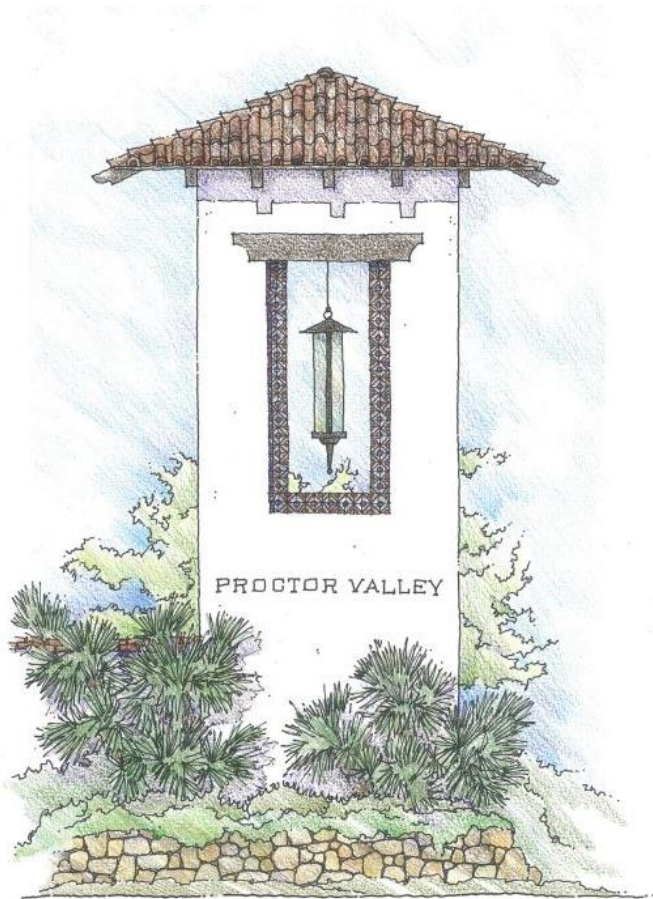


Design Guidelines

OTAY RANCH PLANNING AREA ~~S 16~~/19

Specific Plan Amendment -
Appendix 7

DECEMBER 2019



Applicant:

GDCI, L.P.

4364 Bonita Road, #607

Bonita, CA 91902

Contact: Elizabeth Jackson

(619) 871-5776

ljackson@jacksonpendo.com

Prepared For:

County of San Diego

Planning & Development Services

5510 Overland Avenue

San Diego, CA 92123

Contact: Mark Slovick

858-495-5172

Mark.Slovick@sdcounty.ca.gov

Prepared By:

RH Consulting Group, LLC

(619) 823-1494

Ranie@RHConsultingGroup.com

SJA Landscape Architecture Land Planning

144 D Street, Suite 113

Encinitas, CA 92014

Contact: Russ Johnston/Mark Lloyd

(760) 809-7480

WHA, Inc.

2850 Red Hill Ave., Ste. 200

Santa Ana, CA 92705-5543

Contact: Julia Malisos

(949) 250-0607

Hunsaker & Associates

Planning, Engineering, Surveying

9707 Waples Street

San Diego, CA 92121

Contact: Chuck Cater

(858) 558-4500

TABLE OF CONTENTS

I.	INTRODUCTION.....	1
A.	Background	1
B.	Location and Regional Setting	2
C.	Physical Site Characteristics.....	2
D.	Surrounding Land Uses.....	2
E.	Goals.....	2
II.	Community Design Guidelines.....	7
A.	General	7
B.	View sheds	7
C.	Grading.....	7
D.	Landscape and Design Elements	8
1.	Proctor Valley Road – Scenic Roadway.....	11
2.	Interior Roads and Slopes	15
3.	RMP Preserve Interface/Transitional Areas	23
4.	Entryways & Identity Design Concepts	26
5.	Fences and Walls.....	31
6.	Lighting Plan	35
III.	Residential Guidelines.....	41
A.	Overview	41
B.	Architectural Theme	41
C.	Residential Guidelines	46
1.	General Guidelines	47
2.	Circulation and Access	47
3.	Residential Landscape Design Concepts.....	48
4.	Architectural character and detailing.....	51
IV.	Crime Deterrence Design Guidelines	53
A.	Overview	53
B.	Natural Surveillance.....	53
C.	Natural Territorial Reinforcement.....	54
D.	Natural Access Control.....	54
E.	Community Based Organizations	55

EXHIBITS

Exhibit 1 -Landscape & Entry Concept Plan.....	10
Exhibit 2 - Plant Materials - Proctor Valley Scenic Roadway Landscape Zone	12
Exhibit 3 -	14
Proctor Valley Road - Section 10c - Modified 2-Lane Light Collector 2.2F (64' ROW).....	14
Exhibit 4- Plant Materials - Interior Roads & Slopes	15
Exhibit 5 - Private Rural Residential Road (Section 13).....	17
Exhibit 6 - Plant Materials - RMP Preserve Interface/Transitional Areas	24
Exhibit 7 - Plant Materials -Entryways & Identity	27
Exhibit 8 - Conceptual Community Entry at Roundabout.....	30
Exhibit 9 - Conceptual Neighborhood Markers	30
Exhibit 10 -Conceptual Fence and Wall Plan.....	32
Exhibit 11 - Fence and Wall Details.....	33
Exhibit 12 -Conceptual Lighting Plan.....	36
Exhibit 13 -Conceptual Street Light Fixture Design.....	37
Exhibit 14 - Conceptual Street Lighting Design Adjacent to RMP Preserve	38
Exhibit 15 - Typical Estate Lot Development	46

ATTACHMENTS

Attachment A - Approved Plant List

1. Introduction



THIS PAGE INTENTIONALLY LEFT BLANK

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.

On June 26, 2019, the County adopted the Approved Project and the associated Specific Plan Appendices, including the Planning Areas 16/19 Design Guidelines. The Otay Ranch Village 14 and Planning Areas 16-/19 Specific Plan ~~Amendment area (Project Area)~~ includes portions of Village 14 and Planning Areas 16/19, as defined in the Otay Ranch GDP/SRP. Planning Areas 16/19 are defined by the Otay Ranch GDP/SRP as “Rural Estate Areas-” however development is proposed only within Planning Area 19. The Planning Areas ~~16/~~19 Design Guidelines (Specific Plan Amendment, 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

The Planning Areas ~~16/~~19 Design Guidelines (Design Guidelines²) represent the next step in the implementation process for Planning Areas ~~16/~~19 by refining the design and implementation process and focusing on issues that are specific to the ~~Project-Specific Plan Amendment Area.~~ The Proposed Project Amendment is being processed as part of a Dispute Resolution Agreement as discussed in the Specific Plan Amendment. The Proposed Project Amendment does not include the development areas in Planning Area 16. Therefore, these Design Guidelines are amended to apply only to Planning Area 19. The Design Guidelines address architecture, fencing, landscape design and grading to ensure that the quality of the design and architectural concepts established for the overall Otay Ranch community are maintained. The Design Guidelines present a theme for the ~~ranchette and rural-estate neighborhoods~~ and delineate that identity through landscape design, architecture and monumentation/signage. This document provides guidance for developers and designers and will be used to evaluate individual home plotting and residential architectural proposals for compliance by the County of San Diego.

The Design Guidelines contain guidelines that protect existing scenic resources, ensure continued visual compatibility and promote a cohesive community design theme, while promoting the creation of a visually unified and attractive community that preserves and enhances surrounding natural resources and maintains unique visual features. The Design Guidelines address the following components:

¹ Otay Ranch GDP/SRP Page 203

² This document includes redline text changes to the Adopted Project – Planning Areas 16/19 Design Guidelines; however, new graphics have been inserted to reflect the Proposed Project Amendment.

- Preservation of scenic qualities of Proctor Valley Road, a Scenic Roadway;
 - Preservation of scenic qualities within Proctor Valley and surrounding natural open space areas;
 - Design parameters to establish a degree of consistency and high quality of design, including rural streetscapes, community entry monumentation and architectural and landscape design;
 - Design guidelines to address visual compatibility with adjacent residential communities, including hillside/ridgeline development standards, grading and landscape buffers.
- ~~• Preservation of Limited Development Areas (LDAs) on private lots.~~

B. LOCATION AND REGIONAL SETTING

The Otay Ranch encompasses approximately 23,000 acres within the southwestern portion of San Diego County. Planning Areas ~~16/19~~ are-is located south of the existing rural community of Jamul and northeast of the future Village 14 semi-rural community. Regional access is provided via SR-125 located to the west and SR-94 to the east. Local access is provided via Proctor Valley Road ~~and secondary access is provided from the Whispering Meadows subdivision.~~

C. PHYSICAL SITE CHARACTERISTICS

Planning Areas ~~16/19~~ encompass approximately 559.8 acres ~~contains~~ broad flat areas as well as ridges and valley which climb to the south. The Project Area 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. A local wildlife corridor forms the southern edge of the proposed development footprint. The southern portion of the site is defined by a broad drainage and wetlands.

