

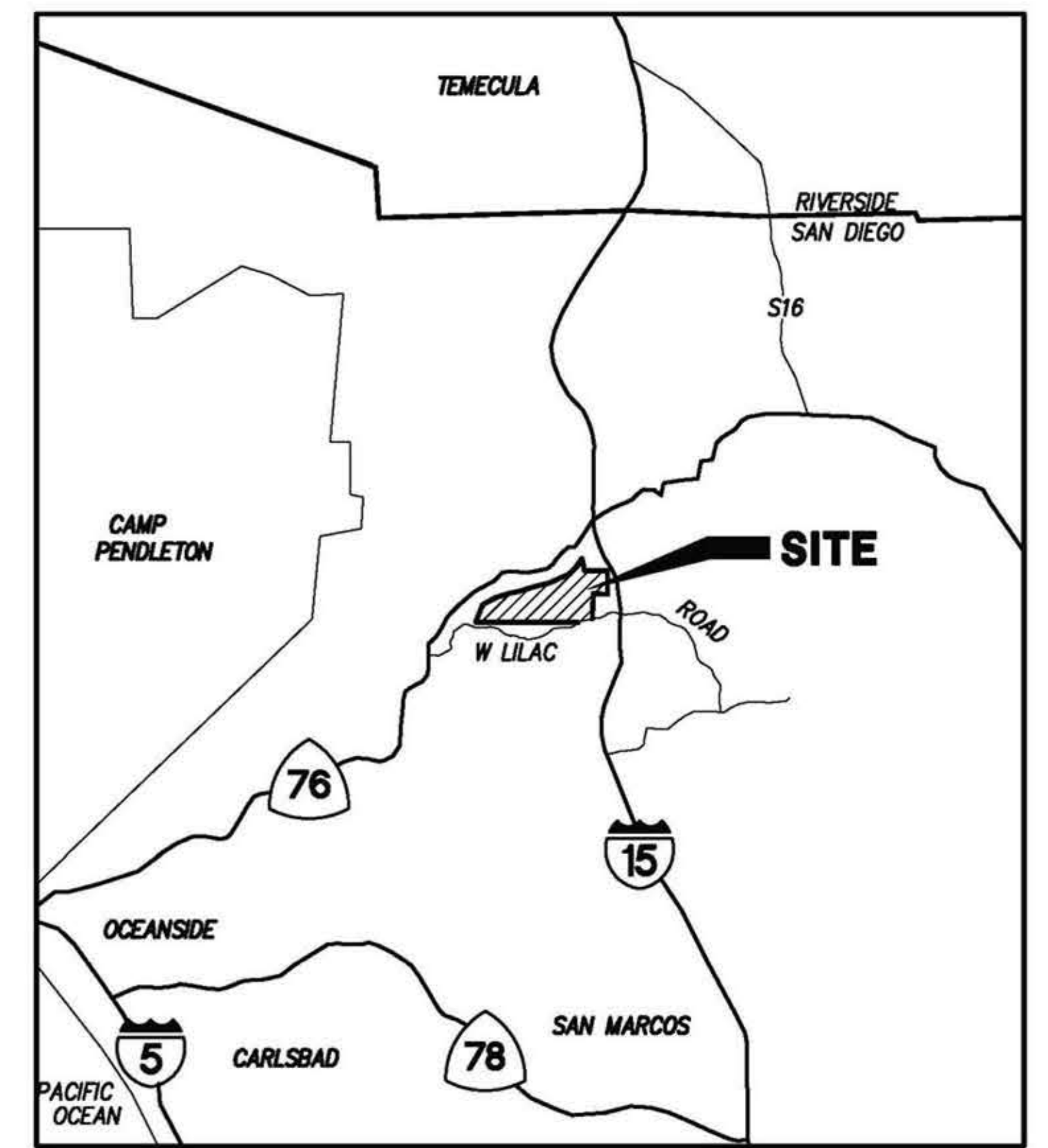
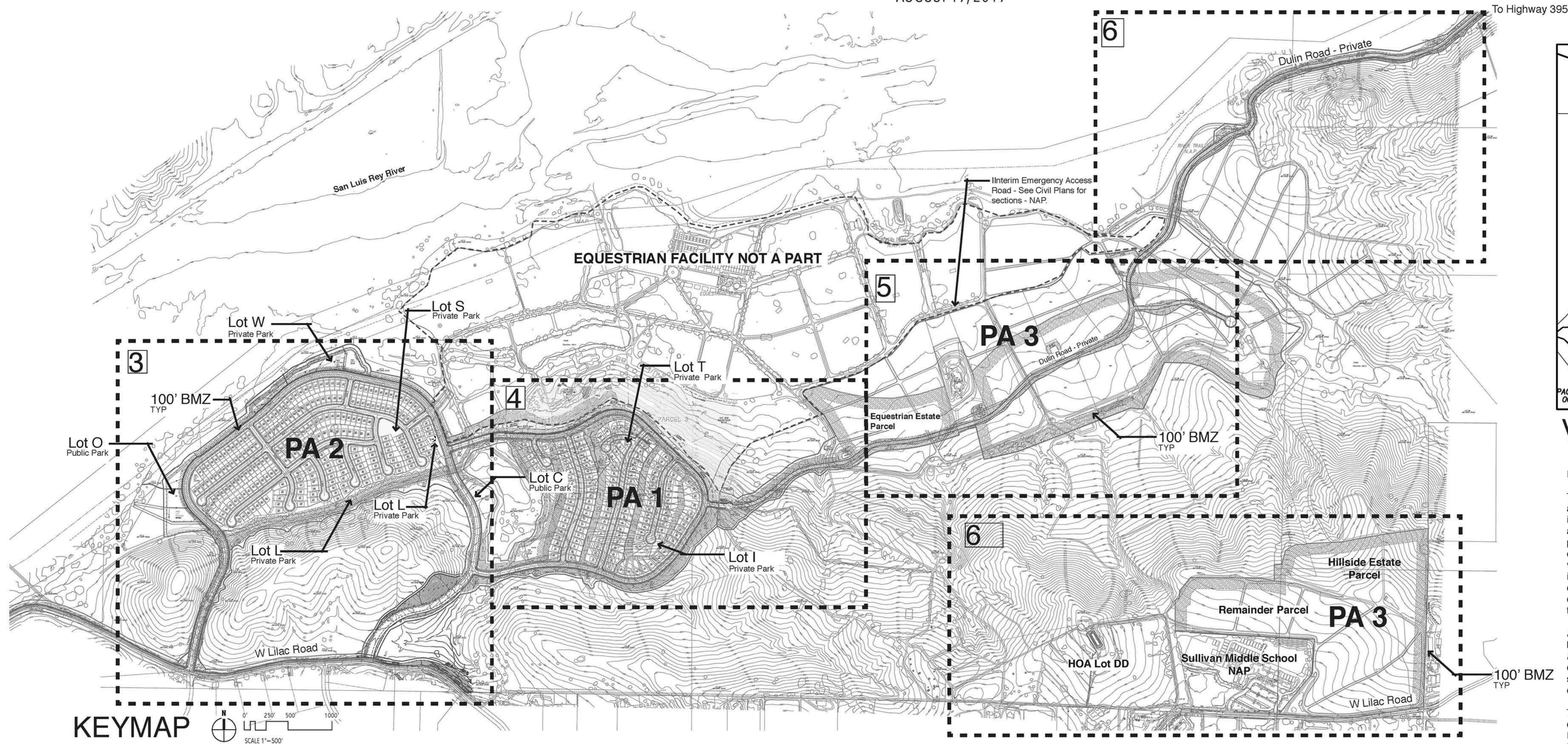
COUNTY OF SAN DIEGO TRACT 5615

CONCEPTUAL LANDSCAPE PLAN FOR:

OCEAN BREEZE RANCH

MUP #PDS2016-MUP-16-012

AUGUST 19, 2019



VICINITY MAP NTS

NOTE: MAJOR USE PERMIT

The approved plot plan, site design, conceptual landscape plan, and architectural elevations of particular design elements of the project, including, but not limited to residences, recreational sites, signage, and lighting are conceptual and have been provided for illustrative purposes only. Certain deviations to the design, scale, bulk, and coverage of the project may be required during the final design and development of the project to meet the Ocean Breeze Major Use Permit implementation standards. Proposed deviations that are in substantial conformance with, or meet the intent of, the scale, bulk, coverage, and density of the approved project may be approved at the discretion of the Director of Planning & Development Services.

A Minor Deviation to the Major Use Permit is not required for any building, structure or projection listed in 4835 or any use listed in the Accessory Use Regulations, Section 6150-6199 (or as otherwise referenced), provided the building, structure or projection or use meets the specific accessory use setbacks in the Major Use Permit and meets all other conditions and restrictions in the Major Use Permit.

The Director of Planning & Development Services is authorized, at his discretion, to allow changes to the project without requiring a Minor Deviation to the Major Use Permit provided County staff determines that no new significant impact will be created or no increase in a previously identified significant environmental effect will occur as a result of the requested change(s).

Tree Planting Summary Total Conceptual Tree Planting - 2,371+/-

Per the County Climate Action Plan - All new residential Lots will be required to plant 2 trees per lot. The following is an estimate of the approximate number trees to be planted within the project. This will be revised and updated during the development of the final Landscape Documentation Package.

Project phasing for landscape development to be determined.

AREA	Approximate Number of Trees
PA 1	
Residential Lots - 144	288 (2 Per lot)
Street A	75
Street B	205
Streets K-O	200
PA 1 Subtotal	768
PA 2	
Residential Lots - 237	474 (2 Per lot)
West Lilac Frontage	50 (Note - Existing trees and native landscape occur on this road)
Street A	250
Streets C-J	300
PA 2 Subtotal	1072

AREA	Approximate Number of Trees
PA 3	
Residential Lots - 15	30 (2 Per lot)
Dulin Road	35 (Note - Portions of road remain undisturbed, native)
West Lilac Frontage	20 (Note - Existing trees and native landscape occur on this road)
PA 3 Subtotal	85
Lot L Private Park	59
Lot O Public Park	16
Lot W Private Park	60
Lot C Private Park	15
Lot I Private Park	10
Parks Subtotal	142
Slopes/Basins	225
HOA Open Space	18

Lot S Private Park	34
Lot T Private Park	4

LANDSCAPE SHEET INDEX

SHEETS	PLANS
L1	LANDSCAPE TITLE SHEET
L2	LANDSCAPE NOTES AND LEGEND
L3-6	LANDSCAPE CONCEPT PLAN
L7	LANDSCAPE PARKS CONCEPT
L8	LANDSCAPE STREET SECTIONS
L9	WALL AND FENCE PLAN
L10	GATE - TRAIL/PATHWAY CONCEPT PLAN

Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016



SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH
TM PLAN
Landscape Title Sheet
MUP #PDS2016-MUP-16-012
August 19, 2019
SHEET L1 of L-10

BRUSH MANAGEMENT NOTES AND DETAILS

WITHIN THE OCEAN BREEZE RANCH, BRUSH MANAGEMENT ZONES A AND B WILL BE THOUGHTFULLY AND STRATEGICALLY IMPLEMENTED TO BLEND THE PROPOSED SITE ELEMENTS INTO THE NATURAL HILLSIDES, PROVIDE A LOGICAL AND DEFENSIBLE PERIMETER FOR FIRE, EROSION, AND OTHER NATURALLY OCCURRING HAZARDS, AND REHABILITATE DISTURBED TRANSITION ZONES FROM THE NATURAL ENVIRONMENT TO THE BUILT.

REFER TO THE LATEST FIRE PROTECTION PLAN PREPARED BY FIREWISE 2000, SPECIFICALLY DEFENSIBLE SPACE AND VEGETATION MANAGEMENT.

ZONE A

- CLEAR ALL UNDESIRABLE NON-NATIVE VEGETATION (APPENDIX 'B')
NO PLANTING OF UNDESIRABLE NON-NATIVE VEGETATION (APPENDIX 'B')
PLANT APPROVED VEGETATION (APPENDIX 'A') IN SINGLES/CLUSTERS
NO PYROPHYTES CAN BE PLANTED. EXCEPTION: NON-FIRE-RESISTIVE TREES (CONIFERS, PEPPERS, EUCALYPTUS, & ACACIA) CAN BE PLANTED AND MAINTAINED (WITH PRIOR FIRE MARSHALL APPROVAL) IF LOCATED SO THAT THERE IS 50' MIN. MATURE CANOPY CLEARANCE FROM STRUCTURES.

ZONE B

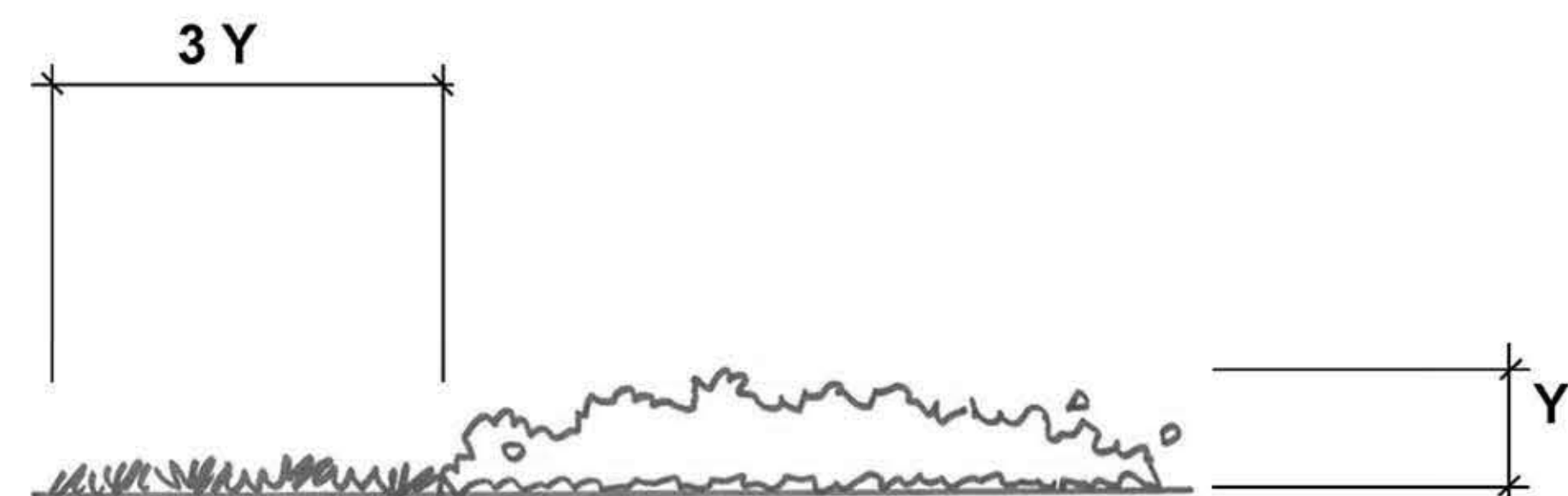
CAN BE CLEARED IN CONFORMANCE WITH ZONE A REQUIREMENTS OR MODIFIED PER THE FOLLOWING:

- FUEL VOLUME TO BE REMOVED OR THINNED BY 50%.
TEMPORARY IRRIGATION USED ONLY TO ESTABLISH FIRE-RESISTIVE LANDSCAPING.
ALL GRASSES AND WEEDS WILL BE MOVED OR WEED-WHIPPED (NO PULLING OR ROOT REMOVAL) TO A 4 IN. HT. BY JUNE 1ST OF EACH YEAR OR WHEN FUEL IS CURED (WHICHEVER IS FIRST).

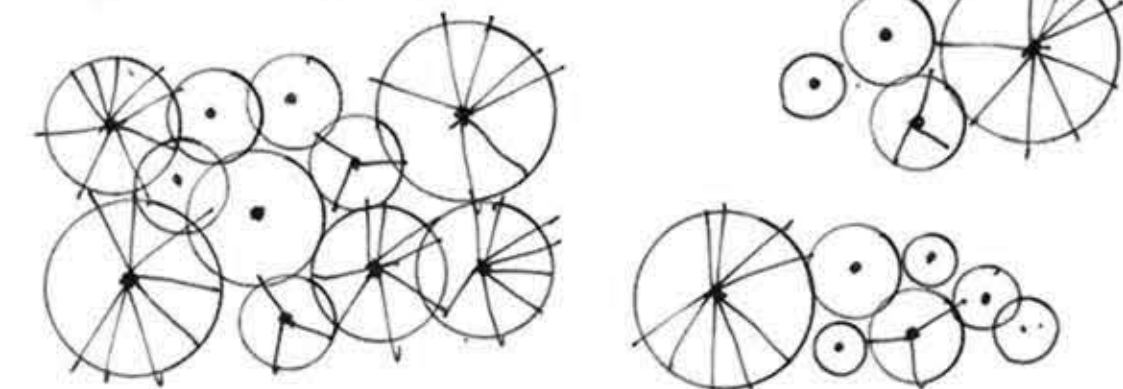
MAINTENANCE

YEAR-ROUND MAINTENANCE WILL INCLUDE THE FOLLOWING:

- PRUNE AND THIN TREES AROUND STRUCTURES TO A PROPER CANOPY SEPARATION.
BRANCHES OVERHANGING ROOFS WILL BE REMOVED.
TRASH AND COMBUSTIBLE DEBRIS WILL BE CLEARED FROM GUTTERS, ROOFS, AND AROUND STRUCTURES.
IRRIGATION SYSTEMS WILL BE MAINTAINED IN FULL WORKING CONDITION.

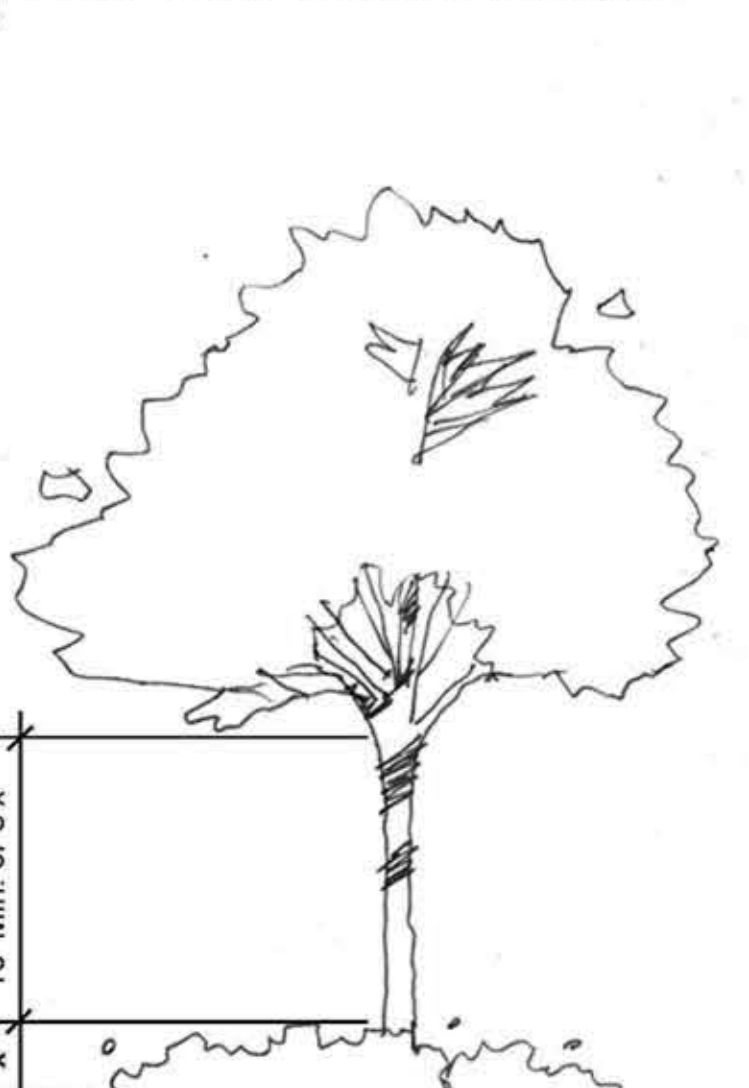


100% CANOPY COVERAGE: SOLID FOLIAGE MASS WITH NO SPACE BETWEEN PLANTS



REDUCED BY 50% BY COMBINATION OF CLEARING AND THINNING CANOPY COVERAGE, INCLUDING REMOVAL OF UNDESIRABLE SPECIES

NATIVE OR ORNAMENTAL TREES (PER APPROVED LIST) IN ZONE A. INDIVIDUAL TREES OR SMALL MASSINGS OF 2-3 WITH PROPER SEPARATION DISTANCES



Pruning and Thinning

LANDSCAPE NOTES

ALL NEW LANDSCAPING SHALL CONFORM TO THE FOLLOWING DOCUMENTS:

- COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL
APPROVED FINAL PROJECT FIRE PROTECTION PLAN FOR FUEL MODIFICATION BY FIREWISE 2000
COUNTY OF SAN DIEGO WATER CONSERVATION IN LANDSCAPE ORDINANCE
BONSALL DESIGN GUIDELINES

- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES WILL BE PERMANENTLY RE-VEGETATED AND IRRIGATED PER THE PERMANENT RE-VEGETATION AND IRRIGATION REQUIREMENTS AS PER COUNTY OF SAN DIEGO LANDSCAPE REGULATION.
FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS AND GROUNDCOVERS AND IRRIGATION SYSTEM DESIGN.
FINAL LANDSCAPE PLANS SHALL SHOW SIGHT LINE DISTANCE. ALL LANDSCAPE SHALL BE MAINTAINED WITH NO STRUCTURES HIGHER THAN 30' OR PLANT MATERIAL HIGHER THAN 24' AT MATURITY WITHIN THE CLEAR LINE OF SIGHT AREA.

Table with columns for Improvement and Street Tree, listing various traffic signals and utility lines with their corresponding street tree requirements.

Table with columns for Responsible Entity and Area(s) Responsible For, detailing maintenance responsibilities for residential properties, HOA common areas, private streets, and public parks.

- IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PLANTING SHALL BE GROUPED IN HYDROZONES, WHICH ARE GROUPINGS OF PLANTS WITH SIMILAR WATERING NEEDS.
MAINTENANCE: LANDSCAPE WITHIN THE ROW REQUIRES AN 'ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT' WITH THE COUNTY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER CONDITION AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

EXISTING TREES TO REMAIN

- EXISTING TREES TO REMAIN NOTED ON THESE PLANS ARE CONCEPTUAL ONLY. FINAL DEVELOPMENT PLANS WILL INCLUDE IDENTIFICATION, DETAILS OF EXISTING VEGETATION TO REMAIN AND METHODS OF PROTECTION.
UPON DEVELOPMENT OF THE FINAL ENGINEERING PLANS AND LANDSCAPE DOCUMENTATION PLANS, EXISTING TREES TO REMAIN SHALL BE NOTED ON THE PLANS BY A TREE SURVEY.
FINAL DEVELOPMENT PLANS SHALL INCLUDE A TREE PROTECTION PLAN / AND OR REPORT DEVELOPED BY A ISA-CERTIFIED ARBORIST OR AN ASCA-REGISTERED ARBORIST.

WATER DELIVERY SYSTEM AND IRRIGATION NOTES

THE IRRIGATION SYSTEM UTILIZED FOR THIS PROJECT WILL CONNECT INTO THE EXISTING POTABLE WATER MAINLINE. THE SYSTEM WILL CONSIST OF AN AUTOMATIC CONTROLLER, PVC PIPE, SPRAY/ROTARY/ROTOR SYSTEMS AND/OR DRIP IRRIGATION WITH LOW GALLONAGE IRRIGATION HEADS. POTABLE WATER WILL BE EFFICIENTLY USED TO WATER THE LANDSCAPE. WATER CONSERVING PRINCIPLES WILL BE APPLIED IN THE DESIGN AS FOLLOWS:

- ALL IRRIGATION SYSTEMS SHALL BE COMPLIANT WITH THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL AND THE COUNTY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.
THE PROJECT SHALL PROVIDE FOR A DUAL DISTRIBUTION SYSTEM FOR ALL LANDSCAPED AREAS IN ANTICIPATION OF A FUTURE RECLAIMED WATER SYSTEM.
AUTOMATIC IRRIGATION CONTROLLERS WITH THE CAPABILITY OF BEING SET FOR MULTIPLE RUN TIMES IN ONE DAY FOR EACH STATION, THEREBY REDUCING RUN-OFF BY SUPPLYING ONLY THE AMOUNT OF WATER THAT THE SOIL CAN ABSORB AT ONE TIME. IN ADDITION, THE IRRIGATION MANAGER WILL HAVE THE ABILITY TO ADJUST RUN TIMES BASED ON C.I.M.I.S. DATA.

LANDSCAPE CONCEPT LEGEND

The plant material listed below is not intended to be a complete list, but rather offer a representation of the plants suitable for the project. Final plant selection and container sizes will be submitted during the final Landscape Documentation Package process. No non-native invasive plant species shall be used, per Appendix H and J in the County Water Efficient Landscape Manual and California Exotic Pest Plant Council List A-1, and the California Invasive Plant Council (Cal-IPC).

All proposed plantings shall be compliant with Section 4.7 of the projects' approved Fire Protection Plan.

Collector Loop Road Landscape

Trees - 75% 24" Box, 25% 15 gallon

Table listing plant species for Collector Loop Road Landscape, including Arbutus menziesii, Olea europaea, Platanus racemosa, Quercus agrifolia, and Umbellularia californica.

Shrubs and Ground Covers - 40% 1 Gallon, 30% 5 Gallon, 30% Flats

Table listing shrub and ground cover species for Collector Loop Road Landscape, including Aloe species, Arctostaphylos species, Baccharis species, and Callistemon 'little john'.

