>
</tr>
<tr>
<td>Sweet Bay</td>
<td>15’</td>
</tr>
<tr>
<td>London Plane Tree</td>
<td>45’</td>
</tr>
<tr>
<td>African Sumac</td>
<td>25’</td>
</tr>
<tr>
<td>Coast Live Oak</td>
<td>50’</td>
</tr>
<tr>
<td>Brisbane Box</td>
<td>40’</td>
</tr>
</tbody>
</table>

### SHRUBS

<table>
<thead>
<tr>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agave</td>
</tr>
<tr>
<td>Aloe</td>
</tr>
<tr>
<td>Blue Hibiscus</td>
</tr>
<tr>
<td>Dwarf Coyote Bush</td>
</tr>
<tr>
<td>Dwarf Boxwood</td>
</tr>
<tr>
<td>Bottlebrush</td>
</tr>
<tr>
<td>Rockrose</td>
</tr>
<tr>
<td>Pig’s ear</td>
</tr>
<tr>
<td>Prostrate Natal Plum</td>
</tr>
<tr>
<td>Jade Plant</td>
</tr>
<tr>
<td>Spoon Yucca</td>
</tr>
<tr>
<td>Flax Lily</td>
</tr>
<tr>
<td>Fortnight Lily</td>
</tr>
<tr>
<td>Dragon Tree</td>
</tr>
<tr>
<td>Wax Agave</td>
</tr>
<tr>
<td>Pride of Madeira</td>
</tr>
<tr>
<td>Canyon Prince Wild Rye</td>
</tr>
<tr>
<td>Pinapple Guav</td>
</tr>
<tr>
<td>Red Hot Poker</td>
</tr>
<tr>
<td>Tree Mallow</td>
</tr>
<tr>
<td>Lavender</td>
</tr>
<tr>
<td>Texas Sage</td>
</tr>
<tr>
<td>Texas Privet</td>
</tr>
<tr>
<td>Deer Grass</td>
</tr>
<tr>
<td>Myrtle</td>
</tr>
<tr>
<td>Fountain Grass</td>
</tr>
<tr>
<td>Common Tobira</td>
</tr>
<tr>
<td>Carolina Cherry</td>
</tr>
<tr>
<td>California Coffeeberry</td>
</tr>
<tr>
<td>Indian Hawthorn</td>
</tr>
<tr>
<td>Lemondade Berry</td>
</tr>
</tbody>
</table>

---
Rosa sp.  
Salvia leucanth 'Santa Barbara'  
Sesleria autumnalis  
Trachelospermum jasminoides  
Westringia sp.  

**GROUNDCOVER**  
Baccharis pilularis 'pigeon point'  
Festuca sp.*  
Sedum sp.  
Senecio sp.  
Trachelospermum jasminoides  

*Not permitted adjacent to RMP Preserve or within the FMZ*

---

**Parks**  
(public and private)

**TREES**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbutus unedo 'Marina'</td>
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</tr>
<tr>
<td>Quercus ilex</td>
<td>50'</td>
</tr>
</tbody>
</table>

**SHRUBS**

<table>
<thead>
<tr>
<th>Common Name</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agave sp.</td>
<td></td>
</tr>
<tr>
<td>Aloe sp.</td>
<td></td>
</tr>
<tr>
<td>Baccharis pilulari</td>
<td>Dwarf Coyote Bush</td>
</tr>
<tr>
<td>Callistemon 'Little John'</td>
<td>Bottlebrush</td>
</tr>
<tr>
<td>Cistus 'sunset'</td>
<td>Rockrose</td>
</tr>
<tr>
<td>Carissa macrocarpa 'Green Carpet’</td>
<td>Prostrate Natal Plum</td>
</tr>
<tr>
<td>Crassula sp.</td>
<td>Jade Plant</td>
</tr>
<tr>
<td>Dianella spp.</td>
<td>Flax Lily</td>
</tr>
<tr>
<td>Dietes bicolor</td>
<td>Fortnight Lily</td>
</tr>
<tr>
<td>Echium fastuosum*</td>
<td>Pride of Madeira</td>
</tr>
<tr>
<td>Feijoa sellowiana</td>
<td>Pineapple Guava</td>
</tr>
<tr>
<td>Lavatera sp.</td>
<td>Tree Mallow</td>
</tr>
<tr>
<td>Leucophyllum frutescens 'green cloud'</td>
<td>Texas Sage</td>
</tr>
<tr>
<td>Leymus c. 'Canyon Prince'</td>
<td>Canyon Prince Wild Rye</td>
</tr>
</tbody>
</table>
Ligustrum japonicum 'texanum'  
Texas Privet
Muhlenbergia sp. 
Deer Grass
Myrtus communis 
Myrtle
Pennisetum sp.*  
Fountain Grass
Pittosporum tobira 
Common Tobira
Prunus caroliniana  
Carolina Cherry
Rhamnus californica 
California Coffeeberry
Rhaphiolepis species 
Indian Hawthorn
Rosa sp.  
Roses
Salvia leucantha 'Santa Barbara' 
Sage
Sesleria autumnalis  
Autumn Moor Grass
Trachelospermum jasminoides  
Star Jasmine
Westringia sp.  
Coast Rosemary