D. SURROUNDING LAND USES

The rural community of Jamul is located to the north of Planning Areas 16/19. Portions of the Proposed Project Amendment Area are interspersed with the approximately 5,600-acre Rancho Jamul Ecological Preserve, a component of the MSCP multi-habitat 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 County ownerships, surround the Project Area.

E. GOALS

The goal of the Design Guidelines is to ensure that every residential homesite will be designed in consideration of the neighborhood context and have a compatible relationship to neighboring properties and neighborhood design.

The following goals shall guide the planning, design and approval of new and remodeled structures (main home and ancillary structures), replacement structures and structural additions:

- To preserve, protect and enhance the rural environment of the community of Jamul and Planning Areas ~~16/~~19.
- To enhance the quality of the built environment by encouraging high standards in architectural and landscape design.
- To ensure neighborhood compatibility.
- To respect public views of the hillsides and to be considerate of private views, wherever possible.
- To ensure that architecture and landscaping respect the privacy of immediate neighbors.
- To ensure that grading and development are appropriate to the site.
- To maintain the rural character of the roads.
- ~~• To preserve Limited Development Areas on private lots.~~
- To implement fire safe and water wise plant palettes on individual lots and within public and private landscape areas.

. THIS PAGE INTENTIONALLY LEFT BLANK

II. Community Design Guidelines



THIS PAGE INTENTIONALLY LEFT BLANK

II. COMMUNITY DESIGN GUIDELINES

The Community Design Guidelines are intended to promote the creation of a visually unified and attractive community that protects, preserves, maintains and enhances the existing natural resources, beauty, quality of life and community character of Otay Ranch Planning Areas ~~16/19~~.

A. GENERAL

Development located near or along ridgelines or hilltops should consist of larger lots with wider frontages to allow for “view corridors,” wherever possible. Rock outcroppings and unique visual resources should be preserved, wherever possible.

Note: The exhibits provided within the Design Guidelines are illustrative only and do not depict final designs and should not limit the range of expression of individual property owners and their professional design teams. Similarly, none of these Design Guidelines are intended to be construed as strict regulatory requirements. Rather, each project is expected to satisfy the intent and spirit of the guidelines and to meet the letter of the guidelines only where feasible and appropriate. All provisions of the Design Guidelines apply except as specifically superseded by both the Village 14 and Planning Areas 16/19 Fire Protection Plan (FPP), Preserve Edge Plan and Specific Plan adopted for the Approved Project, the Specific Plan Amendment and amended Preserve Edge Plan; and the Fire Protection Technical Memorandum – Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment.

B. VIEW SHEDS

- Any new development within the view shed of Proctor Valley Road or the Proctor Valley Community Pathway corridor, including private development, public facilities or public parks, must be designed to preserve sensitive resources and be compatible with the largely open, rural character of the Proctor Valley Scenic Roadway.



- Any new development within the view shed of the existing Jamul community, including private development, public facilities or parks must be designed to be compatible with the existing rural

character of the Jamul community and Planning Areas ~~16/19~~.

C. GRADING

- Grading should be limited to the greatest extent possible.
- Where grading is proposed, it should be designed to retain the natural shape of the landform and reflect the topographic constraints of the terrain.
- Building Pads should be designed to take advantage of the site topography, including



the creation of smaller terraced pads rather than large graded pad areas, wherever feasible.

- The use of retaining walls within this view shed is discouraged. However, where there is no alternative available, retaining walls should not exceed six (6) foot in height wherever feasible, should conform to the natural contour of the existing topography and be screened with native/natural landscaping. Warm, earth tone colors and/or natural materials such as stone should be used to blend with the natural landscape.
 - Grading techniques include:
 - To the greatest extent feasible, the grading design shall retain the character of the existing landform.
 - Contour grading techniques shall be utilized to create slopes with rounded forms and varied slope ratios designed to simulate the appearance of the natural terrain, wherever feasible.
 - Roadway design shall be compatible with the existing terrain. Roadways shall be designed to maximize aesthetic and environmental considerations.
 - Create variable slope gradients with smooth, rounded cuts.
 - Round toes and crest of slopes.
 - Blend graded slope contours with the natural topography.
 - Utilize native vegetation to alleviate sharp, angular slopes.
 - Preserve natural and significant geologic features.
 - Design drainage courses to blend with the natural environment.
- ~~○ Grading within Limited Development Areas (LDA) is limited to roads and utilities. The placement of roads and utilities in LDAs should minimize disturbance by crossing perpendicular through easements. Roadways and utilities should not follow canyon bottoms.~~

D. LANDSCAPE AND DESIGN ELEMENTS

Landscape and design elements integrate Planning Areas 16/19 into the overall Otay Ranch design context and surrounding natural open space areas, while creating a distinct design theme for the community. 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 Planning Areas 16/19, the landscape theme will reflect California's architectural history. This landscape design concept is consistent with the County's Proctor Valley Road Scenic Roadway 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 Proctor Valley Road, interior slopes and streets, a public park and the RMP Preserve interface areas using a wide variety of trees, shrubs and groundcovers. The landscape concept is illustrated in the Landscape and Entryway Concept Plan (Exhibit 1). Descriptions of each landscape zone are provided below.

The design concepts and plant palette are consistent with the Otay Ranch Village 14 and Planning Areas 16/19 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) adopted for the Approved Project, the Specific Plan Amendment and amended Preserve Edge Plan and the Fire Protection Technical Memorandum - Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, and are subject to approval by the San Diego County Fire Authority (SDCFA) and County of San Diego Landscape Architect.

Landscaping within Planning Areas ~~16/19~~ shall incorporate the following guidelines:

- Landscaping shall be informal and rural in nature.
- Create landscape designs that provide surveillance and avoid screening, especially in proximity to walkways and designated points of entry and opportunistic points
- In the front yard, use waist-level, fencing along residential property lines wherever possible to control access and encourage surveillance.
- Landscaping shall utilize natural materials such as stone, wood rail fences³, boulders and drought tolerant plant species.
- The use of expansive lawn areas and water-intensive landscaping shall be discouraged.
- Landscape areas shall use a variety of plant species selected from the Approved Plant List (Attachment A).
- Fencing types shall be consistent with those established in the Design Guidelines, as depicted in Exhibit 14, Fence and Wall Details.
- Fuel Modification Zones, the 100' Preserve Edge, ~~Limited Development Areas~~ and Limited Building Zones shall be provided and maintained in accordance with the requirements of the SDCFA, and the Specific Plan, Preserve Edge Plan, Appendix 1 and Fire Protection Plan, Appendix 2 adopted for the Approved Project, the Specific Plan Amendment and amended Preserve Edge Plan and the Fire Protection



³ Concrete rail fencing may be utilized if the design is consistent with the rural character of the community.

Technical Memorandum – Otay Ranch Village 14 and Planning Areas 16/19
Proposed Project Amendment.

