Bonsall Design Guidelines

Bonsall Community Planning Area
County of San Diego

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Department of Planning & Land Use

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Bonsall Design Guidelines

Table of Contents

I. THE DESIGN REVIEW PROCESS

This booklet presents Design Guidelines for development in the Bonsall Community Planning Area. It is intended to be used in two ways:

1. As standards for Community Design Review in areas covered by the "B" Designator Special Area Regulations, and

2. As desirable standards for other types of discretionary project reviews which are not subject to the Community Design Review program. Some of these standards are contained in other County regulations. Where that is not the case, the standards must be authorized through appropriate measures before they can be used in project reviews.

Community Design Review

Section III of this manual provides guidelines for Community Design Review in areas covered by the "B" Designator Special Area Regulations.

Community Design Review in Bonsall is administered by the San Diego County Department of Planning and Land Use as part of the development review process. Projects are evaluated by the Bonsall Design Review Board, a panel of citizens appointed by the County Board of Supervisors. Actions of the Design Review Board are advisory to the various County authorities (Director of the Department of Planning and Land Use, Planning and Environmental Review Board, Zoning Administrator, Planning Commission and Board of Supervisors) who issue decisions on development proposals.

Development Subject to Community Design Review

Community Design Review is a required step in the development approval process for the following types of projects located within the boundaries of the Bonsall Community Planning Area:

- All commercial development

- All multi-family and duplex residential development. A "multi-family residential development" is defined as a project containing three or more attached dwelling units. A "duplex" is a building containing two attached dwelling units.

- The following Major Use Permits where they also require the issuance of building permits for construction or alteration of buildings: planned developments; mobile home parks; churches; administrative services; clinics; community recreation facilities; cultural exhibit and library buildings; group residential and group care facilities; child care centers; lodge, fraternal and civic assembly buildings; emergency or utility service facilities.

It is intended that the Community Planning Group will work with the Design Review Board and the applicant to encourage consistency of Major Use Permits with applicable Design Guidelines.

Pursuant to the County Zoning Ordinance, Major Use Permits for existing County parks are exempt from the design review process. However, the Department of Parks and Recreation will give due consideration to the appropriate guidelines in the future development of County park facilities.

The Purpose of Community Design Review

Community Design Review is one of several development review procedures used by the County to protect the public welfare and environment. The process is a comprehensive evaluation of those characteristics of a development which have a visual impact on neighboring properties and the community as a whole. Community Design Review makes a careful examination of a project's quality of site planning, architecture, landscape design and important details such as signage

and lighting. The purpose is to insure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties and community design goals.

Bonsall citizens have strong feelings about the quality of the community's natural setting and rural residential character. The Community Design Review process is intended to protect and retain Bonsall's rural character.

Community Design Review is a process based on fair and reasonable standards. The Board will work with the community and developers to weigh all considerations, be flexible when necessary, and do its best to reach fair decisions when there is a difference of opinion.

How the Community Design Review Process Works

The Bonsall Design Review Board evaluates development proposals using the Design Guidelines described in this manual as criteria.

The Board may recommend to:

- Approve or disapprove proposals.
- Approve proposals subject to conditions.
- Request the applicant to re-submit the proposal with specific changes.

Decisions of the Design Review Board are advisory to the various authorities that will issue final decisions on development approval. Appeals of those decisions are handled through normal County planning appeals procedures.

Design Review Board members will be instructed by Department of Planning and Land Use staff on the application of the Guidelines, the limits of the Board's review, and the necessity for substantiating the Board's recommendation by identifying those applicable Guidelines that are satisfied or not satisfied by the development proposal.

Steps in the Community Design Review Process

1. Staff Conference

Before planning and design begins, the developer or designer is urged to meet with the County planning staff relative to Bonsall Design Review. The nature of the project and site should be described. The planning staff member will clarify review procedures and submittal requirements. Critical design issues and Design Guidelines important to the project may be discussed.

2. Preliminary Review (Optional)

This step is optional but highly recommended for large or complex projects and projects requiring extensive grading or alteration of natural features.

Preliminary Review allows the developer to meet with the Design Review Board to discuss basic intentions and plans before investing time in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts are important. Building elevations and other information may be discussed but should be kept in preliminary form.

Preliminary Review is an informal process enabling the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. The Board will not take official action or vote on a project until Final Application and Review.

3. Waiver Considerations

Occasionally, on minor projects, the Design Review Board may recommend a waiver of the final application and review requirements. Projects which may be considered for this waiver include:

a. Projects which are minor in nature and preliminary review satisfies the Design Review Board's concern.

b. Projects which, if subjected to final application and review requirements, would not materially contribute to the attainment of the community design objectives.

4. Final Application and Review

The one required step in the Community Design Review process, unless a waiver has been granted, is submittal of a Final Application and appearance before the Design Review Board. Submittal requirements for Final Application and Review are given in this booklet.

Applications are filed with the Department of Planning and Land Use. Within 5 days of receipt of a complete application, copies of the application are transmitted to each member of the Bonsall Design Review Board. The chairperson of the Design Review Board then schedules the item for review at the next available Design Review Board meeting and informs the applicant of the time, date and place for the hearing.

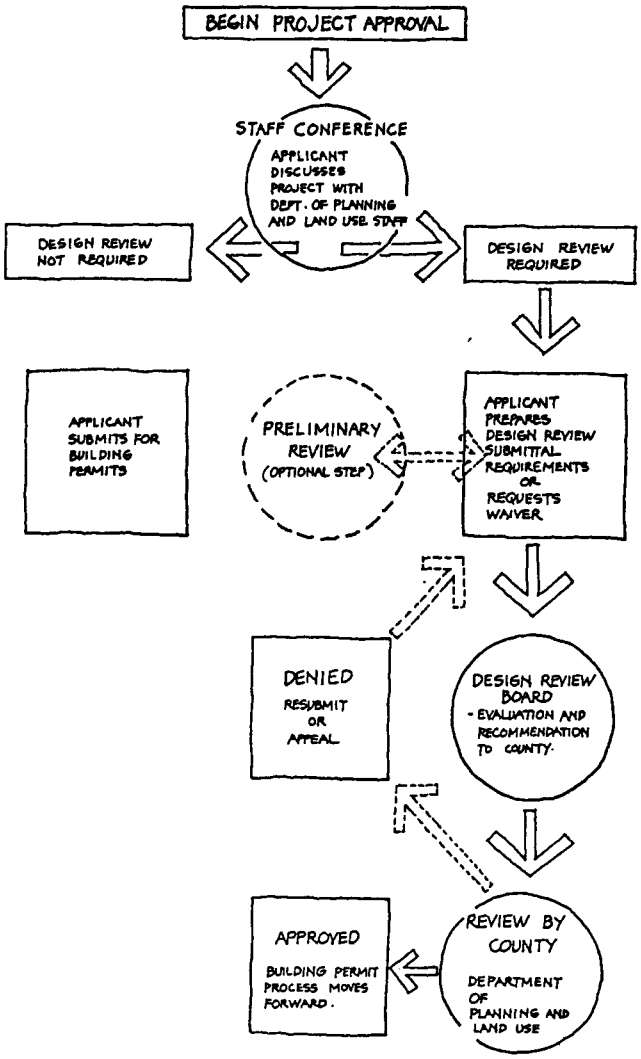
Evaluation of the project by the Design Review Board is limited to the topics contained in this manual. The Review Board makes a recommendation to the applicable County approval authority, citing specific guidelines to which the project conforms or does not conform.

The applicable approval authority also evaluates the project for conformance to this manual, considers the Design Review Board's recommendation, and renders a decision. The decision may be appealed in accordance with the County's appeal procedures. In the event the Review Board's recommendation is not received within 20 days after transmittal of the application, a decision may be made without a recommendation of the Review Board. Upon making a decision, the County transmits a copy of the decision to the Review Board.

Guidelines For Other Discretionary Project Reviews

Section IV of this manual presents desirable standards for other discretionary project reviews which, where not already incorporated into other county regulations, need to be authorized through appropriate devices before they can be used in project review.

In addition, the guidelines presented in Section III are not necessarily unique to the Community Design Review (B Designator) program. Any of these guidelines might also be applicable to other discretionary project reviews, provided they are authorized through existing County regulations or through future adoption into the Bonsall Community Plan.



II. BONSALL COMMUNITY DESIGN OBJECTIVES

1. Preserve the Rural Bonsall Landscape

- Preserve and improve the San Luis Rey River, Gopher Canyon and Moosa Canyon floodplain areas as the visual focus of the community.

- Protect the undeveloped character of Bonsall's hillsides.

2. Residential Development

- Design residential developments to protect existing topography and other natural features in the layout of streets, lots and grading patterns.

3. Scenic Roads

- Minimize road realignments and widenings, consistent with public safety considerations, to Old River Road, West Lilac Road, Camino del Rey, State Route 76, Gopher Canyon Road, Ormsby Street, East Vista Way, Twin Oaks Valley Road and Olive Hill Road.

- Create a "Road Edge Zone" of consistent design to emphasize the natural rural character.

- Preserve existing natural landforms, rock outcroppings and mature trees along these routes.

- Encourage wooden equestrian and agricultural fences along roads.

4. Site Planning Principles.

- Integrate new development with the landscape of valleys and canyons.

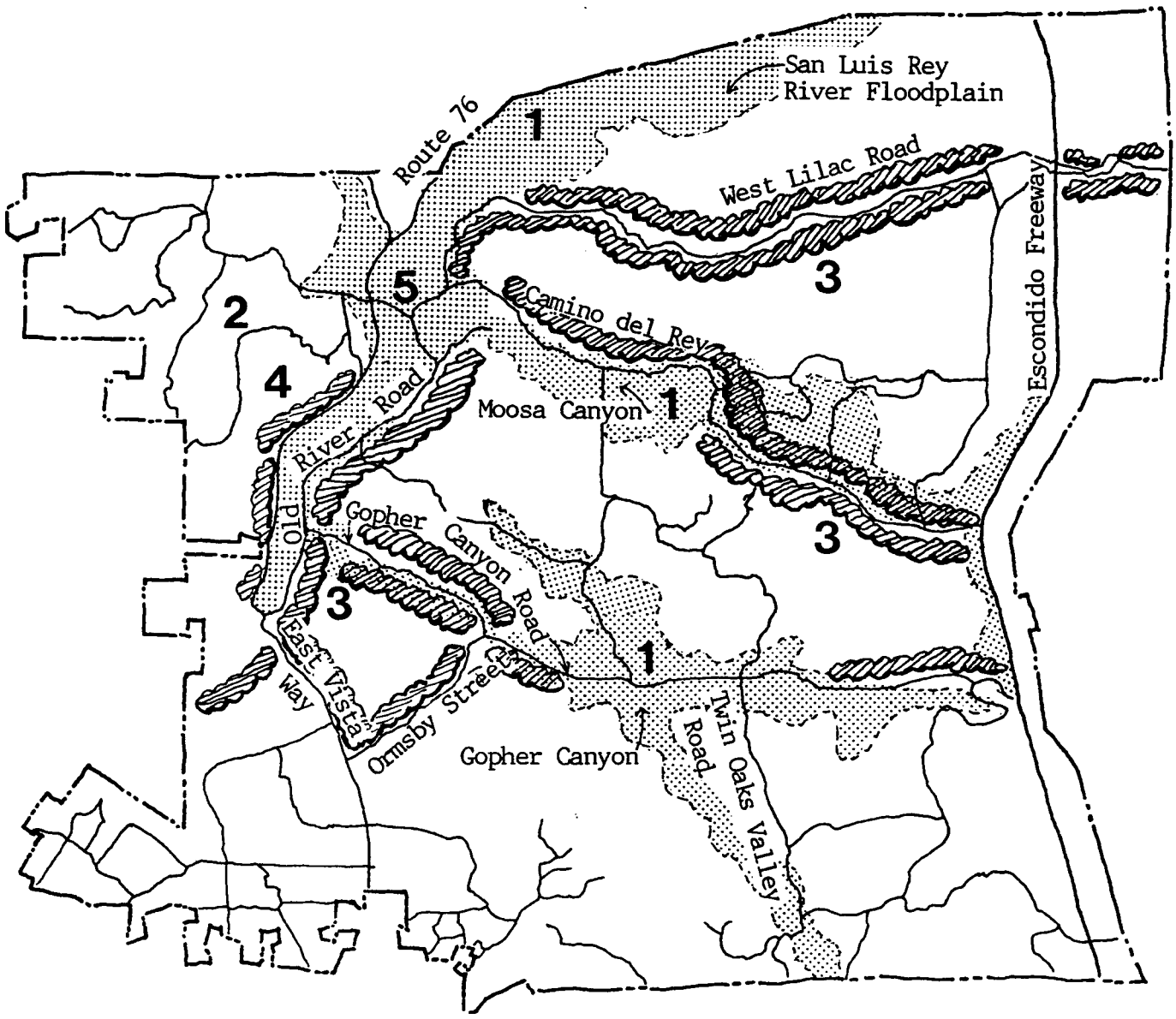
- Create wide landscaped building setbacks along public roads.

- Minimize the visual impact of parking lots by dense perimeter edge planting and internal tree canopies.

5. Architectural Character.

- Encourage architectural character that is sensitive to Bonsall's rural setting.

- Encourage exterior spaces such as courtyards, verandas, arcades and balconies.



Bonsall Community Design Objectives

Bonsall Design Objectives

Bonsall's natural setting and rural character are a strong source of identity and value to the community. The purpose of the Bonsall Design Guidelines is to provide clear direction for the Planning Area's future development, architecture and landscape design, so that new development and public improvements retain and strengthen the existing rural setting.

1. Preserve the rural Bonsall landscape.

- Improve and strengthen the San Luis Rey River, Gopher Canyon and Moosa Canyon floodplain areas as visual focus points of the community.

  - The floodplains are designated as "Impact Sensitive Areas". New development, including recreational projects such as golf courses, should cause minimal change to water courses and important areas of native riparian vegetation. As called for in the Community Plan, portions of the floodplain should be studied for designation as park land.

  - In the floodplain fringe areas, tree species such as the Sycamore, Eucalyptus and Pepper are encouraged for revegetation. Buildings constructed in the floodplain fringe areas should be sited with tree clusters to visually tie them to the landscape and reduce their visual impact.

  - Floodplain areas that have been disrupted by previous development, including extractive operations, should be restored to their natural appearance.

  - New fill within the floodplains should be minimized to projects necessary for flood control, restoration of previous natural conditions, mitigation of extractive operations and protection of existing structures or property.

- The undeveloped character of Bonsall's hillsides should be protected. Bonsall's hillsides provide most of the new homesites that will be developed in the

community. The most important principles of hillside development are:

- Minimize grading and preserve natural landforms, major rock outcroppings and areas of existing mature trees, adapting layout and building location to the terrain and natural features.

- Consider retaining existing agricultural groves and incorporate them into new development. When groves must be removed, consider replacing them with a tree species and planting patterns that have the appearance of the groves when seen from a distance.

- Preserve prominent ridges by siting buildings below ridgelines or set back with sufficient distance to minimize visual impacts.

2. Residential development plans should preserve and protect significant natural features in the layout of streets, lots and grading patterns.

- Street layouts should conform, as closely as possible, to existing natural landforms. This may introduce gentle horizontal and vertical curves into road alignments.

- Align streets and lots to take advantage of potential public views from streets.

- Lot layout should be influenced by topographical considerations and natural features. A variety of lot shapes and building setbacks is desired.

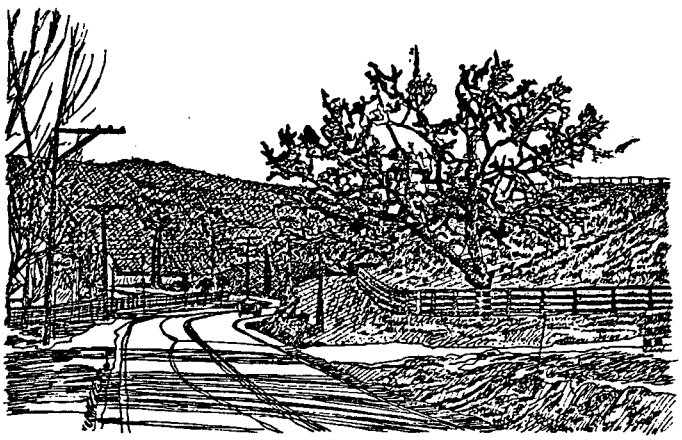
- Consider hiking and equestrian trails in larger developments, with linkages to existing trails in the community.

3. Maintain and improve the quality of scenic roads throughout the Bonsall Community Planning Area.

Bonsall is experienced as a community from the viewing sequences along its major roads. These winding and scenic roads are an important element of the community's character and image, giving views through the valleys and canyons to distant hillsides. The most important are Route 76, Old River Road, West Lilac Road, Camino Del Rey, Gopher Canyon Road, Ormsby Street, East Vista Way, Olive Hill Road, and Twin Oaks Valley Road.

- Existing natural features such as landforms, rock outcroppings and mature trees should be protected along these routes, with new grading and other built interventions minimized. Views from the road to the hillsides and floodplain areas should be preserved when siting new buildings and trees. New planting that continues the dominant existing species on a road is encouraged, as are other elements such as rail fences, stone walls or agricultural artifacts of rural character.

- Minimize changes in future road alignments to those essential for safety. Maintain the winding feel of scenic roads.



4. **Establish strong site planning principles to integrate neighboring commercial developments and reinforce Bonsall's rural residential character.**

- Establish a Landscaped Edge Zone at the road frontage of all commercial developments. The zone should emphasize a rural character through:

  - Dense plantings of trees and shrubs.
  - Low fences and stone walls.
  - Low to the ground signage of natural materials.

- Minimize the visual impact of parking lots by dense perimeter planting and internal tree canopies.

- Minimize driveway openings onto Route 76. Side street access should be used where possible.

5. **The character of architecture and landscaping in Bonsall's new development should emphasize the community's rural atmosphere.**

- Buildings should be informal and inviting. Architectural elements characteristic of rural buildings, such as porches, verandas, courtyards, pitched roofs, wood and stone walls, and exposed timber beams and columns are encouraged.