Neighborhood Streets

Trees - 100% 24" Box

Table listing tree species for Neighborhood Streets, including Agonis flexuosa, Arbutus unedo 'marina', Geijera parviflora, Pistacia chinensis, and Pittosporum undulatum.

Shrubs and Ground Covers - 100% Flats

Table listing shrub and ground cover species for Neighborhood Streets, including Aloe species, Arctostaphylos species, Baccharis species, and Ceanothus g. horizontalis.

Park Landscape

Trees - 10% 36" Box, 70% 24" Box, 20% 15 Gallon

Table listing tree species for Park Landscape, including Alnus rhombifolia, Cercis occidentalis, Chitalpa tashkentensis, and Cinnamomum camphora.

Shrubs and Ground Covers - 40% 1 Gallon, 30% 5 Gallon, 30% Flats

Table listing shrub and ground cover species for Park Landscape, including Aloe species, Arctostaphylos species, Baccharis species, and Callistemon 'little john'.

Naturalized Transition Landscape/Exterior Slopes

Trees and Shrubs - Trees 100% 15 gallon, Shrubs 100% 1 Gallon

Table listing tree and shrub species for Naturalized Transition Landscape/Exterior Slopes, including Arbutus unedo 'Marina', Heteromeles arbutifolia, and Lophostemon confertus.

Hydroseed Mix for Slopes (Final mix to be determined by location and soil)

Table listing species for Hydroseed Mix for Slopes, including Atriplex canescens, Baccharis pilularis, Eriophyllum confertiflorum, and Encelia californica.

Storm Water Basins (SWB) - Native Species

Trees - 20% 24" Box, 80% 15 gallon

Table listing tree species for Storm Water Basins (SWB), including Aesculus californica, Platanus racemosa, Salix species, and Sambucus mexicana.

Shrubs/ Ground Covers - 20% 1 Gallon, 80% Flats

Table listing shrub and ground cover species for Storm Water Basins (SWB), including Baccharis species, Rhamnus californica, Ribes species, and Rosa californica.

Grasses - 100% Flats or Seed

Table listing grass species for Storm Water Basins (SWB), including Carex spp, Elymus spp, Festuca californica, and Festuca mairei.

Interior Slopes

Trees - 50% 24" Box, 50% 15 gallon

Table listing tree species for Interior Slopes, including Aesculus californica, Arbutus unedo 'Marina', Cercis occidentalis, and Sambucus mexicana.

Shrubs/ Ground Covers - 20% 1 Gallon, 80% Flats

Table listing shrub and ground cover species for Interior Slopes, including Baccharis species, Ceanothus species, Dendromecon Harfordii, and Feijoa sellowiana.

* There are many native/drought tolerant plants with multiple species available that will do well here. Rather than list multiple plants, the variety should be appropriate for use in the region and the specific micro-climate and landscape use. Selections should be based on fuel mod criteria, locally available, and resistant to pest and disease prevalent in the area.

** These Plant species are acceptable on a limited basis (maximum 30% of the area) in wet Fuel Modification Zones

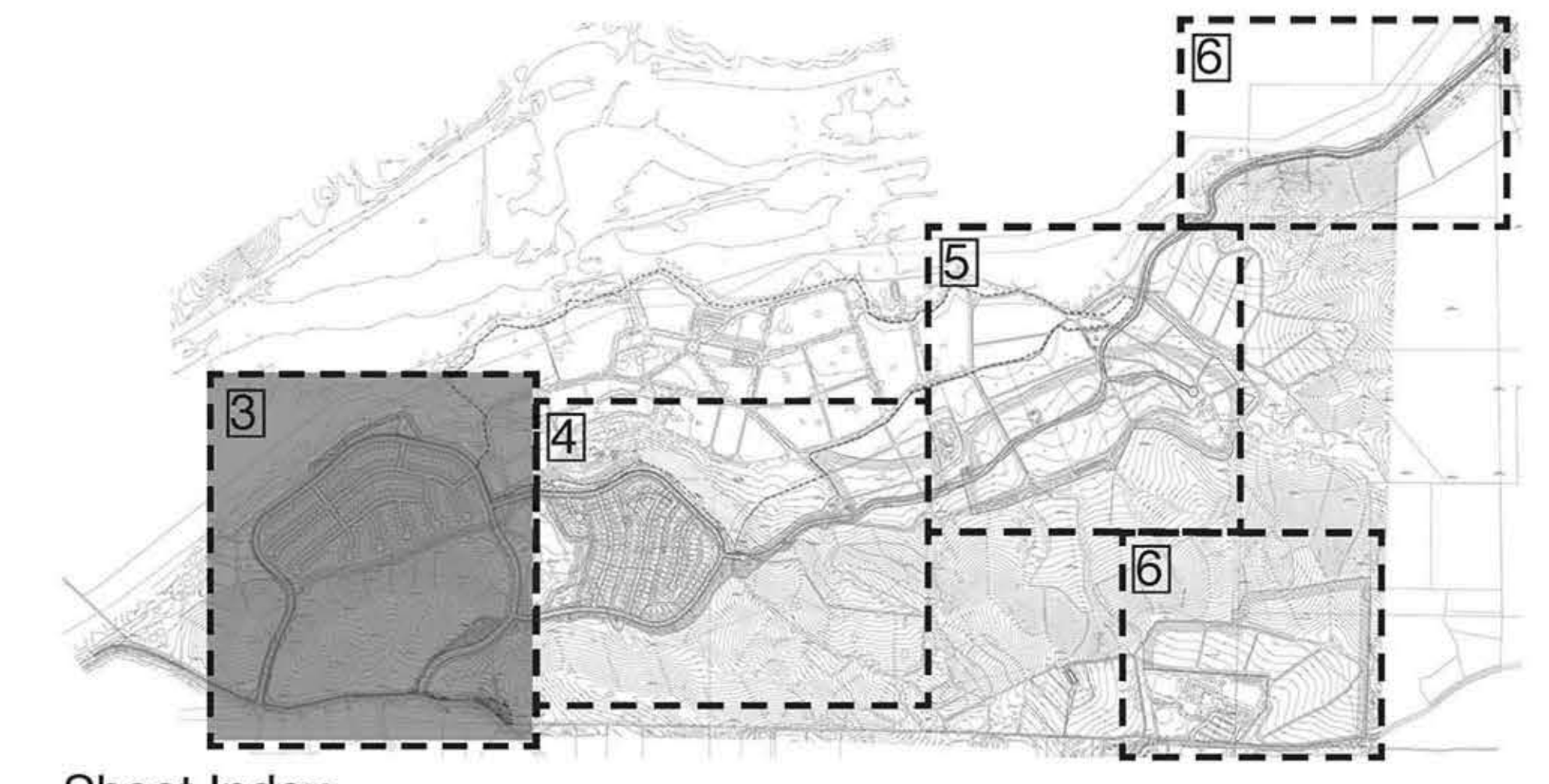
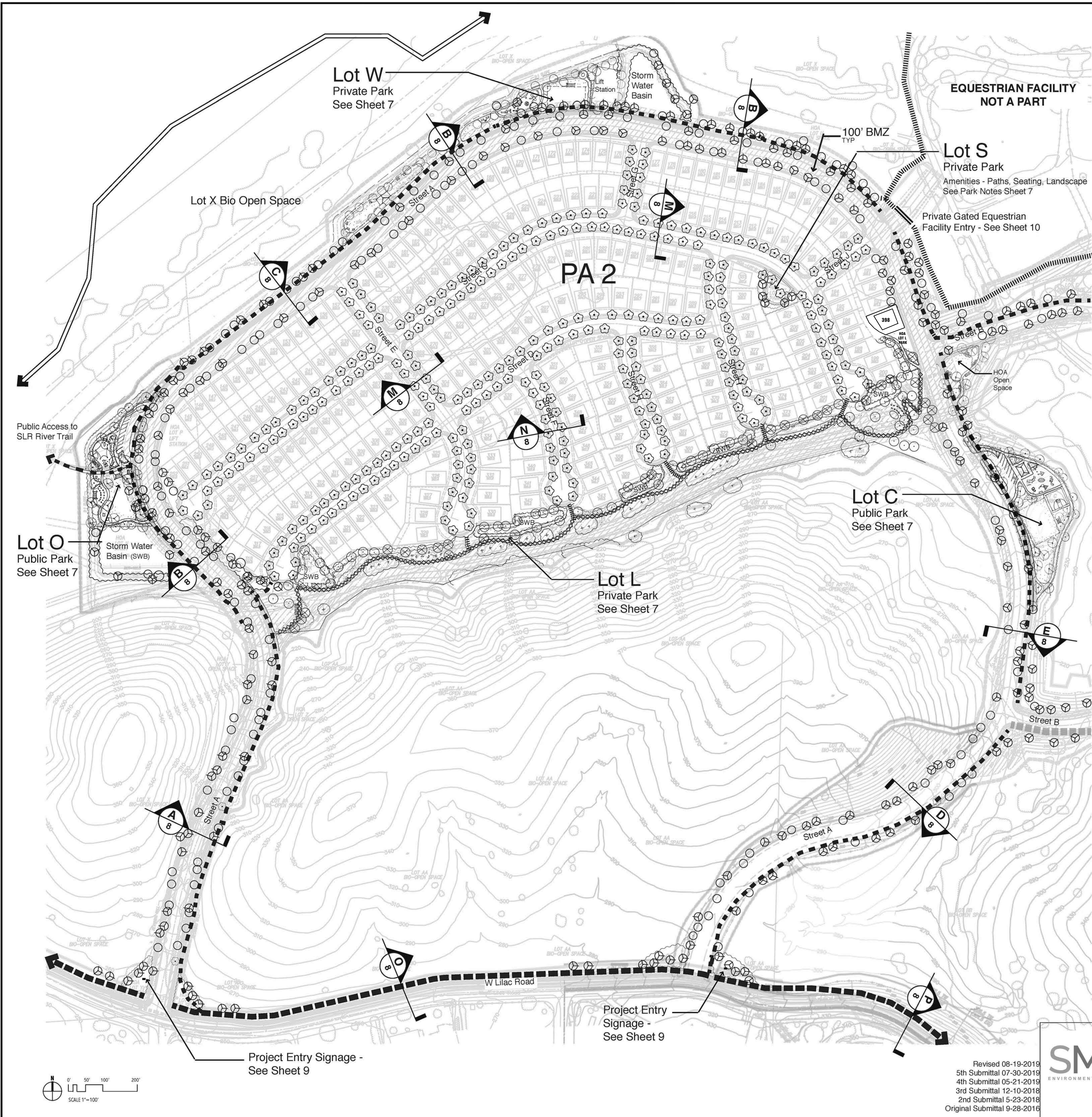
Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016



SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH

Notes & Legends
MUP #PDS2016-MUP-16-012
August 19, 2019



Sheet Index

Legend

- Future Public SLR River Trail (By County)
- DG Pathway Public (8 FT Street A, 6 FT Street B)
- DG Pathway Private (5 ft - Dulin Road)
- DG Trail (Privately Maintained Open to Public)
- West Lilac Road Public DG Pathway
- 8' Public Trail within 15' esmt (Privately Maintained Open to Public)
- Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths

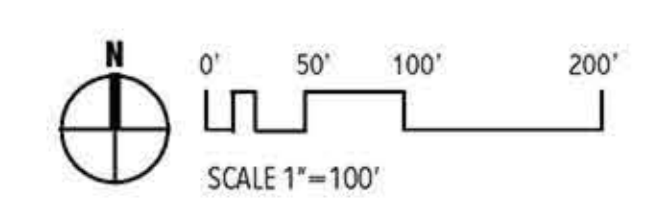
LANDSCAPE CONCEPT LEGEND

See Sheet 2 for Plant List

	Collector Loop Road Landscape		Naturalized Transition Landscape/Exterior Slopes
	Neighborhood Streets		Storm Water Basins (SWB)
	Park Landscape		Interior Slopes

NOTES

All slopes over 3' in vertical height within individual residential lots will be similarly planted and irrigated from landscape documentation package plans submitted during review of grading permit application. The developer will plant, irrigate, and maintain these slopes until such time as others purchase and build upon the lot. At that time irrigation point of connections will be converted over to the individual lot owner/or HOA and no longer the responsibility of the developer.



Project Entry Signage - See Sheet 9

Project Entry Signage - See Sheet 9

Revised 08-19-2019
 5th Submittal 07-30-2019
 4th Submittal 05-21-2019
 3rd Submittal 12-10-2018
 2nd Submittal 5-23-2018
 Original Submittal 9-28-2016

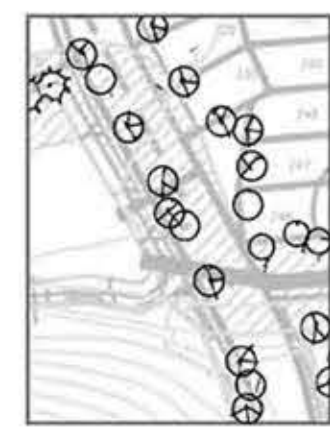


SUMMERS/MURPHY & PARTNERS, INC.
 34197 COAST HWY SUITE 200
 DANA POINT CA 92629
 (949) 443-1446

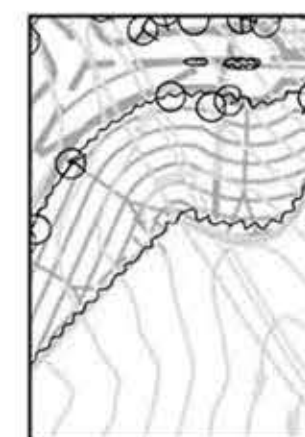
TRACT 5615 TENTATIVE MAP	
OCEAN BREEZE RANCH	
TM PLAN	
Landscape Concept Plan	
MUP #PDS2016-MUP-16-012	
August 19, 2019	SHEET L3 of L-10

LANDSCAPE CONCEPT LEGEND

See Sheet 2 for Plant List



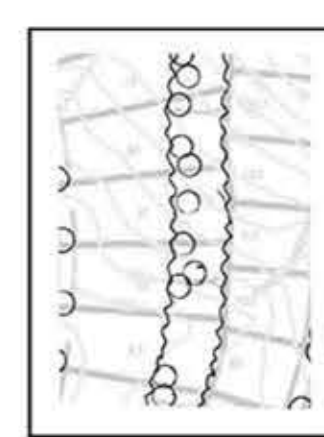
Collector Loop Road Landscape



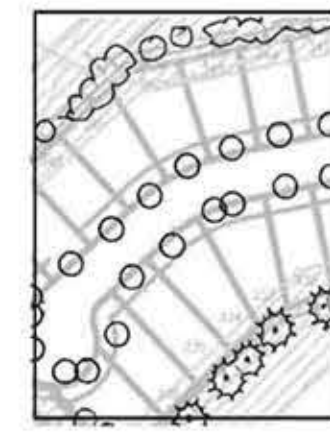
Naturalized Transition Landscape/Exterior Slopes



Park Landscape



Interior Slopes



Neighborhood Streets



Storm Water Basins

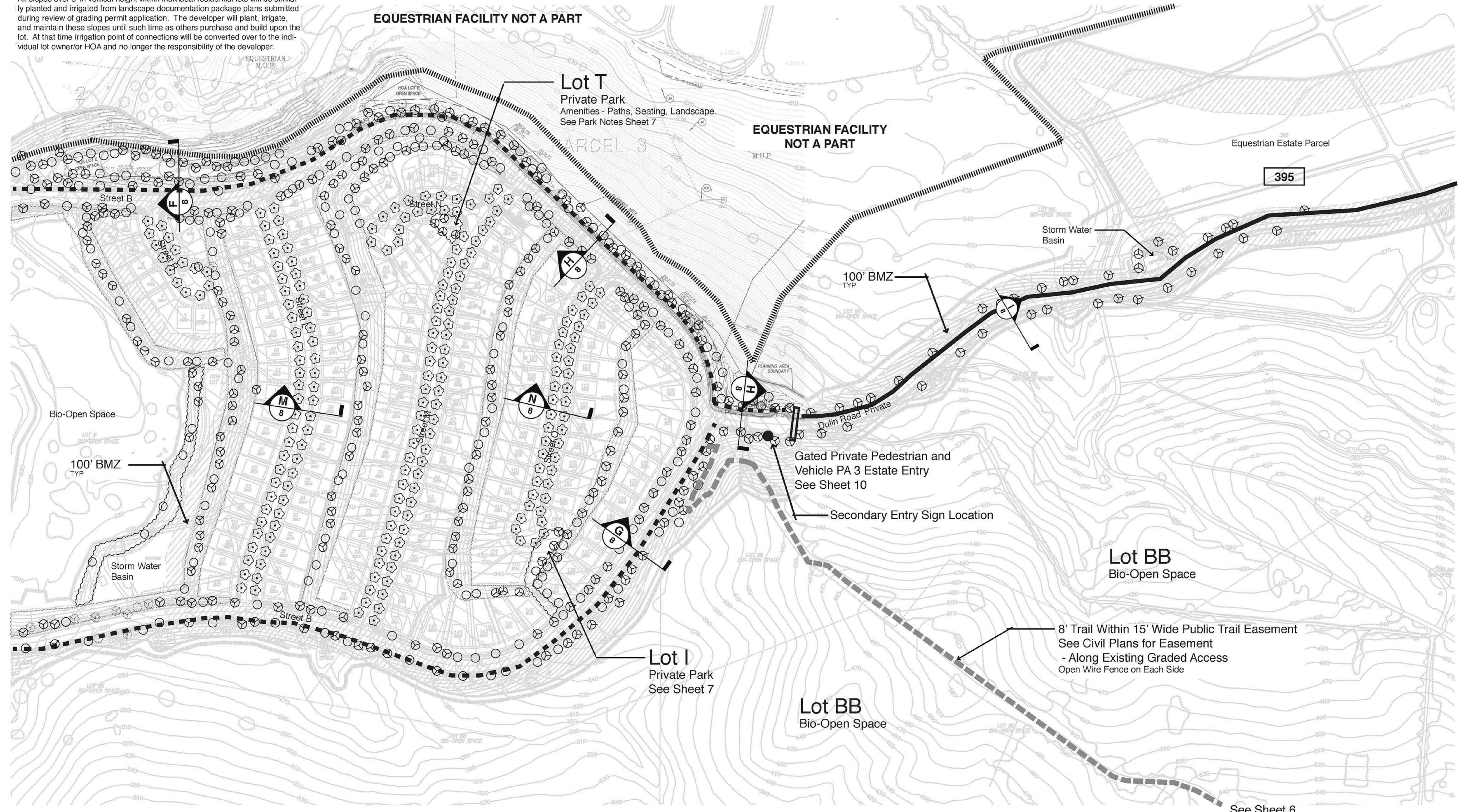
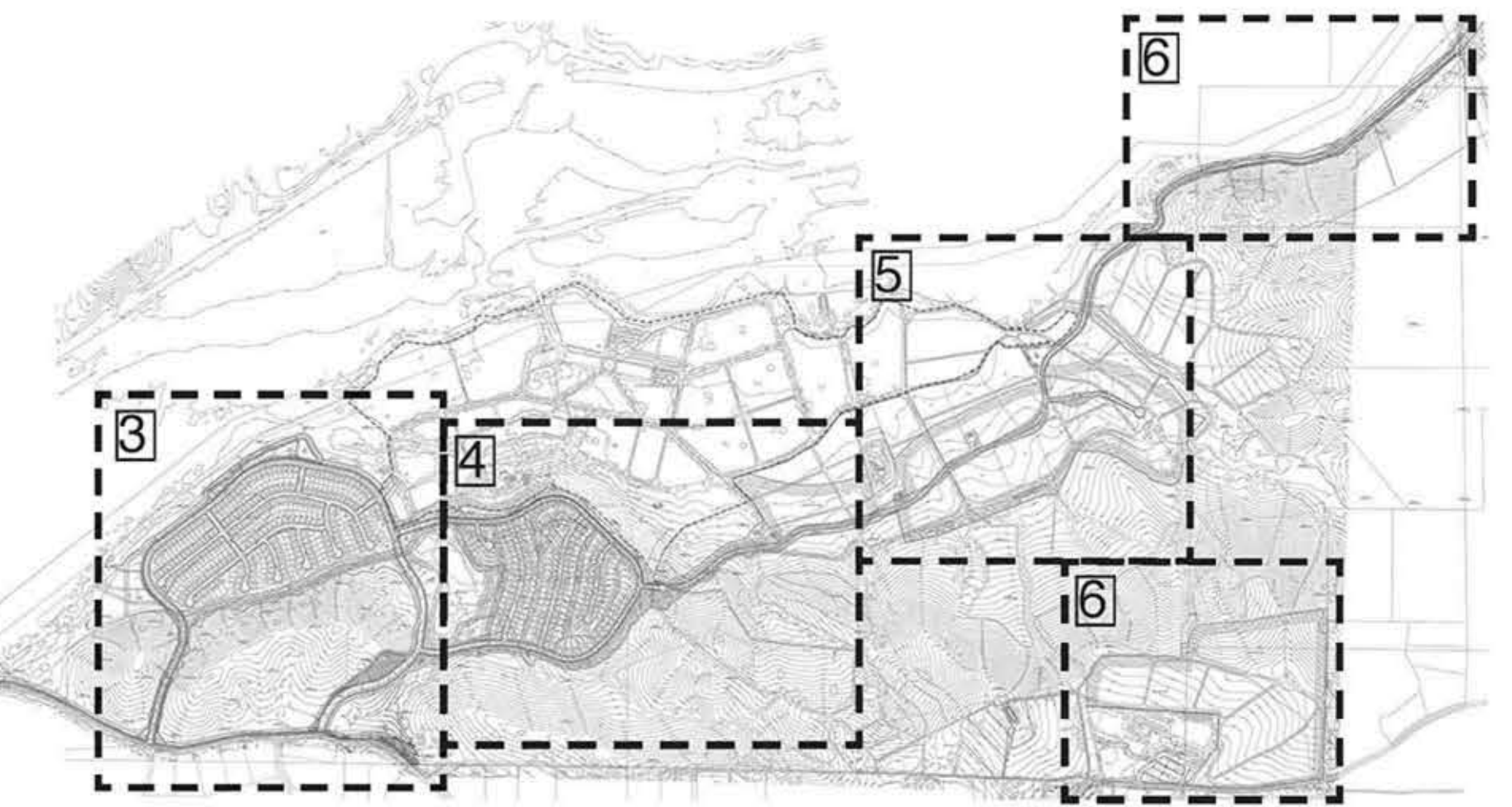
NOTES

All slopes over 3' in vertical height within individual residential lots will be similarly planted and irrigated from landscape documentation package plans submitted during review of grading permit application. The developer will plant, irrigate, and maintain these slopes until such time as others purchase and build upon the lot. At that time irrigation point of connections will be converted over to the individual lot owner/or HOA and no longer the responsibility of the developer.