*Not permitted adjacent to RMP Preserve or within the FMZ

**GROUNDCOVER**
Baccharis pilularis 'pigeon point'  
Coyote Bush
Festuca sp.*  
Festuca
Myoporum parvifolium* 
Creeping Myoporum
Trachelospermum jasminoides  
Star Jasmine

RMP Preserve Interface/Transitional Areas  
(slopes adjacent to RMP Preserve, 100' FMZ, slope transition for ornamental to open space)

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Height at Maturity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quercus agrifolia</td>
<td>Coast Live Oak</td>
</tr>
<tr>
<td>Arbutus unedo</td>
<td>Strawberry Tree</td>
</tr>
<tr>
<td>Rhus ovata</td>
<td>Sugar Bush</td>
</tr>
<tr>
<td></td>
<td>50'</td>
</tr>
<tr>
<td></td>
<td>25'</td>
</tr>
<tr>
<td></td>
<td>12'</td>
</tr>
</tbody>
</table>

**SHRUBS**
Agave attenuata  
Century Plant
Agave shawii*  
Coastal Agave
Arctostaphylos Emerald Carpet  
Emerald Carpet Manzanita
Baccharis pilularis  
Dwarf Coyote Bush
Ceanothus species  
Carmel Creeper
Cistus species  
Rock Rose
Cotoneaster dammeri ‘Lowfast’  
Bearberry Cotoneaster
Dalea orcutti  
Baja Indigo Bush
Epilobium californicum  
California Fushcia
Heteromeles arbutifolia  
Toyon
Leymus c. 'Canyon Prince'  
Canyon Prince Wild Rye
Mimulus auranticus  
Monkey Flower
Rhamnus californica  California Coffeeberry
*Rhus lentii*  Pink Flowering Sumac
Sambucus species  Elderberry
Yucca schidigera  Mojave Yucca
Yucca whipplei  Foothill Yucca

**GROUNDCOVER**
Baccharis pilularis 'pigeon point'  Coyote Bush

**HYDROSEED MIX:**
Dichelostemma capitatum  Wild-Hyacinth
Distichlis spicata  Salt Grass
Dudleya edulis  Lady's Fingers
Dudleya pulverulenta  Chalk Dudleya
Lasthenia californica  Goldfields
Layia platyglossa  Tidy Tips
Lupinus bicolor  Miniature Lupine
Sisyrinchium bellum  Blue-Eyed Grass

**Retention/Detention Basins**

**TREES**
Alnus rhombifolia  White Adler
Plantanus racemosa  California Sycamore
Safix lasiolepsis  Arroyo Willow
Salix lucida  Lance-Leaf Willow
Sambucus Mexicana  Blue Elderberry

**SHRUBS/GROUNDCOVER**
Achillea millefolium  Yarrow
Agrostis palens  Thinggrass
Anemopsis californica  Yerba Manza
Carex preaegricillis  California Field Sedge
Distichlis spicata  Salt Grass
Eleocharis macrostachya  Pale Spike Rush
Festuca californica  California Fescue
Festuca rubra  Creeping Red Fescue
Iva hayesiana  Hayes Iva
Jucus patens  California Gray Rush
Juncus acutus  Spiny Rush
Juncus Mexicana  Mexican Rush
Leymus condensatus ‘Canyon Prince’  Canyon Prince Wild Rye
Mahonia nevinii  Nevin’s Barberry
Plantago insularus  Desert Indianwheat
Ribes speciosum  
Rosa californica  
Scripus cenuus  
Sisyrinchium bellum

Fushia Flowering Goose  
California Wild Rose  
Low Bullrush  
Blue-eyed Grass  

**HYDROSEED MIX:**

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Artemisia douglasiana</td>
<td>Mugwort</td>
</tr>
<tr>
<td>Isocoma menziesii</td>
<td>Goldenbush</td>
</tr>
<tr>
<td>Iva hayesiana</td>
<td>San Diego Marsh Elder</td>
</tr>
<tr>
<td>Sisyrinchium bellum</td>
<td>Blue Eyed Grass</td>
</tr>
</tbody>
</table>

**NOTES:**

1. The Approved Plant List has been reviewed by Brock Ortega, Biologist (Dudek) and Michael Huff, Urban Forester & Fire Protection Planner (Dudek).

2. As verified by the Applicant’s biologist, all species included in the Approved Plant List are native to California and occur naturally and frequently in San Diego County.

3. Unless listed in the Approved Plant List, all other plant materials are prohibited.

4. All proposals to utilize plant materials not listed in the Approved Plant List are subject to review and approval by the County of San Diego (Development Services and Fire Departments).

5. All California native plants and seeds planted within 100 feet of the Preserve shall have origins from cismontane San Diego County. The supplier of landscape materials shall provide documentation verifying container plant and seed origins for landscaped areas adjacent to the RMP Preserve (100' Preserve Edge).

6. All plants would benefit from some supplemental irrigation during hot summer months, particularly those utilized on basin side slopes and further inland.

7. All trees should be planted a minimum of 10 feet from drain pipes and structures.