III. GUIDELINES FOR COMMUNITY DESIGN REVIEW

Introduction

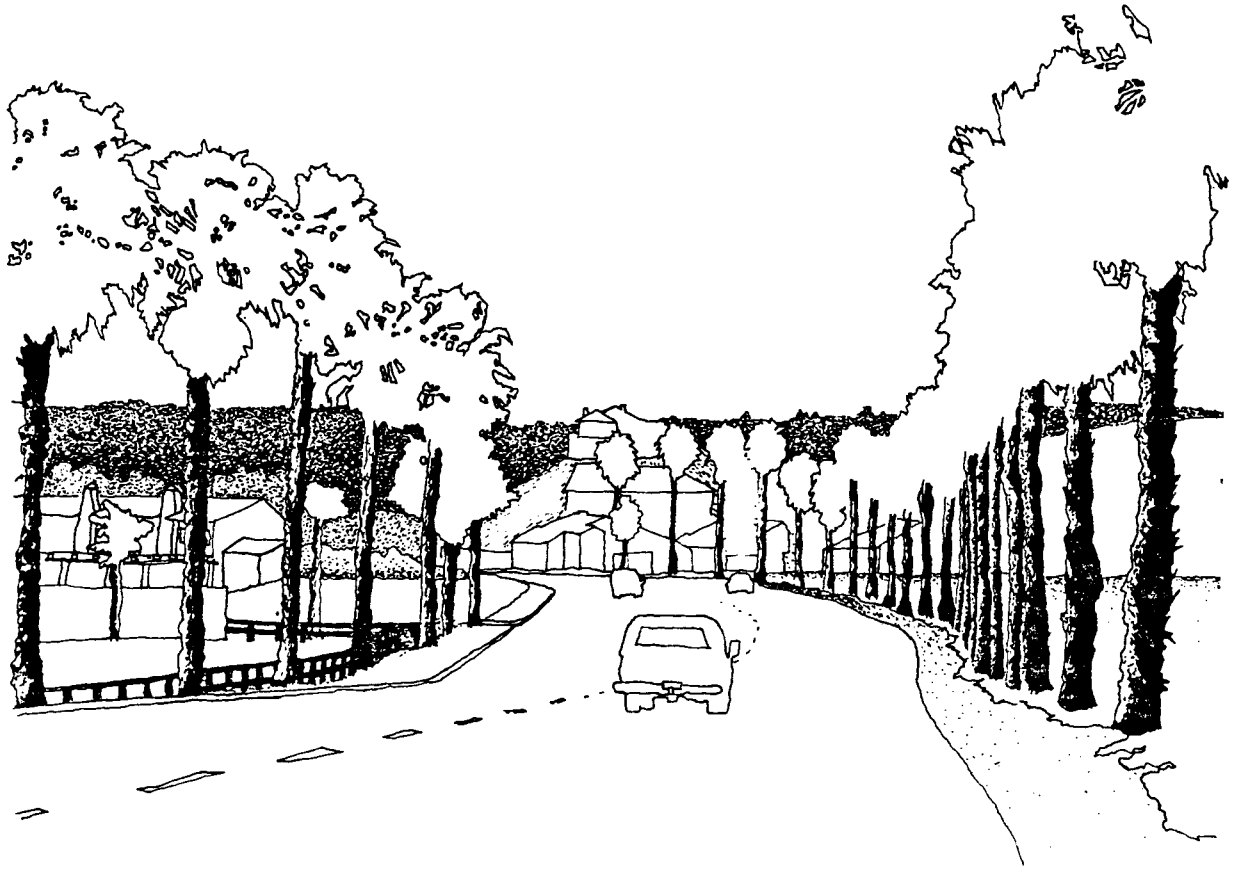
This section provides standards for Community Design Review in areas covered by the "B" Designator Special Area Regulations. It is divided into two parts:

A. General Guidelines Applicable to all Development Projects.

   This part applies to all projects subject to Community Design Review.

B. Guidelines by Development Type and Area.

   This part applies to specific development types. In most cases only one set of these Guidelines will apply to a development project. In the case of mixed use developments, more than one may apply.



A. GENERAL DESIGN GUIDELINES APPLICABLE TO ALL DEVELOPMENT PROJECTS

A1. SITE DESIGN

The quality of site design will be given first priority in the review of development proposals. A project should display sensitivity to the natural setting and compatibility with its neighborhood context.

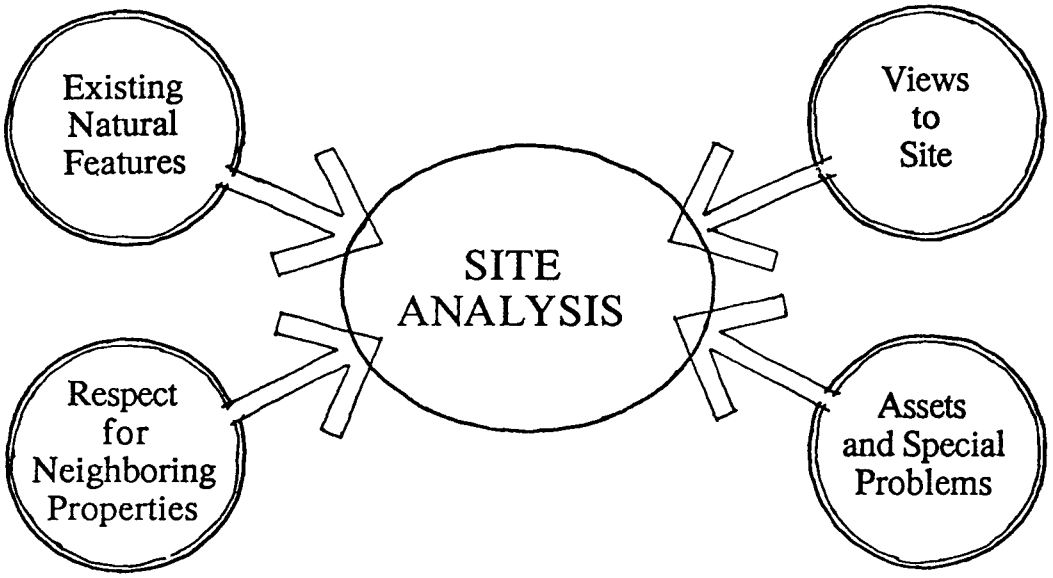
1. Site Analysis

- Every development proposal should include a thorough analysis of existing conditions on and adjacent to the site. An analysis shall include a careful examination of a site's physical properties, natural features, special problems, visual character and an examination of the neighboring environment. The analysis will assist the Design Review Board in evaluating a development's relationship to existing conditions, neighboring properties and the Bonsall Community.
- Appendix A of this booklet lists specific Design Review Application Requirements.

2. General Site Design Criteria

A new development should:

- Contribute to the rural character of the Bonsall community.
- Reflect the Community Design Objectives.
- Be compatible with the natural features, building location and existing open spaces of neighboring properties.
- Respect the existing views, privacy and safety of neighboring properties.



Site Analysis Considerations

3. Preservation of Existing Natural Features

- Significant existing natural features should be integrated into new development proposals to retain the characteristics of the Bonsall landscape. Existing topography, land forms, drainage courses, rock outcroppings, significant vegetation, and important views should be recorded in the site analysis and incorporated into the design of developments.

a. Mature trees

- Mature trees should be retained and integrated into new developments. This will require careful judgment to determine the value, size and species of the trees relative to the other natural features of the site and the developer's program. This guideline is not meant to stop removal of undesirable trees.

- Existing trees over 12 inches in trunk diameter are considered significant resources to be preserved. In the case of Oak trees, existing trees over 6 inches in trunk diameter are to be preserved. See Guideline A2. "Preservation of Significant Trees" for definitions and descriptions.

b. Topography

- Minimize grading and alteration of natural landforms.

- Minimize building in areas of floodplain, excessive slope, soil with poor bearing capacity, slide potential and other hazards.

- Building pads should disturb natural contours as little as possible. Balance cut and fill areas.

c. Drainage

- Minimize surface drainage problems on neighboring properties and provide adequate drainage on-site.

- Natural drainage courses are to be preserved as close as possible to their natural location and appearance. "Dry Stream" effects which move water over the property are preferred over channelling or underground methods.

4. Circulation and Parking

- Provide a clearly organized circulation plan for automobiles, pedestrians and service vehicles.

- Minimize the number of driveway curb cuts onto public roads. Access to parking areas from secondary or side streets is encouraged.

- Parking and service areas should be located and landscaped to minimize views from roads and neighboring properties.

- On hillside sites, roads and streets should be located to preserve the landform of the hill.

5. Internal Site Design

- Buildings should be sited to form defined outdoor spaces for activities. Courtyards, plazas and outdoor terraces are encouraged.

- Buildings should cluster to form compact groupings around common open spaces and economize in the use of the land.

- The site planning and design of buildings and plantings should provide shade from the sun, promote natural ventilation and recognize the importance of usable outdoor spaces.

A2. PRESERVATION OF SIGNIFICANT TREES

Preserve significant trees as important aesthetic and ecological resources of Bonsall's community landscape.

1. Definitions

- "Significant Tree" shall mean any tree which is in good health and form and is more than 12 inches in diameter as measured 4 feet-6 inches above the root crown.

  Any tree of the Quercus (OAK) genus which is in good health and form and is more than 6 inches in diameter as measured 4 feet-6 inches above the root crown is considered a "Significant Tree".

2. Guidelines

- Site development plans should demonstrate that a diligent effort has been made to retain as many significant trees as possible.

a. Criteria For Removal

- In assessing the number of trees and specific trees that may be removed, the applicant and Design Review Board should consider the following criteria:

  1) The condition of the tree with respect to disease, danger of falling, and the proximity to existing or proposed structures. Should debate over the health of the tree arise, a licensed nurseryman should be consulted at the expense of the applicant.

  2) The necessity to remove a significant tree in order to construct proposed improvements to prevent extreme economic hardship to the owner of the property.

  3) The topography of the land and the effect of the significant tree removal on erosion, soil retention, and the diversion or increased flow of surface waters.

  4) Accepted professional forestry practices, such as the number of healthy trees which a given parcel of land or area can support.

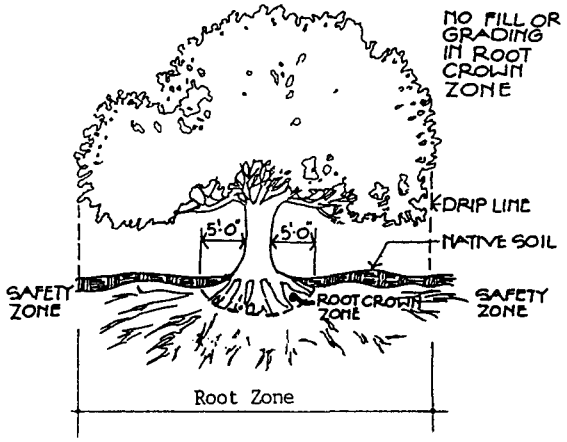
b. When Significant Trees Must Be Removed

- When significant trees must be removed, replanting with species listed in Appendix B is recommended. Designers of each site should take responsibility for the correct site conditions required for each type of tree.

3. Techniques For The Preservation Of Oak Trees

- Specimen oak trees may be found at scattered locations in the valleys and canyons. Special care should be taken to retain and protect oaks as significant resources.

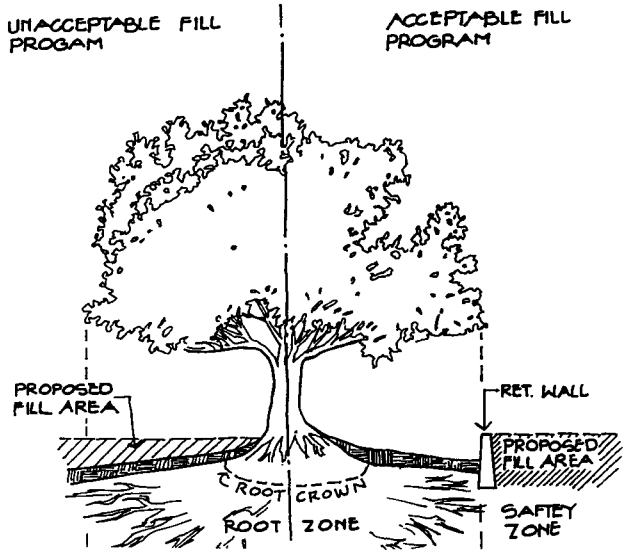
- The most critical issue in the care and maintenance of an existing oak is the altering of conditions under which the tree has grown. "Altering" includes changing the grade within the drip line, changing watering practices from natural rainfall to supplemental irrigation, changing the leaf litter beneath the trees, changing drainage patterns, and the movement of soil around roots caused by heavy equipment.



- Should changes of grade be necessary, the following steps may be taken:

  a. Establish the radius of the existing root system by using soil probes or equivalent. This establishes a Root Crown Zone within which there should be no grading. New development may require gradual root pruning. Consult a nurseryman for proper techniques. Root pruning enables roots to be cut for a lowering of a natural grade. Under no circumstances should soil be added around the Root Crown Zone.

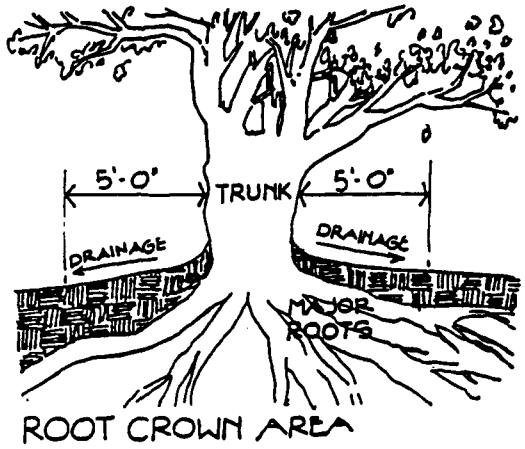
  b. Overwatering oaks during the summer creates conditions favorable to root rot and oak root fungus. Besides reducing water to the root zone, draining water off the root crown quickly is vital for the health of the tree. Sloping soil away from the root crown improves drainage by creating rapid water runoff. In heavy soils, such as clays, leach lines installed within the drip line and extending out to drainage courses may be necessary to increase drainage. In all cases, the goal is to duplicate the native conditions under which the oak has lived. Essentially, if the existing conditions were dry, leave them dry; if they were wet, leave them wet.



  c. Leaf litter is the accumulation of live and decaying leaves at the base of a tree. In the case of oaks, this litter contributes to a cool atmosphere for root growth, and an acid condition resulting from the decaying of the leaves. When possible, leave the natural litter in place.

  d. Poor drainage caused by a change in grade or compaction produces constant moisture at the base of the trunk. Growing lawns beneath oaks also frequently produces poor drainage. This

problem can be averted by using other ground covers, sloping the natural grade away from tree, and diverting sprinklers away from trunk. A dense turf or compacted soil can greatly reduce aeration in the soil. Reduced aeration plus excessive water favors development of harmful soil organisms, such as oak root fungus, which may be present in an inactive stage until stimulated by favorable growing conditions or even mechanical root injury.



- In summary, native oaks are extremely sensitive plants. Minimal grade changes within the drip line can drastically affect aeration of the roots and drainage around the root crown. Avoid changes of grade, if possible. Avoid summer irrigation which would produce constant moisture at root crown. Treat oaks with the care they deserve!

A3. RELATIONSHIP TO NEIGHBORING DEVELOPMENT

All development proposals should be designed in harmony with the site plan, open spaces and landscape design of neighboring properties.

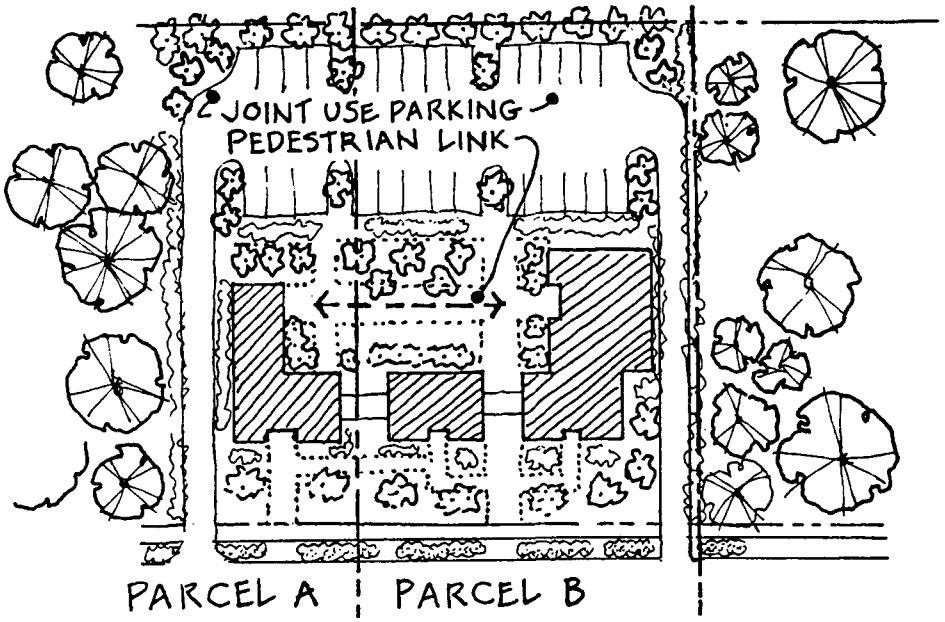
- Every new development proposal should demonstrate that it has orchestrated careful relationships to existing neighboring development. The value, architectural quality and estimated life span of existing improvements on neighboring properties shall be considered in the design of new projects.

- Drawings, models and/or other communications techniques presented to the Design Review Board must show neighboring buildings and important features of adjacent sites. Perspective views of proposed projects and their immediate neighbors, as viewed from the road, sidewalk or other public areas, are encouraged.

1. Site Planning

- The site arrangement should respect the placement of buildings and open spaces of adjacent sites. Open spaces defined by buildings on neighboring properties are an effective way of creating visual and functional linkages between two or more developments.

- When possible, new commercial projects should have circulation linkages to adjacent commercial projects. This will reduce traffic on main roads by reducing ingress and egress traffic. Connections such as shared driveways, pedestrian walkways and joint use parking areas are encouraged.

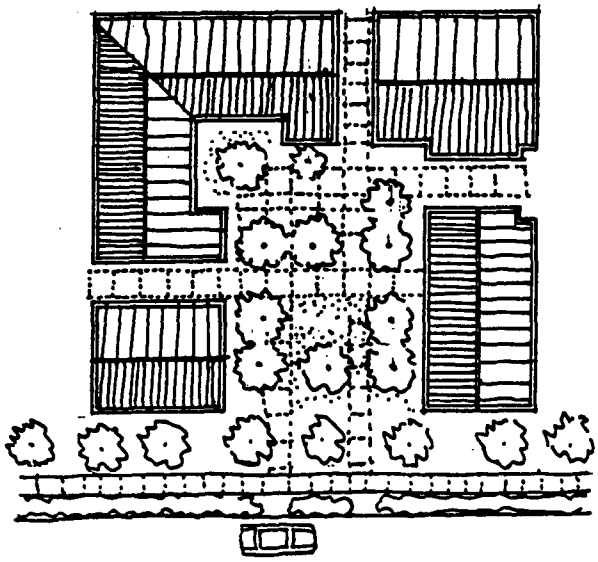


Circulation Linkages

2. Visually Linking Neighboring Developments

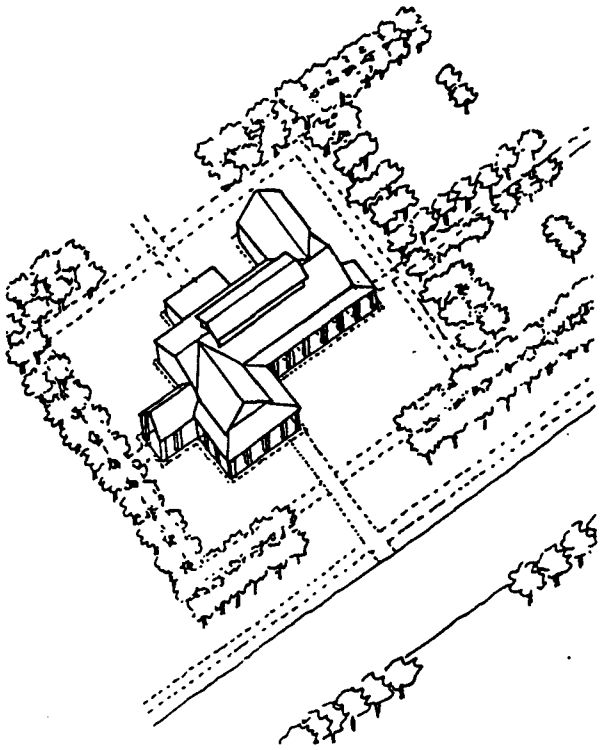
Site design, building design and planting may be used to define and give continuity to the site spaces of neighboring developments.