Legend

- Future Public SLR River Trail (By County)
- DG Pathway Public (8 FT Street A, 6 FT Street B)
- DG Pathway Private (5 ft - Dulin Road)
- DG Trail (Privately Maintained Open to Public)
- West Lilac Road Public DG Pathway
- 8' Public Trail within 15' esmt (Privately Maintained Open to Public)
- Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths



Revised 08-19-2019
 5th Submittal 07-30-2019
 4th Submittal 05-21-2019
 3rd Submittal 12-10-2018
 2nd Submittal 5-23-2018
 Original Submittal 9-28-2016

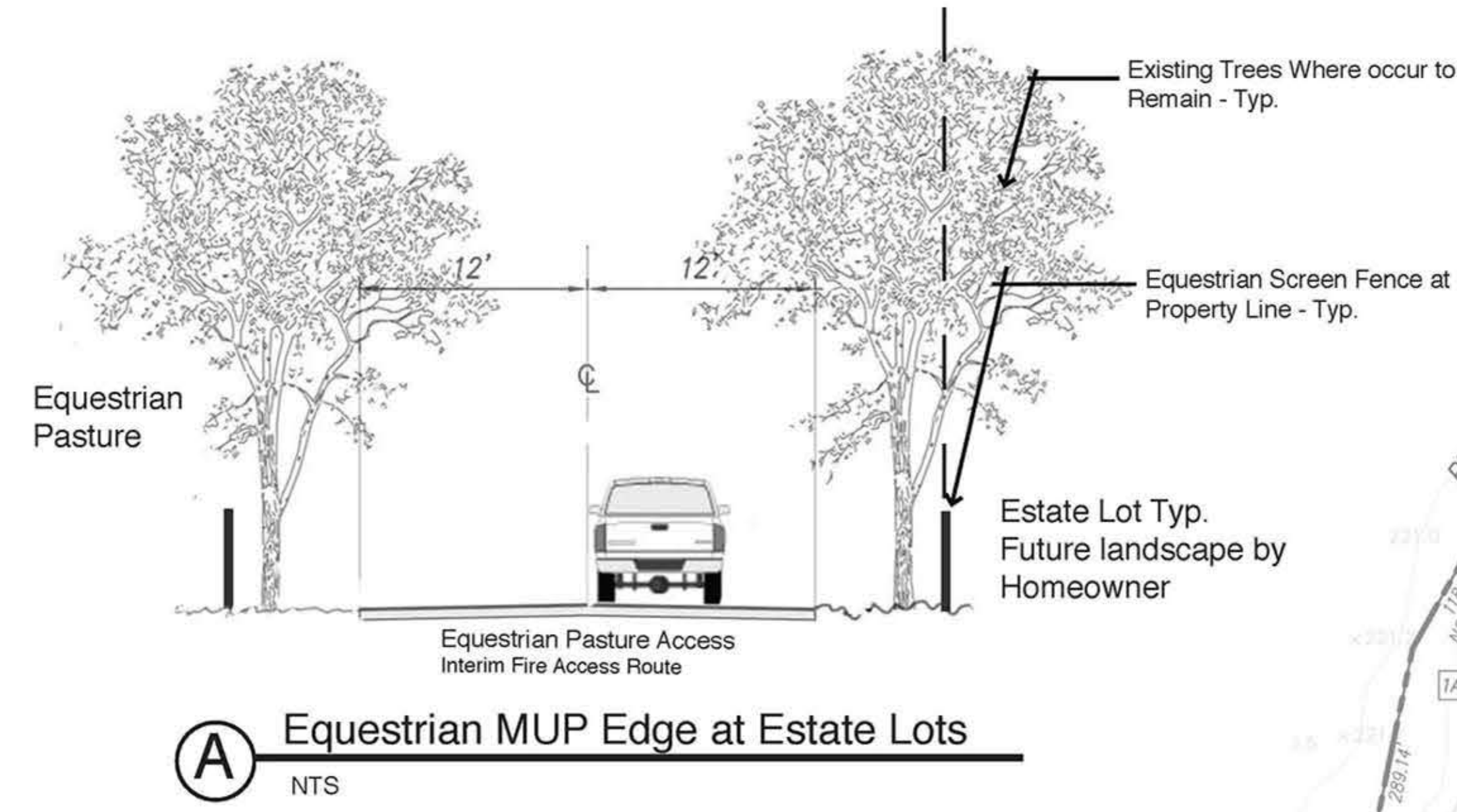
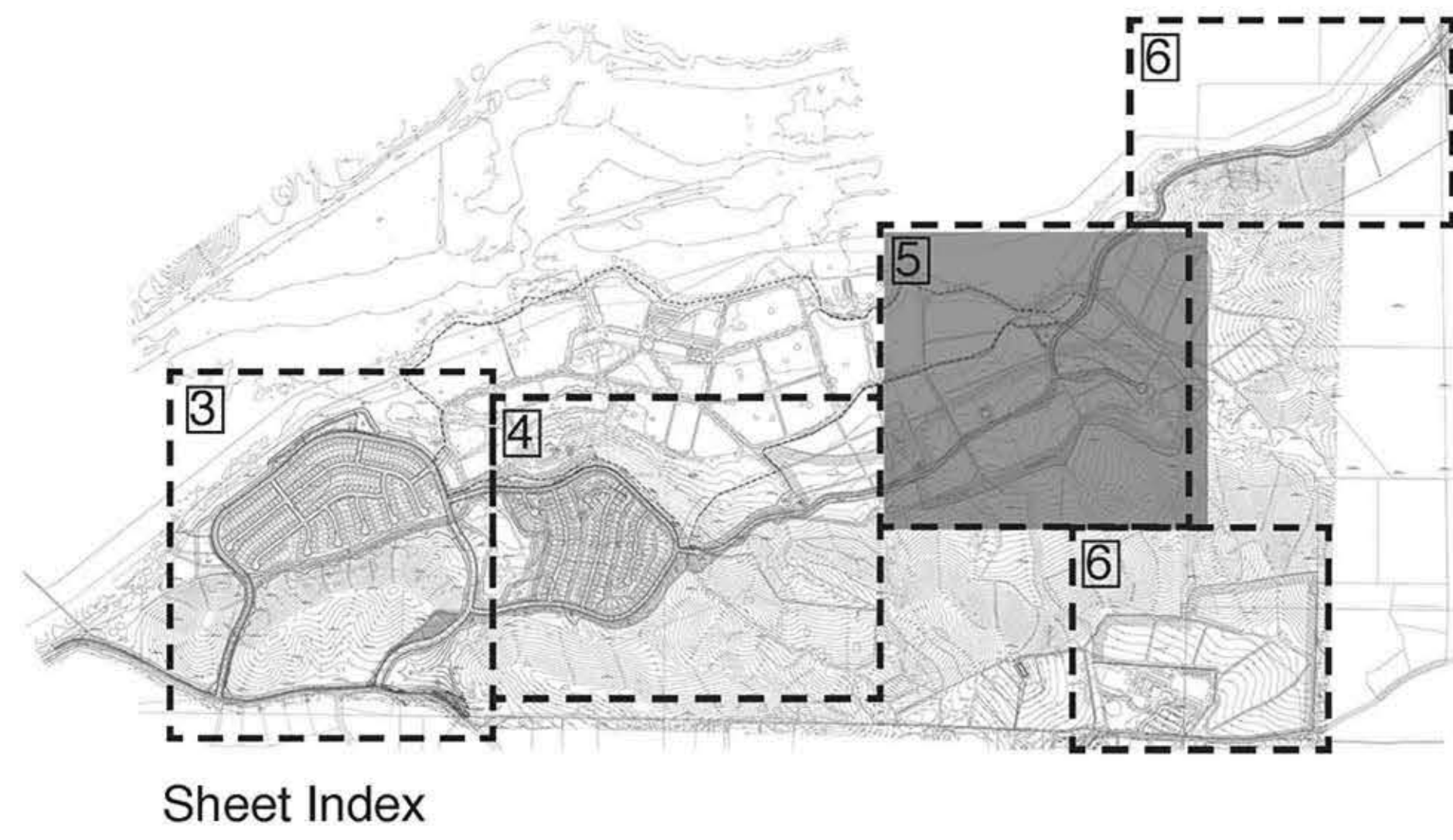
SMP ENVIRONMENTAL DESIGN
 SUMMERS/MURPHY & PARTNERS, INC.
 34197 COAST HWY SUITE 200
 DANA POINT CA 92629
 (949) 443-1446

TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH
 TM PLAN
Landscape Concept Plan
 MUP #PDS2016-MUP-16-012
 August 19, 2019 SHEET L4 of L-10

Legend

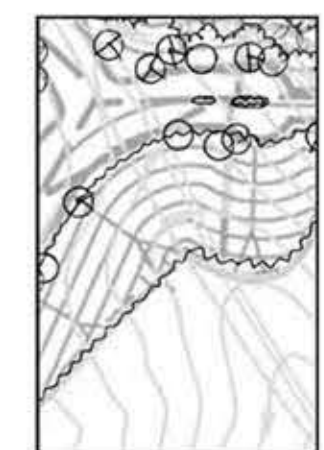
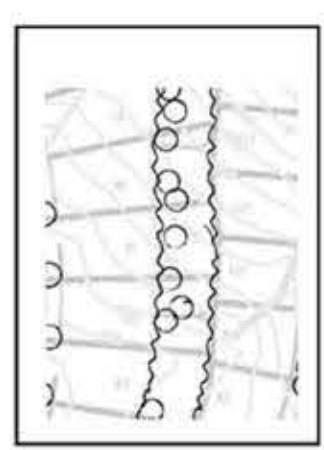
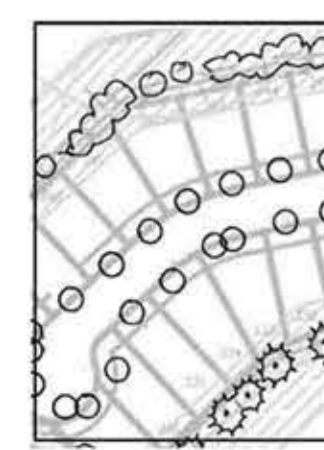
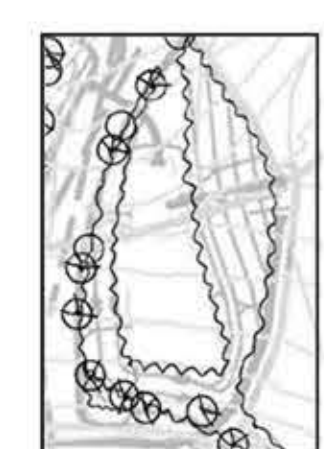
-  Future Public SLR River Trail (By County)
-  DG Pathway Public (8 FT Street A, 6 FT Street B)
-  DG Pathway Private (5 ft - Dulin Road)
-  DG Trail (Privately Maintained Open to Public)
-  West Lilac Road Public DG Pathway
-  8' Public Trail (Privately Maintained Open to Public)
-  Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths



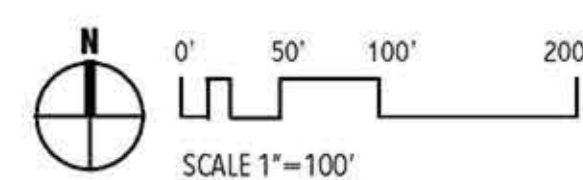
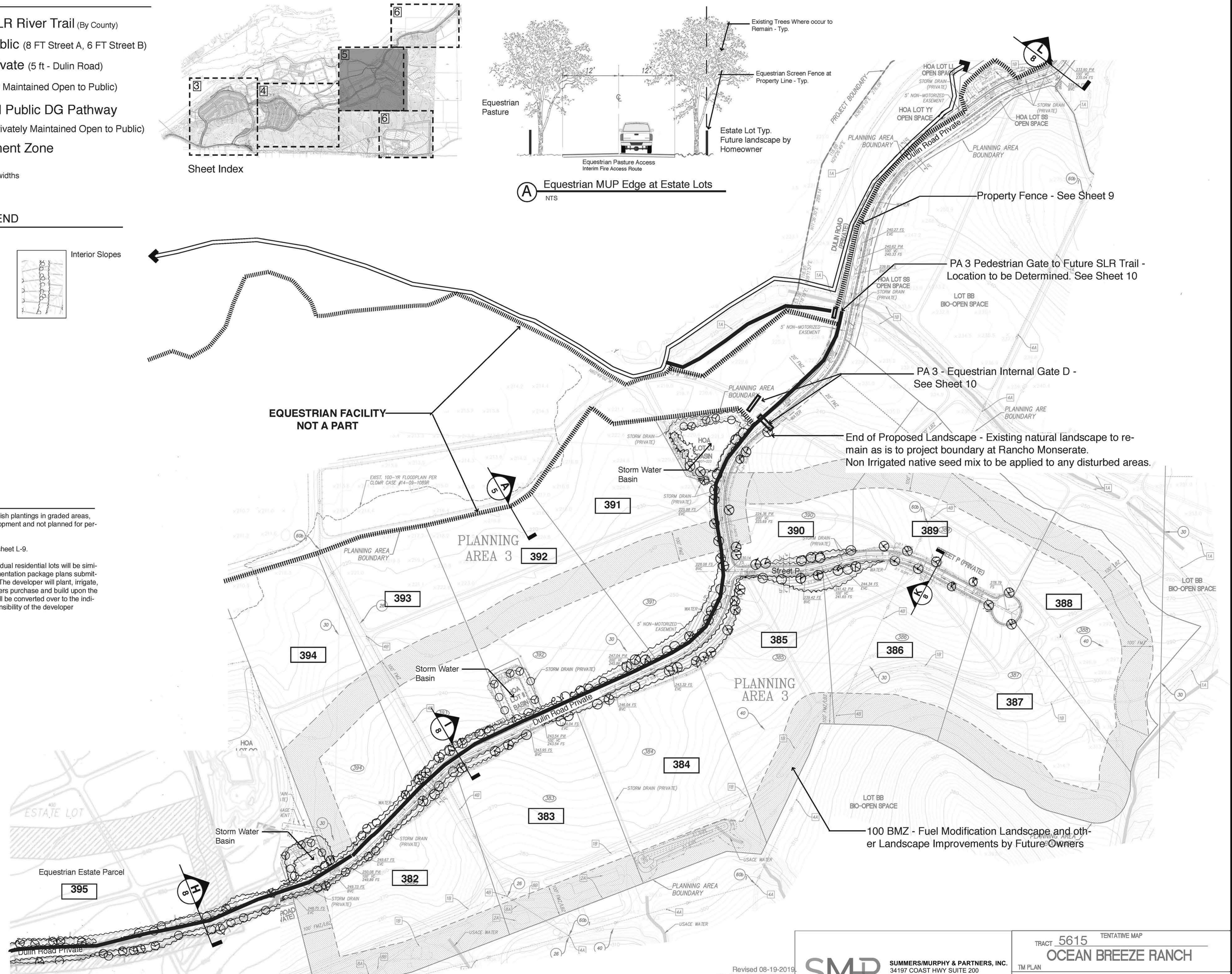
LANDSCAPE CONCEPT LEGEND

See Sheet 2 for Plant List

-  Naturalized Transition Landscape/Exterior Slopes
-  Interior Slopes
-  Neighborhood Streets
-  Storm Water Basins SWB

NOTES

1. Temporary irrigation may be required to establish plantings in graded areas, or any areas that may be disturbed during development and not planned for permanent irrigation
2. For typical Estate Lot layout and fencing see sheet L-9.
3. All slopes over 3' in vertical height within individual residential lots will be similarly planted and irrigated from landscape documentation package plans submitted during review of grading permit application. The developer will plant, irrigate, and maintain these slopes until such time as others purchase and build upon the lot. At that time irrigation point of connections will be converted over to the individual lot owner/HOA and no longer the responsibility of the developer



Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016



SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

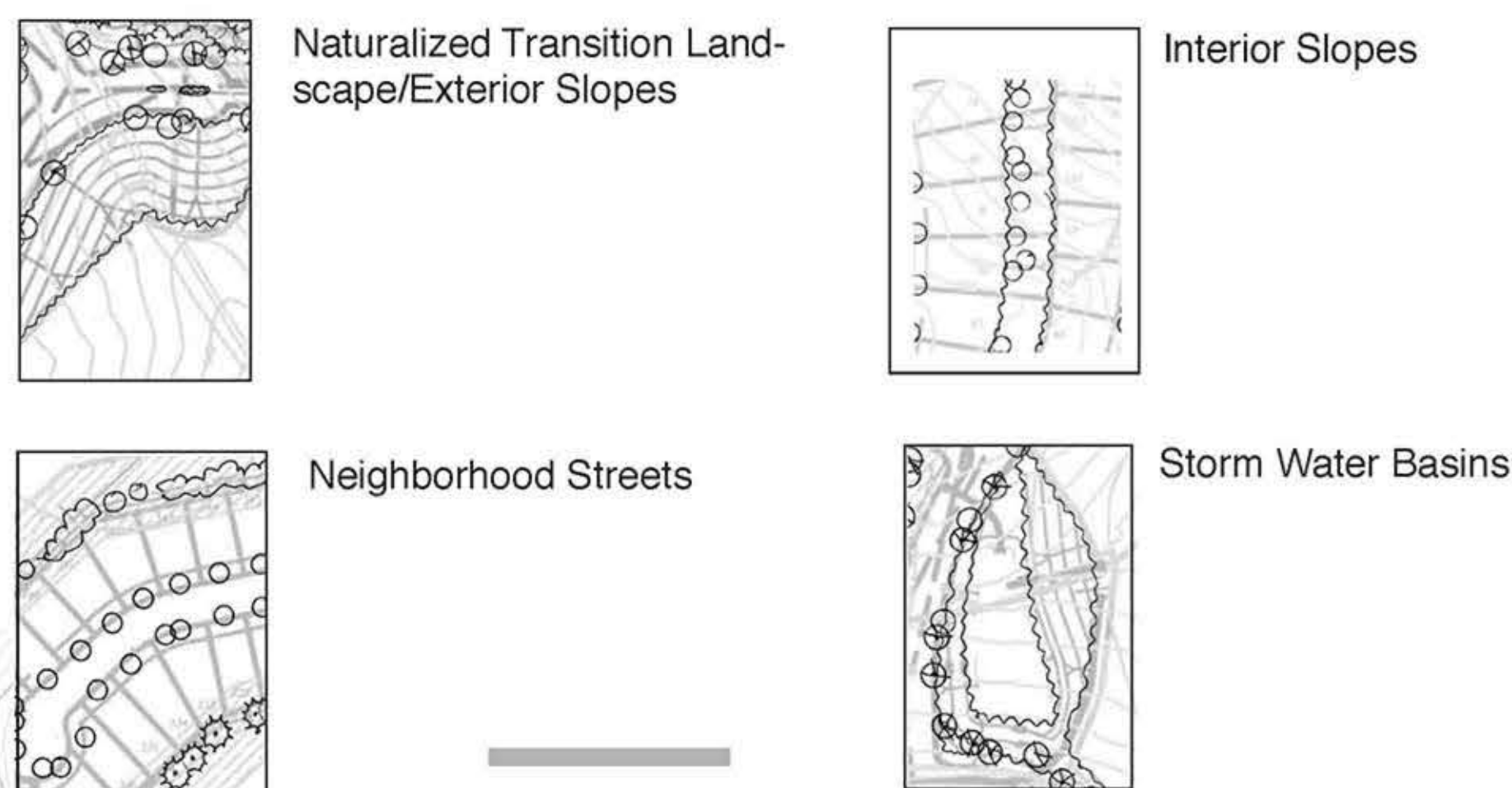
TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH

TM PLAN
Landscape Concept Plan
MUP #PDS2016-MUP-16-012

August 19, 2019 SHEET L5 of L-10

LANDSCAPE CONCEPT LEGEND

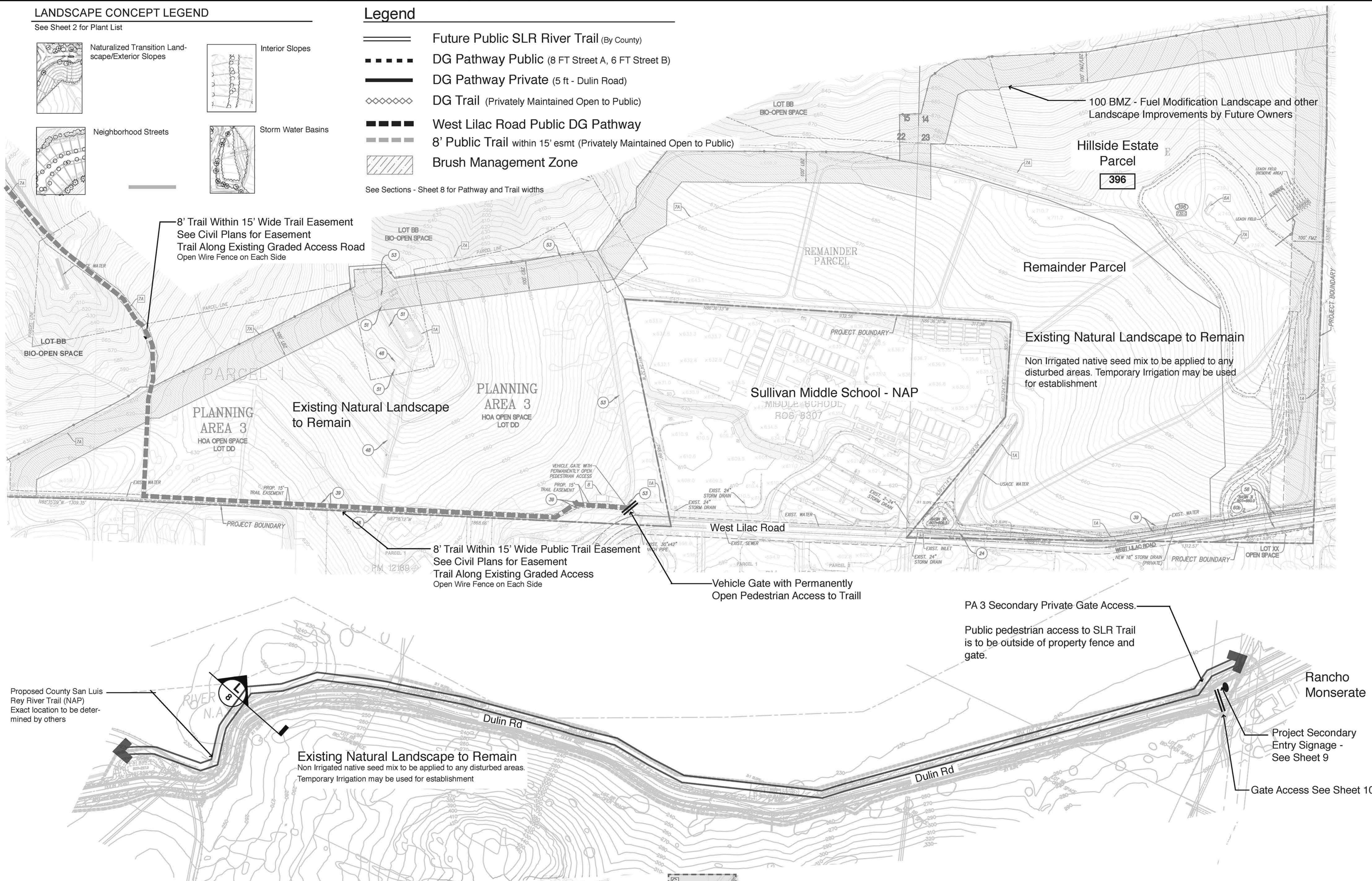
See Sheet 2 for Plant List



Legend

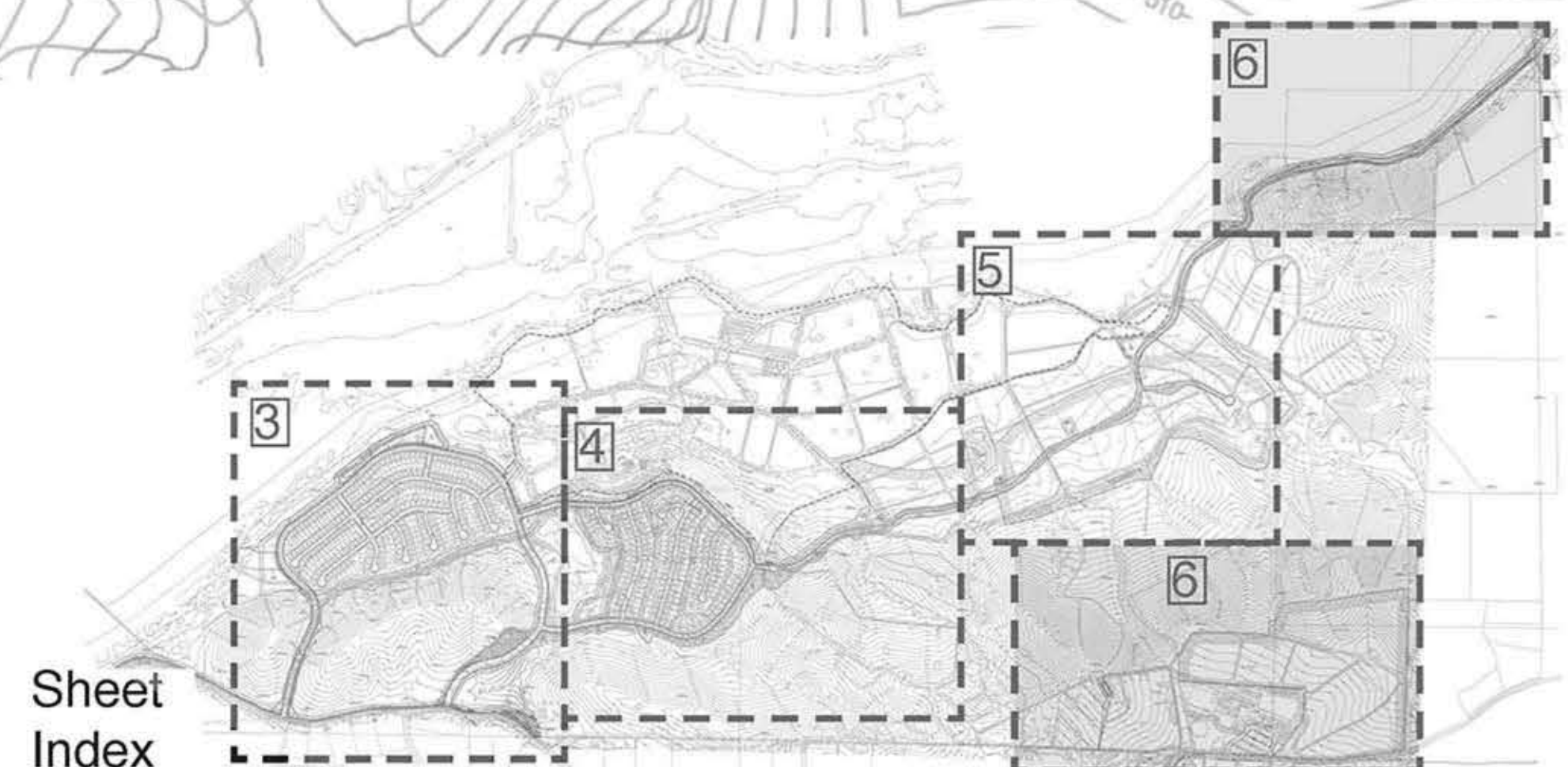
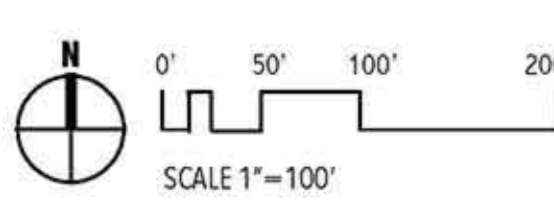
- Future Public SLR River Trail (By County)
- DG Pathway Public (8 FT Street A, 6 FT Street B)
- DG Pathway Private (5 ft - Dulin Road)
- DG Trail (Privately Maintained Open to Public)
- West Lilac Road Public DG Pathway
- 8' Public Trail within 15' esmt (Privately Maintained Open to Public)
- Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths

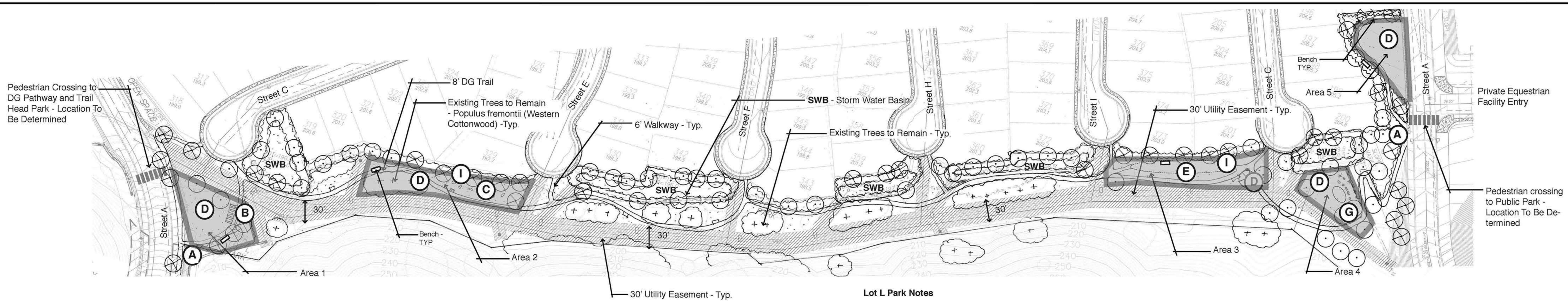


NOTES

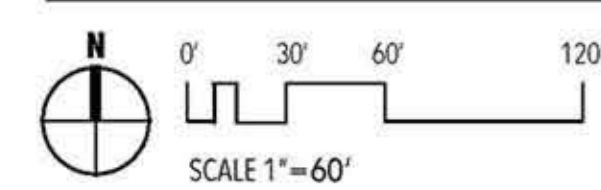
1. Temporary irrigation may be required to establish plantings in graded areas, or any areas that may be disturbed during development and not planned for permanent irrigation
2. For typical Estate Lot layout and fencing see sheet L-9.
3. All slopes over 3' in vertical height within individual residential lots will be similarly planted and irrigated from landscape documentation package plans submitted during review of grading permit application. The developer will plant, irrigate, and maintain these slopes until such time as others purchase and build upon the lot. At that time irrigation point of connections will be converted over to the individual lot owner/HOA and no longer the responsibility of the developer



	Revised 08-19-2019 5th Submittal 07-30-2019 4th Submittal 05-21-2019 3rd Submittal 12-10-2018 2nd Submittal 5-23-2018 Original Submittal 9-28-2016	SUMMERS/MURPHY & PARTNERS, INC. 34197 COAST HWY SUITE 200 DANA POINT CA 92629 (949) 443-1446	TRACT 5615 TENTATIVE MAP OCEAN BREEZE RANCH TM PLAN Landscape Concept Plan MUP #PDS2016-MUP-16-012 August 19, 2019	
	SCALE 1"=100'		SHEET L6 of L-10	
	Sheet Index		Gate Access See Sheet 10	
	Existing Natural Landscape to Remain Non Irrigated native seed mix to be applied to any disturbed areas. Temporary Irrigation may be used for establishment		Rancho Monserate Project Secondary Entry Signage - See Sheet 9	



Lot L- Private Linear Park

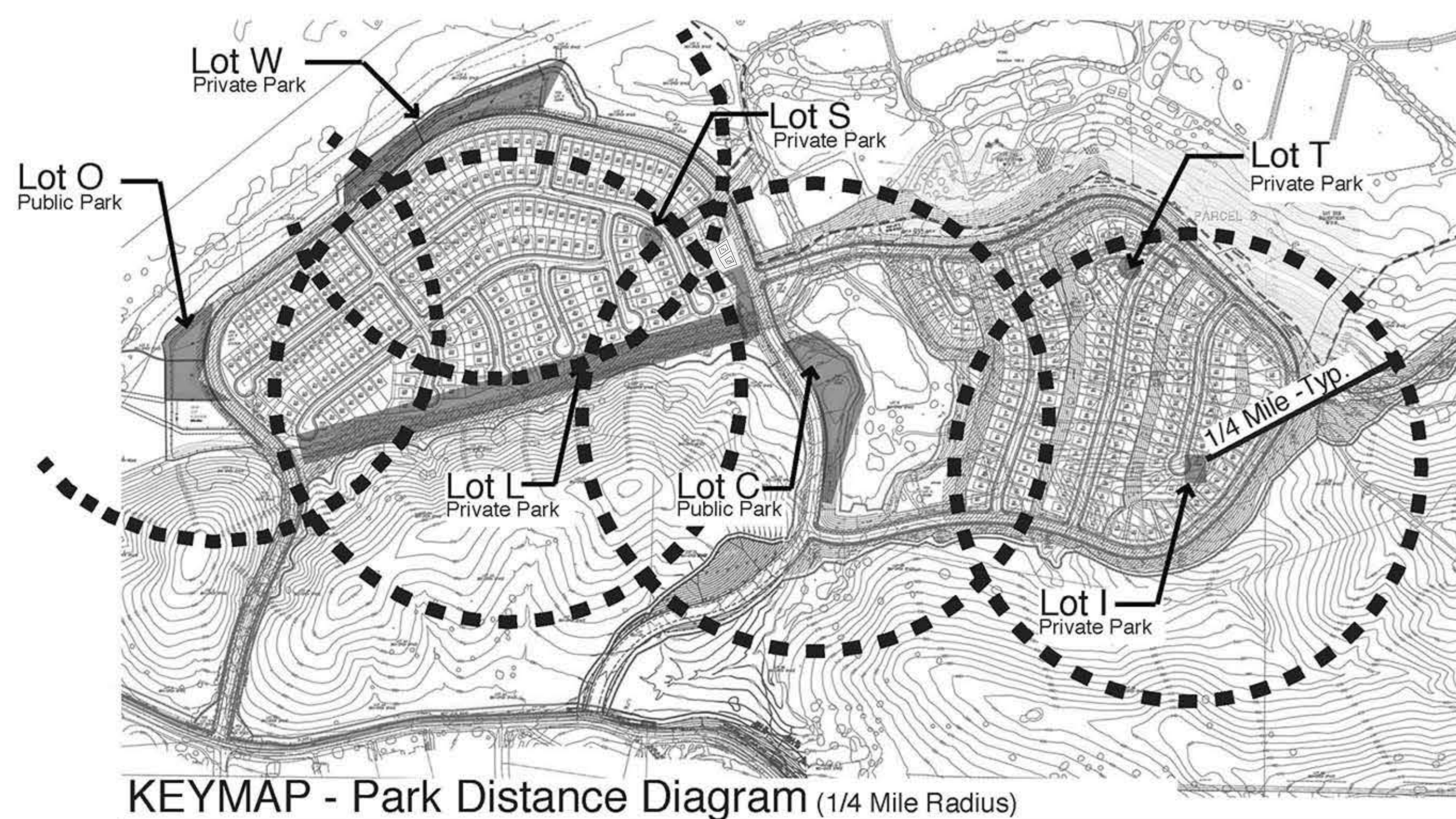


Linear Park - PLDO Active Rec Use Areas

- Areas of Active Recreational Uses
- Excludes Utility Easements
- Area 1 - 10,000 sf**
- Area 2 - 15,000 sf**
- Area 3 - 11,700 sf**
- Area 4 - 5,600 sf**
- Area 5 - 9,000 sf**
- Total - 51,300sf +/-**

Lot L Park Notes

1. For Existing Trees to Remain - see landscape notes sheet L-2 for notes on development of a tree protection plan that will be required to protect trees during construction on Final Landscape Development Plans.
2. Storm drain will be maintained by HOA.
3. Existing Overhead Lines within the Residential MUP will be removed and service will be provided via new underground systems.



KEYMAP - Park Distance Diagram (1/4 Mile Radius)



Park Plan Notes

1. Park planting shall avoid or reduce using plant types that drop plant material (seeds, flowers, pods) that may impede or limit ADA path of travel.
2. Parks shall incorporate ADA component(s) to the proposed play equipment structure.
3. Wood Chips/Rubberized surfacing (or a combination of) shall be used at all play equipment.
4. All County Public Parks will require DPR themed monument sign(s) to be located at park entrances. Final type and location will need to be approved by DPR during the Final Landscape Documentation package.
5. Roadway crossings are desired between parks where feasible. PDS and DPW to work together to access optimum locations for crossings to connect parks.
6. Tree species with known surface roots shall be restricted from areas of public use.
7. All plant species for parks shall be drought tolerant and resilient to local pests.
8. Buffer Planting along park edges adjacent to Lot X open space shall consist of locally native species to avoid the spread of non native and invasive species into the San Luis Rey River Park and Corridor.
9. San Diego County DPR recommends locally native Quercus species to avoid hybridization along the San Luis Rey River Corridor.

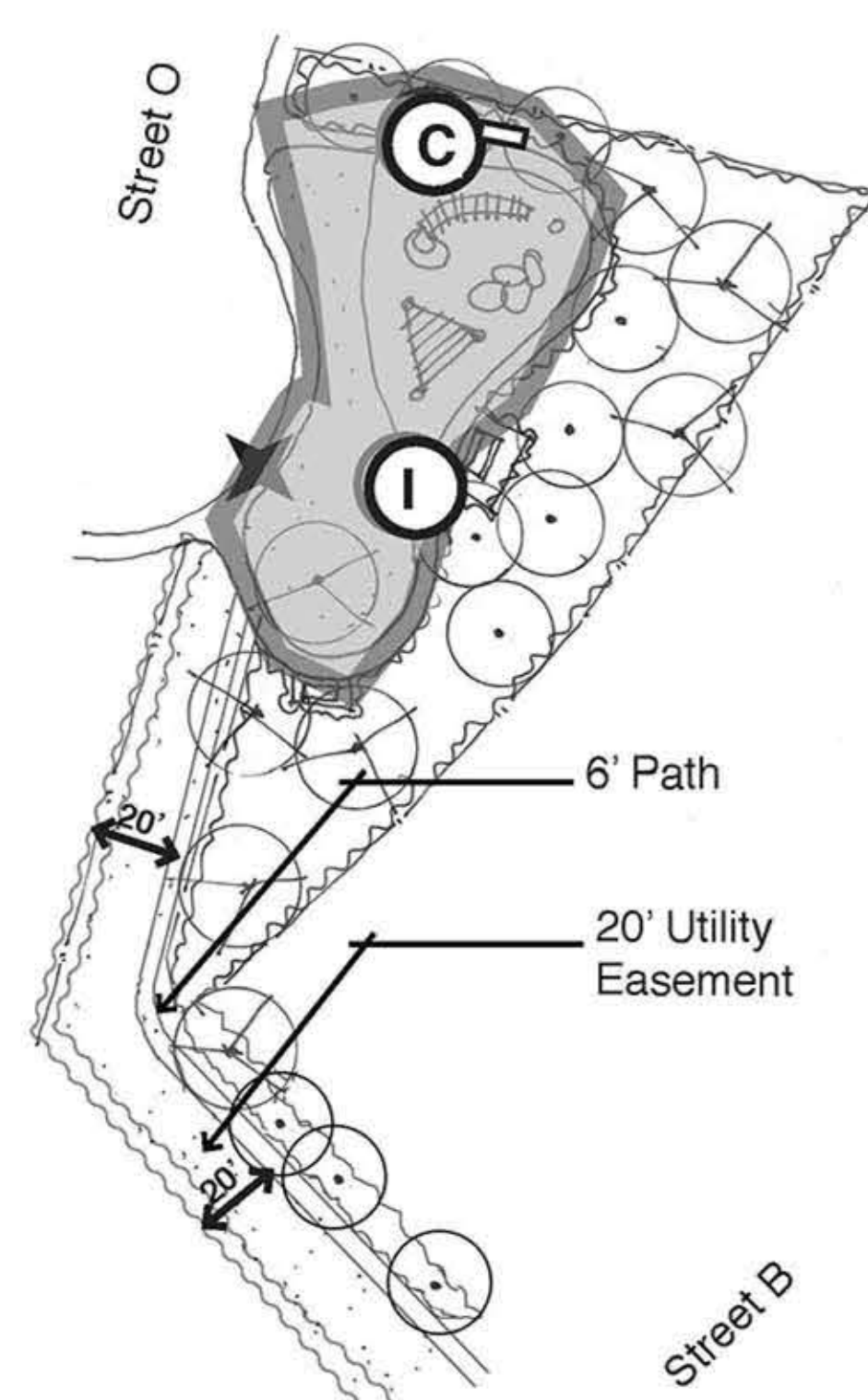
Park Plan Legend

- (A) Park Monument Entry Sign - typ.
- (B) Picnic/Seating Area w/ Trellis
- (C) Play Area (Age Separated)
- (D) Open Turf Area*
- (E) Fenced Dog Run
- (F) Half Court Basketball
- (G) Grass Amphitheater*
- (H) Restroom/Maintenance With Park Information Sign
- (I) Picnic Table
- ▭ Bench - Typical
- ★ Mini Monument Sign

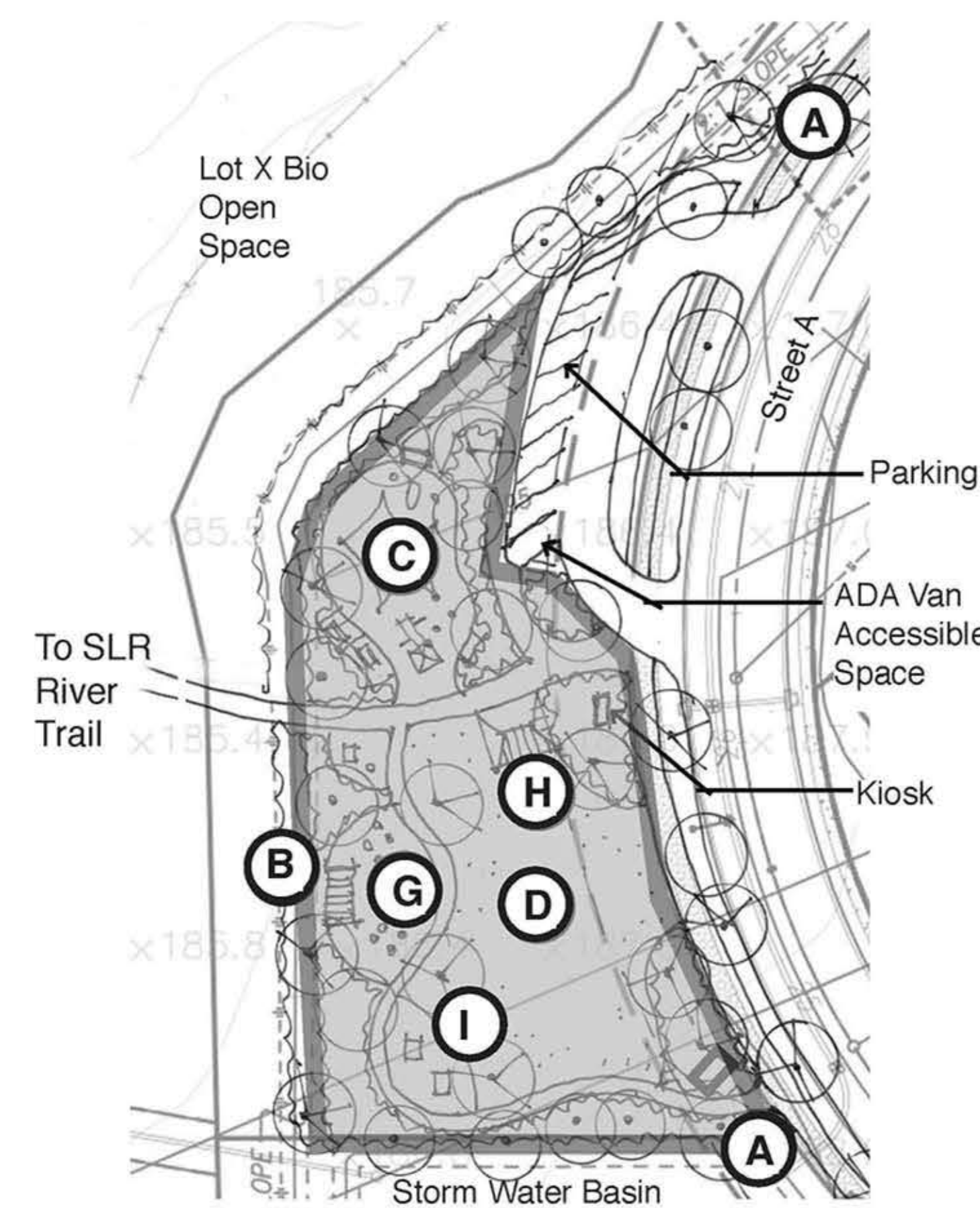
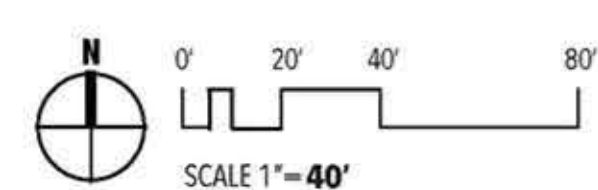
Summary Park Acreage Type And Credits

SUMMARY PARK ACREAGE TYPE AND CREDIT				
Required	Units	Required sf/du	Required Acres	Net Acres
Bonsall LPPA	396	352.84	3.2	
Provided				
Lot Number - Park Name	Public or Private	Gross Acres	Net Acres (Per PLDO)	Eligible Recreational Uses
Lot L - Linear Park	Private	6.44	.58	50% Informal Open Lawn Area, One Group Shade Structure, Three Picnic Tables, Multi Age Play Area, Seating areas, Trails, Dog Run, Amphitheater
Lot C - Neighborhood Park	Public	2.81	0.96	100% Informal Open Lawn suitable for youth soccer, Half Court Basketball, Shade Structure, Three Picnic Tables, Multi Age Children's Play Areas, Seating areas, Trails
Lot O - Trail Head Park	Public	1.68	0.90	100% Shade Structure, Four Picnic Tables, Multi Age Children's Play Areas, Seating areas, amphitheater, Trails, Kiosk, Open Lawn Area
Lot I - Pocket Park	Private	0.51	0.14	50% Multi Age Children's Play Areas, Seating areas, Informal Lawn Area
Lot S / T - Pocket Parks	Private	0.34	0.16	50% Seating areas, Open Lawn
Lot W - Neighborhood Park	Private	3.35	0.60	50% Multi Age Children's Play Areas, Shade structure, Three Picnic Tables, Seating areas, Open Lawn, Dog run or Free Leash Area, View Overlooks
TOTALS		15.13	3.34	

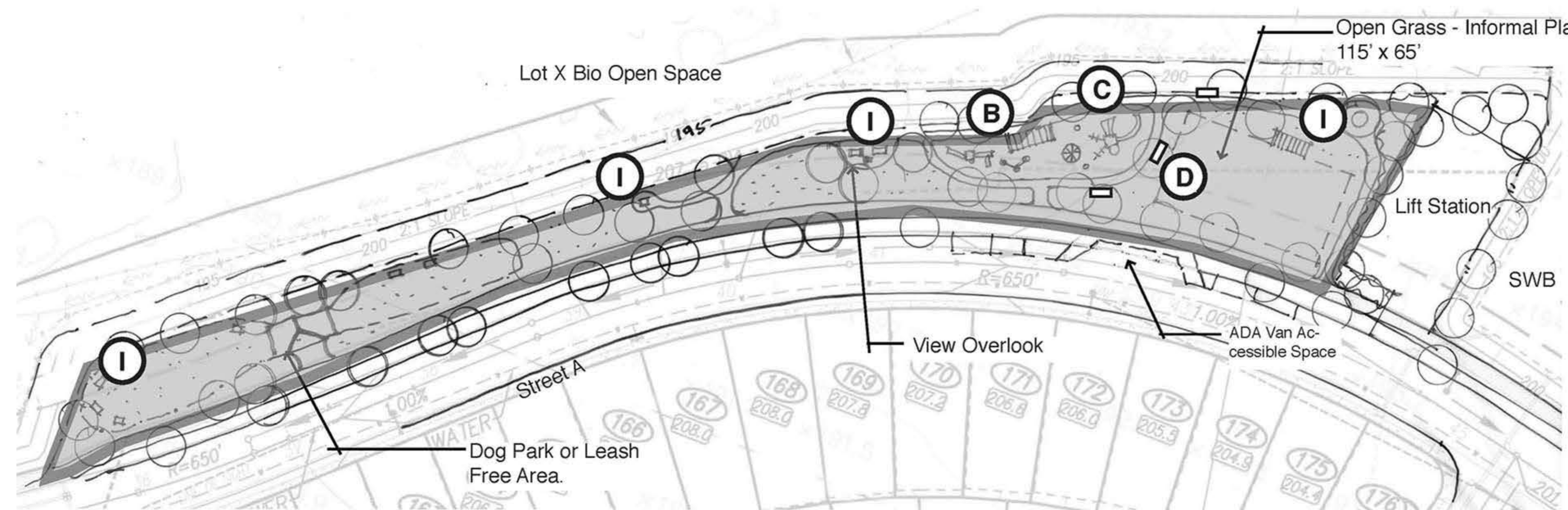
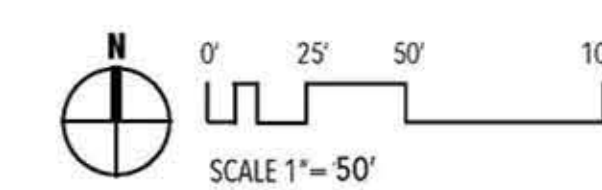
Net Acres listed for PLDO Credit reflect the 50% deduction.



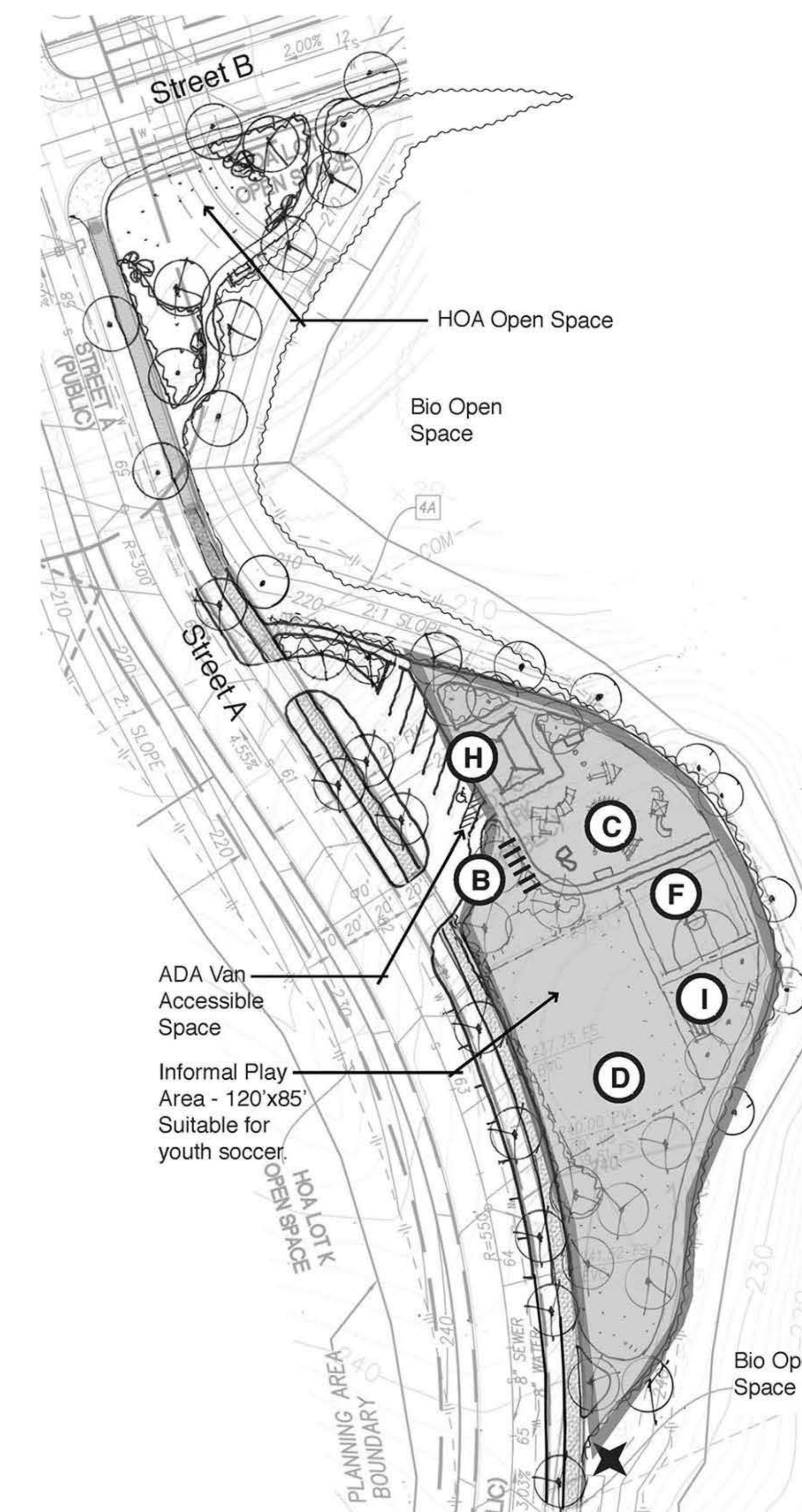
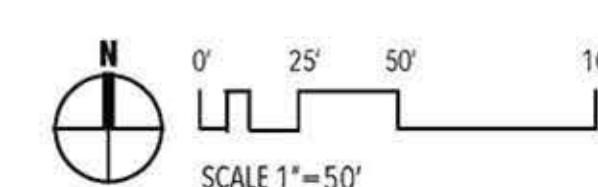
Lot I - Private Pocket Park