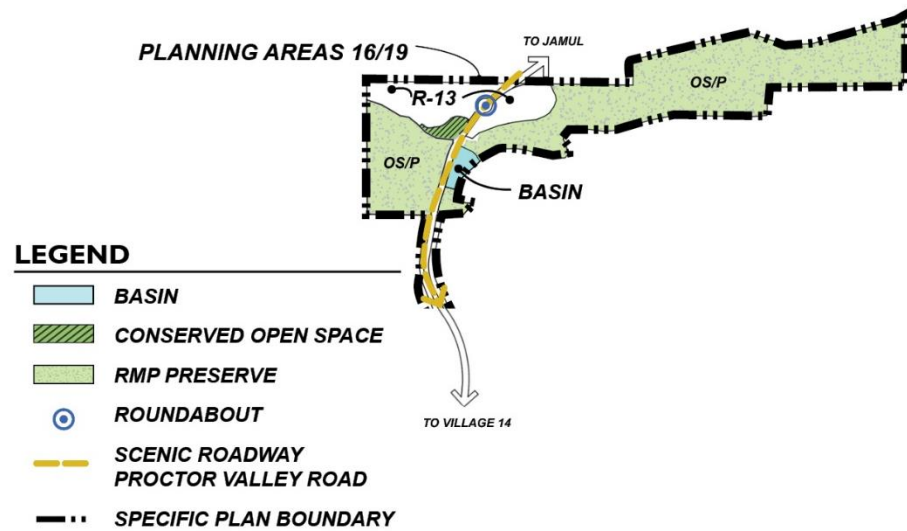


Exhibit I –Landscape & Entry Concept Plan

I. PROCTOR VALLEY ROAD – SCENIC ROADWAY

Planning Area 19~~6~~ is served by Proctor Valley Road, identified as a “Scenic Roadway” in the Otay Ranch GDP/SRP. A rural theme is established along the full length of Proctor Valley Road. The roadway is narrowed as it crossed through the open space area south of Planning Area 19 and passes through the community to the north. Naturalized and native planting will occur within road-adjacent slopes to blend into the existing natural setting. Random tree and shrub groupings through this corridor will further establish the informal planting theme. The 10’ Proctor Valley Community Pathway connects ~~the North Park (Public Park P-4) within~~ Planning Areas ~~16/19~~ to Village 14 to the south. 5-foot bike lanes are provided along the full length of Proctor Valley Road. Sharrows may be painted in the travel lanes to alert automobile drivers that bicyclists share the road within Proctor Valley Road north of Village 14 (refer to Exhibit 3, Proctor Valley Road (Street Section 10)). The plant palette for Proctor Valley Road – Scenic Roadway Landscape Zone is depicted in Exhibit 2. Exhibit 3 depicts the landscape theme planned along the segments of Proctor Valley Road within Planning Area 19.



~~The Proposed Project include an internal circulation option for Proctor Valley Road North. Please see Specific Plan, Chapter VIII. Internal Circulation Options for the Adopted North Proctor Valley Road Option that could replace Street Section 10 with Street Sections 10A, 10B and 10C.~~

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

Note: Trees must be implemented consistent with adopted Preserve Edge Plan and Fire Protection Plan for the Project in addition to the amended Preserve Edge Plan and the Fire Protection Technical Memorandum - Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment requirements and may not occur in certain off-site areas. Trees may be planted in informal groups, consistent with the natural setting through this corridor.

Exhibit 2 – Plant Materials - Proctor Valley Scenic Roadway Landscape Zone

SHRUBS



Agave sp. / Agave



Aloe sp. / Aloe



Baccharis sp. / Coyote Bush



Callistemon 'Little John' / Bottlebrush



Cistus 'sunset' / Rockrose



Cotyledon orbiculata / Pig's Ear



Dasylirion wheeleri / Spoon Yucca



Dianella spp. / Flax Lily



Feijoa sellowiana / Pineapple Guava



Lavandula sp. / Lavender



Muhlenbergia sp. / Deer Grass



Rhamnus californica / California Coffeeberry

Exhibit 2 – 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 2 – Plant Materials - Proctor Valley Scenic Roadway Landscape Zone (cont.)

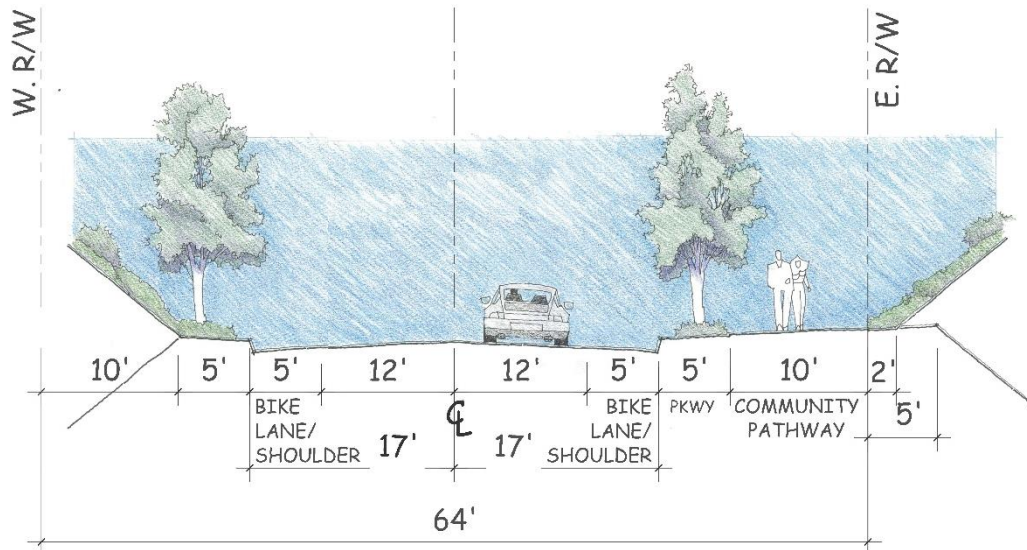


Exhibit 3 – Proctor Valley Road – Section 10c – Modified 2-Lane Light Collector 2.2F (64' ROW)

2. INTERIOR ROADS AND SLOPES

The Interior Roads and Slopes Landscape Concept provides an informal planting program throughout the residential neighborhoods compatible with the surrounding natural open space and the rural character of the area. Informal tree and shrub groupings will be implemented behind the curb, wherever possible. Trees must be planted consistent with Preserve Edge Plan and Fire Protection Plan requirements, where adjacent to RMP Preserve, Limited Development Areas, Limited Building Zone and off-site areas. Trees will be planted in informal groupings, consistent with the natural setting.



Interior slopes will be landscaped with a California Friendly/Fire Safe planting palette to soften the appearance of manufactured slopes. These areas may also serve as the Fuel Modification Zone, as required by the Fire Protection Plan. The Interior Roads and Slopes Landscape Zone palette is represented in Exhibit 4 and Interior Roads are depicted on Exhibits ~~5~~ ~~to~~ ~~7~~.

INTERIOR ROADS AND SLOPES LANDSCAPE ZONE

TREES



Lagerstromia indica / Crape Myrtle



Laurus nobilis / Sweet Bay



Quercus ilex / Holly Oak



Tristania conferta / Brisbane Box

Exhibit 4– Plant Materials – Interior Roads & Slopes

SHRUBS



Callistemon 'Little John' /
Bottlebrush



Cistus 'sunset' / Rockrose



Crassula sp. / Jade Plant



Leymus c. 'Canyon Prince' /
Canyon Prince Wild Rye



Pittosporum tobira /
Common Tobira



Raphiolepis species /
Indian Hawthorne



Westringia sp. /
Coast Rosemary

GROUND COVER



Baccharis pilularis 'pigeon point' /
Coyote Bush



Festuca glauca



Senecio mandraliscae

Exhibit 4 – Plant Materials – Interior Roads & Slopes (cont.)

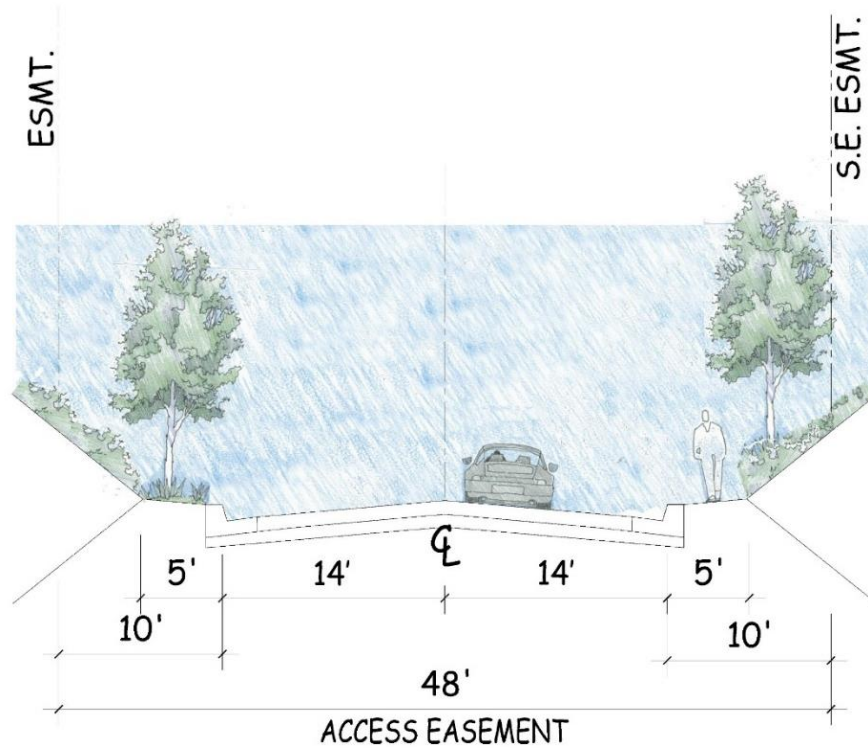


Exhibit 5 – Private Rural Residential Road (Section 13)