- Protected courtyards, porches, arcades, loggias, verandas and overhangs are traditional elements of Southern California architecture and give a common theme to many different buildings, old and new.



- Tree canopies are a valuable means of defining outdoor spaces and visually linking a development to the larger Bonsall landscape.

- Trees planted in rows along road edges, site boundaries and open spaces are a common pattern in the Bonsall landscape and are encouraged where appropriate site conditions exist.



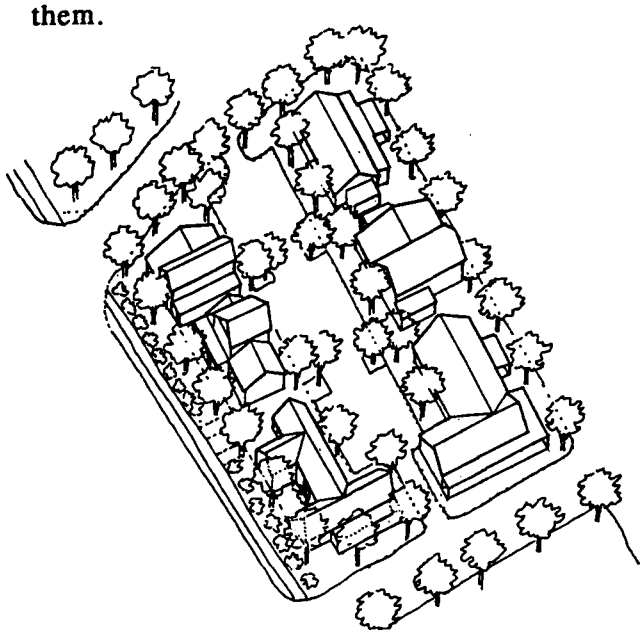
A4. ARCHITECTURAL CHARACTER

Bonsall's architecture should develop a rural character with a strong relationship to the natural setting. The following architectural elements are encouraged:

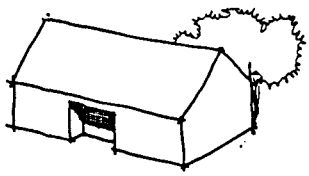
- **Simple one and two story buildings in earth tones with pitched roofs, accented with exposed timber beams, columns and details.**
- **Extensive use of covered walkways, porches, courtyards, terraces and other defined outdoor spaces.**
- **Strong shade and shadow patterns created by generous roof overhangs and careful variation of planes in building elevations.**
- **Standard commercial building prototypes, often repeated by commercial "chains" without regard to community context, are not desired. Projects of this type should adapt their designs to the special character of the community.**

1. Building Form

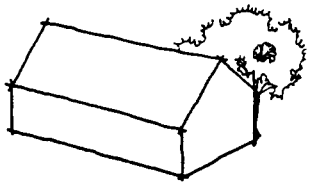
New buildings in Bonsall should continue the dominant pattern of simple one and two story buildings with tree canopied spaces around them.



- The visual contrast between areas of light and shadow gives buildings depth and substance. All buildings should have shadow relief created by overhangs, projections, recesses and plan offsets. Large unbroken expanses of wall should be avoided.



RECESSED AREAS
PROVIDE SHADOW RELIEF



NO SHADOW RELIEF

- Rear facades, if visible from public streets or neighboring properties, should be carefully-designed and finished in a color and material similar to the principal sides of the building. Long blank walls should be avoided.

2. Roof Forms and Plan Offsets

- Give careful consideration to views of rooftops from adjacent roads and uphill properties.

- Gabled, hip and shed roof forms at a low to moderate pitch are encouraged. Generous overhangs to create strong shadow lines are desirable. For sloped roofs, long unbroken roof lines should be avoided. Changes in roof pitch orientation should be accompanied by plan offsets on primary elevations.

- A large building's bulk may be reduced by breaking the roof form into smaller parts. There should be a consistency of roof pitch and design among separate roof components. Abrupt changes in eave heights require plan offsets to make transitions between building components.

Encouraged

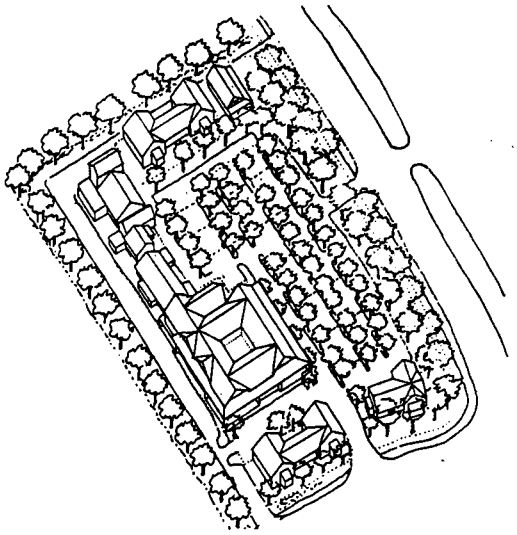
Discouraged

- Flat roofs are discouraged except in small and non-visible areas. Flat roof areas visible from adjacent streets and properties should be screened with a parapet.

3. Multi-Building Projects

Multi-building developments should strive for consistency of design among separate structures.

- Facades and rooflines should be compatible throughout the development in design, color and materials.



- Rear facades, if visible from public streets or neighboring properties, should be finished in a color and material similar to the principal sides of the building(s). Long blank walls should be avoided.

4. Building Materials, Texture and Color

- Color selection should show evidence of coordination with the predominant use of color on adjacent properties.

a) The following building materials are encouraged:

- Exterior Walls

  - Wood siding
  - Exposed wood structural members
  - Brick and stone masonry
  - Light colored cement plaster (stucco).
  - Split-face concrete masonry with integral color and texture.

- Roofs

  - Concrete shingles of earth tone color.
  - Clay tile of earth tone color.
  - Metal ribbed roofing (weathered metals and earth tone colors preferred).
  - Composition shingles (with thick butts) in earth tone colors.

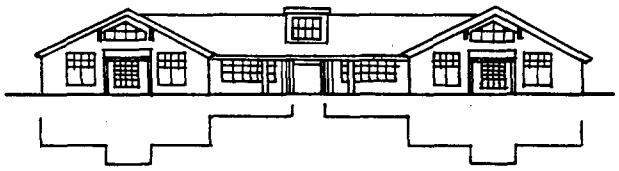
- Building Base

  Brick and native stone are encouraged to provide a base for wood building walls, or as low walls used to define exterior spaces around the building.

b) The following materials are discouraged:

- Exterior Walls

  - Large areas of glass, unless located at pedestrian level for store fronts.
  - High contrast color glazed masonry.
  - Glass curtain walls.
  - Plastic materials made to resemble masonry.



Porches, Entrance Focus & Window Groupings

- Roofs

  - High contrast or bright colors.
  - Galvanized sheet metal.
  - Built up roofing, except in small areas.
  - Highly reflective or shiny materials.

5. Entrances and Window Openings

- Entrances

  – Primary building entrances should be emphasized so that their locations are clear. Porches, loggias and arbors are helpful devices to emphasize a building's entrance.

- Window Openings

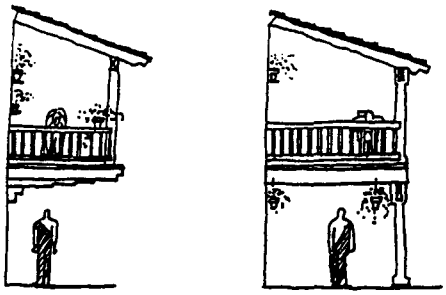
  – Except at shopfront locations, the area of solid building wall should be greater than the area of window openings. Grouped windows are preferred over single large openings.

  – Windows should be deeply recessed to produce strong shadow lines.

  – Two story buildings should avoid vertical windows over a single story in height. Window openings less than seven feet in vertical dimension are preferred.

6. Exterior Spaces

Defined exterior spaces are encouraged. Outdoor living spaces such as balconies, verandas, courtyards and loggias connect buildings to their surroundings and invite the movement of people between inside and outdoors.



PORCHES AND VERANDAS

7. Walls, Fences and Accessory Structures

- The following wall and fence materials are encouraged:

  – Wood and wood rail fences.
  – Stone and brick masonry walls.
  – Detailed wrought iron fences (for use in gates and other small areas).
  – Walls with cement plaster finish.
  – Wood

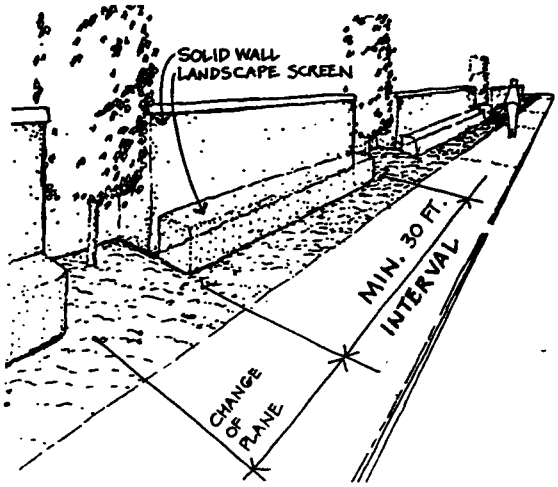
- The following wall and fence materials are discouraged in development subject to Community Design Review. This does not apply to farms and ranches.

  – Chain link or open wire, except when heavily screened by landscaping.
  – Corrugated metal.
  – Bright colored plastic or plastic coated materials.
  – Reed materials.

- Fences, walls and accessory structures should be designed to be compatible with adjacent buildings. Patio covers, greenhouses, storage spaces and other ancillary structures should be located and designed to respect views and other special conditions of adjacent properties.

- Solid fences and walls along public streets can have a negative impact on the streetscape and surrounding neighborhood. These walls should be minimized. When solid walls are used to buffer traffic noise along major streets, the walls should provide a change of plane at a minimum of 30 foot intervals.

- Fences and walls over 3 feet high which face public streets should provide a fully landscaped buffer at least 5 feet deep on the street-facing side of the fence or wall.



8. Site Details and Furnishings

The design, selection and placement of all site furnishings such as tables, benches, bollards and trash receptacles should be compatible with the overall concept for the site and architectural character of the buildings.

A5. HISTORIC PRESERVATION

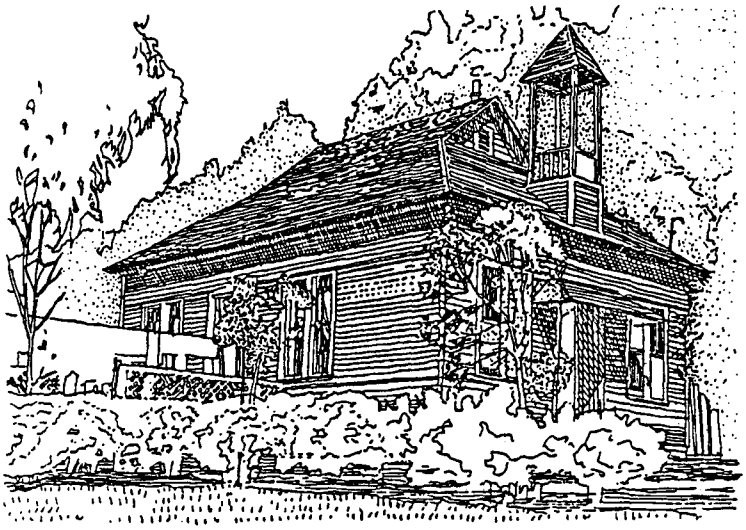
Preserve existing significant natural and built elements of Bonsall's history.

An historic site or building can substantially contribute to the character of a residential neighborhood and the community. An historic site will normally fall into one of three categories:

1. Designated Historic Site

- In some cases an existing site or structure may be a Designated Historic Site. In this case there are procedures and laws for pursuing renovation and new construction. The Planning staff of the San Diego County Historic Site Board should be contacted immediately for assistance. The office is located in the San Diego County Department of Planning and Land Use.

- The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" published by the U.S. Department of the Interior, National Park Service, should be reviewed and used.



Old Bonsall Schoolhouse

2. Potential Designated Historic Site

- If a site is not yet designated but is suspected of being historically significant, the following steps should be taken:

  - Contact County Planning staff or the San Diego County Historical Site Board staff for assistance.

  - Establish the validity of the site's historic significance.

  - Nominate the site for Historic Designation if it so merits.

  - Incorporate the historic site and its qualities into new improvements and development as per San Diego County Zoning Ordinance provisions.

3. Other Historic Sites

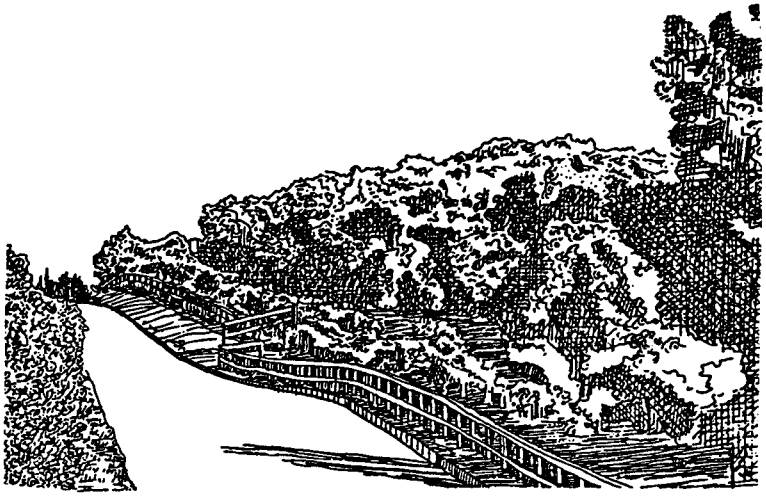
- If a site exhibits a character significant to Bonsall's history but does not necessarily qualify as an historic site for purposes of designation, the following guidelines should be followed:

  - All older buildings which possess much of their original design character should be retained, if appropriate, and should have additions and alterations completed with "compatible uses" and "compatible designs" as described in the San Diego County Zoning Ordinance Division 5718.

  - New buildings which are built on the same site as, or adjacent to, older buildings of historic character should be designed to be respectful of the older buildings. New structures should consider the compatibility of details, materials, textures, colors and landscape features.

A6. LANDSCAPE CHARACTER

- **Planting design should reflect the rural character of the Bonsall landscape.**
- **Protect floodplain, canyon and open hillside areas.**
- **Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species.**



1. Design Concepts

a. Reinforce the dominant planting patterns that define the river valley, hillsides and canyons of the Bonsall community:

- The San Luis Rey River, Gopher Canyon and Moosa Canyon floodplain areas are designated for minimal development. They provide a focus to the large areas of the community that surround them. Riparian plantings within the floodplain should be native California vegetation indigenous to the area.

  Plantings in the floodplain fringe may be introduced species which can acclimate to the site conditions, but introduced species should not be invasive into the floodplain. The goal is to strengthen the natural, open character of the floodplains.

- Bonsall's scenic roads should be protected and treated as opportunities to preserve the rural landscape. Rail fences and intermittent tree groupings rhythmically line the road edges that wind along the perimeter of the valleys and canyons before climbing up into the foothills.

- The tapestry of tree orchards, native scrub and oaks that define the hillsides unify and give strong identity to the various areas of the community. Efforts should be made to retain existing agricultural groves and incorporate them into new development. When existing groves must be removed, hillsides could be replaced with regularly aligned tree species that have the appearance of the groves when seen at a distance. For example, Eucalyptus lehmannii are drought resistent, unlike the groves, and have a low dense form similar to orchards. Other suitable hillside plantings include Callistemons, Oleander and Pepper.

- Major rock outcroppings and areas of existing mature trees should be preserved. Buildings, roads and developed yards should be located to minimize disruption of these features.

b. New plantings in Bonsall should be drought tolerant.

- All new plantings should be able to withstand a summer with restricted irrigation after an establishment period of two years.

- Turf grasses, shallow rooted groundcovers and high water-using trees and shrubs are discouraged.

2. Plant Selection

Appendix B. "Plant Selection Guide" at the end of this booklet lists suggested plant species and their recommended uses.

Plants have been chosen based upon the following criteria:

- Appropriateness for Bonsall's climate zone and microclimates.
- Drought resistance.
- Form considerations: height, branching patterns, density.
- Maintenance.
- Aesthetic considerations: flowering, fruiting, leaf color.

3. General Planting Guidelines

- All planting plans shall conform to the County of San Diego's "Landscape Water Conservation Ordinance and Design Manual".

- All landscaped areas should have underground irrigation systems capable of sustaining good plant growth. Automatic systems are encouraged.

- All planting beds should be mulched with an organic mulch of at least 2-3 inches in depth.

- Shrubs are preferred over ornamental ground covers and lawns due to their low water use characteristics. Shrubs are more deeply rooted than ground covers and turf grasses and will withstand drought conditions better.

- Expanses of turf grasses are discouraged, except in parks or other active recreation areas.

- When existing trees are to be retained, they may be counted toward tree planting requirements. New planting requirements may be further adjusted to reflect the size and density of existing trees and shrubs.

4. Public Rights-Of-Way

All areas of the public right-of-way between the property line and sidewalk (or street edge) should be fully landscaped with low shrubs or ground covers. Trees should not be planted in the right-of-way.

5. Planting for High Fire Hazard Areas

- High fire hazard areas include undeveloped canyons, hillsides and grasslands where native vegetation has become overgrown. Development within or on the fringes of these areas is subject to brush fires.

- A transition between ornamental landscaping and native vegetation may be created by selective pruning and thinning native plants and revegetation with low fuel volume plants. Such a transition reduces the readily flammable fuel which spreads fire into developed areas.

- Transitional areas can be divided into three distinct zones. The following dimensions are recommended, but subject to Fire District approval.