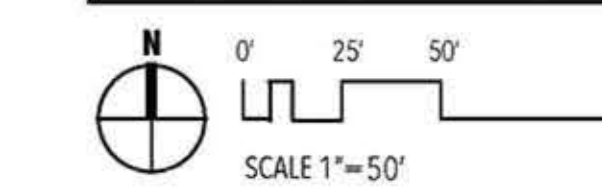
Lot O - Public Trail Head Park



Lot W Private Park



Lot C Public Neighborhood Park



SMP
ENVIRONMENTAL DESIGN

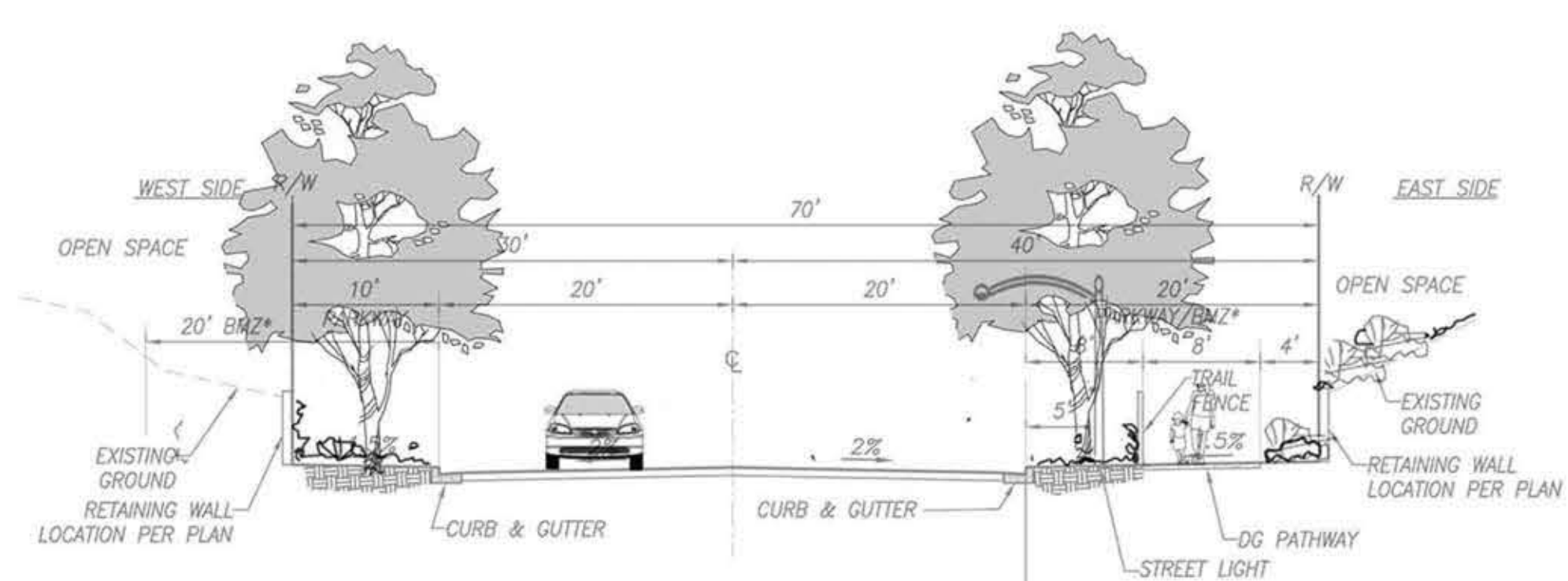
Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016

SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

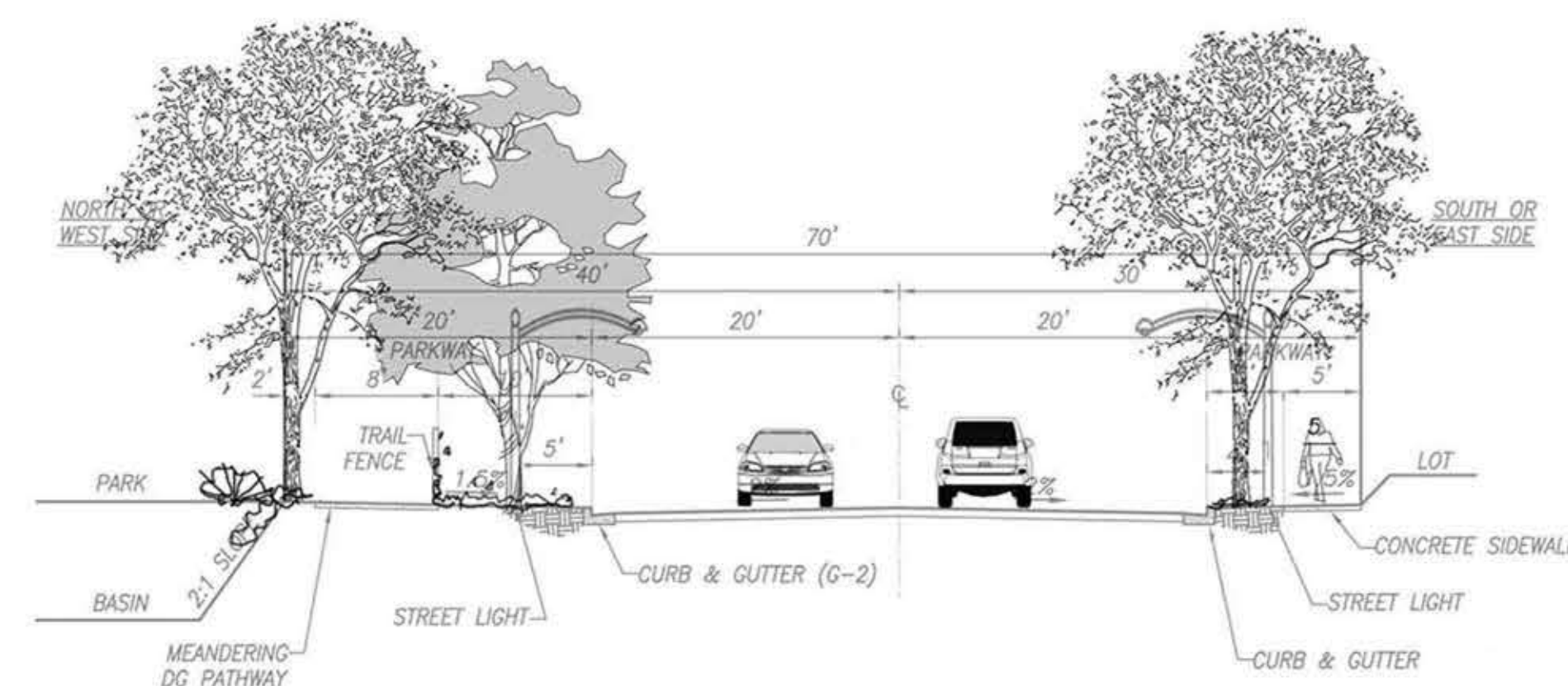
TRACT **5615** TENTATIVE MAP
OCEAN BREEZE RANCH