3. PUBLIC PARK

The Specific Plan establishes a recreation and wellness focus for the community, 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 planned neighborhoods meets this objective. Each park within the Specific Plan takes on a unique focus based on its location, planned uses and proximity to adjacent natural open spaces. The North Park (P-4 Public Park) is in a prominent location adjacent to Proctor Valley Road, with a direct connection to the Proctor Valley Road Community Pathway. The park design creates a distinctive character, in context with the rural setting of the community.

a) 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 the Planning Areas 16/19 public park 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 and function as shade trees. Use large-scale trees where appropriate;
- Parks should 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;

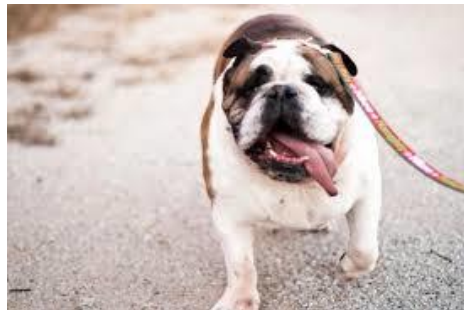


- Utilize a landscape design that forms spatial areas for a sense of relaxation, or dynamic action, or delight/enjoyment/calm, etc. through spatial modulation, sequence and the harmonious relationship of design;
- Chose and place plant materials to satisfy environmental conditions, cultural conditions, 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.

b) Parks Landscape Zone

The Parks Landscape Zone plant palette is depicted in Exhibit 8 is also provided in Attachment A, Approved Plant List. The conceptual plan for the North Park (Public Park P-4) is depicted in Exhibit 9.



PARKS LANDSCAPE ZONE (PUBLIC)

TREES



Laurus nobilis / Sweet Bay



Plantus racemosa /
California Sycamore



Quercus agrifolia / Coast Live Oak



Quercus ilex / Holly Oak

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

Exhibit 8 – Plant Materials – Park



~~Ligustrum japonicum
'texanum' Texas Privet~~



~~Muhlenbergia sp. /
Deer Grass~~



~~Pittosporum tobira /
Common Tobira~~



~~Rhamphiolepis sp. /
Indian Hawthorne~~



~~Trachelospermum
jasminoides / Star Jasmine~~



~~Phytolacca Californica /
California Coffeeberry~~



~~Rosa sp. / Rose~~



~~Cistus 'sunset' / Rockrose~~



~~Agave sp. / Agave~~

~~GROUND COVER~~



~~Baccharis pilularis
'pigeon point' Coyote
Bush~~



~~Festuca sp. / Festuca⁴~~



~~Myoporum parvifolium /
Creeping Myoporum³~~

Exhibit 8 – Plant Materials – Park (cont.)

⁴ Not permitted adjacent to Preserve areas or within the Fuel Management Zone.

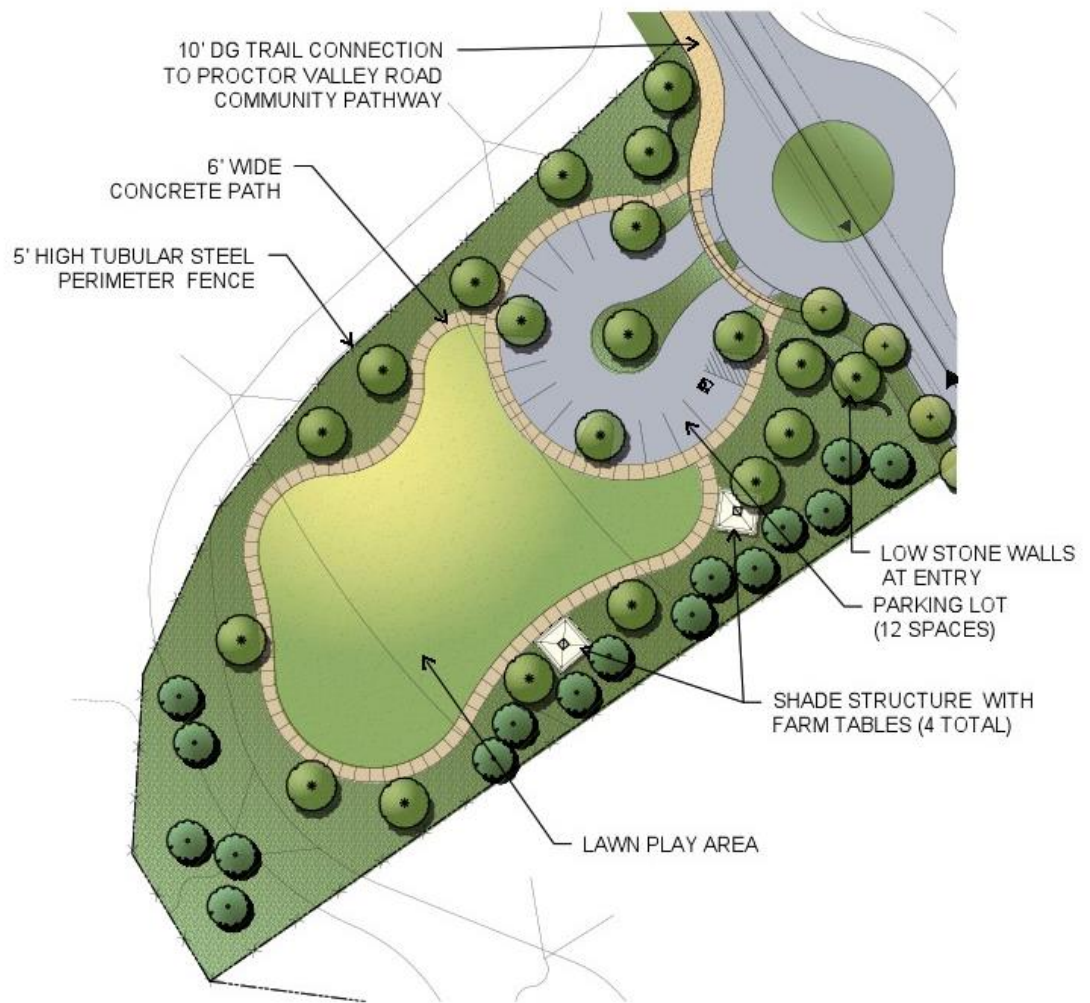


Exhibit 9 – North Park Conceptual Plan (Public Park P-4)

4.3.RMP PRESERVE INTERFACE/TRANSITIONAL AREAS

The Preserve Edge Plan and Fire Protection Plan guide the landscape design within areas adjacent to the RMP Preserve. The 100' Preserve Edge is included within the development area, on the private residential lots. ~~Within Planning Areas 16, private lots also include Limited Development Areas (LDA), which will be left as natural open space, with the exception that roads and utilities may cross or lie within the LDAs. Brush management activities may occur within the LDAs, subject to the Fire Protection Plan. In addition,~~ Limited Building Zones (LBZ) will be established on lots adjacent to RMP Preserve areas when home sites are more precisely designed during preparation of building permit applications. Conserved Open Space areas are also included in the RMP Preserve Interface/Transitional Areas, as they are located adjacent to the RMP Preserve. Conserved Open Space areas will have an open space easement placed over the land.



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 ~~a public park, private~~ rural residential roads and adjacent manufactured slopes, biofiltration basin, storm drain



inlets/outlets and a maintenance access road. The amended 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 for the Approved Project as well as the amended Preserve Edge Plan and the Fire Protection Technical Memorandum - Otay Ranch

Village 14 and Planning Areas 16/19 Proposed Project Amendment, a landscape palette has been prepared that meets both RMP Preserve adjacency requirements and fuel modification requirements (see Exhibit ~~406~~, Plant Materials - RMP Preserve Interface/Transitional Areas Landscape Zone). The Approved Plant List is attached as Attachment A to these Design Guidelines.

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



Arctostaphylos Emerald
Carpet / Emerald Carpet
Manzanita



Baccharis pilularis /
Dwarf Coyote Bush

Exhibit 6 – Plant Materials – RMP Preserve Interface/Transitional Areas



Ceanothos species /
Carmel Creeper



Heteromeles arbutifolia /
Toyon



Rhamnus californica
California Coffeeberry



Salvia mellifera / Honey Sage
Yucca



Yucca schidigera /
Flowering

Mojave

GROUND COVER



Baccharis pilularis 'pigeon point' /
Coyote Bush

Exhibit 6 – Plant Materials – RMP Preserve Interface/Transitional Areas (Cont.)