  - Zone #1: Minimum 20 feet wide. Native vegetation which should be selectively pruned and thinned.

  - Zone #2: Minimum 30 feet wide. Native vegetation which should be selectively pruned and thinned, with introduced fire retardant plantings.

  - Zone #3: Minimum 30 feet wide. Ornamental non-native species which are fire retardant.

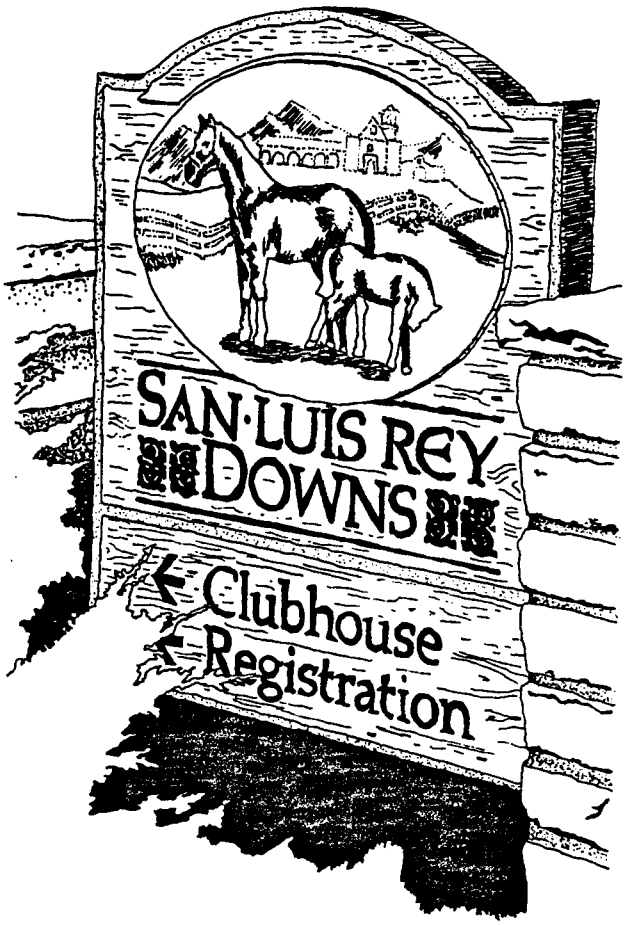
See Appendix "B" for a list of fire retardant plantings suitable for high fire hazard areas.

A7. SIGNAGE

Signs in Bonsall should be carefully integrated with the landscape and reflect the rural character of the community.

1. General Design Criteria

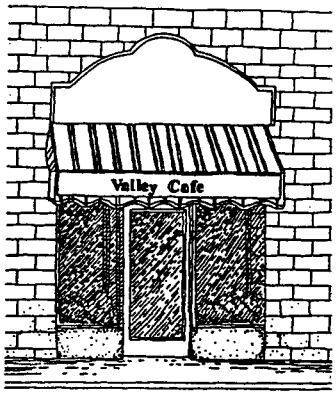
- Signage design should be carefully integrated with the site and building design to create a unified appearance for the total development. Within a development, signage should be consistent in location and design.
- All signs should be of a minimum size and height to adequately identify a business and the products or services it sells.
- Signage should be carefully located for safety so as not to block driveway views of oncoming traffic.
- Illumination should be projected onto the sign face. The light source should be fully shielded from view. Internally illuminated plastic signs should not be used.
- Small neon window signs under two square feet may be used, but are limited to one per business establishment. Other neon signs should not be used.
- The total number of colors used for individual signs and their sign components should be limited to 3 in addition to black and white.
- Typefaces should be chosen for their simplicity and clarity. Signs on older buildings are encouraged to use a typeface which was used during the period in which the building was built.
- Sign posts and other structural elements should be made of wood or metal with a white, earth tone, black or natural stain finish. Reflective or bright colors should be avoided.
- No sign, other than a sign installed by a public agency, should be placed in a public right-of-way.
- Rooftop and roof mounted signs are not permitted. No signs should be located above the eave or parapet top of a building.



2. Recommended Sign Types

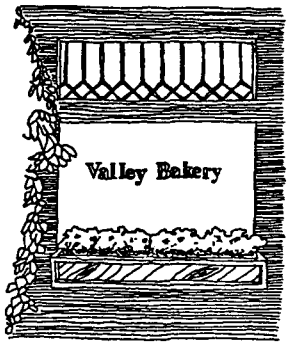
The following types of signs are recommended:

- Awning Valance: A sign or graphic attached to or printed on an awning's valance.
- Monument: A sign supported by one or more uprights or braces on the ground.
- Projecting: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.
- Single Pole Hanging Sign: A sign which is suspended from a horizontal arm which is attached to a pole.
- Wall: A sign affixed directly to an exterior wall or fence.
- Window: A sign affixed to or behind a window.

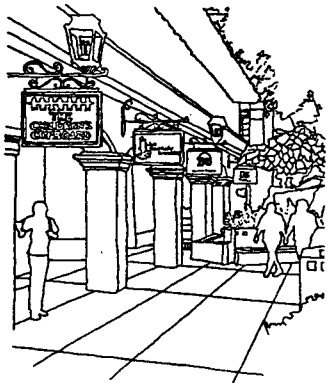


AWNING VALANCE

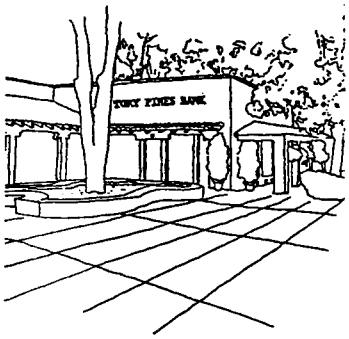
MONUMENT



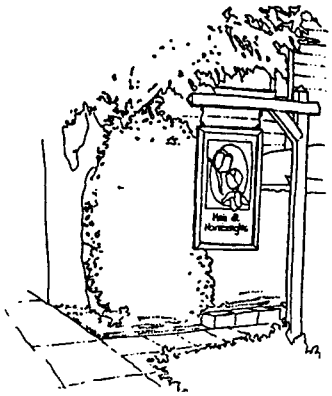
WINDOW



PROJECTING



WALL



SINGLE POLE HANGING

3. Sign Guidelines By Use

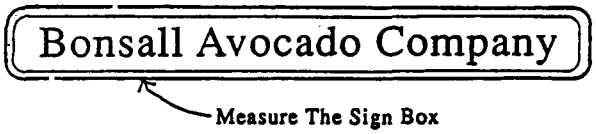
a. Sign Measurement

- To calculate the area of a sign, measure:

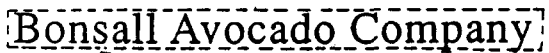
  1) The area of the box or outline which contains the sign.

  2) In the case of unboxed letters or symbols, the area of the smallest rectangle which would enclose all of the letters or symbols.

  3) Only one face of a double-faced sign with parallel opposing faces, and bearing identical copy, shall be used in calculating sign area. Signing and illumination shall be on no more than two opposing faces.



Measure The Sign Box



Measure The Imaginary Box

b. Sign Size Limits

- **Commercial Development**

  Where frontage is defined as the length of the property facing the principal street of the development (each project can only have one frontage):

  1) For frontages up to 100 lineal feet, the total sign area should be limited to 65 square feet.

  2) For frontages over 100 lineal feet, the total signage should be limited to 3/4 square foot of sign area per lineal foot of property frontage.

- Letter and symbol height of all signs should be limited to a maximum of 10 inches.

- **Multi-Family Residential Development**

  – There should be no more than one sign per multi-family residential development entry from a public street or road.

  – Sign area should be limited to 10 square feet for projects of less than 25 dwelling units, and 15 square feet for projects with 25 or more dwelling units.

  – Sign types recommended: Wall, Monument and Single Pole Hanging Signs.

  – Letter and symbol height should be limited to a maximum of 6 inches.

c. Guidelines by Sign Type

- Monument signs should be limited to 4 feet in height.
- Single Pole Hanging signs should be limited to 6 feet in height.
- A window sign should not exceed 25% of the area of the window on, or behind which, it is displayed.

4. Prohibited Signs

The following signs should not be used in Bonsall (Public safety signs are excepted):

- Pole signs.
- Roof signs and signs extending above roof parapets.
- Internally illuminated plastic signs. Other plastic signs are discouraged.
- Back lit signs which appear to be internally illuminated.
- Portable or mobile signs.
- Neon signs. Small neon window signs under two square feet may be used, but are limited to one per business establishment.

A8. SITE LIGHTING

Site lighting should be used efficiently to aid safety, security and compliment architectural character. It should minimize intrusion into adjacent properties, roadways and the night sky.

1. General Requirements

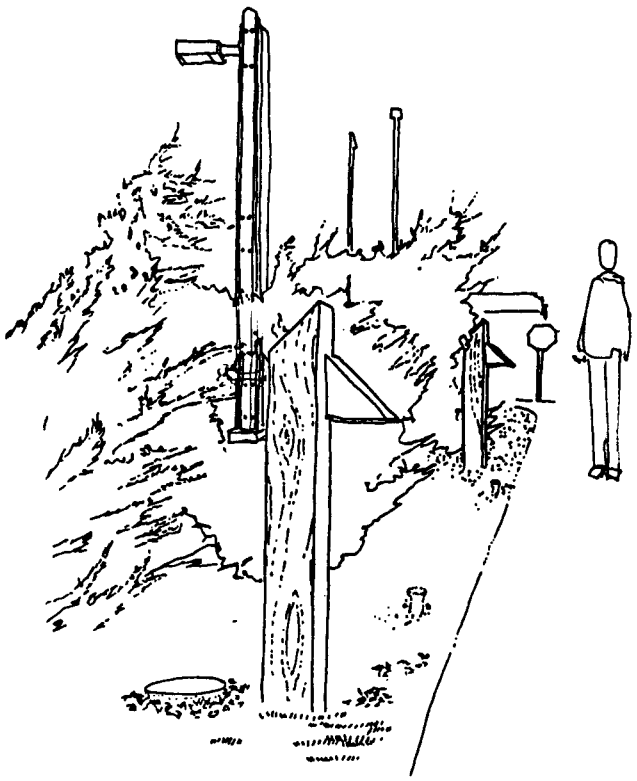
- All lighting shall comply with San Diego County Zoning Ordinance provisions.
- Lighting which is visible from adjacent properties or roads must be indirect or incorporate full shield cut-offs.

2. Parking Area Lighting

- For commercial areas, overhead lighting should be mounted at a maximum height of 15 feet above the paved surface.
- For residential parking areas, overhead lighting should be mounted at a maximum height of 12 feet. The placement of lighting in residential parking areas should avoid interference with bedroom windows.

3. Walkway, Garden and Pedestrian Area Lighting

- Overhead fixtures used for pedestrian areas should be limited to heights below 8 feet. Lower mounting heights are encouraged.
- Along walkways, low-level lighting in the form of bollards or fixtures mounted on short posts is encouraged. Shatterproof coverings are recommended. Posts should be located to avoid hazards for pedestrians or vehicles.



A9. BUILDING EQUIPMENT AND SERVICES

Locate and design building equipment to minimize visual impact on public streets and neighboring properties.

- Trash containers and outdoor storage areas should be screened from view from public streets, pedestrian areas and neighboring properties. The screen for trash containers should be designed to be compatible with the architectural character of the development and be of durable materials.

- In larger commercial developments, service and loading areas should be separated from main circulation and parking areas. The development of separate buildings in larger commercial projects does not exclude them from the requirements of screening trash, loading or service areas.

- Locate utility meters in screened areas.

- Exterior surface-mounted conduit and electrical boxes are discouraged. Where they are necessary, they should be designed, painted or screened to blend in with the design of the building to which they are attached.

- Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment should be concealed from view of public streets, adjacent properties and pedestrian areas. Dark colored mesh satellite dishes are encouraged over light colored solid dish types.

- Roof mounted equipment should be screened from view from adjacent roads, properties and pedestrian areas. Special attention should be given to buildings whose roofs are viewed from higher elevations. The design of these buildings should integrate the rooftop equipment into the design of the roof. It is often possible to create a "well" within the structure so that the equipment is surrounded by pitched roof forms.

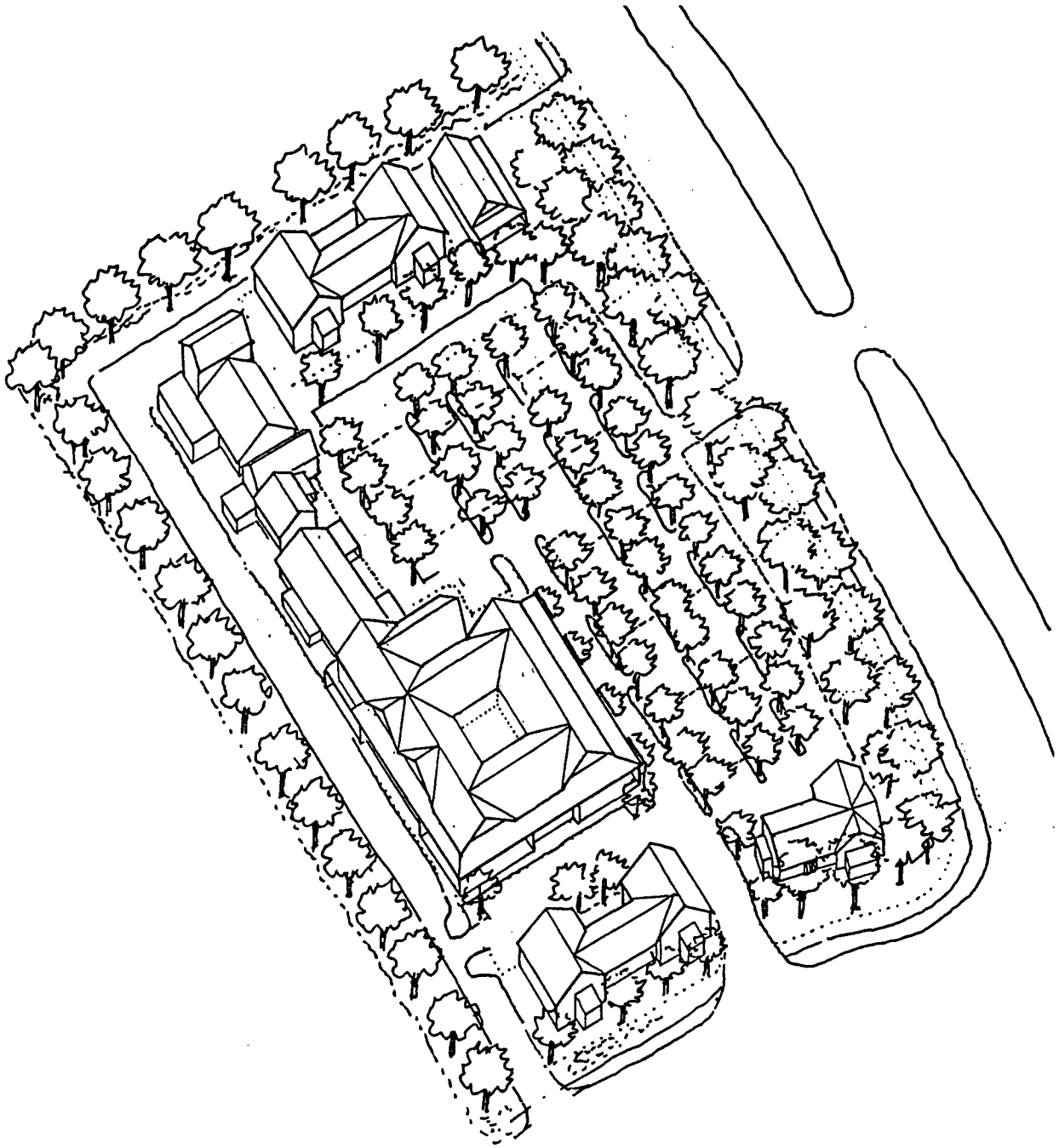
- Where solar panels are attached to buildings, they should be integrated into the architectural design of the building. Solar panels which are not attached to buildings should be integrated into the landscape design by using berms, natural slopes or similar devices. Where solar panels cannot be integrated into the landscape design they should be screened from view with fences and/or planting. All plumbing and storage tanks associated with solar panels should be concealed from view.

- Screening devices (rooftop and ground level) should consider the following elements:

  - Architectural screens should be an extension of the development's architectural character.

  - Screen walls should be constructed for low maintenance and durable materials which are consistent with the building's materials.

  - Landscaping should be used to compliment ground level screening devices.



Illustrative commercial development with Landscaped Edge Zone, tree canopies over parking lots, linked pedestrian walkways and architecture compatible with Bonsall's rural character.

Unify commercial development and integrate it with the landscape, minimizing the visual impact of signs, parking lots and traffic congestion.

This Guideline applies to all commercial development in the Bonsall Planning Area.

1. Site Planning

- Provide a minimum 20 foot deep Landscaped Edge Zone along all public road frontages. The purpose of this guideline is to develop visual continuity between adjacent developments and create a consistent road edge design that reflects Bonsall's rural character. The Landscaped Edge Zone should be interrupted only by driveways, sidewalks or pedestrian areas. Parking is not permitted in this location.

- Give buildings and groups of buildings pedestrian focus by encouraging the use of defined outdoor spaces such as porches, loggias, colonnades and courtyards. These elements provide shade, a transition between indoor and outdoor spaces, and visual interest through shade and shadow patterns.

2. Parkway and Driveway Access

Refer to the San Diego County Zoning Ordinance Division 6750 and County of San Diego Offstreet Parking Manual for requirements regarding driveway location.

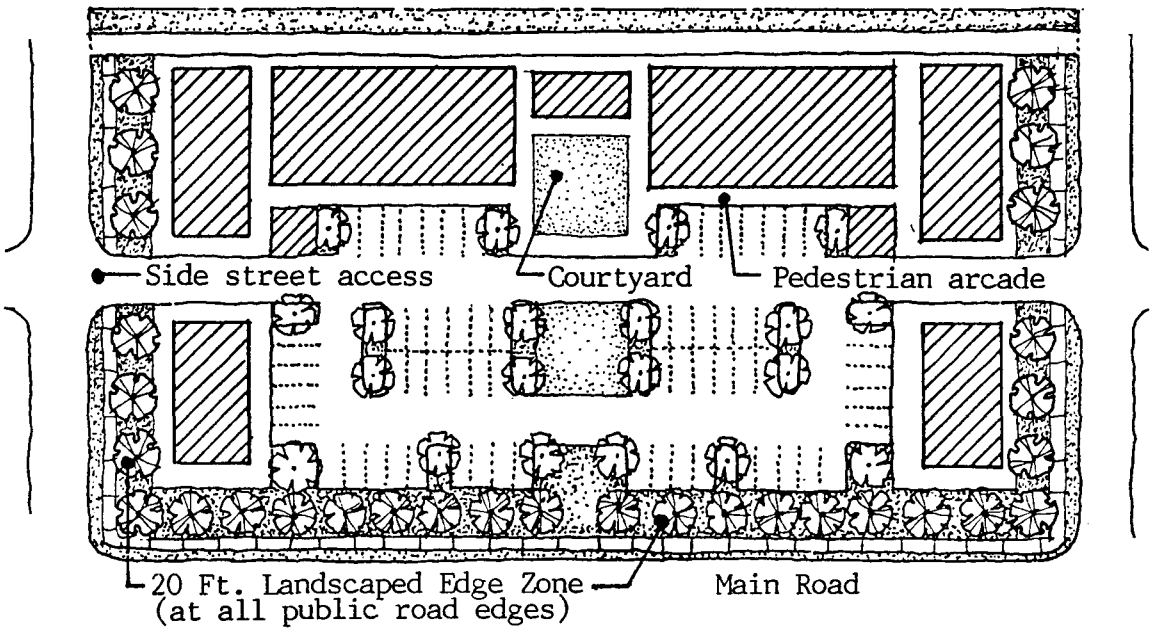
- Minimize the number of curb cuts and driveway openings on public streets.