TM PLAN
Park Concept Plan
MUP #PDS2016-MUP-16-012
August 19, 2019

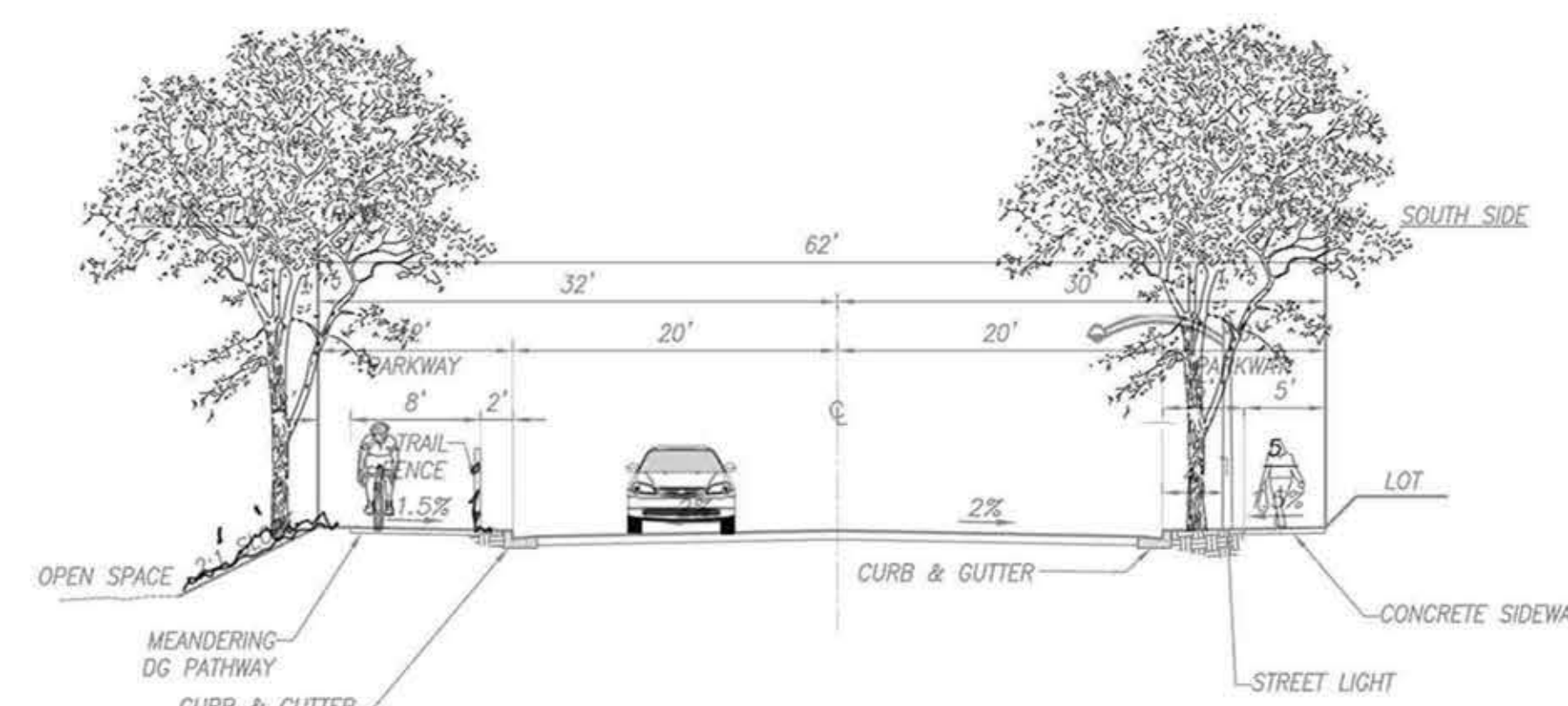
SHEET L7 of L-10



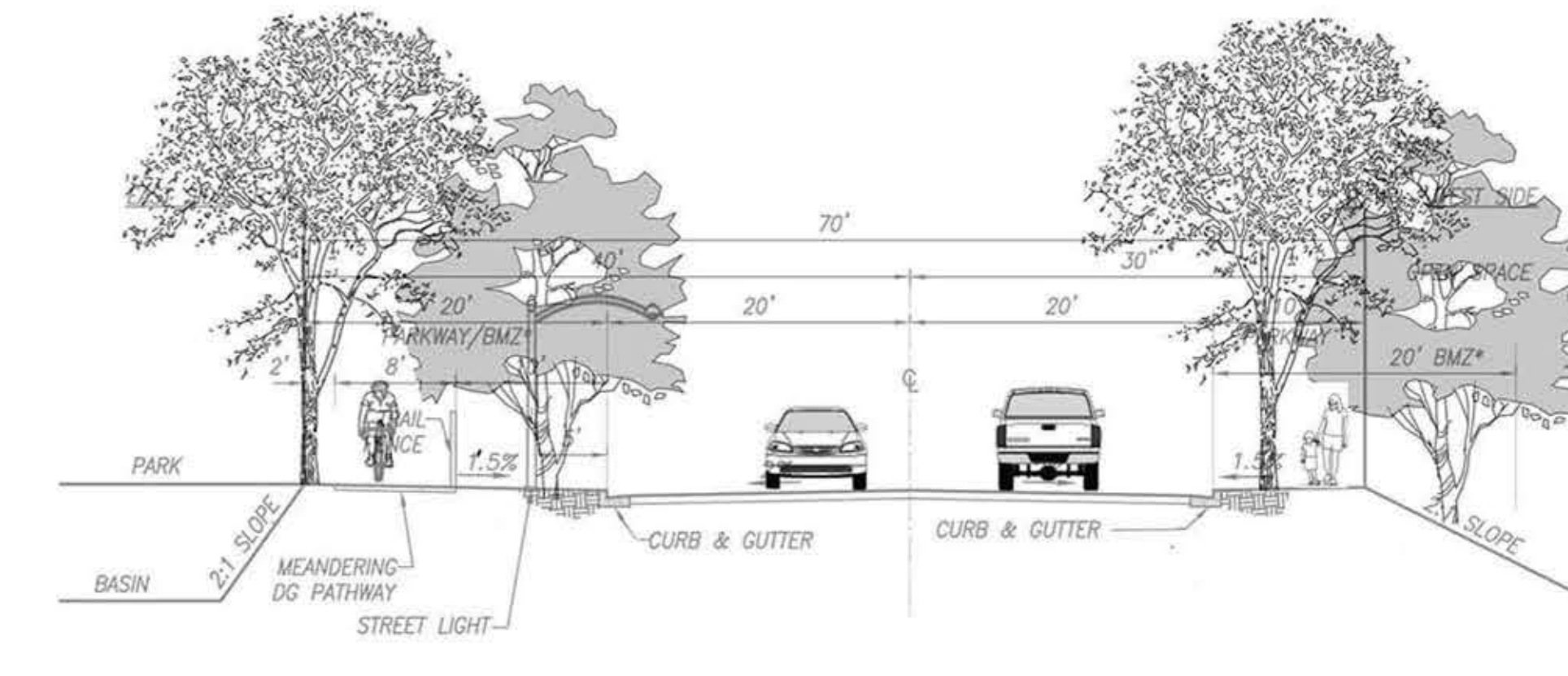
A Street A (Public) - Entry
NTS



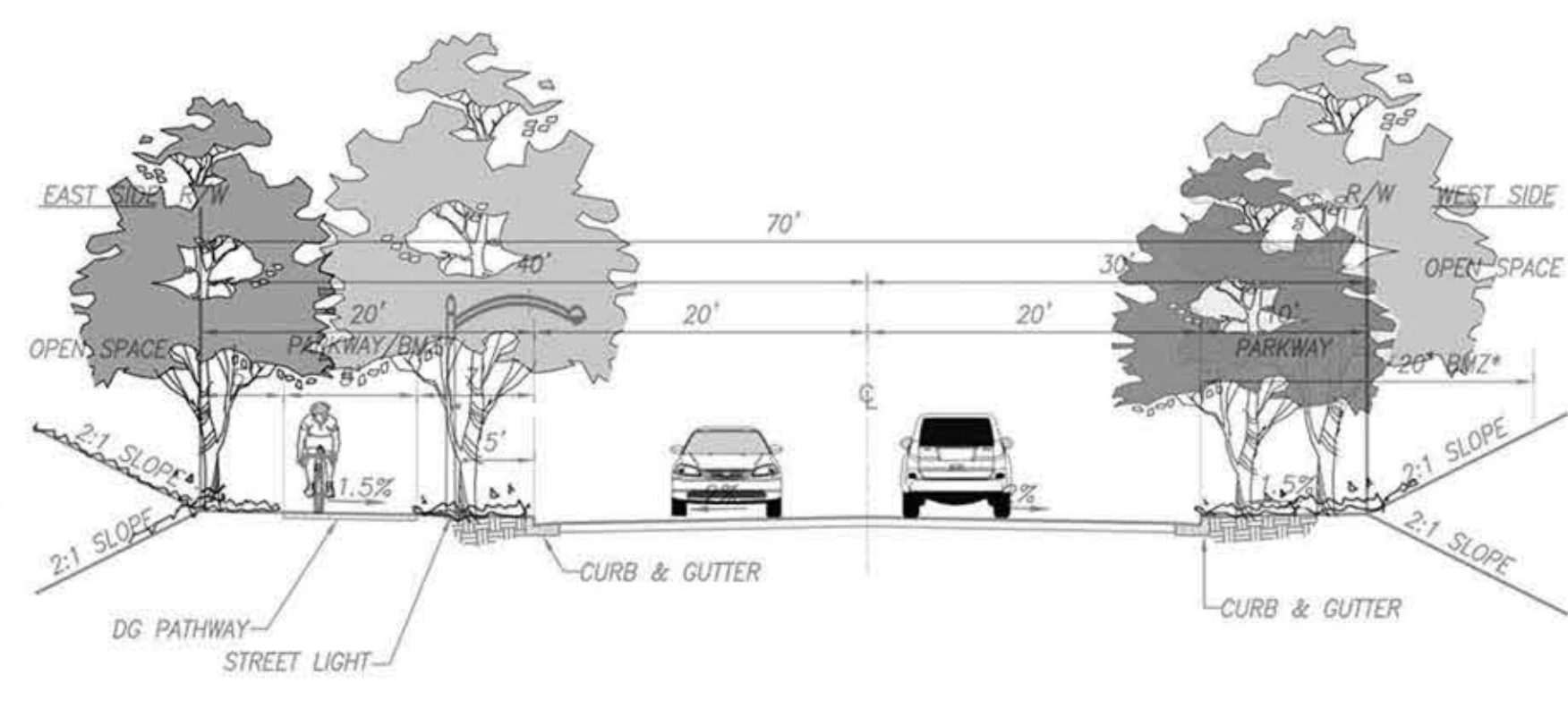
B Street A (Public)
NTS



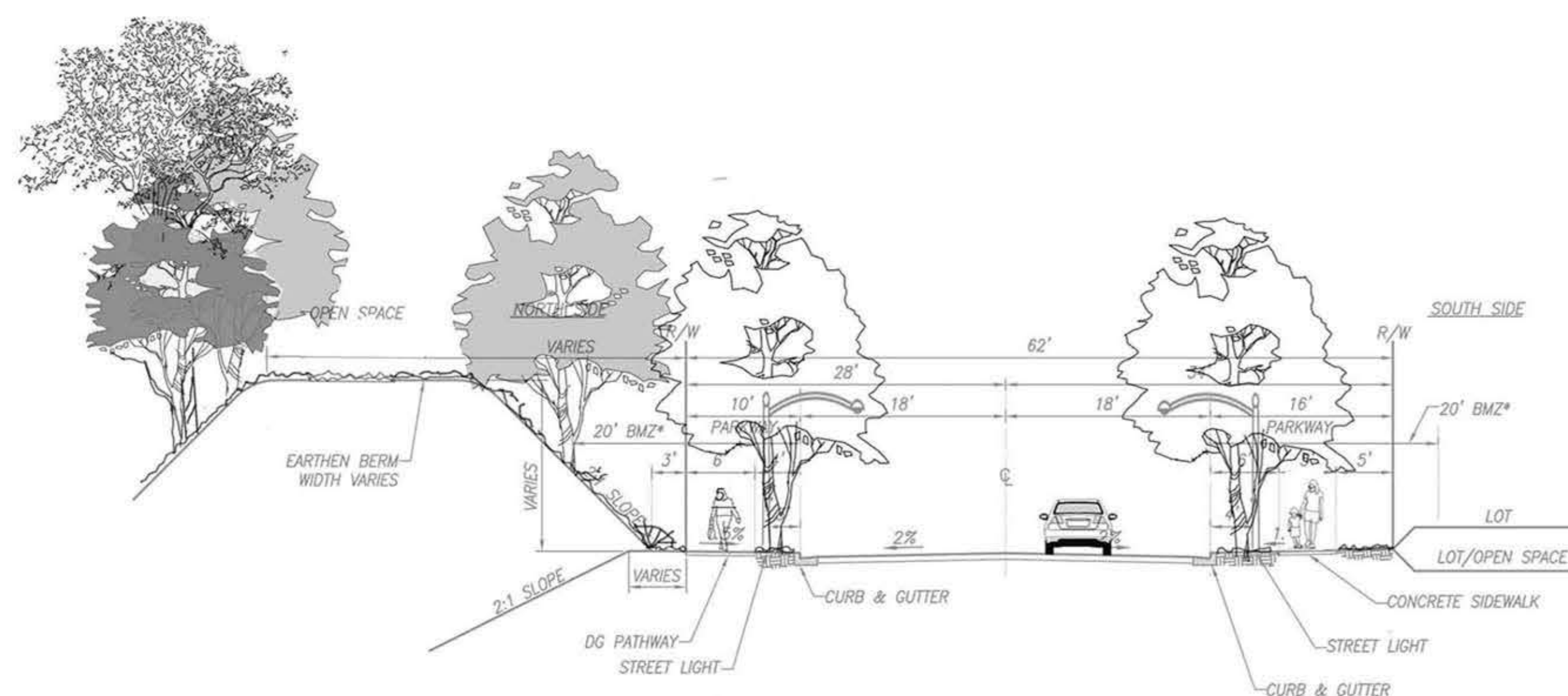
C Street A (Public)
NTS



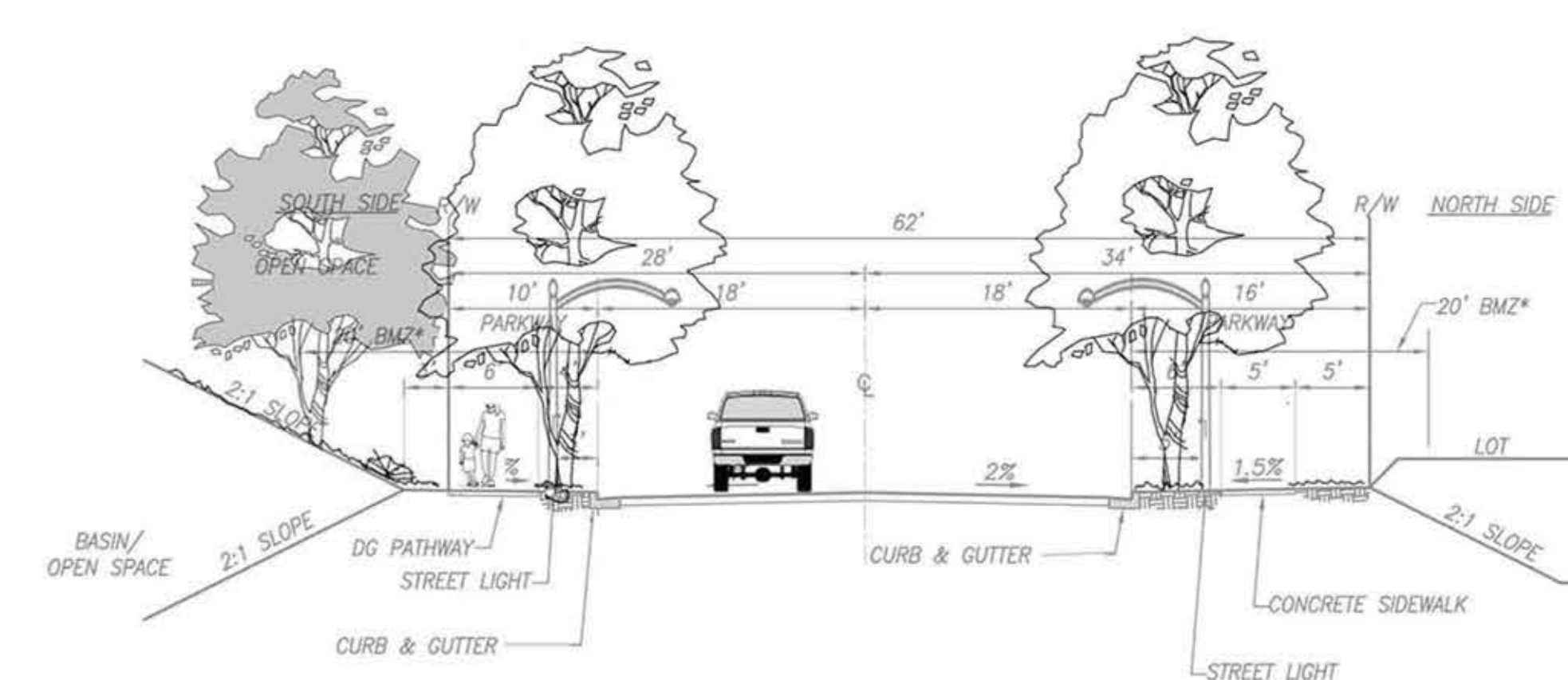
D Street A (Public)
NTS



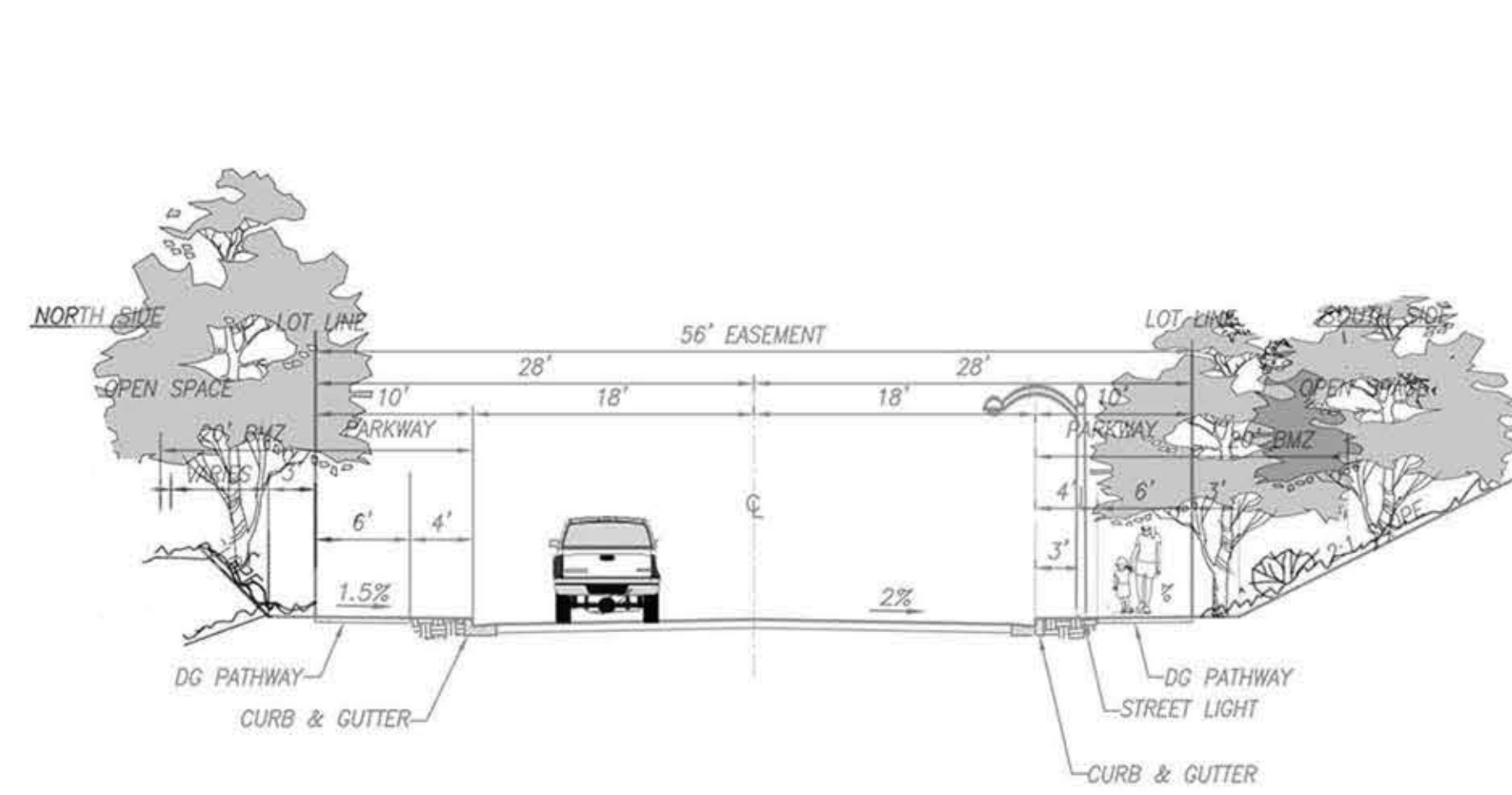
E Street A (Public)
NTS



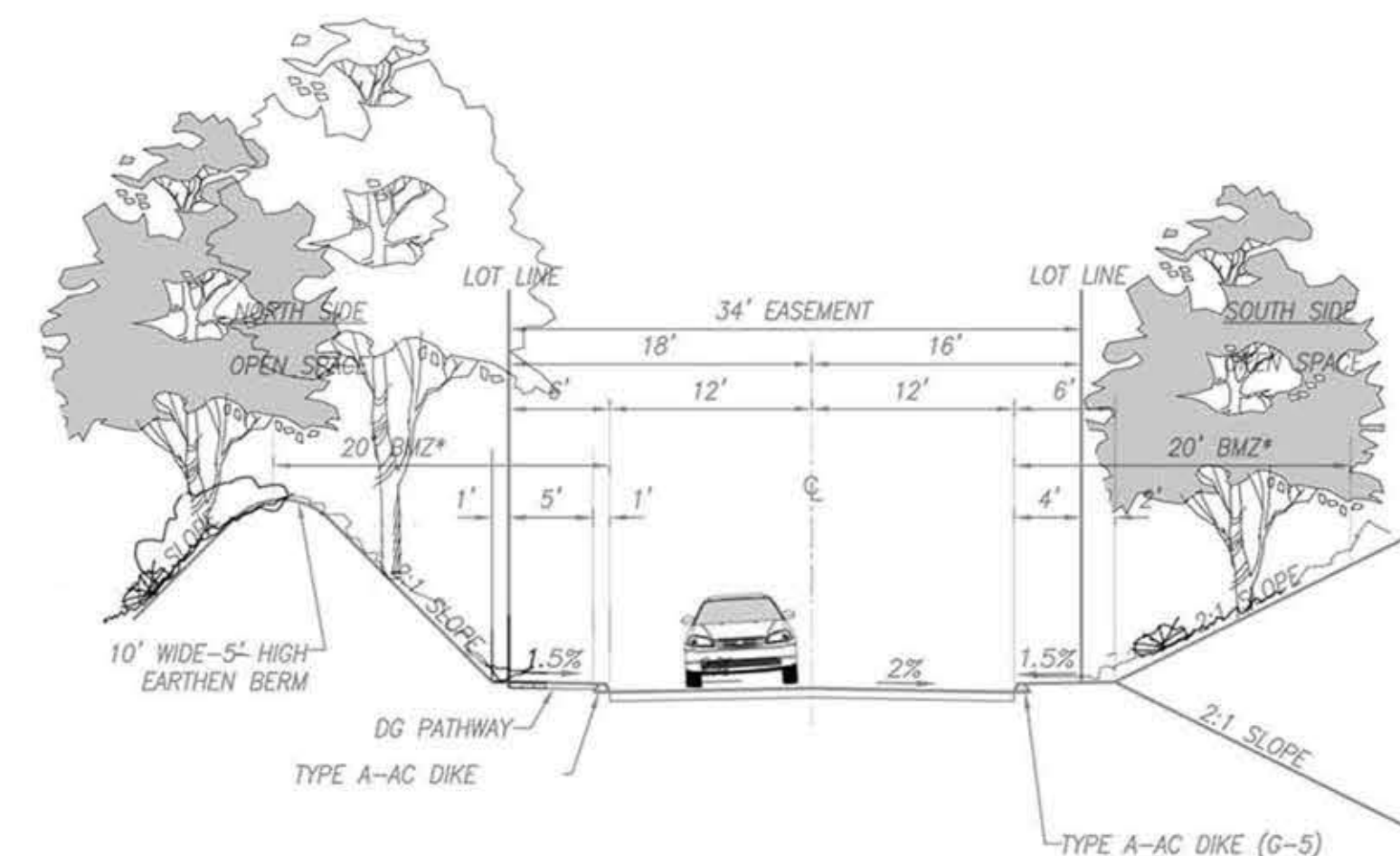
F Street B (Public)
NTS



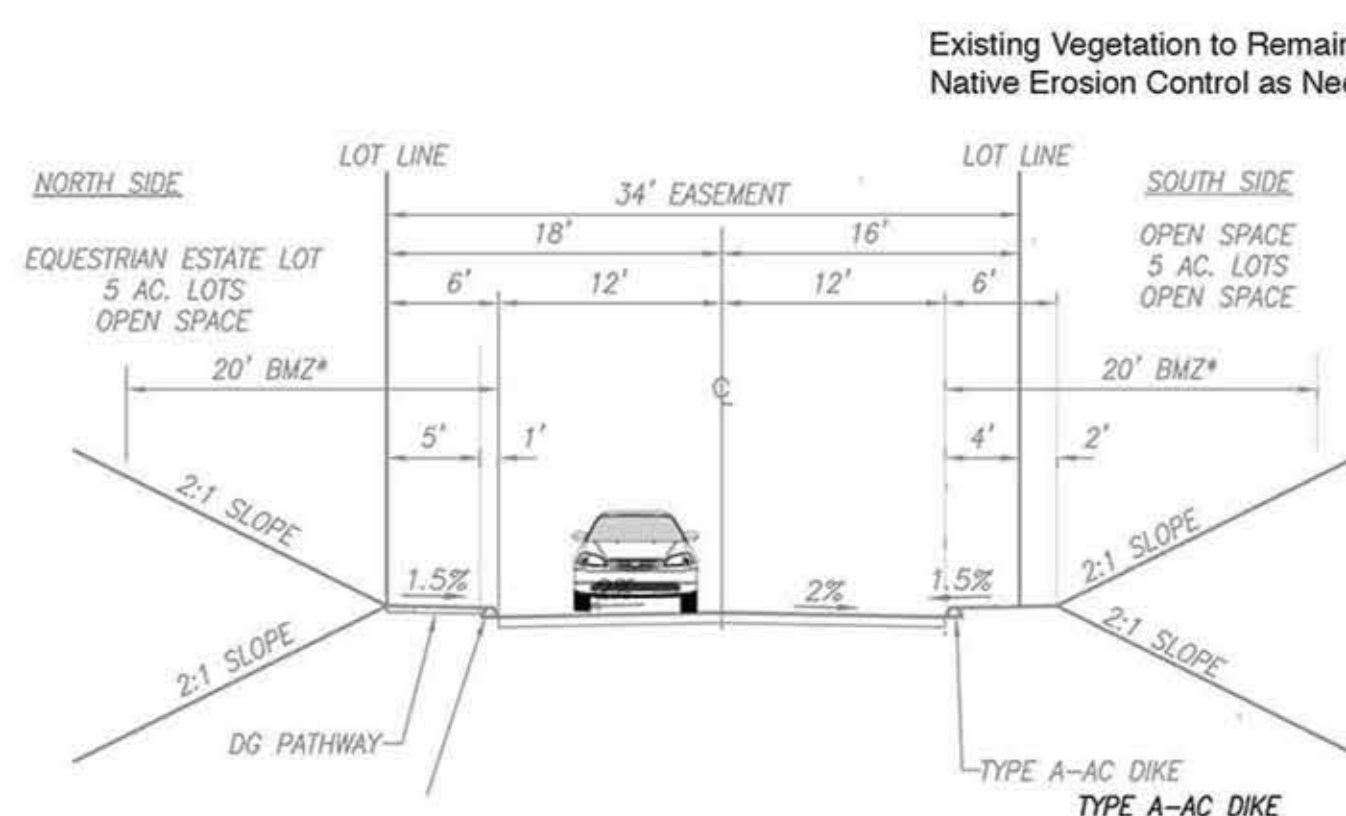
G Street B (Public)
NTS



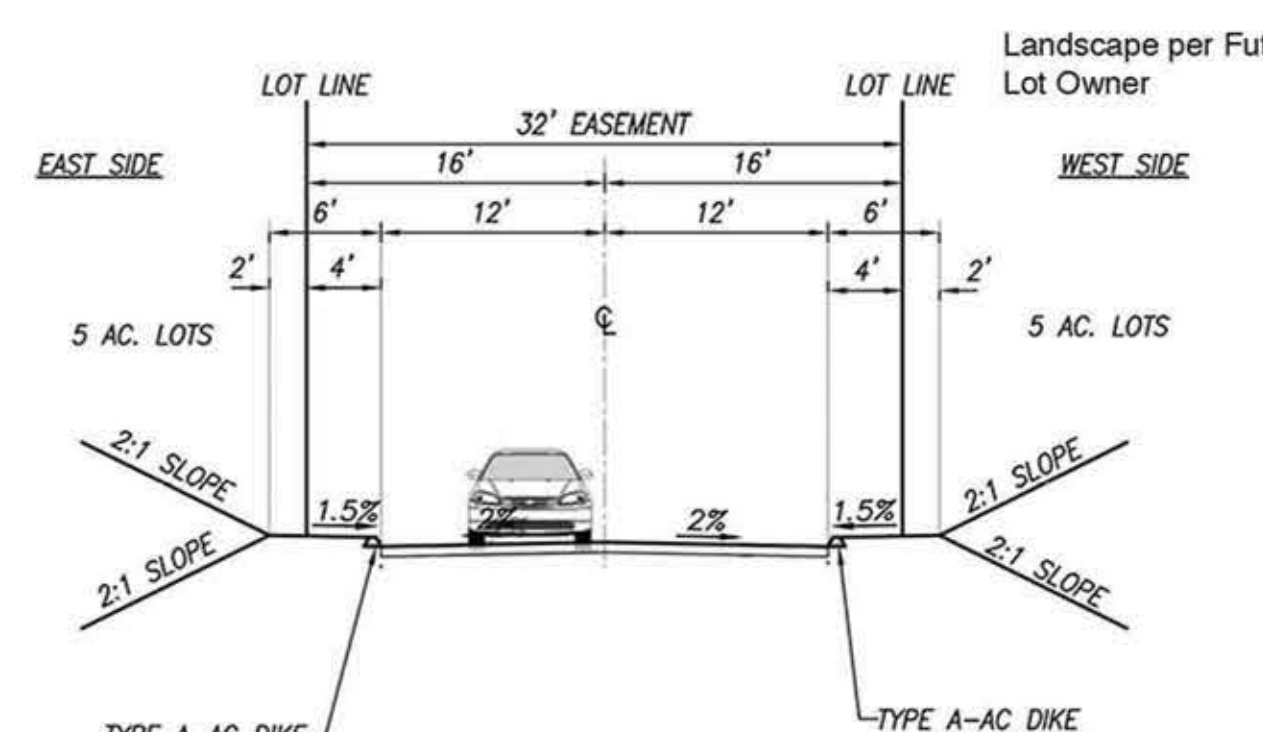
H Street B (Public)
NTS



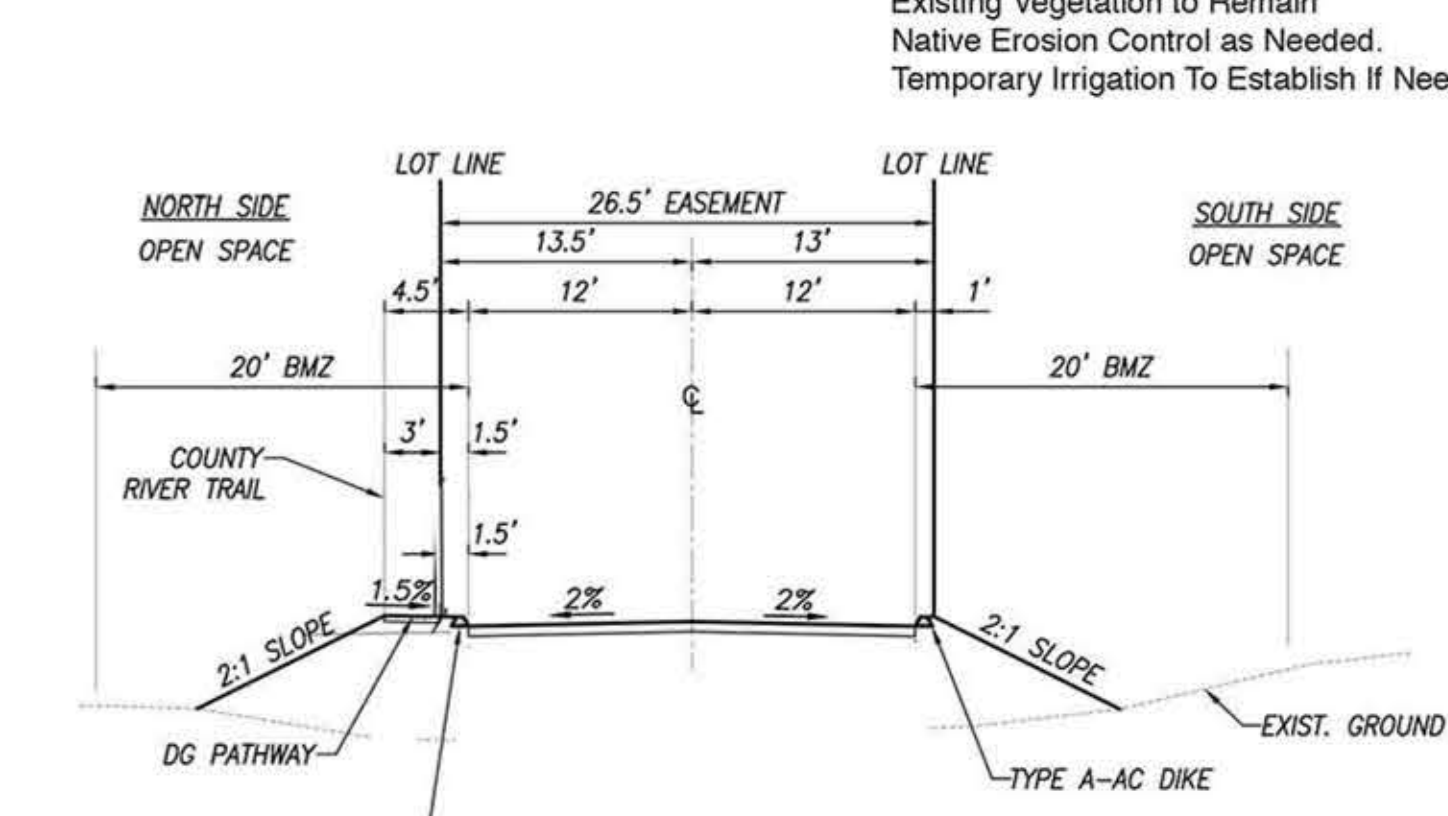
I Dulin Road (Private)
NTS



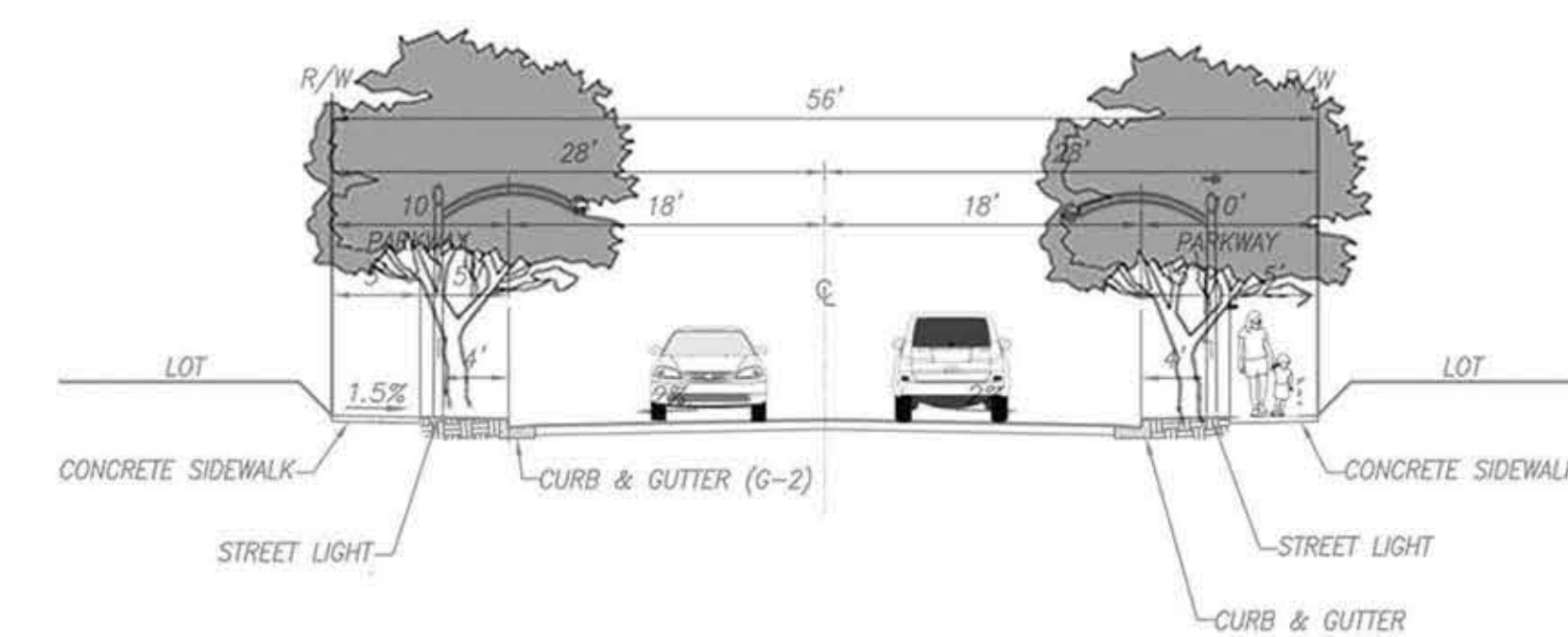
J Dulin Road (Private)
NTS



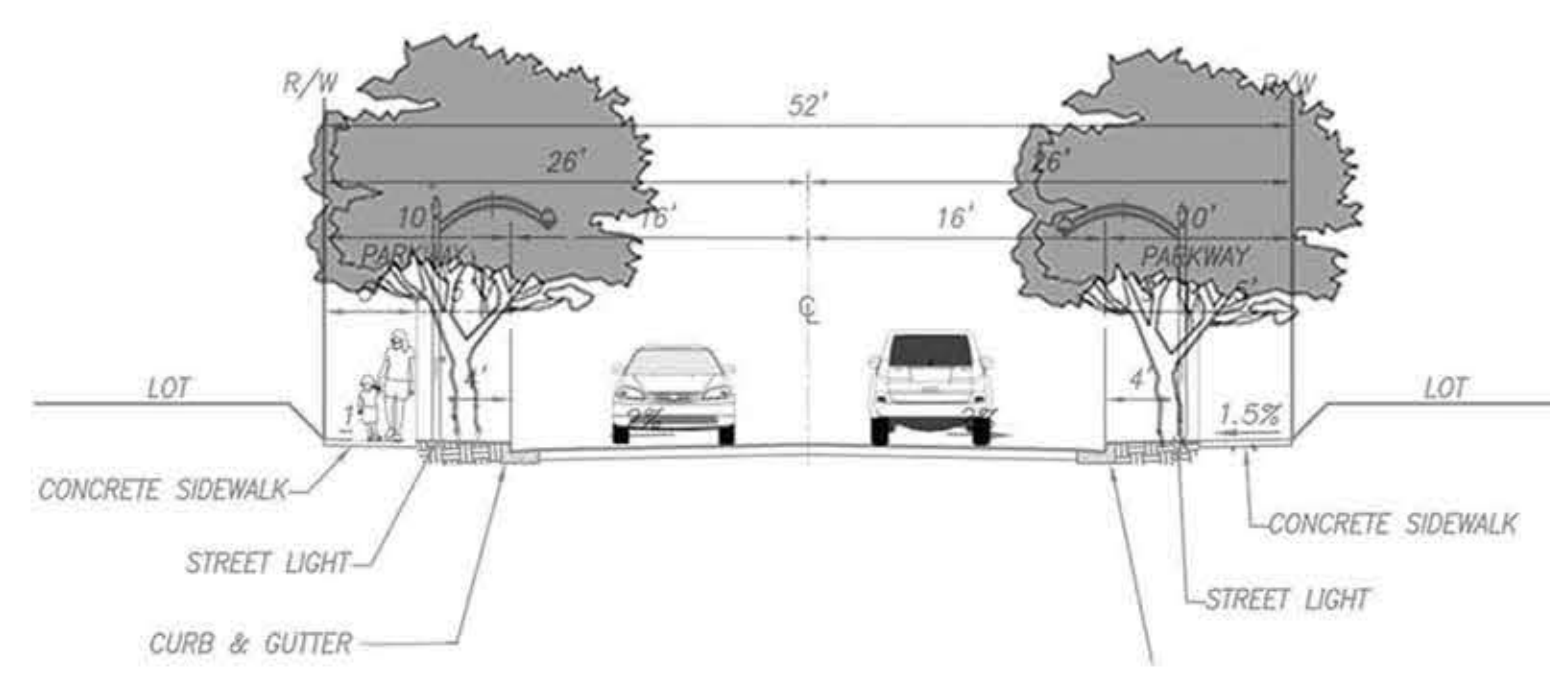
K Street P (Private)
NTS



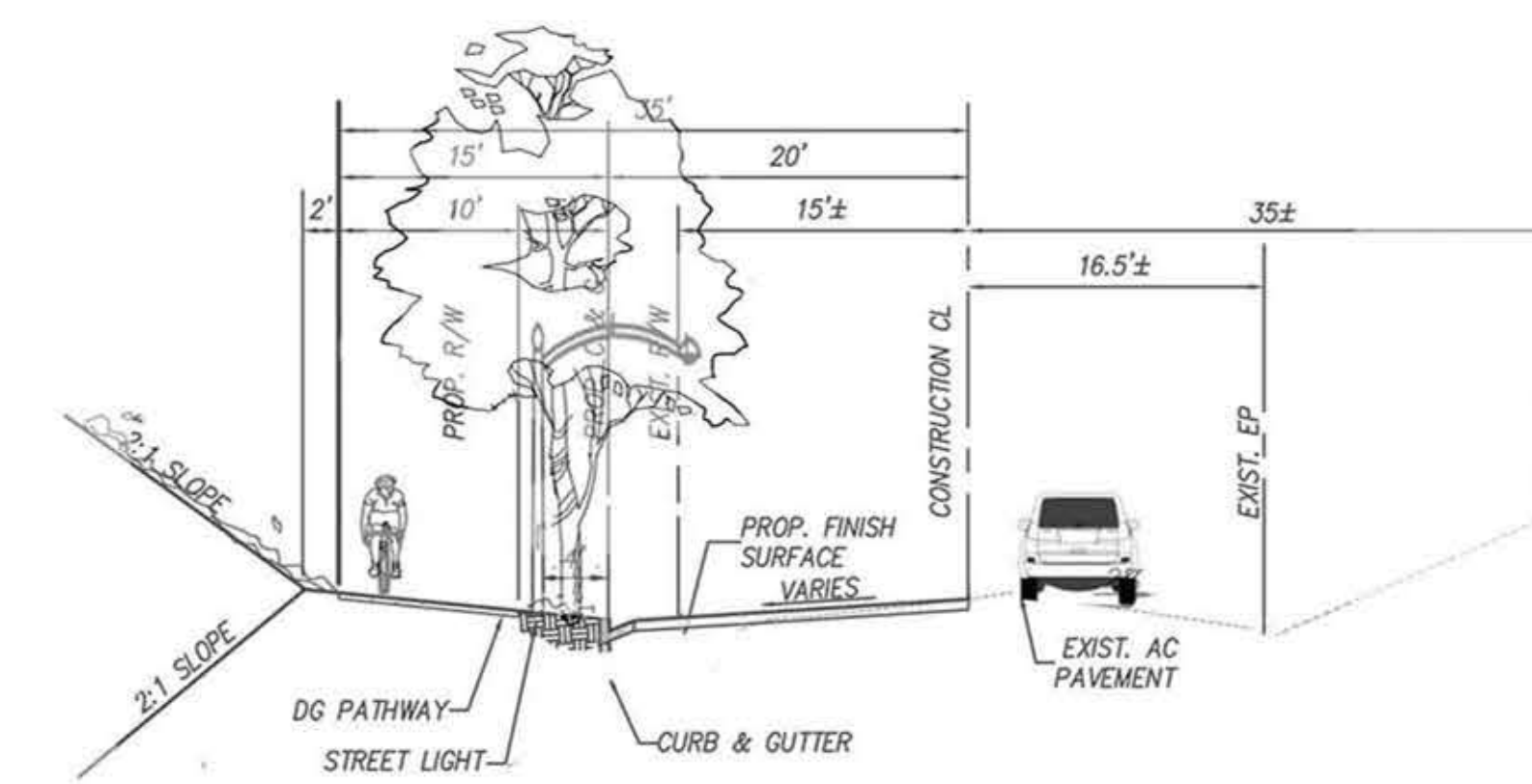
L Dulin Road (Private)
NTS



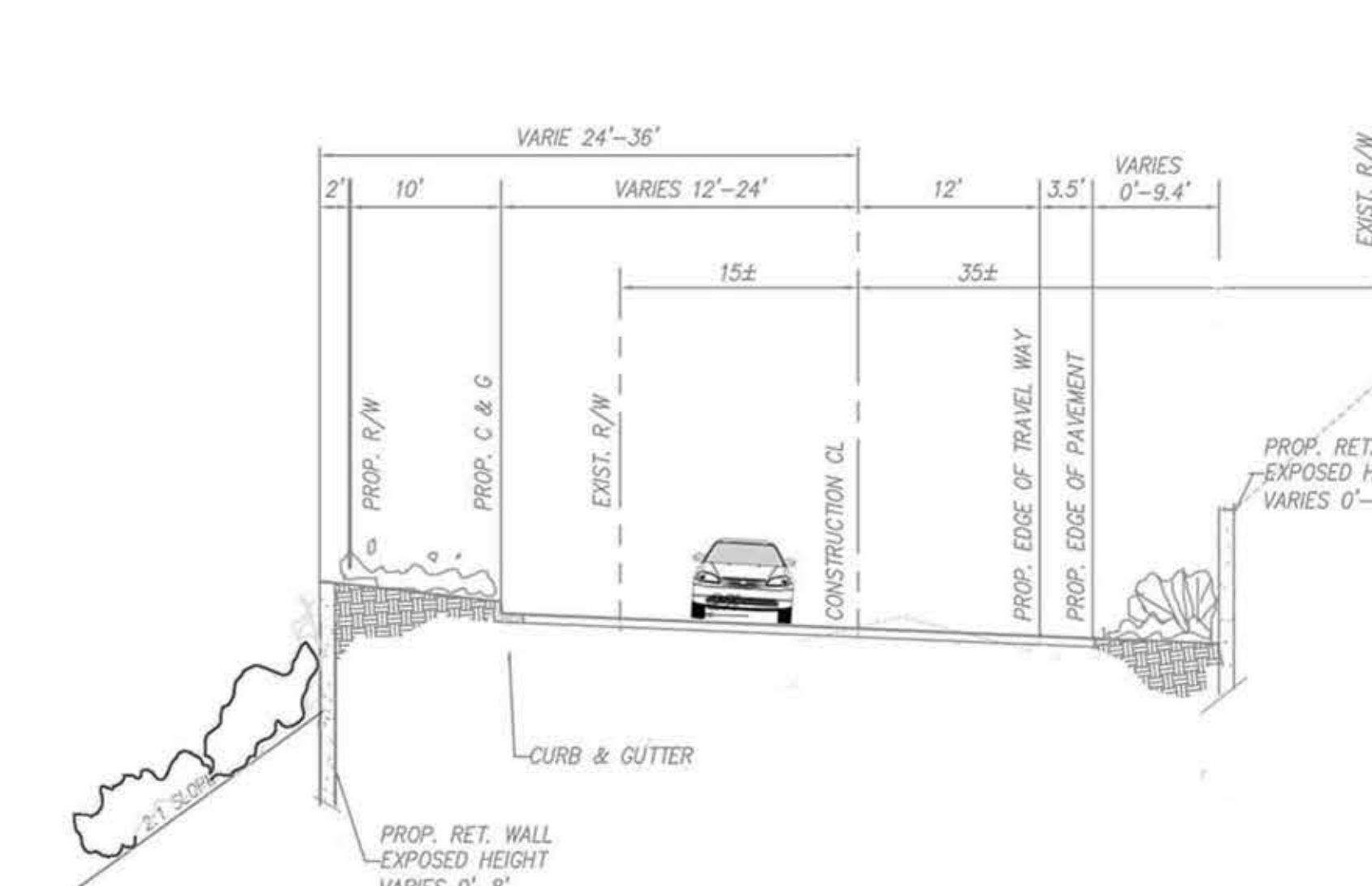
M Residential Street (Public)
NTS



N Residential Street - Cul De Sac (Public)
NTS



O West Lilac Road (Public)
NTS



P West Lilac Road (Public)
NTS

Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016



SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH

TM PLAN
Landscape Sections
MUP #PDS2016-MUP-16-012

August 19, 2019

SHEET L8 of L-10

Wall and Fence Legend

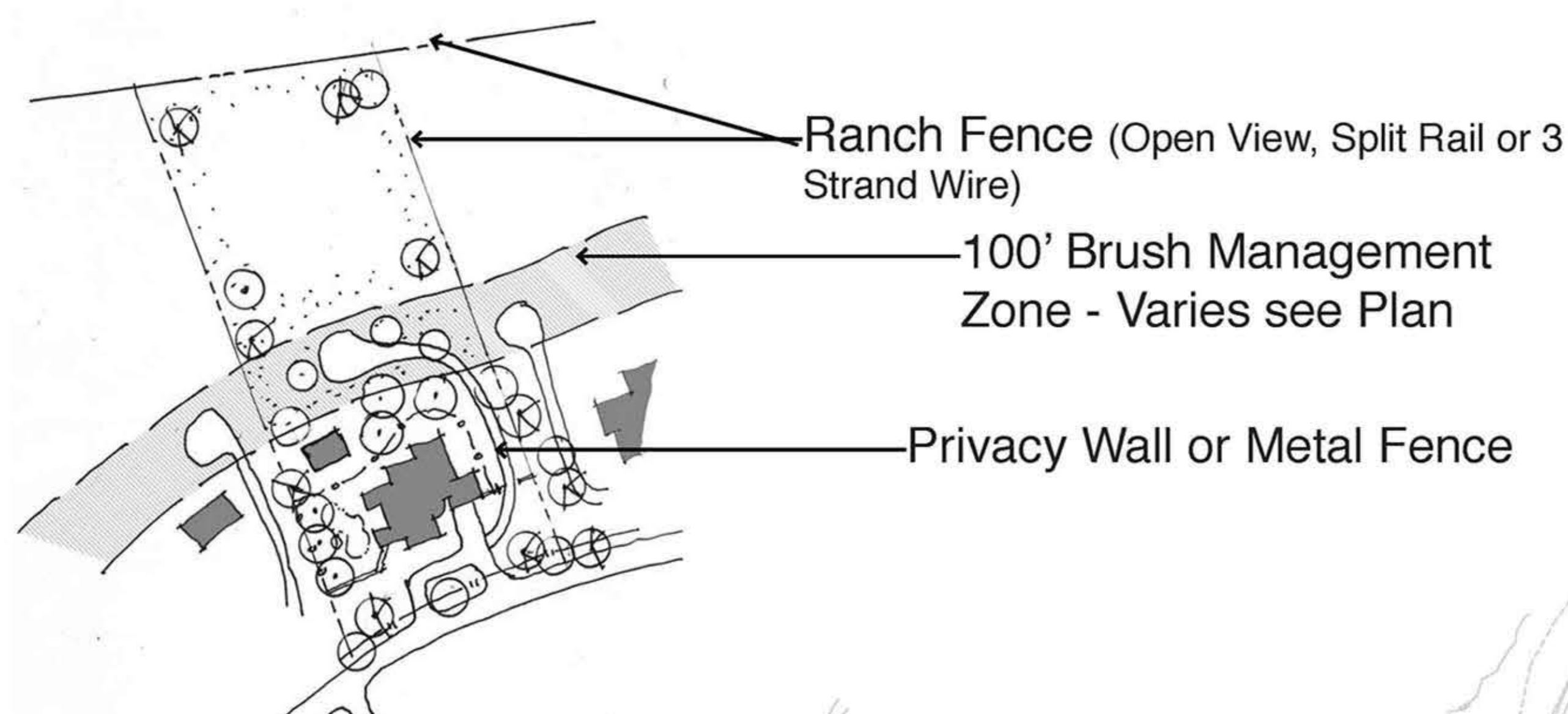
- 5'- 0" Masonry Privacy Wall
- 5'- 0" Open View Fence, Brown
- 5'- 0" Wood Screen Fence (non combustible)
- 42" Rail Fence - Pathway
- Primary Entry Monument Sign
- Secondary Entry Monument Sign
- Retaining Wall - Earth Tone Colors
- Post and Wire Trail Fence (Each Side of trail - Wildlife Friendly)
- Gate Location - See Sheet 10 For Concept Elevations

Proposed Signage, if lighted, shall be externally lighted, shielded and conform to Dark Sky Ordinance.



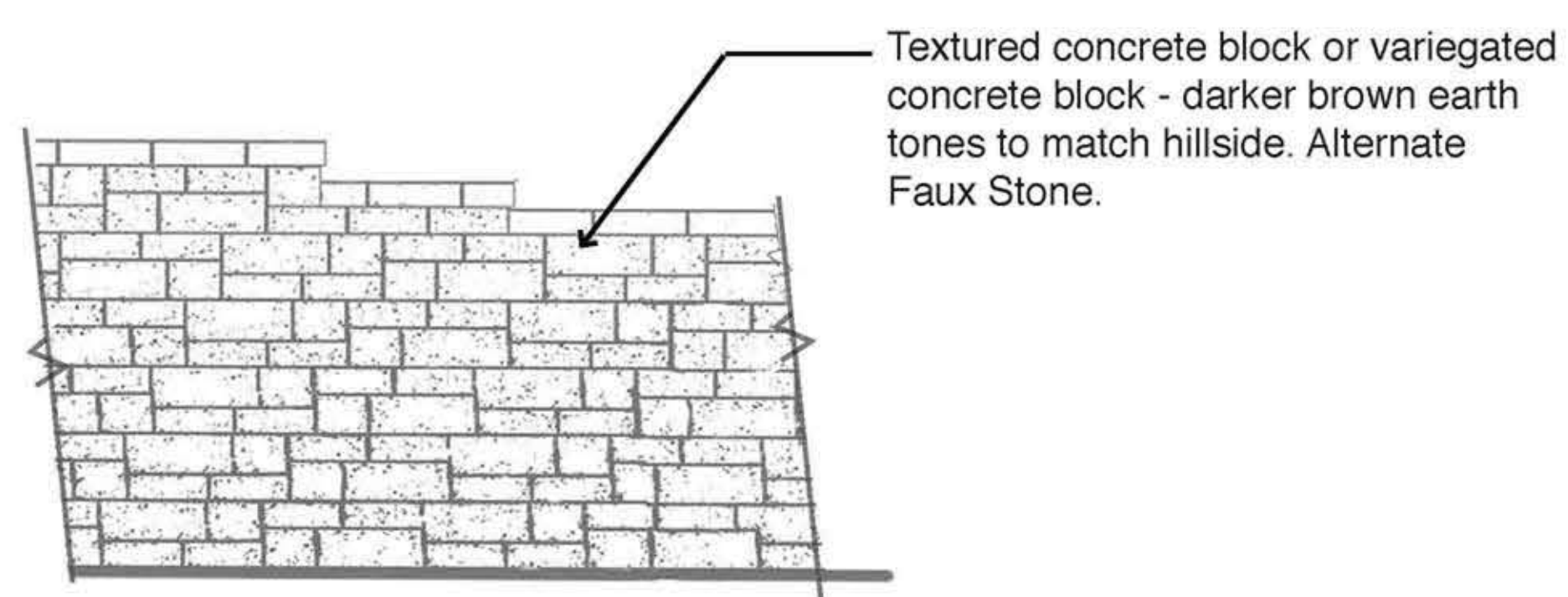
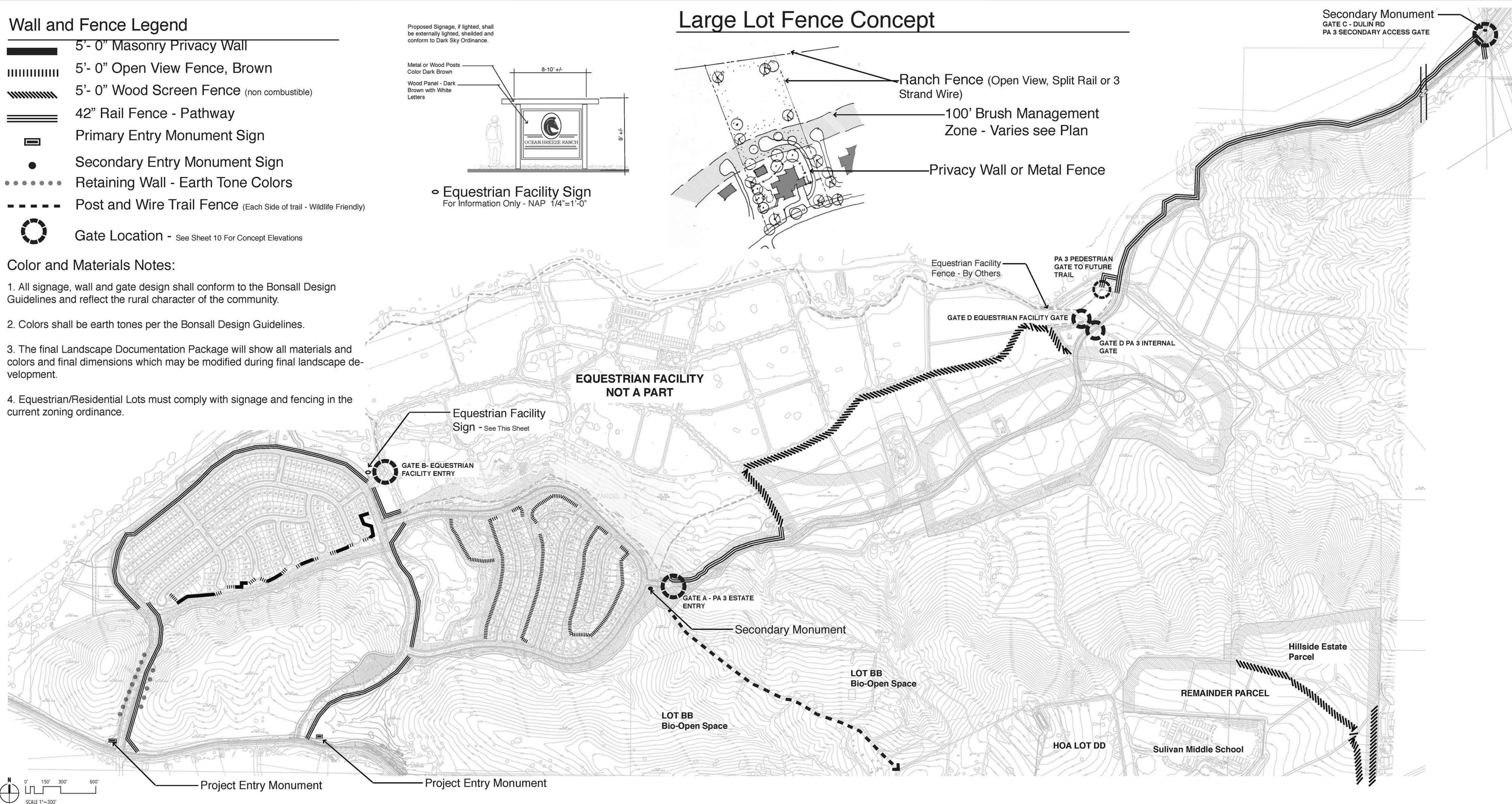
○ Equestrian Facility Sign
For Information Only - NAP 1/4"=1'-0"

Large Lot Fence Concept

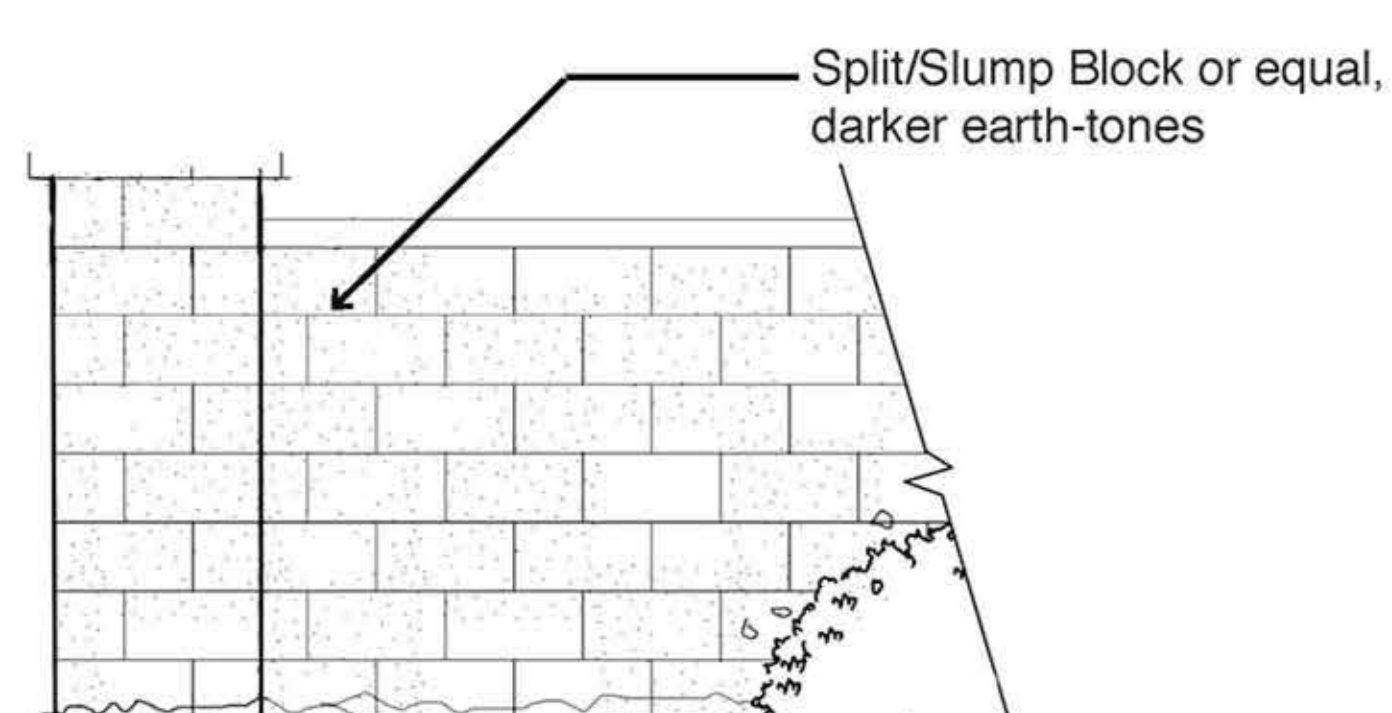


Color and Materials Notes:

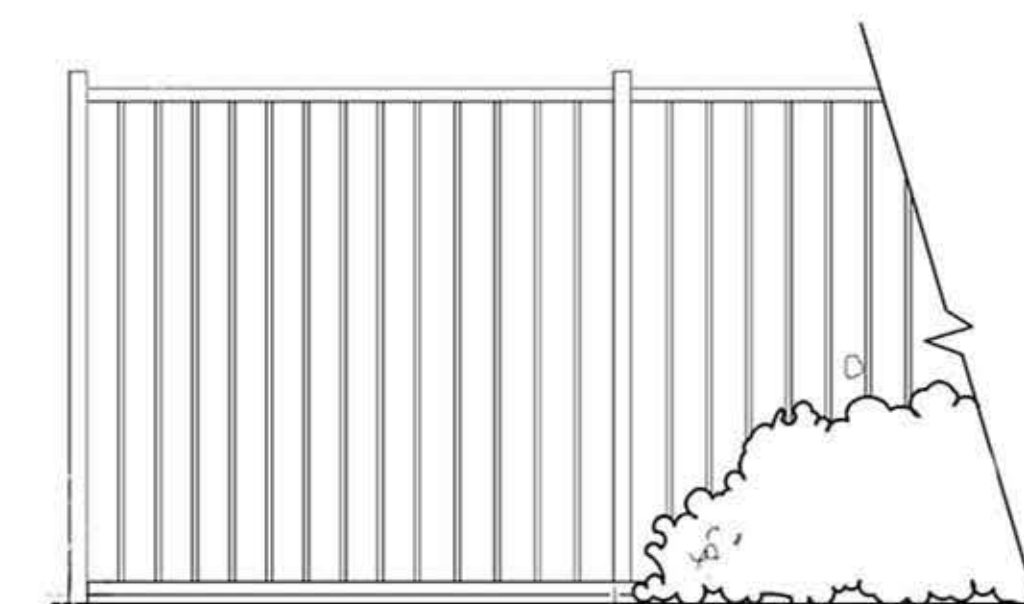
1. All signage, wall and gate design shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.
2. Colors shall be earth tones per the Bonsall Design Guidelines.
3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.
4. Equestrian/Residential Lots must comply with signage and fencing in the current zoning ordinance.