5.4. ENTRYWAYS & IDENTITY DESIGN CONCEPTS

The Entryways and Identity Concept is implemented within Planning Area 19 through the planned Community and Neighborhood Entries. Entry elements are designed to convey the “Old California” design theme for Planning Areas ~~16~~/19, while complimentary to the planned Village 14 and the existing rural community of Jamul. The Community Entry is a roundabout along Proctor Valley Road at the southern edge of Planning Areas ~~16~~/19, which creates a gateway to the community and establishes the overall Old California design context through landscape, monumentation, lighting and signage. In addition, Neighborhood Entries are planned to mark entries into the residential neighborhoods ~~at three locations~~.

The locations of the entryway and identity elements are shown on the Landscape and Entryway Concept Plan (Exhibit 1) and conceptual designs are provided below. The Landscape Palette planned for the Entry and Identity landscape concept is depicted in Exhibit 7.



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 7 – Plant Materials –Entryways & Identity

SHRUBS



Agave sp. / Agave



Alyogyne huegelii '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



Phaphiolepis sp. / Indian Hawthorne



Strelitzia reginae / Bird of Paradise

Exhibit 7 – Plant Materials – Village Entryways & Identity (cont.)

Entries are designed to reflect a distinctive rural Old California character. Monumentation/signage and low walls introduce the character and create a gateway into the Planning Areas 16/19 community at the Proctor Valley Road roundabout. These elements will continue throughout the community to serve as a unifying design thread. The roundabout features a specimen Oak tree 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.



Neighborhood Entries are planned ~~at three key neighborhood entries. These entry~~with elements featuring stucco walls accented with heavy timber gates and overhead trellises. Architectural lighting and ornamental wrought iron accents are also featured at the Neighborhood Entries. Conceptual Entryway and Neighborhood Marker designs are depicted in Exhibits 8 and 9 respectively.





Exhibit 8 – Conceptual Community Entry at Roundabout

Not to scale

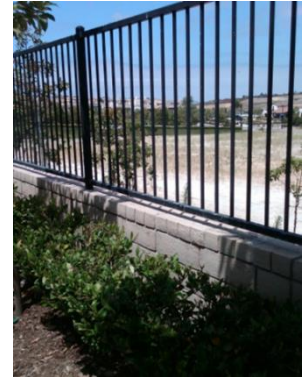


Exhibit 9 – Conceptual Neighborhood Markers

Not to scale

6.5. FENCES AND WALLS

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 the project. 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.

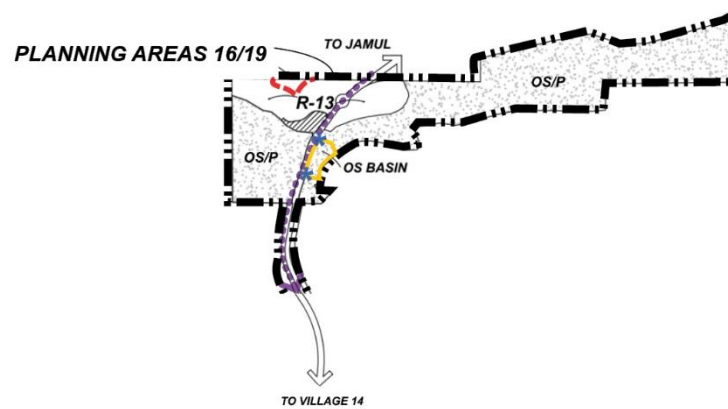


Community perimeter walls will be constructed of Orco slump block “La Paz” (or approved equal) with a concrete cap. Tubular steel fencing (Frazee AC144V Black Deco or approved equal) and combination tubular steel/block or tempered glass/block perimeter view wall designs are also provided consistent with fire or noise mitigation requirements. Walls must be consistent with the FPP and Acoustical Analysis requirements. Refer to the Fence and Wall Plan, Exhibit 10 and Fence and Wall Details, Exhibit 11. The precise location of walls and fences throughout Planning Areas ~~16~~/19 shall be determined during the building permit process, when home sites and landscape improvements are determined. Fence and wall design guidelines include:

- Walls should be limited to those needed for screening of unsightly equipment or for ~~excessive~~ noise mitigation.
- Fences should be of open construction whenever they would otherwise block visual access to scenic views.
- Solid fences may be used for noise mitigation.
- Post and Rope/Rail Fencing⁵ shall be utilized along Proctor Valley Road, per County requirements.
- On hillsides, avoid placement of fences perpendicular to major slope contours.
- Where unavoidable, use visually open fences to minimize their visual impacts.



⁵ The final design and location of the Post and Rope/Rail Fencing shall be determined during the final engineering/improvement plan stage and shall be as proposed or equivalent.



LEGEND

- — — COMMUNITY WALL
- • • • • POST & RAIL/ROPE FENCE
- - - VIEW WALL FIRE RATED GLASS/BLOCK
- — — 6' CHAIN LINK FENCE
- * MAINTENANCE ACCESS GATES
- - - SPECIFIC PLAN BOUNDARY

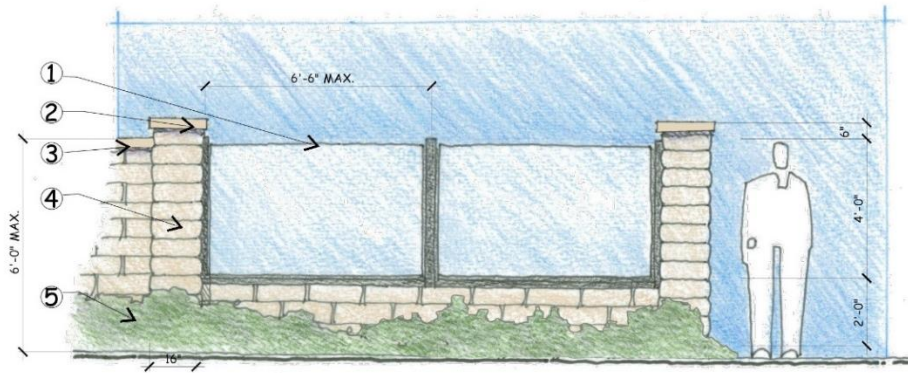
NOTE: WALL AND FENCE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

Notes:

1. The final design and location of the Post and Rope/Rail Fencing shall be determined during the final engineering/improvement state and fencing material shall be as proposed or equivalent.
2. Community Walls include 6' block wall with sac finish, 6' block wall, glass over block and tubular steel over block. These walls may be constructed within private lots in Planning Area 19.

Exhibit 10 –Conceptual Fence and Wall Plan

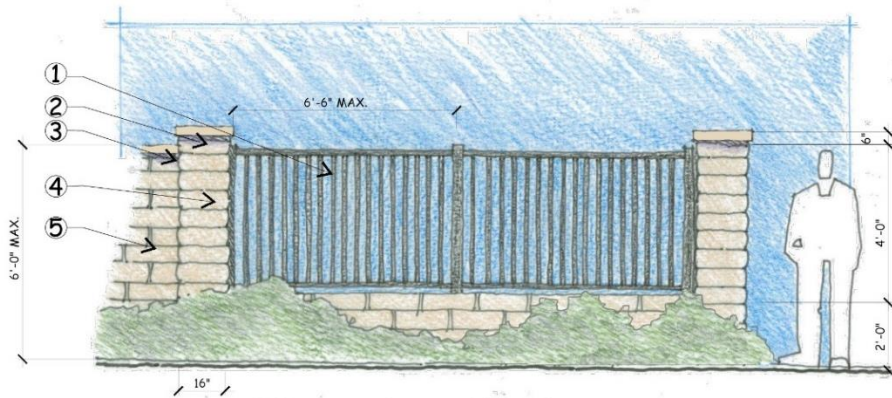
Not to scale



LEGEND

- ① TEMPERED FIRE RATED GLASS
- ② 18" SQ. PILASTER CAP
- ③ 8" WIDE CONCRETE CAP
- ④ 16" SQ. SLUMPSTONE PILASTER
- ⑤ 6" WIDE SLUMPSTONE WALL