- When access to a side street is available, the side street should be used for parking lot entrances.

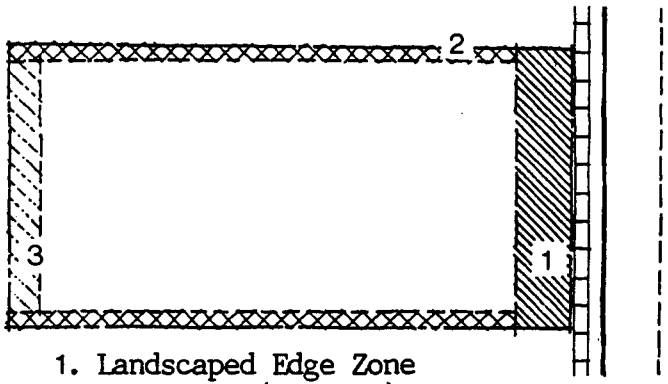
- Adjacent commercial developments should coordinate parking plans to allow internal vehicular circulation to lessen traffic flow onto major streets.

- Shared or joint-use driveways between separate properties are encouraged to reduce the number of curb cuts on public streets.

- Locate driveways as far from intersections as possible.

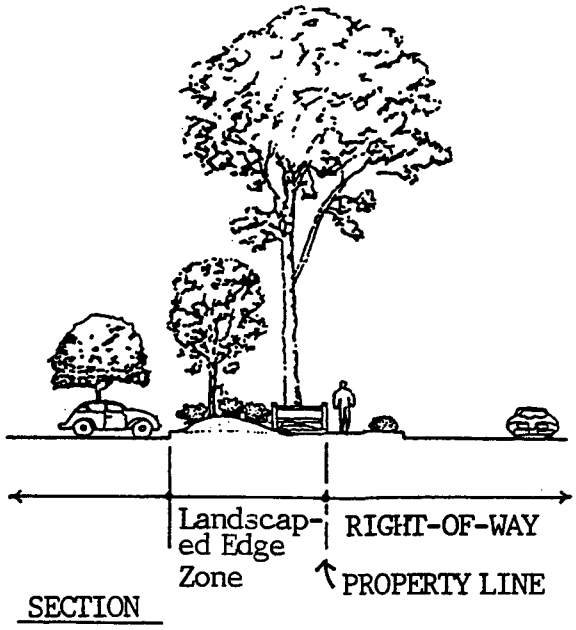


3. Planting Guidelines



1. Landscaped Edge Zone
2. Side Yard (if req.)
3. Rear Yard

PLAN



SECTION

- See Appendix B "Plant Selection Guide" for recommended plant species.

a. Landscaped Edge Zone

- General planting requirements for the Landscaped Edge Zone:

  Trees: Provide at least 1 tree per 300 square feet of total area of the Landscaped Edge Zone. Trees should be a minimum of 15 gallons.

  Shrubs, Groundcovers and Ornamental Grasses: Ornamental grasses and shrub plantings are encouraged to create spatial definition within planting areas. Grasses and low, creeping shrubs may be used in the foreground; larger, coarser shrubs in the background. Blooming shrubs are encouraged. Shrubs should be spaced with "on center" spacing so that branches intertwine after 2 years growth.

  Parking Area Edges: Along the street-facing side of parking areas, shrubs and/or low walls should provide a visual screen a minimum of 30 inches in height. At driveway entrances, shrubs and/or low walls should not obstruct views of oncoming traffic.

b. Interior Property Line

- Side and rear yard areas should be fully landscaped with a combination of trees and shrubs.

  Trees: Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon size, minimum.

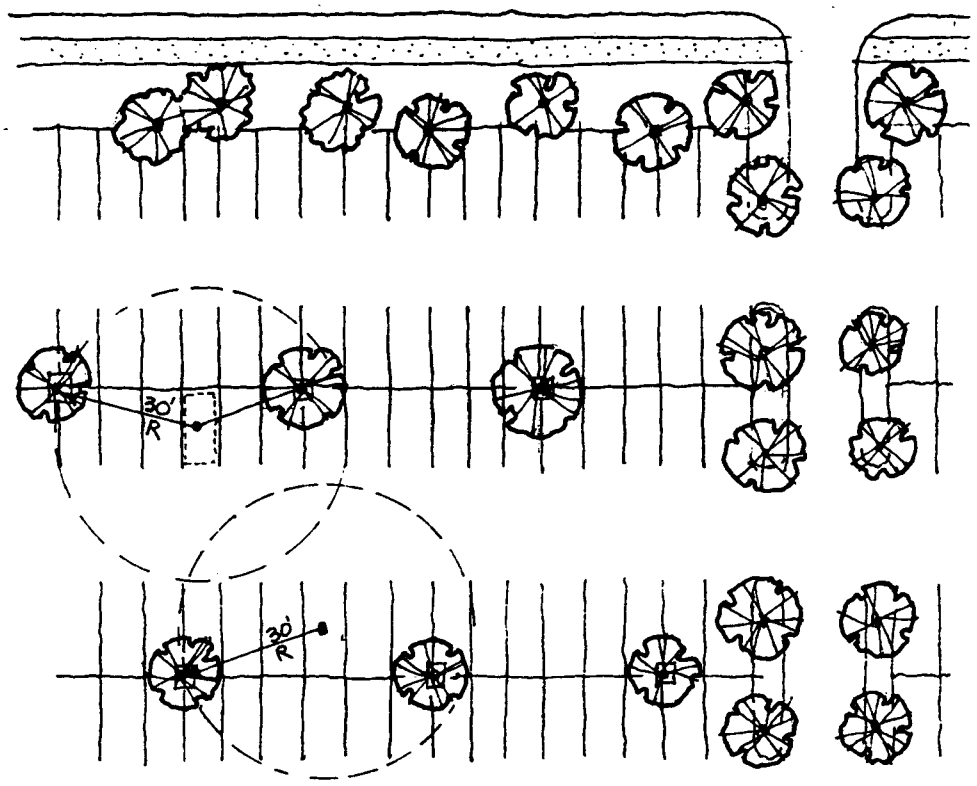
- Parking Lot Setbacks

  Shrubs: Shrubs should provide a visual screen a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine.

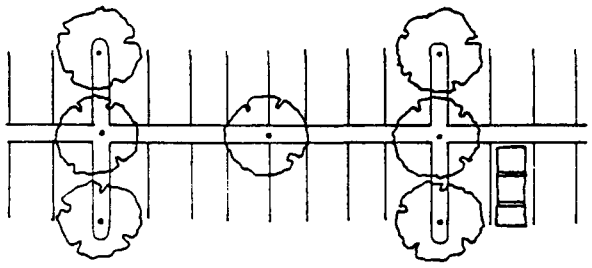
c. Interior Parking Lot Planting

- For parking lots greater than 6000 square feet, in addition to all other guidelines, an internal area equal to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be located so that every designated parking space is within 30 feet of the trunk of a tree.

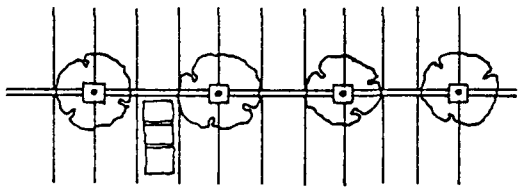
- The parking lot perimeter should terminate a minimum of 5 feet from the face of a building or wall. This area should be planted with trees or shrubs, unless used as a pedestrian walkway.



Parking Radius. Every parking space should be within 30 ft. of the trunk of a tree.



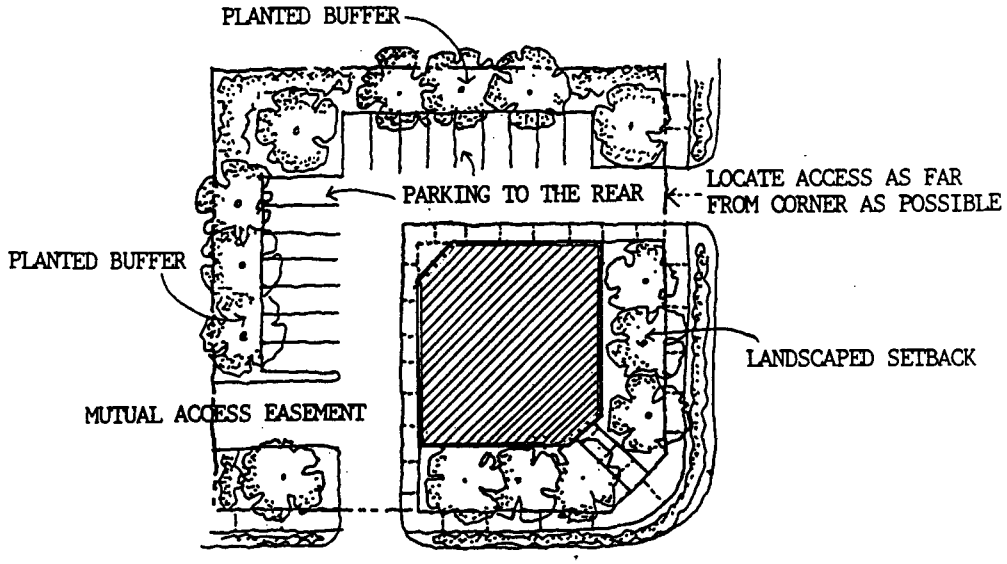
Parking with 4 ft. planted break



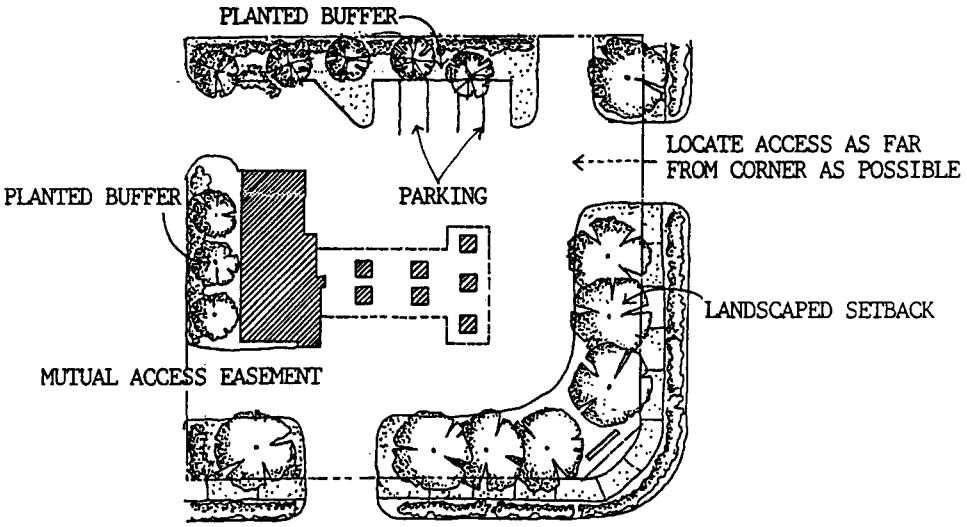
Parking with planter or grate

Illustrative methods of achieving tree canopies at internal parking areas.

4. Illustrations of Typical Corner Developments



a. Typical Corner Development



b. Corner Convenience Store or Service Station

B2. MULTI-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

Multi-family and duplex developments should contribute to the sense of a "neighborhood" by carefully-relating building frontages and yards to public streets and adjacent properties.

1. Site Planning

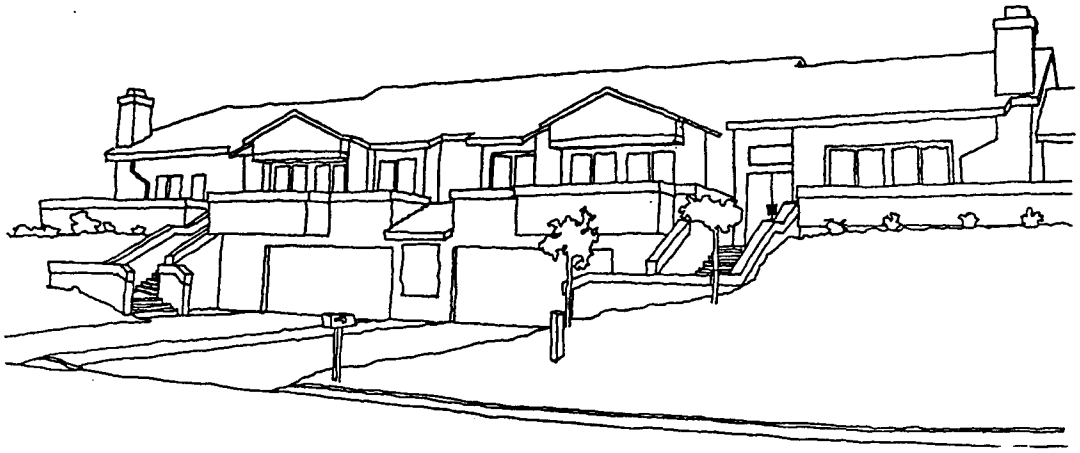
- Provide a minimum 20 foot Planted Yard setback along all front and side street property lines. The setback area should be fully landscaped, interrupted only by driveways, sidewalks and pedestrian areas. Parking is not allowed in this area.
- Public rights-of-way should be planted in a similar manner as the planted yard setback area, though the use of trees should be avoided within the right-of-way.
- Organize as many of the dwelling unit entries as possible to front the street. The use of front porches or entry patios and terraces facing public streets is encouraged.
- Locate the first floor of living spaces not more than one half story above ground level.

2. Group Usable Open Space

- Definition:

  Group Usable Open Space is space for common use by occupants of a development, normally including playgrounds, recreation courts, patios, open landscaped areas and swimming pools. Parking, driveways and loading areas are not considered Group Usable Open Space.

- Provide all multi-family projects with at least 100 square feet of Group Usable Open Space per dwelling unit.
- Provide at least one designated childrens play area of a minimum 400 square feet for the first 25 dwelling units. Add 10 square feet for each additional dwelling unit. This Guideline does not apply to senior citizen residential projects.



3. Private Usable Open Space

- All multi-family projects are encouraged to provide at least 100 square feet of Private Usable Open Space per dwelling unit.

- The County Development Regulations governing Private Usable Open Space should apply, with the following additional recommendations:

  - Private open spaces on the ground should be a minimum of 8 feet in each plan dimension and should be screened from public view by plantings, walls, privacy fences and other similar methods.

  - Decks used for upper floor private space should have a minimum dimension of 4 feet.

  - To provide open space on sloped sites, consider terracing to achieve level spaces.

  - Locate private outdoor spaces to receive solar gain in the winter months. Consider the use of deciduous trees to provide a combination of summer shade and winter sun.

4. Parking and Driveway Access

a. General Guidelines

- Residential parking lots should not be located between the fronts of buildings and public streets. Place parking lots to the rear, side or internal locations on the property.

- Garage doors of multi-family and duplex buildings should open to the rear or side of the lot and should not face a public street, except in the case of a corner lot and lots with less than 100 feet of frontage. In the case of corner lots, open the garage doors to the side street. On small lots, when it is necessary for the garage to face the major street, reduce the garage door frontage on the street to a minimum.

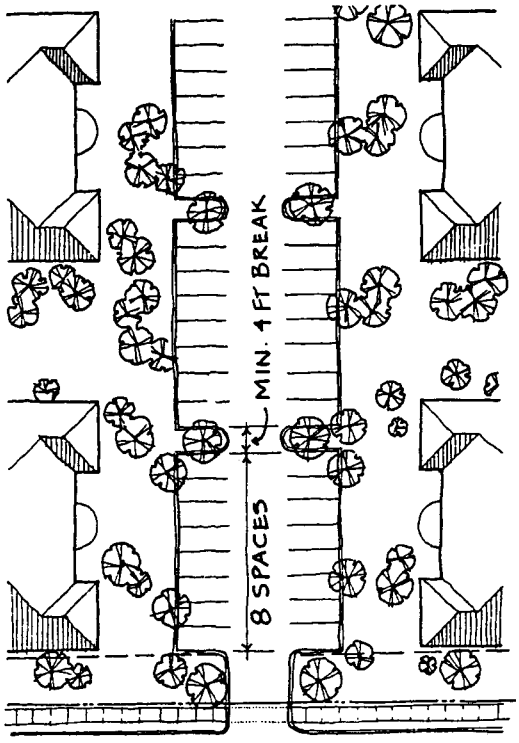
- Buildings which contain a common enclosed parking garage may orient one garage door opening toward the street.

- Carports and garages should be compatible with the architecture of the principal building.

- Views to parking areas should be screened from public streets, adjacent properties and Group Usable Open Spaces.

b. Parking Drives

Parking Drives are used for internal vehicle access to garages, carports, or open parking areas. They incorporate parking spaces along their length, whether in garages, carports or open parking.



- Long lines of parked cars or blank garage doors should be relieved by planting areas or other types of screening.

- Parking arranged in bays to give a street-like character is encouraged. Each eight spaces of continuous perpendicular or

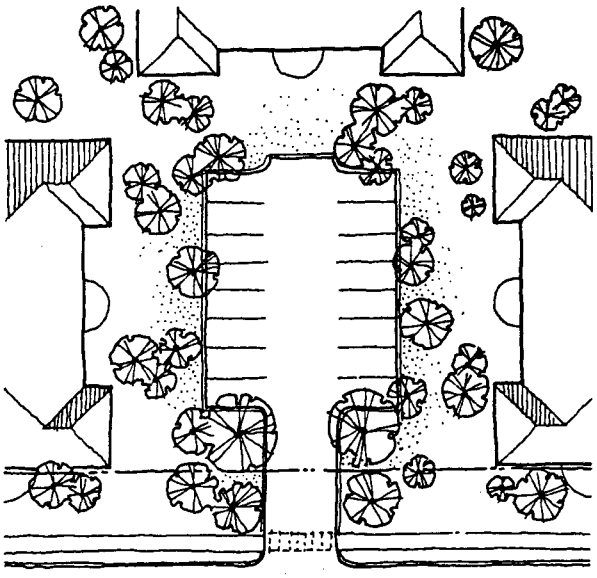
angled parking should be separated from others by a planted area not less than one parking space wide.

- The planted separation should contain at least one tree, minimum 15 gallon size.

- In multi-family projects over 50 dwelling units, the locations of Parking Drives around the periphery of the project are discouraged, as the character of this type of edge condition isolates the development from the neighborhood.

c. Parking Courts

Parking courts are small, landscaped parking areas with tree canopies, normally containing less than 20 parking spaces. A parking court can take the character of an "outdoor room" and contribute to the spatial organization of the site.

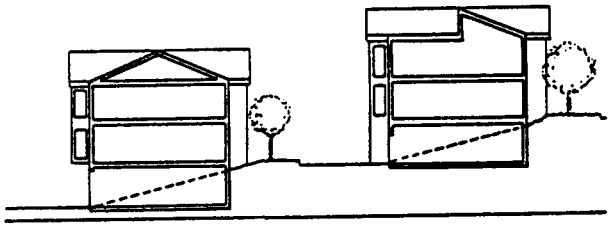


- Parking Courts are encouraged as an alternative to large parking lots or long parking drives.

d. Covered Parking

- Covered parking within garages, carports and trellised canopies is encouraged.

- For sloping sites, tuck under parking is often an economical solution that economizes in the use of the land.



TUCK UNDER PARKING

5. Planting Guidelines

a. Street Trees

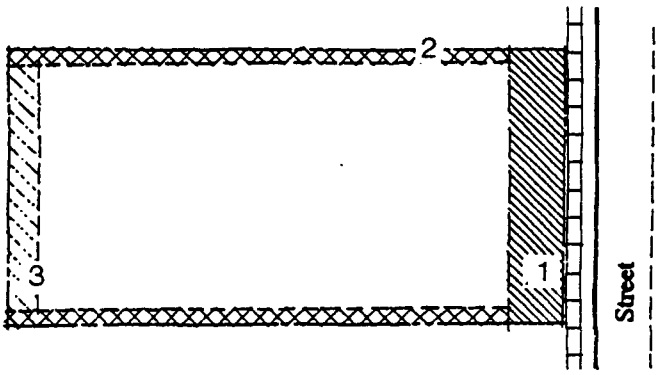
- New public streets and private roads in residential developments should have street trees planted at regular intervals throughout the development. Consult Appendix B. "Plant Selection Guide".

b. Planted Yard

- Parking lots should be set back from public streets by a Planted Yard of at least 20 feet in depth measured from the street facing property line. Trees: Provide at least one tree per 300 square feet of area between the property line and the face of the curb of the parking area. Trees should be 15 gallon size, minimum. See Appendix B. "Plant Selection Guide".

- Parking Lots Adjacent to the Planted Yard:

  Shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 years growth. When walls are used, a minimum 5 foot wide planted edge should be provided along the street facing side of the wall. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two years average growth. At driveway entrances, shrubs and/or low walls should not obstruct views of oncoming traffic.



1. Planted Front Yard With Street Trees
2. Interior Property Line, Side Yard
3. Interior Property Line, Rear Yard

PLAN

c. Interior Property Line Planting

- Where side yard or rear yard setbacks are required adjacent to parking areas, the entire setback area should be planted with a combination of trees and shrubs.

- Guideline for Interior Property Line Planting:

  Trees: Provide at least 1 tree per 300 square feet of total area of the required side or rear yard. Trees should be 15 gallon size, minimum.

- Guideline for parking lot edges along interior property lines:

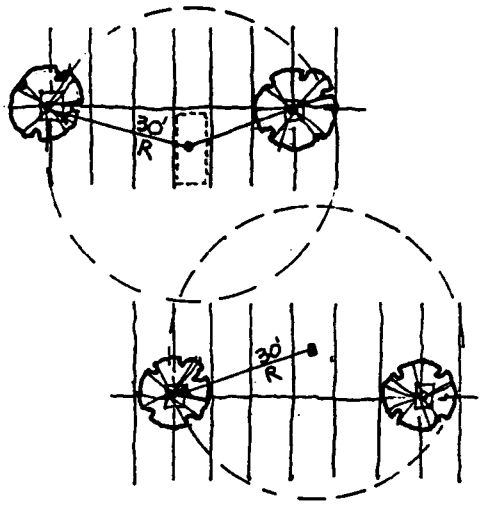
  Trees: Provide at least one tree per 200 square feet of total yard area. Trees should be 15 gallon size, minimum.

  Shrubs: Shrubs should provide a visual screen a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine.

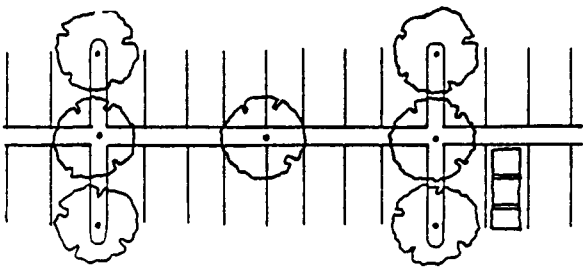
d. Internal Parking Lot Planting

- For all parking lots greater than 6000 square feet, in addition to all other guidelines, an internal area equal to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree. Turf areas are discouraged. See Appendix B. "Plant Selection Guide".

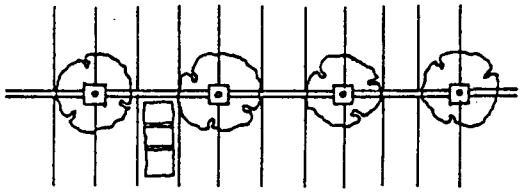
- The parking lot perimeter should terminate a minimum of 5 feet from the face of a building. This area should be planted with shrubs, unless used as a pedestrian walkway.



Parking Radius. Every parking space should be within 30 ft. of the trunk of a tree.



Parking with planted break



Parking with planter or grate

Illustrative Methods of Providing Tree Canopies at Internal Parking Areas

B3. Mobile Home Parks

1. Intent

Local regulation of mobile home parks is limited by provisions of State Law. It is recognized that it is impossible to anticipate locations. It is hoped that applicants for mobile home park developments will cooperate with the Community Sponsor Group and the Design Review Board in their review of the Major Use Permit application to conform the design as nearly as feasible to the following guidelines.

Mobile home parks should be built in such a way that they will be compatible with neighboring buildings and developments. Mobile home parks provide a unique challenge because the majority of the individual homes are prefabricated. However, it is possible for the mobile home park to use elements of landscaping, lighting, signage, and architectural character to integrate the development with the neighboring community.

- Mobile home parks shall comply with the "Mobile Home On Private Lot Regulations", Sections 6502 through 6506, of the County Zoning ordinance.

- Community buildings located within a mobile home park should meet all architectural standards of the Bonsall Design Guidelines.

- Landscaping, lighting, signage and off-street parking should follow the Design Guidelines.

- Landscaping, lighting, signage, and off-street parking should follow the Design Guidelines.

- Consideration will be given by the Design Review Board to unique situations which may preclude following Guidelines which are inappropriate because of the nature of mobile home development. However, the applicant should do everything possible to adapt the project to the Bonsall Design Guidelines.

2. Individual Mobile Homes

Although a specific architectural character is not required for mobile homes, the following general principles should be followed:

- Earth tones and warm, light colors are encouraged.

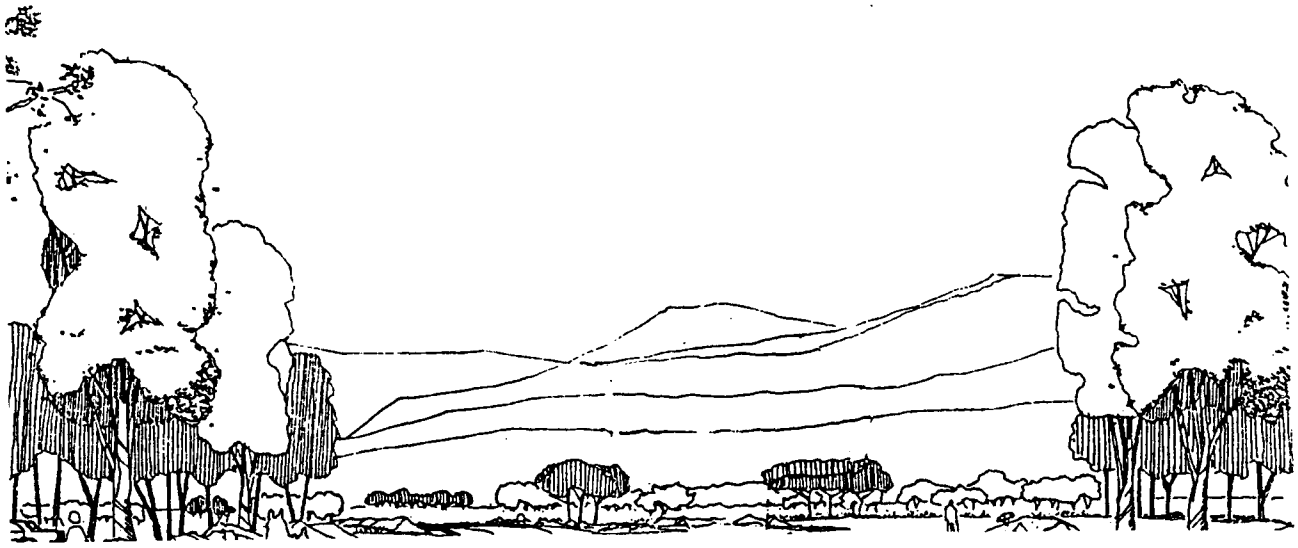
- Bright colored and highly reflective roof surfaces are discouraged.

- When necessary to place utilities on the roof, all visible surface equipment should be the same color as the roof or be screened from view.

- These guidelines apply to carports and other outbuildings.

C. DESIGN GUIDELINES FOR SPECIAL AREAS

C1. DEVELOPMENT IN FLOOD PLAINS AND RIPARIAN AREAS



This Guideline lists Development Standards and Design Guidelines that protect the scenic and aesthetic values of Bonsall's floodplain and riparian areas. These areas include the San Luis Rey River, Moosa Canyon and Gopher Canyon, which serve as the visual focus for large areas of the community surrounding them.

- Development, including recreational projects such as golf courses, should cause minimal change to water courses and important areas of native riparian vegetation.

- Floodplain disruption brought about by previous development, including extractive operations, should be restored to a natural appearance. Riparian tree species such as the Sycamore are encouraged for revegetation. Fescue grasses are also characteristic of the valley floors and should be used with tree restoration.

- As called for in the Bonsall Community Plan, portions of the Floodplan should be studied for designation as park land.

- Buildings constructed in the Floodplain fringe areas should be sited with tree clusters to visually tie them to the landscape and reduce their visual prominence.

The potential hazards created by development, grading and stream bank alteration within a Flood Plain are not only a concern of the development itself, but may cause damage to properties upstream and downstream of the property. For this reason, the larger off-site implications of all proposed build-

ings, other built improvements such as roads and parking areas, land form grading and stream bank alterations within a Floodplain should also be considered in all development reviews.

While the following definitions and guidelines are compatible with current regulations, they do not supercede adopted County ordinances and policies pertaining to development in floodplains. These currently include the Resource Protection Ordinance and Board of Supervisors Policy I-68, "Proposed Development in Floodplains with defined Floodways".

1. Definitions

- "100-YEAR FLOOD" means a flood estimated to occur on an average of once in 100 years (1% probability of occurrence in each year).

- "FLOOD PLAIN" means a land area which is likely to be flooded, adjoining a river, stream, watercourse, ocean, bay or lake.

- "FLOODWAY" means the river channel and the adjacent land areas needed to carry the 100-year flood, without increasing the water surface elevation more than one foot at any point. Additional criteria needed to provide good flow conditions may apply.

- "FLOOD FRINGE" means all land lying in the 100-year Flood Plain that is outside the Floodway.

2. The Floodway

The Floodway should be kept as close as possible to its natural condition. Structures, parking areas and other major improvements are prohibited. Land form and stream bank alterations within the zone are strongly discouraged, except as outlined below.

3. Development Within the Flood Plain

The general intent of this Guideline is to discourage development within the entire Flood Plain. Since this is sometimes not possible without a complete loss of property development potential, development in the Flood Fringe area is permitted subject to the following Guidelines:

a. Properties Partially within a Flood Plain

For developments on properties with areas lying both within and outside of the Flood Plain, buildings shall be clustered, to the maximum extent feasible, in the areas of the site lying outside the Flood Plain. Use of the Flood Plain as group open space for recreation or other activities which would leave it in a natural state is strongly encouraged.

The intent of this paragraph should be observed in all new lot splits and Planned Developments. Required open spaces should be applied to all land which is not proposed to be developed.

b. Properties Entirely within a Flood Plain

If a development is proposed in the Flood Fringe area, the applicant must demonstrate the building, filling and other land form alterations will not contribute to off-site property damage by flooding, nor will it be subject to erosion by future floods. Fill shall be limited to that which is necessary to elevate the structure above the elevation of the floodway and to permit minimal functional use of the structure.

c. Modification to the Floodway

Filling and/or development of permanent structures is prohibited in the floodway. Allowable land uses are outlined in the Resource Protection

Ordinance and include agricultural, recreational and other such low-intensity uses, provided they do not harm the environmental value of the floodway area.

Construction of concrete or other engineered channels, dikes and levees within the Floodway zone is prohibited, except when used to protect existing structures built prior to the enactment of the Resource Protection Ordinance.

4. Stream Bank Stabilization

Self-formed stream channels tend to be in a state of equilibrium, nearly stable, and usually do not require artificial bank stabilization. Land use changes that cause an increase in impervious surfaces or sedimentation will result in channel enlargement and stream bank erosion. This may require measures to stabilize the stream bank.

a. Stream rehabilitation is the preferred method of stabilization, its objective being to maintain the natural characteristics of the watercourse. The process may include enlarging the channel at points of obstruction, clearing obstructions at natural bends and points of constriction, limitation of use in areas of excessive erosion and restoration of riparian vegetation.

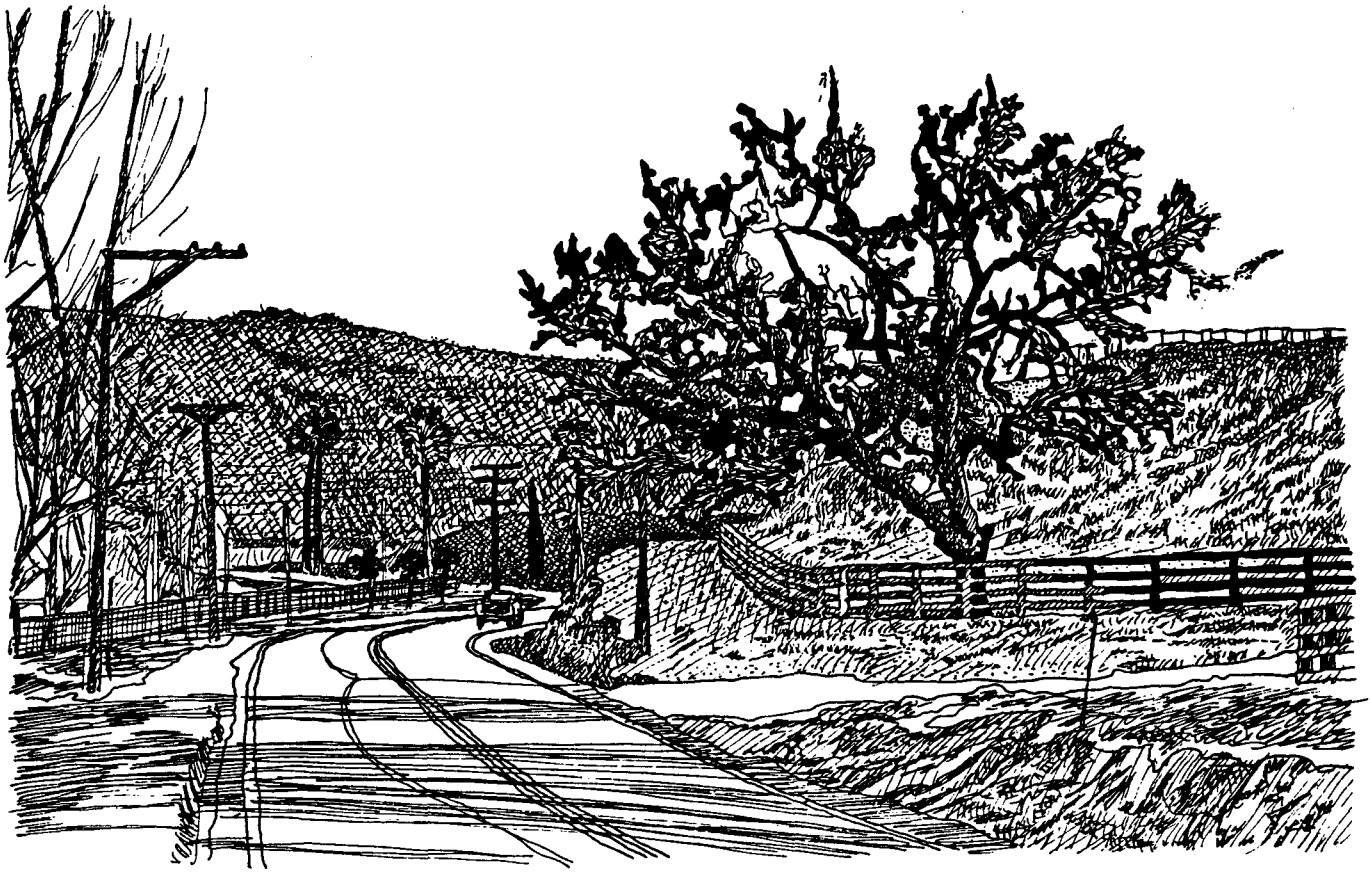
b. Concrete channels and other mechanical measures of stablization should not be permitted unless no other alternative exists.

c. If a stream bank stabilization other than stream rehabilitation and vegetative methods is required, hand-placed stone or rock riprap are the preferred methods.

d. Planting in the Flood Plain

The Flood Plain should be kept as close as possible to its natural state. The large open spaces and indigenous riparian vegetation such as live oaks, sycamores and scrub should be preserved and emphasized in new plantings. Ornamental plantings and the introduction of non-native species should be avoided.

C2. SCENIC ROADS AND TRAILS



- **Preserve and improve the rural character of Bonsall's Scenic Road.**

- **Consider expansion of Riding and Hiking Trails where appropriate within the community.**

Bonsall is experienced as a rural community from the viewing sequences along its major roads. Bonsall is fortunate to have so many scenic, relatively unspoiled roads that wind through the valleys and canyons giving views to distant hillsides and close-up features of the landscape.

1. Scenic Roads

a. Application and General Principles

- Development subject to Design Review along Scenic Roads should follow the Guidelines of this section. The Guidelines are recommended design principles for development not subject to Design Review.