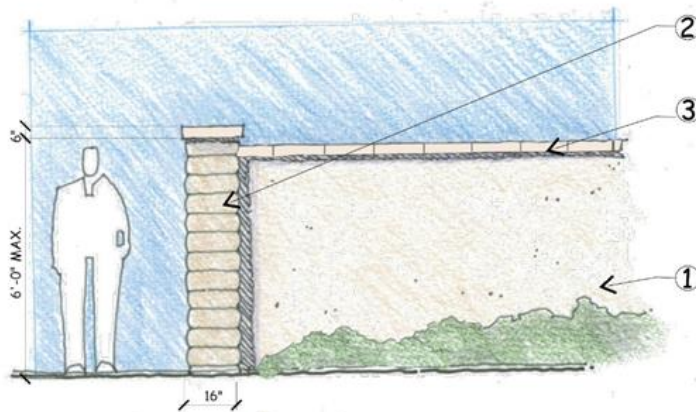
VIEW WALL WITH GLASS



LEGEND

- ① TUBULAR STEEL
- ② 18" SQ. PILASTER CAP
- ③ 8" WIDE WALL CAP
- ④ 16" SQ. SLUMPSTONE PILASTER
- ⑤ 6" WIDE SLUMPSTONE WALL

VIEW WALL WITH TUBULAR STEEL



LEGEND

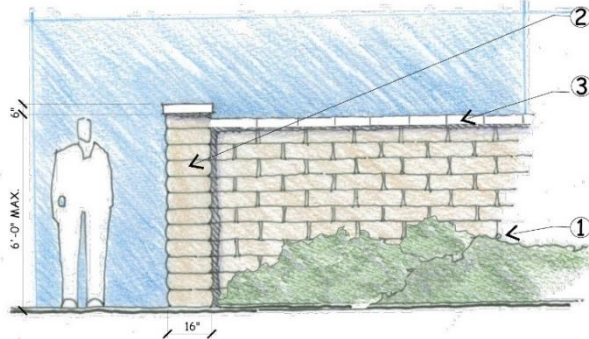
- ① SLUMP BLOCK - AVAIL. THROUGH ORCO BLOCK, WITH SACK FINISH
- ② 16" SQ SLUMPSTONE PILASTER
- ③ CAP

PERIMETER WALL AND PILASTER

Exhibit II – Fence and Wall Details

Not to scale

PERIMETER WALL AND PILASTER



LEGEND

- ① SLUMP BLOCK - AVAIL. THROUGH ORCO
BLOCK COLOR LA PAZ
- ② 16" SQ SLUMPSTONE PILASTER
- ③ CAP

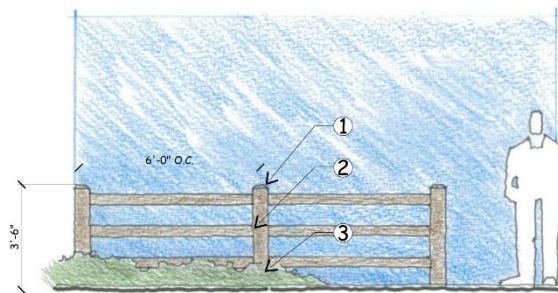
ENHANCED WALL AND PILASTER



LEGEND

- ① 5/8" SQ. x .12 TUBULAR STEEL PICKETS
 - ② 1-1/2" x 2" x .12 TUBULAR STEEL, TOP AND
BOTTOM RAILS
 - ③ DECORATIVE STEEL CAP
 - ④ 2" SQ. x .12 TUBULAR STEEL, 8' O.C. MAX.
- NOTE: PAINT COLOR WILL BE FLAT BLACK

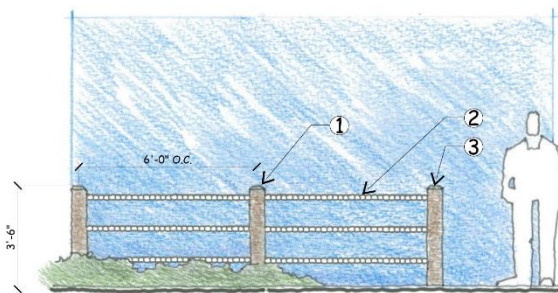
PRODUCTION VIEW FENCE



LEGEND

- ① 1" CHAMFER AND POST CAP TYP.
 - ② 4" DIA. TOP, MIDDLE AND
BOTTOM RAIL
 - ③ 6" DIA. POST @ 8' O.C.
- NOTE: ALL WOOD MEMBERS
TO BE 1 HOUR FIRE RATE

POST AND RAIL FENCE



LEGEND

- ① 1" CHAMFER AND POST CAP TYP.
 - ② HEAVY DUTY ROPE
 - ③ 6" DIA. POST @ 8' O.C.
- NOTE: ALL WOOD MEMBERS
TO BE 1 HOUR FIRE RATE

OPTIONAL POST AND ROPE FENCE

LS

Exhibit II – Fence and Wall Detail

Not to scale

7.6. LIGHTING PLAN

The lighting design concept focuses on the quality of lighting along specific corridors. There are two special lighting areas featuring architecturally distinctive light fixtures (refer to Exhibit 12, Conceptual Lighting Plan), including the enhanced Street Light and Community Pathway Light along Proctor Valley Road. Light standards have characteristics that relate to the corridors they serve and reflect the Old California-themed design vernacular, as depicted on Exhibit 13, Conceptual Street Light Fixture Design. Standard Street Lights are proposed along Public Rural Residential Roads, consistent with County of San Diego Public Works Department, Public Road Standards. Shields will be utilized, wherever necessary, to prevent light intrusion into RMP Preserve areas or onto residential lots.

a) Proctor Valley Road Street Lighting

Special lighting is planned along the full length of Proctor Valley Road. The enhanced fixture features 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.

b) Community Pathway Lighting

Special lighting is planned along the Community Pathway through the development portions of Planning Areas ~~16/19~~. 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.



Lighting within Planning Areas ~~16/19~~ shall incorporate the following guidelines:

- Street lighting is minimized on Rural Residential Roads to maintain the rural character of the area,
- Exterior lighting shall be adequately controlled or screened to prevent glare and spillover to adjacent properties.
- Lighting shall comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201 – 51.209, Light Pollution Code, County of San Diego Public Works Department, Public Road Standards and County of San Diego Street Lighting Specifications - Revised April 2019.
- 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 where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to open space RMP Preserve areas, pursuant to the Preserve Edge

Plan requirements, as depicted on Exhibit 14, Conceptual Street Lighting Design.

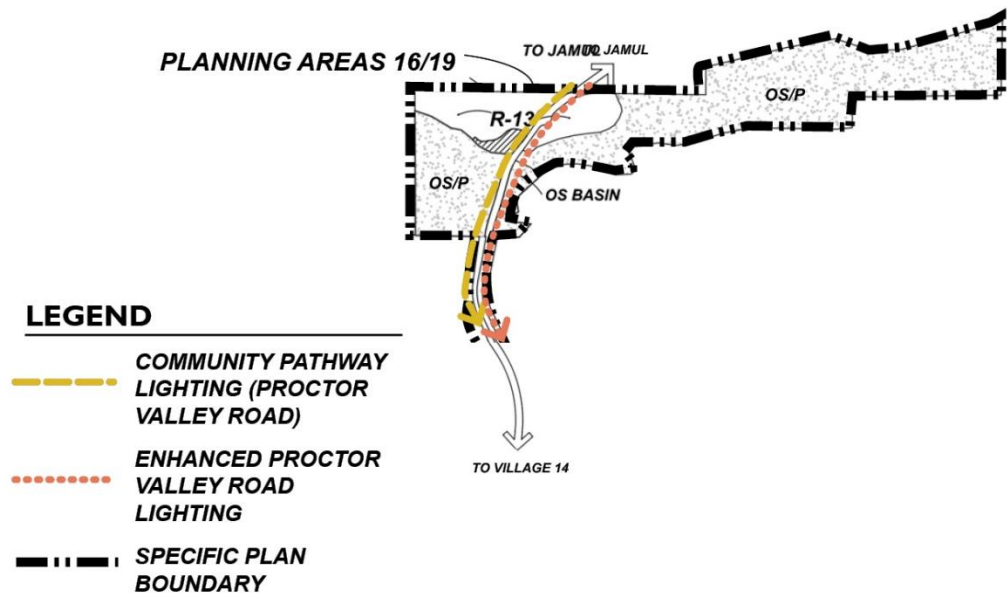




Exhibit 12 –Conceptual Lighting Plan

Description	Fixture
<p>Enhanced Proctor Valley Road Street Light</p> <p>CALTRANS Type 15 Pole w/Cobra Head Street Light</p> <p>Pole/Base: 922517-4-Black (Bringham Base)</p> <p>30' Pole; CA 12-Arm for Mounting Cobra Head</p>	
<p>Enhanced Proctor Valley Road Street Light</p> <p>Bringham Base</p>	
<p>Proctor Valley Community Pathway Light</p> <p>Manufacturer: Sternberg</p> <p>Pole: 14' square straight wood pole</p> <p>Model: Timberwood MS805 ALED/HS-V/4ARC35Tc/ML/CSA/BKT</p> <p>Lamp Type: LED</p>	

Note: Fixtures described and depicted are conceptual. Master Developer may select like/similar fixtures during final design. Lighting shall comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201 - 51.209, Light Pollution Code and County of San Diego Street Lighting Specifications - Revised April 2019.