- The following roads in the Bonsall Community Planning Area are considered Scenic Roads for the purposes of this Guideline.

  - Route 76
  - Camino del Rey
  - Gopher Canyon Road
  - West Lilac Road
  - Old River Road
  - Ormsby Street
  - East Vista Way
  - Twin Oaks Valley Road
  - Olive Hill Road

- Many other roads in the community have scenic qualities, or sections of their routes that contribute to Bonsall's rural character. The design principles recommended for Scenic Roads are encouraged for use

on other roads where the principles benefit neighborhood and community chraacter.

- Minimize changes in future road alignments to those essential for safety. Maintain the winding feel of the community's important scenic roads.

- Avoid curbs and gutters, except where required by County standards.

- When County standards do not require concrete sidewalks, and walking paths are provided at the discretion of the developer, crushed or decomposed granite is encouraged as a preferred walkway material.

- New development along Scenic Roads should give special design attention to road edge conditions, strengthening the rural appearance of buildings and open spaces as viewed from the road.

b. Road Edge Zone

For all development subject to Design Review, a 20-foot deep Road Edge Zone should be observed along all Scenic Roads.

The Road Edge Zone should be designed in a rural character, by retaining existing natural features and limiting site improvements to rural elements:

- Retain existing land forms, mature trees, and important rock outcroppings. The location of driveways and underground utilities should avoid destroying important natural features.

- Retain and strengthen the qualities which are unique to the particular section of each road. Preserve existing vistas. Where roads wind through canyons, canopy trees can enhance the experience of being "enclosed." Planting native oaks or California Peppers along the road edge will provide an evergreen canopy over the roads.

- Low walls of native stone, wooden rail fences, boulders and native rocks are encouraged.

- Recommended plant species for Scenic Roads are listed in Appendix B, "Plant Selection Guide." For fire protection, low fuel volume plants are recommended along all roads.

- Structures and parking areas should not be located in the Road Edge Zone.

c. Other Site Areas

- Views of other site areas visible from Scenic Roads should be carefully considered. Design of these areas in a rural character similar to the Road Edge Zone is encouraged.

- Building setbacks in excess of minimum requirements are encouraged.

- Equipment storage and service areas should be located to the rear of properties and screened from public view.

2. Trails

- Riding and hiking trails should be considered where opportunities exist, if compatible with adjacent land uses. New developments are encouraged to dedicate rights-of-way for trails. Linkages between trails are encouraged to strengthen connections throughout the system.

- Trails must be designed and constructed to applicable County regulations.

- Views of yards, buildings and other site areas, as seen from trails, should be considered. Design of visible areas in a rural character, using the principles outlined in Paragraph (1b) for Scenic Roads, is encouraged.

IV. GUIDELINES FOR OTHER REVIEWS

This section presents desirable standards for other types of discretionary project reviews not subject to the Community Design Review program.

Section A deals with single family residential development. Some of the standards in this section are contained in other County regulations. Where that is not the case, the standards must be adopted into the Bonsall Community Plan before they can be used in project reviews.

Section B addresses the community's public right-of-way standards. Before these improvements can be constructed, the standards need to be authorized through Board of Supervisors Policy J-36 which allows deviations to the County's normal road standards.

Where the guidelines are appropriately authorized, they may be considered in the review of all projects subject to discretionary review. For this reason, the applicant should confer with County planning staff to determine which of the guidelines apply. Discretionary projects include but are not limited to:

- Specific Plans
- Tentative Maps and Tentative Parcel Maps
- Major Use Permits
- Site Plans
- Grading permits which are subject to environmental review under the California Environmental Quality Act (CEQA)

In addition, the guidelines for Community Design Review presented in the previous sections of this booklet might also be applicable in these other types of discretionary project reviews, provided they are authorized through existing County regulations or through future adoption into the Bonsall Community Plan.

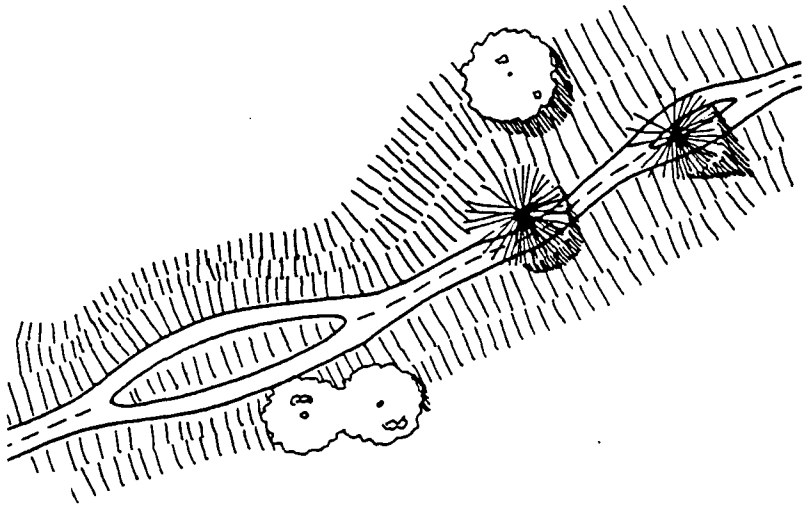
A1. Preservation of Existing Natural Features

Residential development plans should demonstrate an effort to preserve and protect significant natural features in the layout and design of streets, lots and grading patterns.

- The provisions of Guidelines A1, "Site Design", and A2, "Preservation of Significant Trees", in Section III of this document should be followed as general design criteria for the preservation of natural features in the planning of single family residential developments.

A2. Street Layout and Design

- Street layout should be aligned to conform, as closely as possible, to existing grades and minimize the need for the grading of slopes. Natural land forms may often be retained by introducing gentle horizontal and vertical curves in road alignments.
- On hillside sites where conditions permit, streets and driveways should be laid out parallel to existing topographic contours in order to minimize grading.
- Bridges should be considered for streets crossing natural drainage courses, canyons and ravines of environmental or scenic value.
- Align streets and lots to take advantage of potential public views from streets.
- Street widths of the minimum width permitted by County standards are encouraged if the reduced width will lessen the need for hillside grading. It is often possible to omit a parallel parking lane, or to split the lanes of a roadway, to accomplish this objective.
- When streets are located on exposed hillsides viewed from a distance, cut slopes should be rounded off to approximate a natural appearance.



Integrate Natural Features with Roadway Alignments

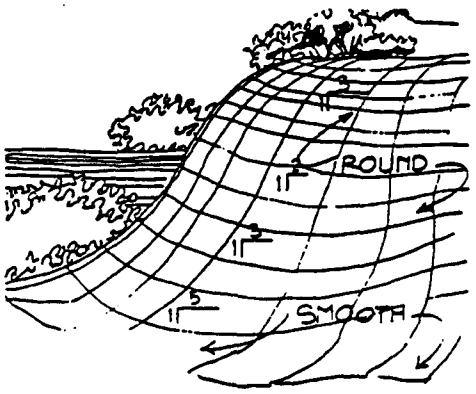
A3. Hillside Grading and Drainage

Bonsall's hillsides are an important part of the community's environment. The design of single family developments should minimize grading impacts in the layout of streets and lots.

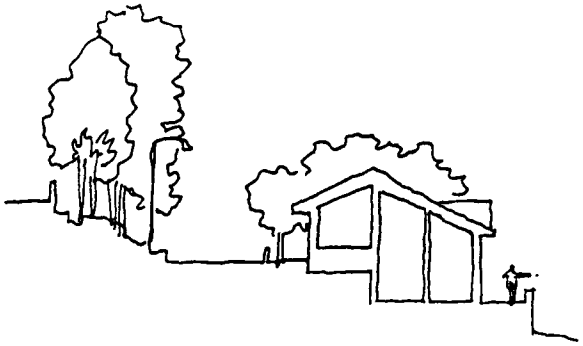
- Hillside grading should create slopes that approximate the surrounding natural hills.

- The "engineered" appearance of manufactured slopes should be avoided by creating smooth, flowing contours of varying gradients, preferably with slopes of 2:1 to 5:1. Avoid sharp cuts and fills, and long linear slopes that have a uniform grade.

- Slope banks can be softened by contoured grading at the top and toe of the slope.



- Terracing should be designed with small incremental steps, avoiding wide-step terracing and large areas of flat pads.



- Pads should be of minimum size to accommodate the structure and a reasonable amount of adjacent outdoor space. Split level building terraces are encouraged to reduce pad size. As much of the remaining lot area as possible should be kept in the gradient of the original slope.

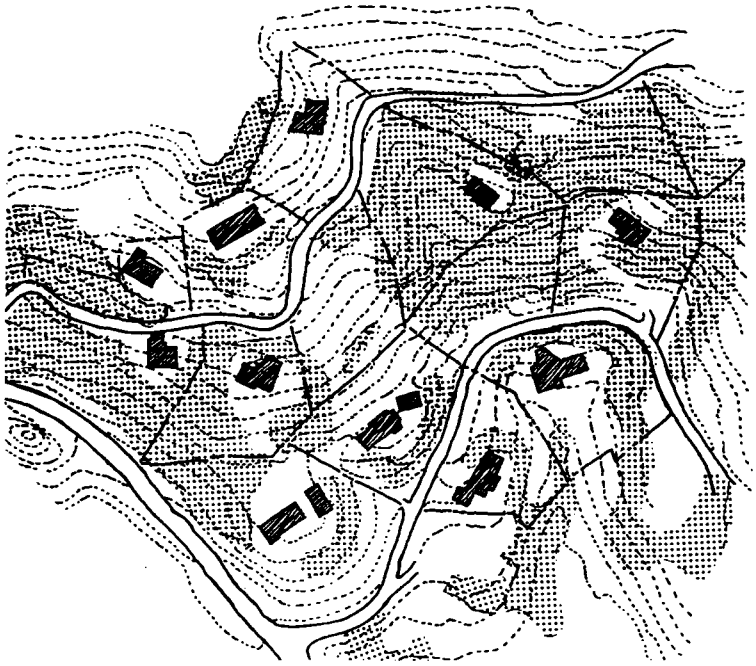
- Grading should be minimized within 10 feet of all perimeter property lines of the development, unless the grading is similar to the existing adjacent slopes or to the planned grading of the adjacent slopes.

- Retaining walls and pony walls visible from off-site should be of minimum height. Retaining walls faced with stone or earth-colored materials are encouraged.

- Drainage devices such as terrace drains, benches and downdrains should be placed in locations of least visibility on slopes. The side of a drain may be bermed to conceal it.

  Natural swales leading downhill are a good location for downdrains. Visible drains should be as close as possible to natural soil color. Visible concrete drains should be color tinted and screened with planting to be less obtrusive.

A4. Lot Configuration, Building Setbacks and Locations



- The layout of lots in a residential development should be imaginatively derived from the natural form of the land. The development plan should adapt to existing topography and natural features, avoiding unnecessary alteration of land forms. The distance between houses should be maximized to preserve rural quality and privacy.

- Lot patterns which offer a variety of lot shapes influenced by topography and natural features are encouraged. Lot lines should be adjusted to maximize distances between houses.

- Building Setbacks.

  Varied and staggered front building setback patterns on adjacent lots are encouraged. This will produce a more rural feel to the development and reduce the monotony of repetitive setbacks.

  The amount of setback variation will depend upon lot size. Residential developments at a density of 4 or more dwellings per acre should vary adjacent setbacks by at least 5 feet; lots at 2 dwellings per acre should vary adjacent setbacks by at least 10 feet; lots one acre or larger should vary adjacent setbacks by at least 20 feet. Minimum building setbacks may not be reduced to meet this guideline.

  Varied and staggered elevations and orientations are also encouraged.

- Along public roads, building setbacks in excess of the minimum standards established by zoning are encouraged.

  In order to review proposed setbacks, building pad locations should be indicated on grading plans submitted with Tentative Maps, Tentative Parcel Maps, Site Plans and Major Use Permits pertaining to single family residential development.

  Buildings should not be sited on visually-prominent ridgelines when a choice of building pad location is possible. Locate the building roofline below the ridgeline, as viewed from important off-site locations such as major public roads.

A5. Planting Design for Hillsides

- Common Areas.

  Common open spaces and landscaped areas maintained by a Homeowners Association are subject to review under this guideline. Provisions of the guideline are recommended for planting on single family lots not subject to Design Review. Open space easements may be required to protect sensitive lands as provided by the County's Resource Protection Ordinance.

- Plant Selection.

  Plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance.

  Hillside plant selection should consider neighbors' views and observe the following principles:

- Where views have been established, follow downhill alignment of taller trees.

- Use less dense, open trees that provide shade but do not block views.

- Planting Techniques for Graded Slopes.

  Irregular plant spacing is encouraged to achieve a natural appearance on graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height may be planted between tree stands.

  When possible, locate trees in swale areas to more closely reflect natural conditions and gather surface runoff for plant irrigation.

- Transitional Slope Plantings in High Fire Hazard Areas.

  Transitional slopes may be used between the domestic plantings of new development and the native, flammable brush of undisturbed areas. The goal is to slow down the approaching fire within the transitional zone by reducing the fire's fuel supply. The following techniques may be used to accomplish this goal:

  (1.) Evaluate the plant materials existing within the transitional zone for fuel volume and health. Remove plants from this area which are of particularly high fuel volume: Common Buckwheat, California Sagebrush, Chamise, and Sage. Also remove any plants which are in poor health.

  (2.) Retain in thinned out groupings the following low fuel volume native plants: Manzanita, Ceanothus, Buckthorn, Sumac, Oaks, Toyon and Silk Tassel.

  (3.) Clean out all dead leaves and branches in this area annually. Bare dirt is a good fire break. Thin native plants by pruning to reduce their fuel volume.

  (4.) If water supplies permit, irrigate this zone monthly during the summer months to retain a high level of moisture in the plant leaves.

  (5.) Do not plant any trees other than oaks in this zone. Trees spread fire quickly.

- Internal Slope Plantings.

  Internal slopes that exist within newly developed projects do not blend into native areas, as do transitional slopes, and, therefore, may be planted with a different type of plant palette. The following principles are recommended for internal slopes:

  (1.) Establish gradient of new slope and determine erosion control requirements.

  (2.) Fulfill erosion control needs with water-conserving plant material.

  (3.) As a general rule, use water-conserving plant species.

B. COMMUNITY RIGHT-OF- WAY STANDARDS

The County, through Supervisors Policy J-36, has established a process to permit individual communities to adapt County right-of-way design standards to local needs, provided the standards meet certain requirements for funding, maintenance, liability and safety.

Community standards can affect all items in the right-of-way except the travel lane widths themselves, which are fixed County-wide. The design standards need to be developed with public participation and incorporated into the Community Plan.

The County's process for final adoption of community right-of-way standards requires cost estimates, public hearings, and notification of affected property owners.

Modification of County Right-of-Way Standards are proposed for the following roads and land use categories of the Bonsall Community Planning Area. This is a preliminary proposal that must follow the approval process outlined in Supervisor's Policy J-36 before final adoption.

- It is understood that the following policies may require formation of a Landscape Maintenance District financed by property owners.

B1. Locations of Commercial, Multi-Family and Institutional Development

At locations of new development in the above categories where concrete curbs and sidewalks are required, separate the sidewalk from the curb by a minimum 3 foot wide planted buffer. The buffer area should be planted with shrubs or ground covers with a mature height of two feet or less.

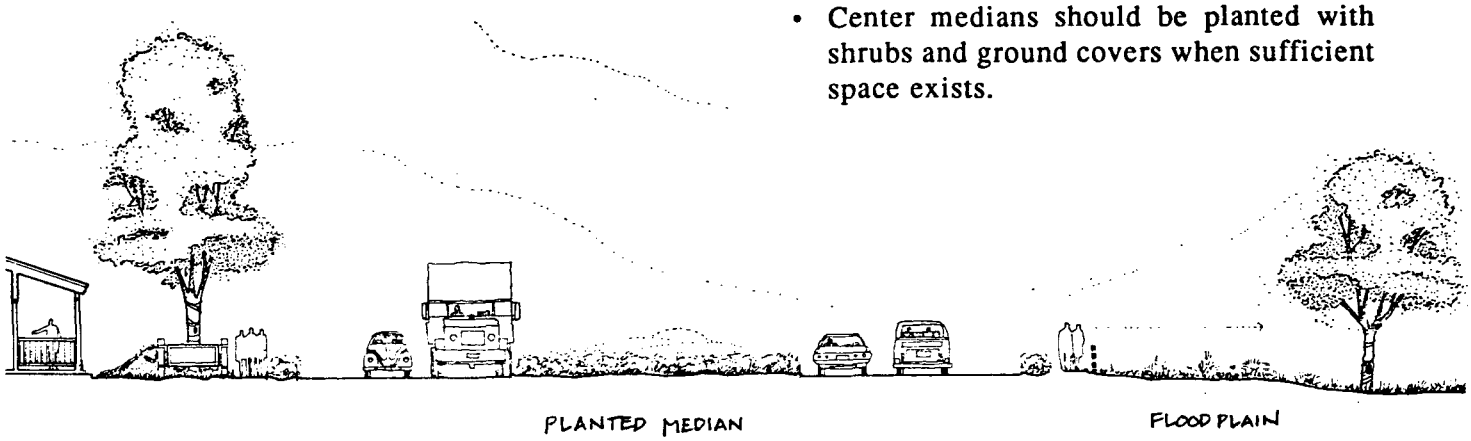
B2. State Route 76

Although State highways cannot be regulated by Supervisors Policy J-36, investigate mechanisms to incorporate the following road standards into the proposed State Route 76 improvements. CALTRANS and County plans call for widening Route 76 to a major arterial with 2 circulation lanes in each direction, provision for future third circulation lane, and bike lanes on each side. A wide center median is planned.

Following are community policies for right-of-way standards:

- In areas of commercially-zoned properties where concrete curbs and sidewalks are required, separate the sidewalk from the curb by a minimum 3 foot wide planted buffer. The buffer area should be planted with shrubs or ground covers.

- Center medians should be planted with shrubs and ground covers when sufficient space exists.



Section Through Route 76

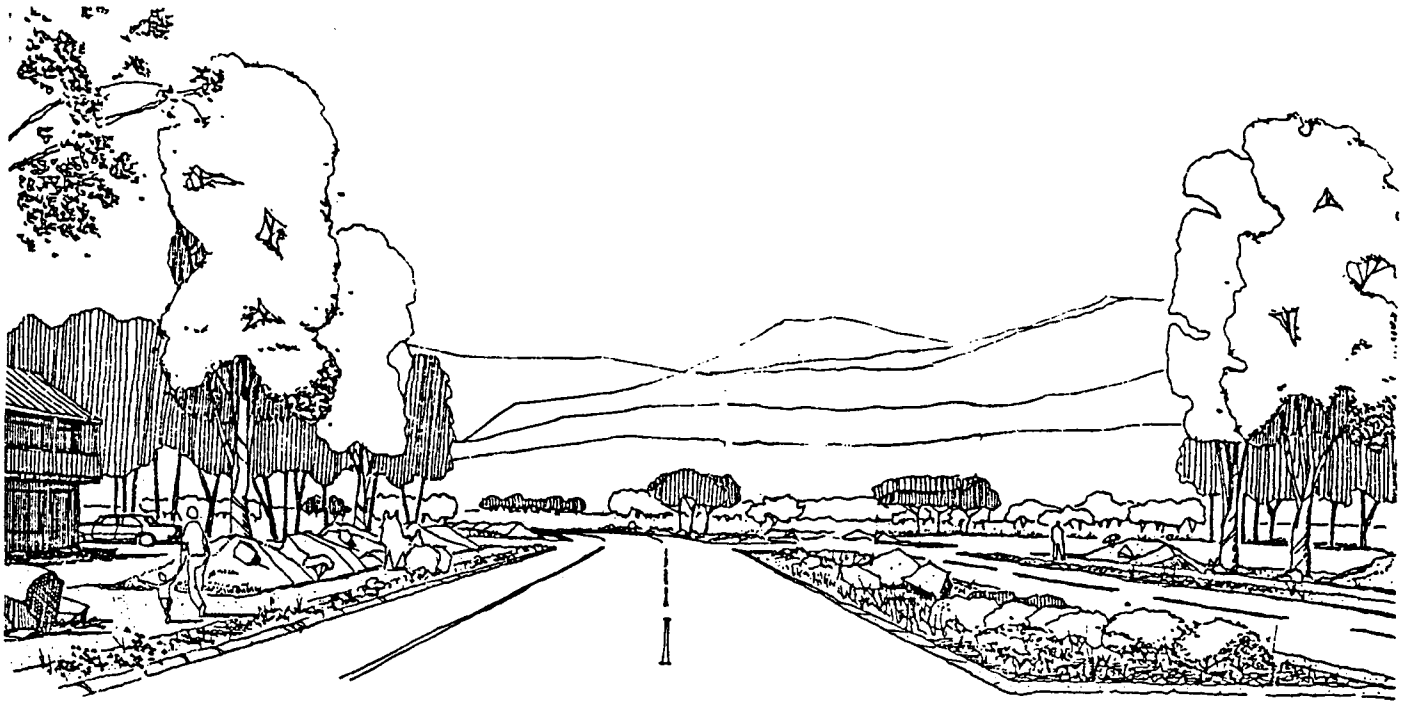
B3. Scenic Roads

- Where public sidewalks and concrete curbs are required in developments along the Scenic Roads listed in Part III, Guideline C2, the sidewalk should be separated from the curb by a minimum 3 foot wide planting buffer of shrubs, ground covers, or decomposed granite.

B4. Public Parks and Open Spaces

- At road edges along public parks and other public open spaces, avoid concrete curbs where feasible.

- Separate sidewalks and trails from the road edge with a planted buffer. The buffer should be as wide as possible after taking into consideration the size of the site and site activity requirements. Unless site conditions are restricted, the buffer area should have a minimum width of 10 feet.



Appendix A

DESIGN REVIEW APPLICATION REQUIREMENTS

This section lists submittal requirements for all projects subject to Design Review. Eighteen copies of all drawings must be submitted. All copies must be folded to fit an 8-1/2" x 11" envelope, unless they are so thick they can only be rolled up.

Please make submittals as clear as possible and follow accepted conventions of drawings--all drawings clearly labeled, scales shown, north arrow on plans, clear and readable line work.

Proposals should not be presented open-ended with expectations of the staff or Design Review Board to make decisions.

Additional information, drawings or other materials necessary to describe the project may be requested by Department of Planning and Land Use staff or the Design Review Board depending on the nature of the project or site.

Also, depending on the project's nature, not all of the above requirements may be needed – the applicant should discuss proposed modifications with the Planning staff member assigned to Bonsall Community Design Review.

The applicant may include additional information or materials such as sketches and models or photos if they help explain the proposal. Photos of the site and surrounding properties are always required. One set of photos should be provided to the County Department of Planning and Land Use with the Design Review Application. A second set of photos should be mounted on an illustration board and brought to the Design Review Board meeting.

PRELIMINARY REVIEW

Development proposals that elect the optional step of Preliminary Review or a request for waiver may submit drawings or other materials appropriate to the nature of the project and extent of planning studies completed. In most cases, site design, location of buildings, grading, basic form and height of buildings and landscape concepts will be important. Building elevations, perspectives and other information may be presented, but kept in preliminary form.

SUBMITTAL REQUIREMENTS:

A. SITE ANALYSIS (of existing site conditions).

To enable evaluation of development proposals in relationship to existing conditions on the site, the following information must be presented on one or more drawings, accompanied by photographs and, if needed, written description.

1. Basic site information (locate on drawing): Site boundaries with dimensions; building setback lines and easements; existing streets, sidewalks and public rights-of-way; existing structures and other significant built improvements.

2. Existing natural features (locate on drawing):

   - Trees 6 inches or more in trunk diameter. Note trunk size and species.
   - Topography. Existing contours at 2 foot intervals with areas of slope over 25% highlighted.
   - Patterns of surface drainage, including location of dry and running streams, gullies, washes and natural swales.
   - Location of flood zone: locate floodway and 100-year flood plain.
   - Rock outcroppings greater than 8 feet in diameter measured at the ground. Include spot elevations to help visualize the mass of the rock outcropping.
   - Locate other significant natural features which are either site amenities or potential hazards in development.

3. Photographs of the site and neighboring environment: Provide photographs of the existing site and site conditions on adjacent properties within 400 feet of all site boundaries (including buildings on adjacent sites). Include photos of views to and outlooks from the site. Clearly label each photograph.

4. Summary. A brief written synopsis should summarize:

   - Existing site amenities and assets.
   - Special problems and dangers. Site areas in need of special consideration or to be avoided due to such problems as poor soil, drainage, steep slope, high water table, flood plain location.
   - This synopsis may be noted on the Site Analysis drawing.

B. SITE PLAN

1. Boundaries and public improvements.

   - Site boundaries, building setback lines, public streets and sidewalks (as proposed-include widths), other proposed public improvements (curbs, gutters, curb cuts).
   - Include dimensions.

2. Streets, sidewalks and parking areas within the site:

   - Include dimensions of parking areas and width of streets and sidewalks.
   - Show location and label materials of areas of special paving such as walkways, courtyards, patios, and arcades.
   - For parking areas show layout of spaces, areas of landscaping, dimensions of spaces and aisles, arrows indicating direction of flow. Number the parking spaces.

3. Structures.

   - Location and dimensions with respect to lot lines.
   - Include fences, walls and accessory buildings proposed. Give heights of fences and walls.

4. Show location of dumpsters and loading areas.

5. Grading and Drainage. This may be drawn on a separate plan at the option of the applicant. It should include:

   - Existing and proposed contours at 2 foot intervals.

- Finished floor elevations of proposed structures.
- Indication of all water courses, with spot elevations of high and low points.
- Area of depth of cuts. Location and height of fills.
- Show retaining walls and adjacent spot elevations.

C. LANDSCAPE PLAN.

Show at same scale as Site Plan. This may be combined with the Site Plan (B) in the case of small projects.

1. Existing trees 6 inches or more in trunk diameter with their proposed disposition (to be retained or removed). Give species and trunk diameter of each.

2. Location, species (give common and Latin name) and size (at planting - gallon or box size) of all new plant materials.

    - Use symbols and a legend as necessary. Show all plant materials to scale.
    - Ground cover may be indicated in mass.

3. Describe method of irrigation.

4. Describe means of erosion control, if applicable.

D. BUILDING FLOOR PLANS.

E. BUILDING ELEVATIONS. Show all elevations.

- Note all finish materials on drawings.
- Provide color samples (paint chips) or one color board at the Design Review session.
- Dimension building heights from finish grade.
- Include exterior walls and fences with heights dimensioned.
- Show locations and sizes of building-mounted signs in building elevations.
- Show location of mechanical equipment, roof equipment, electrical transformers and solar panels in building elevations. Show means of screening roof equipment.

F. SECTIONS.

One sectional drawing is suggested at a suitable scale to show relationship of buildings to the site, public street and parking area. This item is optional.

G. SIGNS.

Provide a scaled drawing of each proposed sign with exterior dimensions and mounting height called out. Give total area of each.

a. Draw or provide sample of letters and logos, and the full message to appear on the sign.

b. Describe materials and colors of background and letters.

c. Give means of illumination and magnitude of illumination.

H. LIGHTING.

Provide a sign lighting plan with location, type, fixture height, power rating and shielding methods indicated. Include security lighting. Show elevation drawing or manufacturer's photo of each fixture, including its material and color.

I. STATISTICAL SUMMARY.

Provide a written summary:

a. Site areas. Total area of site, area-covered by buildings, area covered by parking lots and driveways, net area of site landscaping. All in square feet.

b. Buildings. Total enclosed building area. If a residential project give number of units and development density (units/acre).

c. Number of parking spaces required and proposed.

d. This information may be noted on the Site Plan drawing.

APPENDIX B

PLANT SELECTION GUIDE

The shrubs and trees listed within this Appendix are a reflection of the design goals stated in Guideline A6, "Landscape Character". They are listed by uses. Other shrubs and trees not listed here may accomplish the desired goals, and if so, may also be used. Plant species selected for each site should carefully consider the site's microclimate.

To use this Appendix determine the use of the tree and find the appropriate heading. Please consult the Sunset Western Garden Book for additional information about each plant.

First is a Shrub List. Nerium oleander has toxic foliage but is included in the Appendix because of its other excellent qualities. Its use is encouraged where toxic foliage will not present a hazard. Size considerations are important for shrubs; use low creeping varieties for ground covers; medium shrubs and large sized shrubs can be used for screening, accents, and spatial definition. All shrubs listed are considered low water use species. The Ribes and Rhus species have deciduous habits; all others are evergreen.

Please note the Low Fuel Volume Shrubs for use in high fire hazard areas. All of these shrubs are low growing and can exist with little summer irrigation.

The second plant list is a Tree List which includes Low Fuel Volume Trees for use in high fire hazard areas.

SHRUBS

1. Shrubs for General Site Conditions

Calliandra species
  Powderpuff Plant
Ceanothus species
  California Lilac
Grevillea noelii
  NCN
Heteromeles arbutifolia
  Toyon
Lantana species
  NCN
Juniperus species
  Juniper
Mahonia species
  Oregon Grape
Melaleuca species
  Cajeput
Nerium oleander species
  Oleander
Ornamental Grasses
Pittosporum species
  Mock Orange
Photinia species
  NCN
Pyracantha species
  Firethorne
Raphiolepis species
  Hawthorne
Ribes species
  Currents
Rhus species
  Lemonade Berry

2. Shrubs for Parking Lot Setback Conditions

Shrubs in this area are to provide screening of 30 inches in height.

Ceanothus species
  California Lilac
Grevillea noelii
  NCN
Lantana species
  NCN
Juniperus species
  Juniper
Mahonia species
  Oregon Grape
Nerium oleander, dwarfs
  Oleander
Ornamental Grasses
Pittosporum dwarfs
  Mock Orange
Pyracantha species
  Firethorne
Raphiolepis species
  Hawthorne

3. Shrubs for 6 foot Screening Conditions

Shrubs in this category may be used for service areas or tall screening.

Calliandra species
  Powderpuff Plant
Ceanothus species
  California Lilac
Heteromeles arbutifolia
  Toyon
Juniperus species
  Juniper
Melaleuca species
  Cajeput
Nerium oleander species
  Oleander
Pittosporum species
  Mock Orange
Photinia species
  NCN
Pyracantha species
  Firethorne
Raphiolepis species
  Hawthorne
Ribes species
  Currents
Rhus species
  Lemonade Berry

4. Floodplain shrubs

Continuation of native floodplain vegetation is desirable.

Coastal sage scrub
Native grasses
Chamise chaparral

5. Low Fuel Volume Shrubs for high fire hazard areas.

These shrubs may be used in other locations but are particularly suited to fire hazard areas.

Arctotheca calendula
  Cape Weed
Baccharis pilularis
  Prostrate Coyote Bush
Coprosma kirkii
  Creeping Coprosma
Lippia canescens
  Lippia
Myoporum parvifolium
  Myoporum
Nerium oleander
  Oleander
Pyracantha species
  Firethorne
Rhamnus alaternus
  Buckhorn
Ribes species
  Currents, Gooseberries

6. Shrubs for Road Edges

These shrubs are recommended for planting within road rights-of-way and along road edges.

Calliandra species
  Powderpuff Plant
Ceanothus species
  California Lilac
Grevillea noelii
  NCN
Heteromeles arbutifolia
  Toyon
Lantana species
  NCN
Juniperus species
  Juniper
Mahonia species
  Oregon Grape
Melaleuca species
  Cajeput
Nerium oleander species
  Oleander
Ornamental Grasses
Pittosporum species
  Mock Orange
Photinia species
  NCN
Pyracantha species
  Firethorne
Raphiolepis species
  Hawthorne
Ribes species
  Currents
Rhus species
  Lemonade Berry

Trees

1. General Site Locations

Trees in this section are appropriate for yards, setback areas, and other site spaces.

Flowering Trees

Acacia decurrens
Green Wattle
Albizia julibrissin
Silk Tree
Arbutus unedo
Strawberry Tree
Bauhinia variegata
Orchid Tree
Brachychiton acerifolius
Flame Tree
Callistemon species
Bottlebrush
Calodendron capense
Cape Chestnut
Cassia leptophylla
Gold Medallion Tree
Ceanothus "Ray Hartman"
California Lilac
Eucalyptus ficifolia
Red Flowering Gum
Robinia pseudoacacia
Locust
Jacaranda acutifolia
Jacaranda
Koelreuteria species
Rain Tree
Pyrus calleryana 'Bradford'
Bradford Pear

Evergreen and Deciduous Trees

Agonis flexuosa
Peppermint Tree
Cinnamomum camphora
Camphor Tree
Eucalyptus camaldulensis
Red Gum
Eucalyptus cladocalyx
Sugar Gum
Eucalyptus citriodora
Lemon Gum
Eucalyptus lehmanii
Bushy Yate
Geijera parviflora
Australian Willow
Ginko biloba
Maidenhair Tree
Olea europaea
Olive Tree
Pistache chinensis
Pistache Tree
Platanus acerifolia
Plane Tree
Quercus agrifolia
Coastal Live oak
Rhus lancea (males)
African Sumac
Schinus molle
California Pepper
Schinus terebinthefolia
Brazillian Pepper
Ulmus parviflora
Evergreen Elm

2. Narrow Planting Areas

The following trees may be used in courtyards and constrained spaces adjacent to buildings.

Arecastrum romanzoffianum
Queen Palm
Archontophoenix cunninghamiana
King Palm
Eucalyptus citriodora
Lemon Gum
Eucalyptus sideroxylon Rosea
Pink Ironbark
Hymenosporum flavum
Sweetshade
Melaleuca leucadendron
Cajeput Tree
Podocarpus macrophylla
Yew Pine
Prunus caroliniana
Cherry Laurel
Pyrus calleryana 'Bradford'
Bradford Pear
Robinia pseudoacacia 'Fastigiata'
Locust

3. Parking Lot Trees

These trees are recommended for the perimeter and interior locations of parking and service areas.

Pittosporum undulatum
Victorian Box
Platanus acerifolia
Plane Tree
Podocarpus elongata
Tipuana tipu
Tipu Tree
Tristania conferta
Brisbane Box

4. Street Trees

Trees which are planted close to the street-bordering property line and are characteristic of existing trees along Bonsall's roads.

Eucalyptus citriodora
Lemon-Scented Gum
Eucalyptus camaldulensis
Red Gum
Eucalyptus cladocalyx
Sugar Gum
Platanus acerifolia
Plane Tree
Pinus halepensis
Allepo Pine
Pinus canariensis
Canary Island Pine
Quercus agrifolia
Coastal Live Oak
Schinus molle
California Pepper
Ulmus parviflora
Evergreen Elm

5. Floodplain Trees

Trees should be located along the banks of streams, rivers and creeks. The rest of the floodplain is natively in grasses and shrubs.

Platanus racemosa
California sycamore
Populus species
Cottonwood
Salix species
Willow
Quercus agrifolia
Coastal Live Oak

6. Fire Retardant Trees

These trees can be planted sparsely on hillsides in fire hazard areas.

Arbutus unedo
  Strawberry Tree
Ceratonia siliqua
  Carob Tree
Cercis occidentalis
  Redbud Tree
Feijoa sellowiana
  Pineapple Guava
Myoporum species
  Myopoprum
Pittosporum species
  Pittosporum
Prunus species
  Evergreen Cherry
Schinus terebinthefolia
  Brazillian Pepper

7. Scenic Roads

Trees planted along these roads are encouraged to reinforce the existing varieties.

Highway 76

Eucalyptus citriodora
  Lemon-Scented Gum
Eucalyptus camaldulensis
  Red Gum
Eucalyptus cladocalyx
  Sugar Gum
Olea europaea
  Olive Tree
Platanus acerifolia
  Plane Tree
Pinus halepensis
  Allepo Pine
Pinus canariensis
  Canary Island Pine
Quercus agrifolia
  Coast Live Oak
Schinus molle
  California Pepper
Ulmus parviflora
  Evergreen Elm

Camino Del Rey

Eucalyptus citriodora
  Lemon-Scented Gum
Eucalyptus camaldulensis
  Red Gum
Eucalyptus cladocalyx
  Sugar Gum
Platanus acerifolia
  Plane Tree
Pinus halepensis
  Allepo Pine
Pinus canariensis
  Canary Island Pine
Olea europaea
  Olive Tree
Quercus agrifolia
  Coastal Live Oak
Schinus molle
  California Pepper
Ulmus parviflora
  Evergreen Elm

West Lilac Road

Arecastrum romanzoffianum
  Queen Palm
Archontophoenix cunninghamiana
  King Palm
Washingtonia robusta
  Mexican Fan Palm

Gopher Canyon Road

Avocado species
Citrus species
Eucalyptus citriodora
Lemon-Scented Gum
Eucalyptus camaldulensis
Red Gum
Eucalyptus cladocalyx
Sugar Gum
Olea europaea
Olive Tree
Platanus acerifolia
Plane Tree
Pinus halepensis
Allepo Pine
Pinus canariensis
Canary Island Pine
Quercus agrifolia
Coast Live Oak
Schinus molle
California Pepper
Ulmus parviflora
Evergreen Elm

Old River Road

Avocado species
Citrus species
Eucalyptus citriodora
Lemon-Scented Gum
Eucalyptus camaldulensis
Red Gum
Eucalyptus cladocalyx
Sugar Gum
Olea europaea
Olive Tree
Platanus acerifolia
Plane Tree
Pinus halepensis
Allepo Pine
Pinus canariensis
Canary Island Pine
Quercus agrifolia
Coast Live Oak
Schinus molle
California Pepper
Ulmus parviflora
Evergreen Elm