Exhibit 13 –Conceptual Street Light Fixture Design

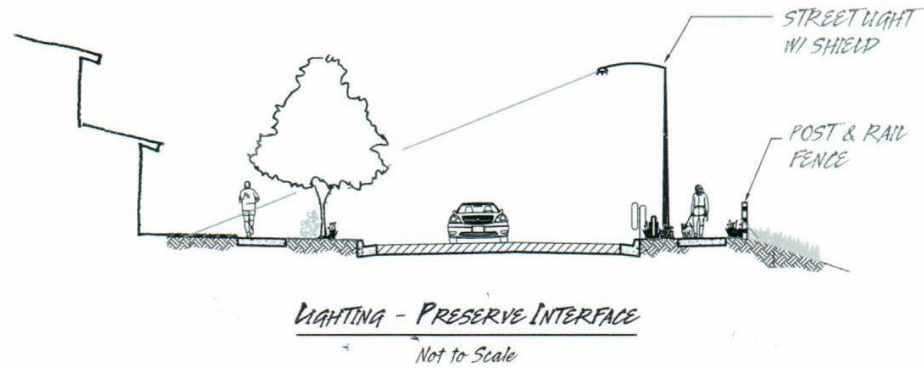


Exhibit 14 – Conceptual Street Lighting Design Adjacent to RMP Preserve

Not to scale

III. Residential Guidelines



THIS PAGE INTENTIONALLY LEFT BLANK

III. RESIDENTIAL GUIDELINES

A. OVERVIEW

Guidelines are provided for architectural styles, facade elements, garage location and design and landscape themes.

B. ARCHITECTURAL THEME

The Planning Areas ~~16~~/19 architectural styles are influenced by Old California architectural styles. Residential architectural styles including Spanish, Monterey, Ranch House and Farm House have been selected as examples of styles that complement the Old California design theme.



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 are provided to guide builders/architects during preparation of architectural elevations.



SPANISH ARCHITECTURAL STYLE



MONTEREY ARCHITECTURAL STYLE



RANCH HOUSE ARCHITECTURAL STYLE



FARM HOUSE ARCHITECTURAL STYLE



C. RESIDENTIAL GUIDELINES

~~Ranchette and~~ Estate lots within Planning Areas 16/19 present a unique opportunity to create a cohesive community, while accommodating unique and creative solutions related to plotting homes on building pads, landscape improvements, and access and ~~preservation of Limited Development Areas~~ on individual lots. Exhibit 15 Typical ~~Ranchette~~/Estate Lot Development, presents minimum setbacks and constraints consistent with the Specific Plan Amendment, Development Regulations for the RR Residential Zone.



Note: Structures of any type (i.e. garage, barn, storage shed, accessory unit, etc.) are not permitted on any portion of a split pad lot separated from the buildable pad by a private road easement. Front setbacks to garage and main residence are measured from centerline of street.

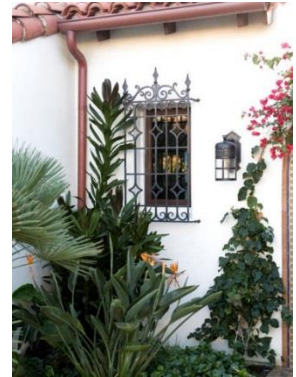
Exhibit 15 – Typical ~~Ranchette~~/Estate Lot Development

Not to scale

I. GENERAL GUIDELINES

Typical lot development shall incorporate many of the following general guidelines:

- The design and construction of homes and ancillary structures shall maintain a consistent quality of architecture, design and materials that are compatible with the rural character of the community.
- New homes shall be sited on the individual lots to compliment adjacent buildings and the natural visual setting.
- The unique natural features of the site shall be retained and incorporated into the site planning of individual lots.
- Homes shall be oriented to take advantage of existing vistas without impacting views from adjacent properties.
- Outdoor storage or work areas shall be sited to preserve the visual quality of the area and not impact adjacent properties



2. CIRCULATION AND ACCESS

Circulation and access within the ~~ranchette and~~ estate neighborhoods shall incorporate the following guidelines:



- Access points to individual lots shall be sited to minimize disruption of traffic flow.
- Pedestrian circulation on the Community Pathway along Proctor Valley Road shall be separated from vehicular traffic by providing thematic fencing (i.e. Post and Rope/Rail Fencing) between the pathway and the travel lane.
- Pedestrian circulation shall extend into residential neighborhoods along a 5' wide D.G. walkways on ~~both one~~ sides of the ~~Public Private~~ Rural Residential Roads.
- Public trail access easements shall be provided in appropriate locations, as established in ~~consultation with the County of San Diego~~ on the Revised Vesting Tentative Map.

3. RESIDENTIAL LANDSCAPE DESIGN CONCEPTS

Landscaping on ~~ranchette and~~ estate lots shall comply with the following guidelines:

- Landscaping shall be informal and rural in nature
- Landscaping shall be quality design, consistent with the architectural style of the home and compatible with the surrounding natural setting
- Landscape structures such as trellises, gates, decorative fencing, etc. shall utilize natural materials such as stone, wood rail fences and boulders.
- The use of expansive lawn areas and water-intensive landscaping shall be discouraged
- Landscape areas shall use a variety of plant species selected from the Approved Plant List (Attachment A).
- Fencing types shall be consistent with Exhibit 15, Fence and Wall Details.
- Fuel Management Zones, the 100' Preserve Edge; ~~Limited Development Areas~~ and Limited Building Zones shall be provided and maintained in accordance with the requirements of County Fire and the Specific Plan, Preserve Edge Plan, Appendix 1 and Fire Protection Plan, Appendix 2 for the Approved Project as well as the amended Preserve Edge Plan and the Fire Protection Technical Memorandum – Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment.







4. ARCHITECTURAL CHARACTER AND DETAILING

Architectural detailing and material selection are essential to defining community character. The intent of the Design Guidelines is to establish a level of quality and consistency that is compatible with the rural character and country lifestyle of the adjacent community of Jamul. ~~Ranchette and~~ Estate lot development shall incorporate the following guidelines:

- Materials and colors shall be compatible with the natural setting.
- Rear and side elevations of buildings that are visible from public vantages shall be finished in a quality, color and material that is similar to the principal elevations.
- Accessory and ancillary buildings and structures, including future building additions, shall be designed to be compatible with the primary structures.
- Mechanical equipment, including propane tanks and air conditioning units shall be screen from public view.





IV. 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 Planning Area 19 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 furnishing

Attachment A

THIS PAGE INTENTIONALLY LEFT BLANK

APPROVED PLANT LIST

DECEMBER 2019

Scenic Roadway (Proctor Valley Road)

(Roundabout, parkways and slopes)

TREES

	<u>Common Name</u>	<u>Height at Maturity</u>
Arbutus unedo 'Marina'	Strawberry Tree	25'
Cercidium	Palo Verde	25'
Laurus nobilis	Sweet Bay	15'
Olea europaea	Olive Tree	30'
Platanus acerfolia 'bloodgood'	London Plane Tree	45'
Platanus racemosa	California sycamore	70'
Rhus lancea	African Sumac	25'
Quercus agrifolia	Coast Live Oak	50'
Quercus ilex	Holly Oak	50'

SHRUBS

Agave sp.	Agave
Aloe sp.	Aloe
Alyogyne huegelii 'santa cruz'	Blue Hibiscus
Baccharis sp.	Coyote Bush
Buxus microphylla 'green beauty'	Dwarf Boxwood
Callistemon 'Little John'	Bottlebrush
Cistus 'sunset'	Rockrose
Cotyledon orbiculata	Pig's ear
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Crassula sp.	Jade Plant
Dasyliirion wheeleri	Spoon Yucca
Dianella spp.	Flax Lily
Dietes bicolor	Fortnight Lily
Dracaena draco	Dragon Tree
Echeveria sp.	Wax Agave
Feijoa sellowiana	Pinapple Guava
Kniphofia uvaria	Red Hot Poker
Lavatera sp.	Tree Mallow
Lavandula sp.	Lavender
Leucophyllum frutescens 'green cloud'	Texas Sage
Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye
Ligustrum japonicum 'texanum'	Texas Privet
Lomandra longifolia 'LM300'	Dwarf Mat Rush

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

Deer Grass
 Myrtle
 Common Tobira
 Carolina Cherry
 California Coffeeberry
 Indian Hawthorn
 Lemondade Berry
 Roses
 Sage
 Autumn Moor Grass
 Star Jasmine
 Coast Rosemary

GROUNDCOVER

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

Coyote Bush
 Sedum
 Senecio

Community & Neighborhood Entries

TREES

	<u>Common Name</u>	<u>Height at Maturity</u>
Cercidium	Palo Verde	25'
Laurus nobilis	Sweet Bay	15'
Olea europaea	Olive Tree	30'
Platanus acerfolia 'bloodgood'	London Plane Tree	45'
Platanus racemosa	California sycamore	70'
Rhus lancea	African Sumac	25'
Quercus agrifolia	Coast Live Oak	50'
Quercus ilex	Holly Oak	50'
Arbutus unedo 'Marina'	Strawberry Tree	25'

SHRUBS

Agave sp.	Agave
Aloe sp	Aloe
Alyogyne huegelii 'santa cruz'	Blue Hibiscus
Baccharis pilularis.	Dwarf Coyote Bush
Buxus microphylla 'green beauty'	Dwarf Boxwood
Callistemon 'Little John'	Bottlebrush
Cistus 'sunset'	Rockrose
Chamaerops humilis*	Mediterranean Fan Palm
Cotyledon orbiculata	Pig's ear
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Crassula sp.	Jade Plant
Dasyllirion wheeleri	Spoon Yucca

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
 Rhaphiolepis species
 Rosa sp.
 Salvia leucantha 'Santa Barbara'
 Sesleria autumnalis
 Strelitzia nicotia
 Strelitzia reginae
 Trachelospermum jasminoides
 Trachycarpus fortune
 Westringia sp.

Flax Lily
 Fortnight Lily
 Dragon Tree
 Wax Agave
 Pride of Madeira
 Pineapple Guava
 Tree Mallow
 Lavender
 Texas Sage
 Texas Privet
 Canyon Prince Wild Rye
 Myrtle
 Fountain Grass
 Common Tobira
 Carolina Cherry
 Indian Hawthorn
 Roses
 Sage
 Autumn Moor Grass
 Giant Bird of Paradise
 Bird of Paradise
 Star Jasmine
 Windmill Palm
 Coast Rosemary

GROUND COVER

Festuca sp.
 Myoporum parvifolium
 Sedum sp.
 Senecio sp.

Festuca
 Creeping Myoporum
 Sedum
 Senecio

Interior Roads and Slopes

TREES

	<u>Common Name</u>	<u>Height at Maturity</u>
Agonis flexuosa	Peppermint Tree	30'
Arbutus unedo 'Marina'	Strawberry Tree	25'
Lagerstromia indica	Crape Myrtle	15'
Laurus nobilis	Sweet Bay	15'
Platanus acerfolia 'bloodgood'	London Plane Tree	45'
Platanus racemosa	California sycamore	70'
Quercus agrifolia	Coast Live Oak	50'
Quercus ilex	Holly Oak	50'
Rhus lancea	African Sumac	25'
Tristania conferta	Brisbane Box	40'

SHRUBS

Agave sp.
Aloe sp
Alyogyne huegelii 'santa cruz'
Baccharis pilularis
Callistemon 'Little John'
Cistus 'sunset'
Carissa macrocarpa 'Green Carpet'
Crassula sp.
Dianella spp.
Dietses 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
Raphiolepis species
Rhus integrifolia
Rosa sp.
Salvia leucantha 'Santa Barbara'
Sesleria autumnalis
Trachelospermum jasminoides
Westringia sp.

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

GROUNDCOVER

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

Coyote Bush
Festuca
Creeping Myoporum
Sedum
Senecio

Public Parks

TREES

Arbutus unedo 'Marina'
Laurus nobilis

<u>Common Name</u>	<u>Height at Maturity</u>
Strawberry Tree	25'
Sweet Bay	15'

Platanus acerfolia 'bloodgood'
 Platanus racemosa
 Rhus lancea
 Quercus agrifolia
 Quercus ilex

London Plane Tree 45'
 California sycamore 70'
 African Sumac 25'
 Coast Live Oak 50'
 Holly Oak 50'

SHRUBS

Agave sp.
 Aloe sp
 Baccharis pilulari
 Callistemon 'Little John'
 Cistus 'sunset'
 Carissa macrocarpa 'Green Carpet'
 Crassula sp.
 Dianella spp.
 Dietes bicolor
 Echium fastuosum*
 Feijoa sellowiana
 Lavatera sp.
 Leucophyllum frutescens 'green cloud'
 Leymus c. 'Canyon Prince'
 Ligustrum japonicum 'texanum'
 Muhlenbergia sp.
 Myrtus communis
 Pennisetum sp.*
 Pittosporum tobira
 Prunus caroliniana
 Rhamnus californica
 Rhamphiolepis species
 Rosa sp.
 Salvia leucantha 'Santa Barbara'
 Sesleria autumnalis
 Trachelospermum jasminoides
 Westringia sp.

Agave
 Aloe
 Dwarf Coyote Bush
 Bottlebrush
 Rockrose
 Prostrate Natal Plum
 Jade Plant
 Flax Lily
 Fortnight Lily
 Pride of Madeira
 Pinapple Guava
 Tree Mallow
 Texas Sage
 Canyon Prince Wild Rye
 Texas Privet
 Deer Grass
 Myrtle
 Fountain Grass
 Common Tobira
 Carolina Cherry
 California Coffeeberry
 Indian Hawthorn
 Roses
 Sage
 Autumn Moor Grass
 Star Jasmine
 Coast Rosemary

GROUND COVER

Baccharis pilularis 'pigeon point'
 Festuca sp.*
 Myoporum parvifolium*
 Trachelospermum jasminoides

Coyote Bush
 Festuca
 Creeping Myoporum
 Star Jasmine

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

RMP Preserve Interface/Transitional Areas

(slopes adjacent to open space, 100' FMZ, slope transition for ornamental to open space)

TREES

	<u>Common Name</u>	<u>Height at Maturity</u>
Quercus agrifolia	Coast Live Oak	50'
Arbutus unedo	Strawberry Tree	25'
Rhus ovata	Sugar Bush	12'

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 orcuttii	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
Sambucus species	Elderberry
Yucca schidigera	Mojave Yucca
Yucca whipplei	Foothill Yucca

GROUND COVER

Baccharis pilularis 'pigeon point'	Coyote Bush
------------------------------------	-------------

HYDROSEED MIX:

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

Biofiltration Basins

TREES

Alnus rhombifolia
Plantanus racemosa
Safix lasiolepis
Salix lucida
Sambucus Mexicana

White Adler
California Sycamore
Arroyo Willow
Lance-Leaf Willow
Blue Elderberry

SHRUBS/GROUNDCOVER

Achillea millefolium
Agrostis palens
Anemopsis californica
Carex preaeagricillis
Distichlis spicata
Eleocharis macrostachya
Festuca californica
Festuca rubra
Iva hayesiana
Jucus patens
Juncus acutus
Juncus Mexicana
Leymus condenstatus 'Canyon Prince'
Mahonia nevinii
Plantago insularis
Ribes speciosum
Rosa californica
Scripus cenuus
Sisyrrinchium bellum

Yarrow
Thingrass
Yerba Manza
California Field Sedge
Salt Grass
Pale Spike Rush
California Fescue
Creeping Red Fescue
Hayes Iva
California Gray Rush
Spiny Rush
Mexican Rush
Canyon Prince Wild Rye
Nevin's Barberry
Desert Indianwheat
Fushia Flowering Goose
California Wild Rose
Low Bullrush
Blue-eyed Grass

HYDROSEED MIX:

Artemisia douglasiana
Isocoma menziesii
Iva hayesiana
Sisyrinchium bellum

Mugwort
Goldenbush
San Diego Marsh Elder
Blue Eyed Grass

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, species included in the Approved Plant List include mostly plants native to California and occur naturally and frequently in San Diego County and other generally drought tolerant species that are not invasive.
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 RMP 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 biofiltration basin side slopes and further inland.
7. All trees should be planted a minimum of 10 feet from drain pipes and structures.