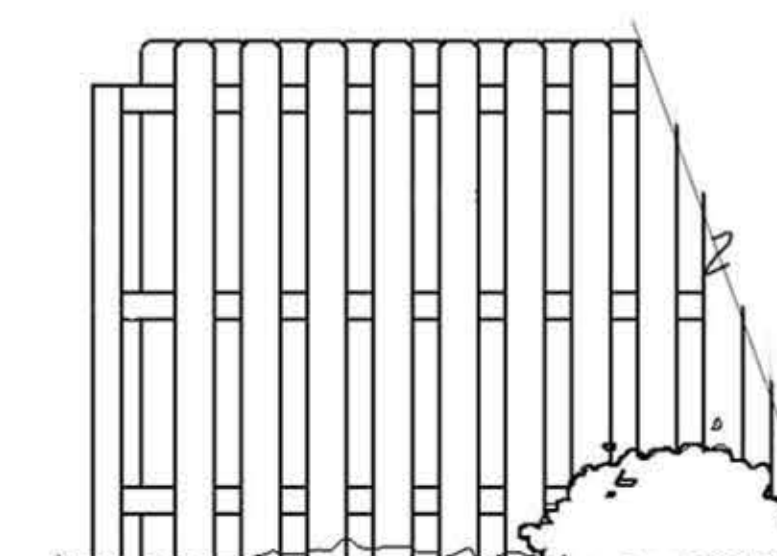
Textured Surface Retaining Wall - Along Entry Road



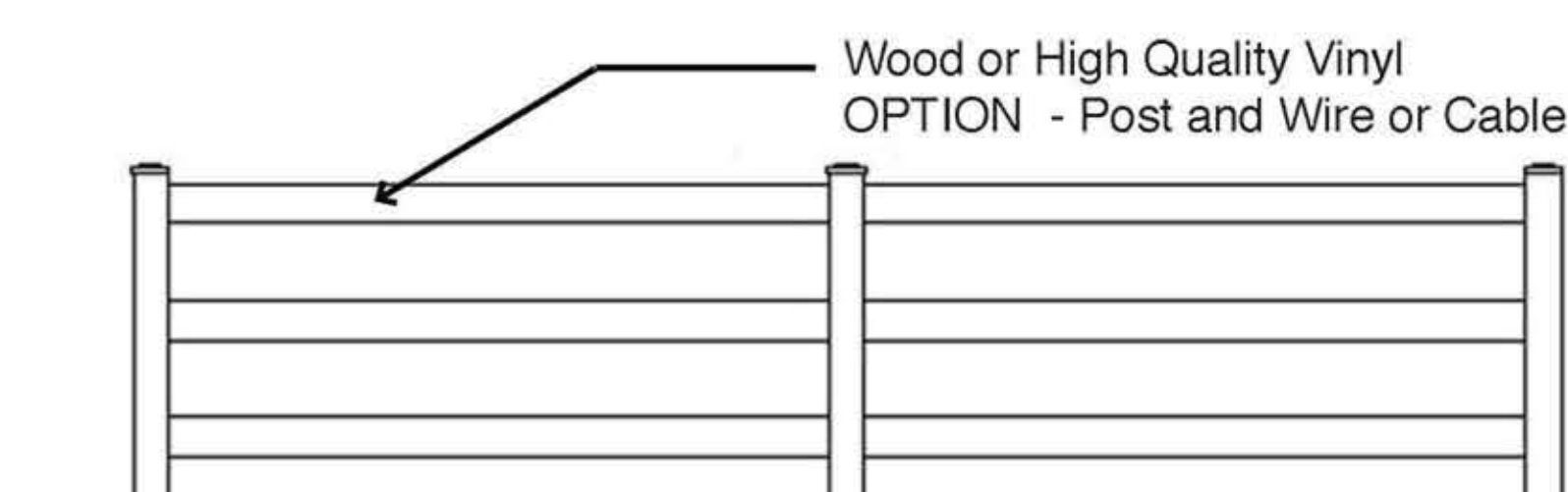
Masonry Privacy Wall



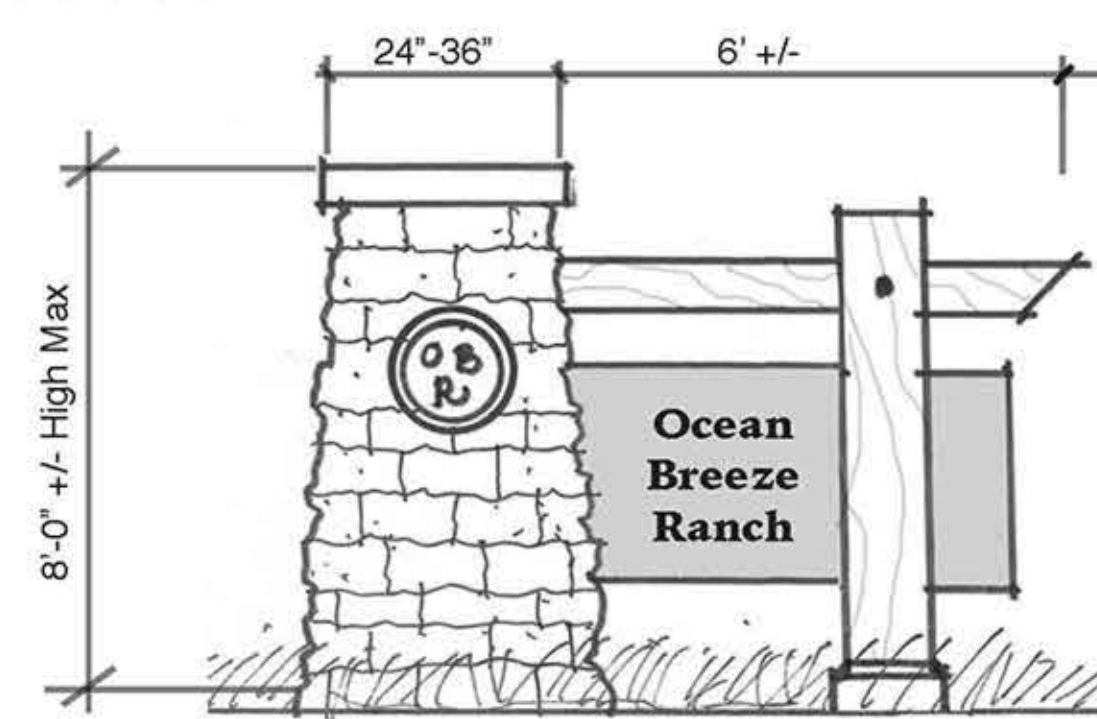
Open View Fence - Metal



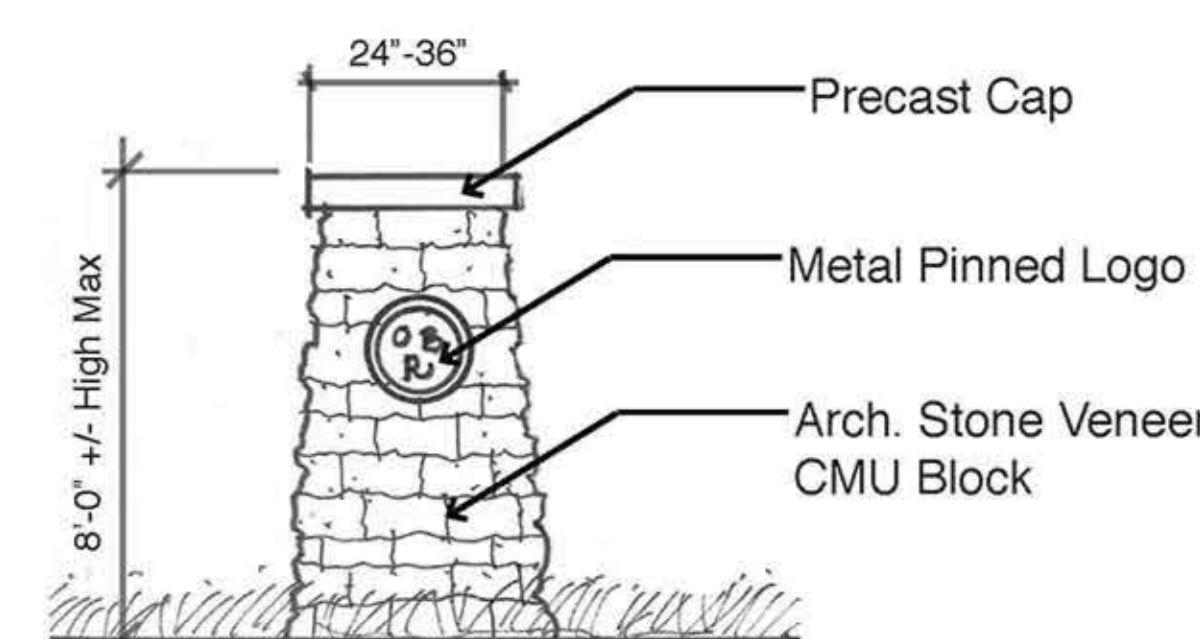
Wood Screen Fence



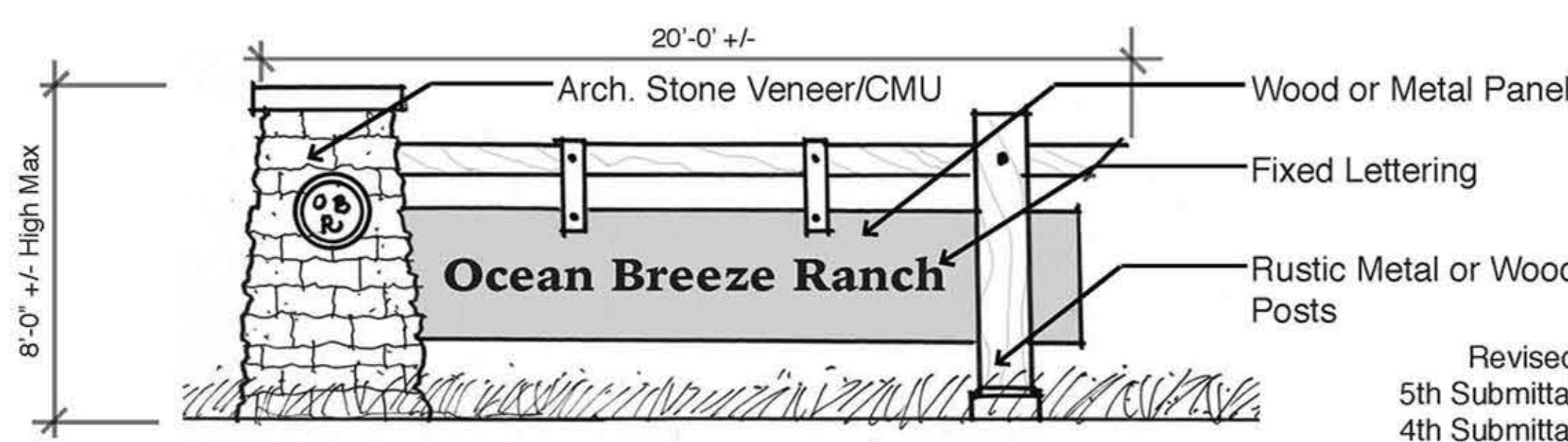
Cable/Wire/Rail Fence



● Secondary Monument Sign (option)



● Secondary Monument Sign (option)



■ Primary Monument Sign

Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016



SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

TRACT 5615 TENTATIVE MAP
OCEAN BREEZE RANCH
TM PLAN

Wall & Fence Plan
MUP #PDS2016-MUP-16-012

August 19, 2019

SHEET L9 of L-10

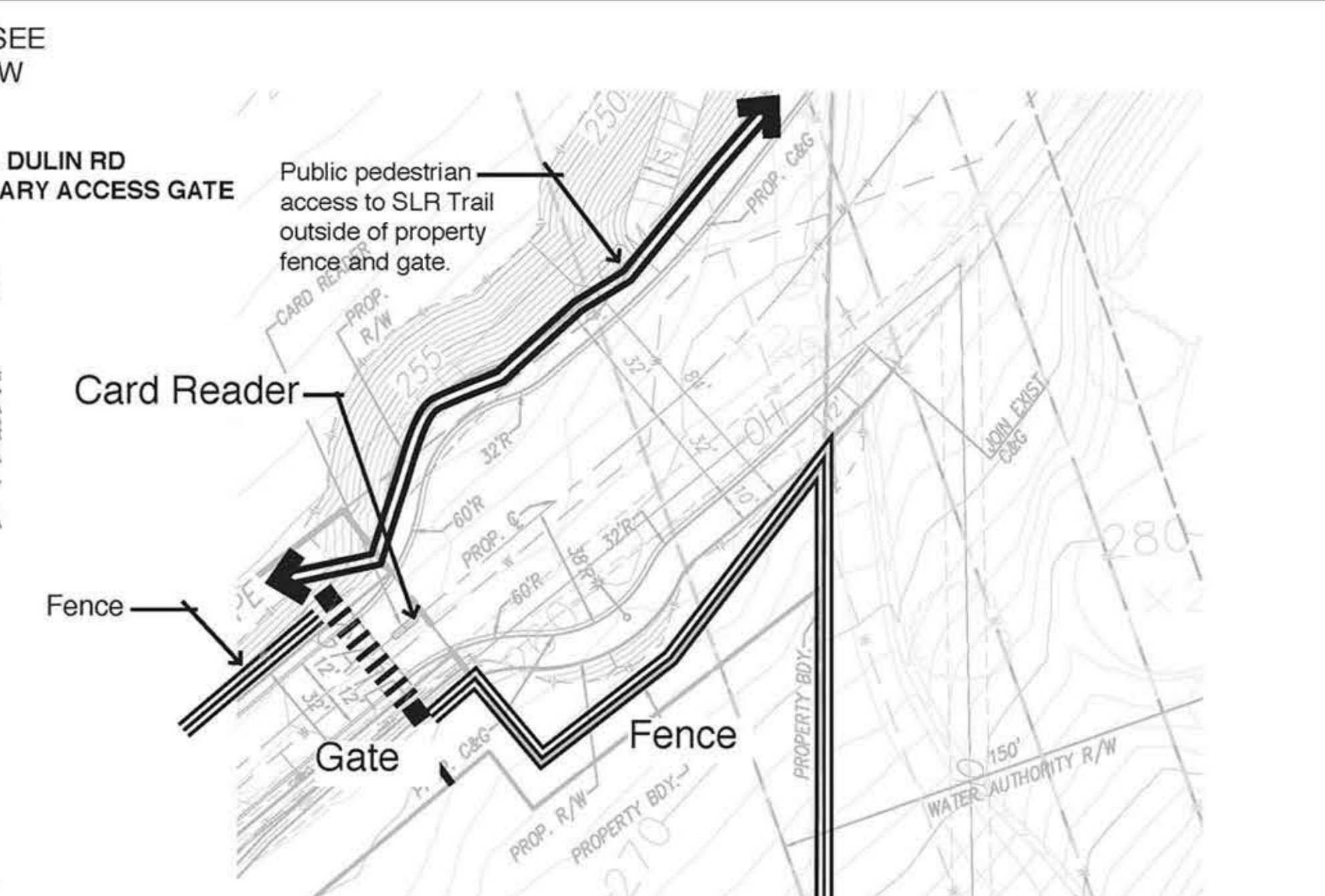
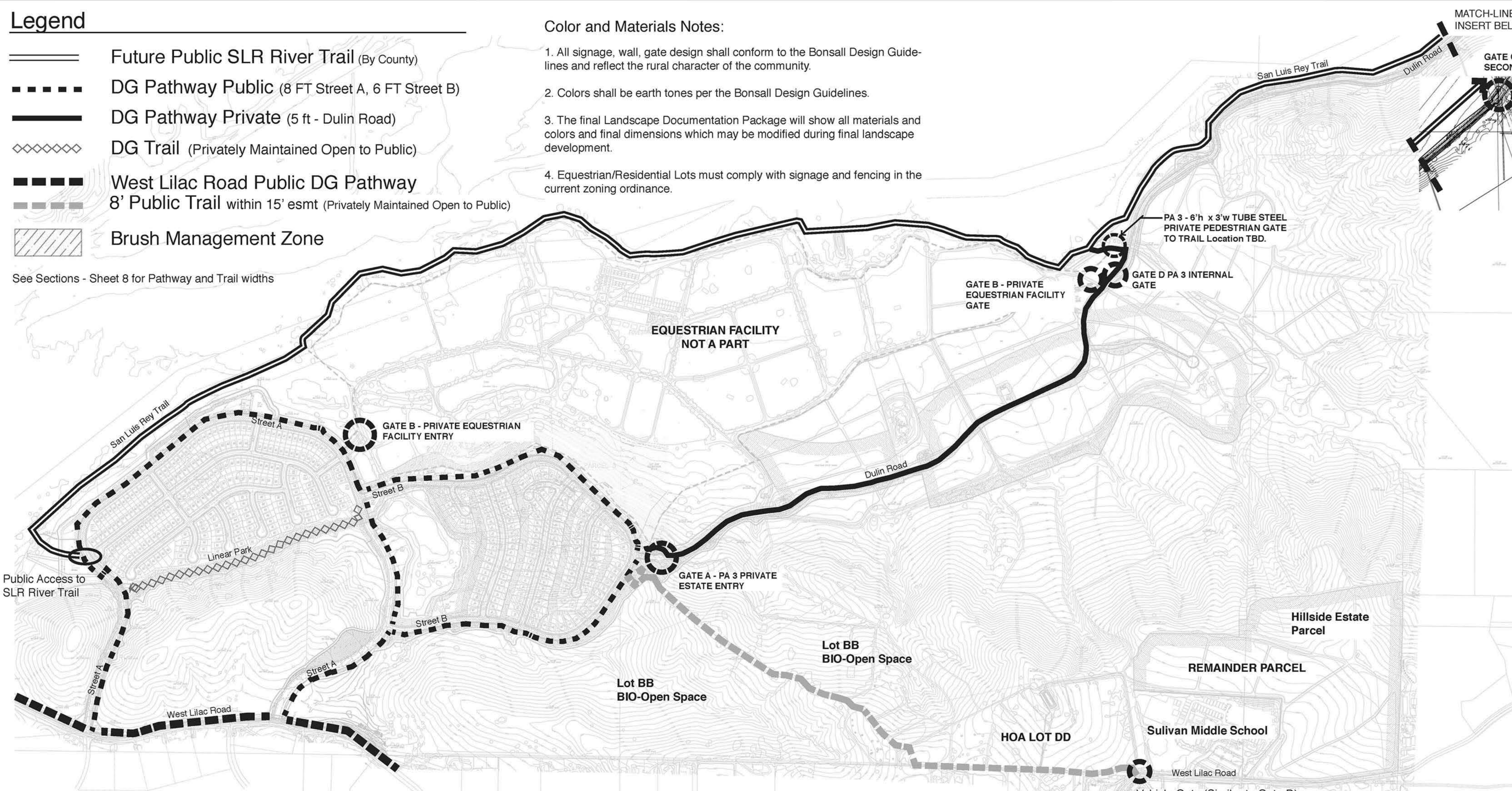
Legend

-  Future Public SLR River Trail (By County)
-  DG Pathway Public (8 FT Street A, 6 FT Street B)
-  DG Pathway Private (5 ft - Dulin Road)
-  DG Trail (Privately Maintained Open to Public)
-  West Lilac Road Public DG Pathway
-  8' Public Trail within 15' esmt (Privately Maintained Open to Public)
-  Brush Management Zone

See Sections - Sheet 8 for Pathway and Trail widths

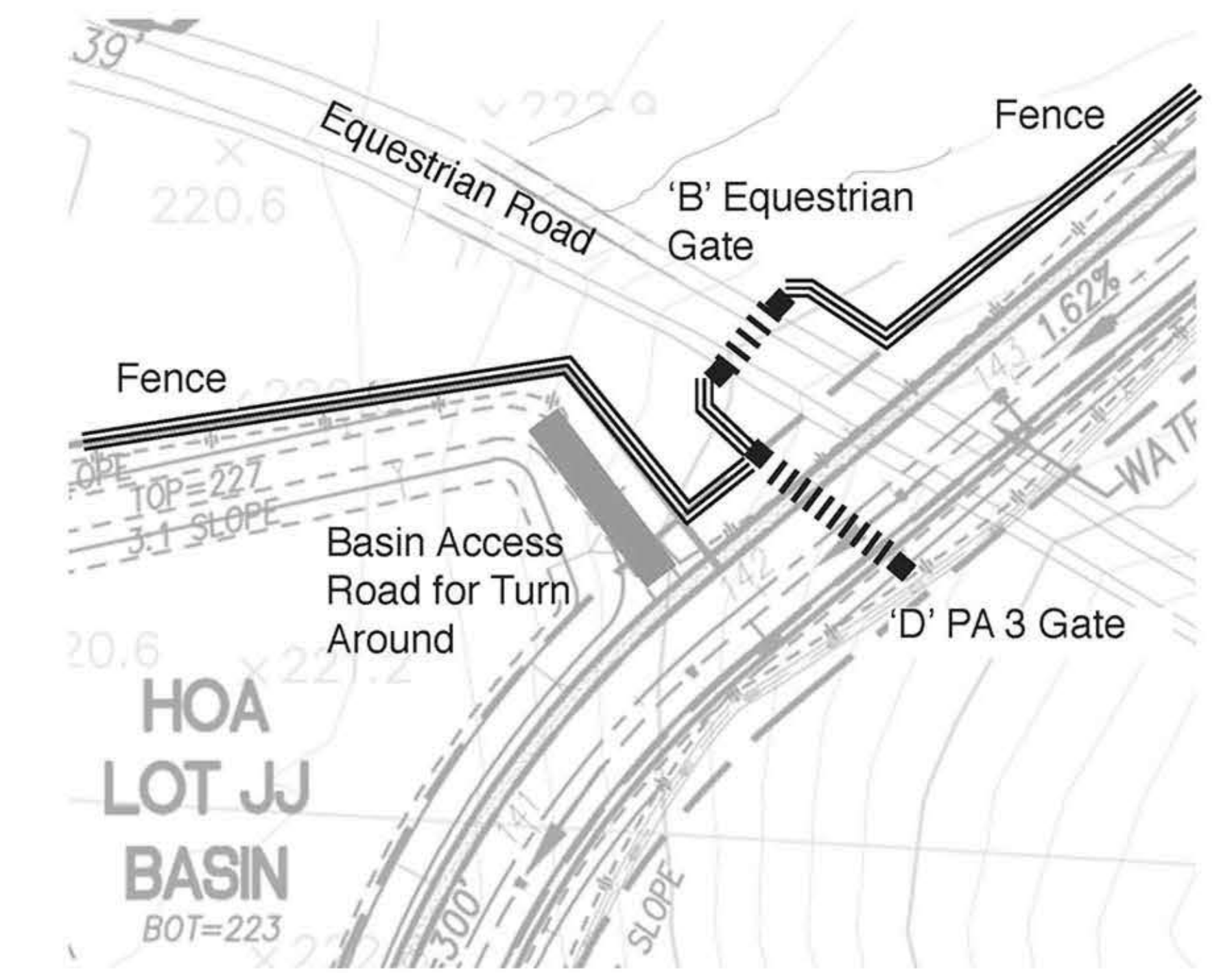
Color and Materials Notes:

1. All signage, wall, gate design shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.
2. Colors shall be earth tones per the Bonsall Design Guidelines.
3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.
4. Equestrian/Residential Lots must comply with signage and fencing in the current zoning ordinance.



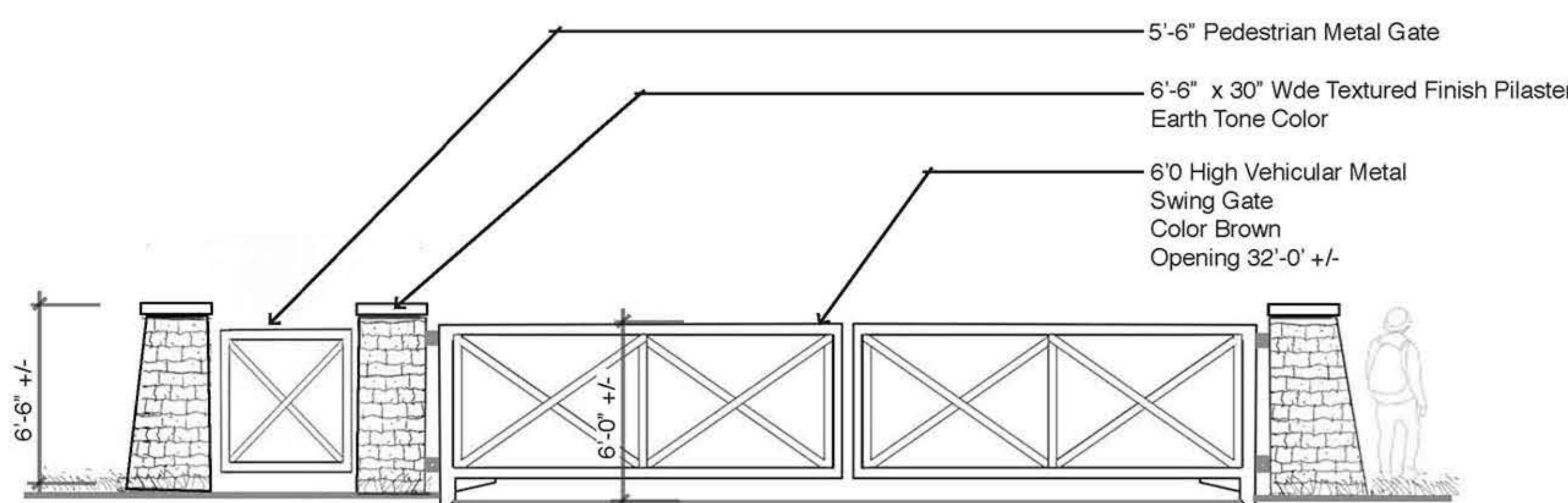
GATE C - PA 3 DULIN RD. SECONDARY ACCESS GATE

Scale 1"=40'



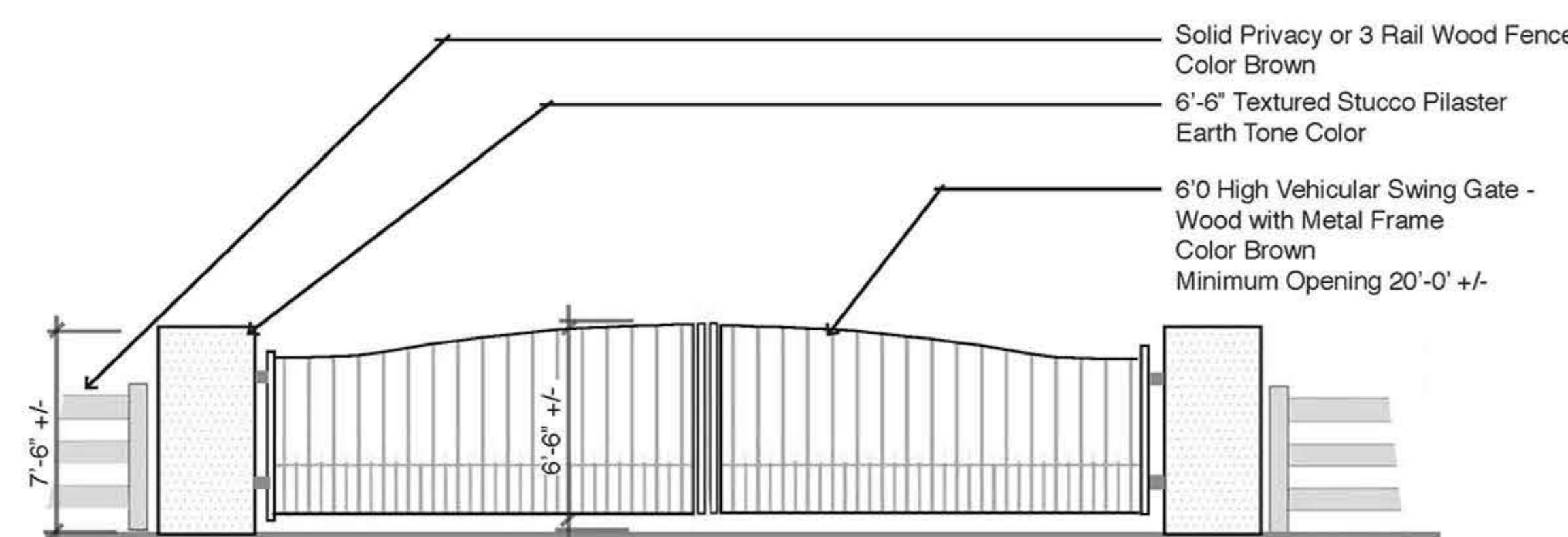
GATE B/D - EQUESTRIAN FACILITY / PA 3 INTERNAL GATE

Scale 1"=40'



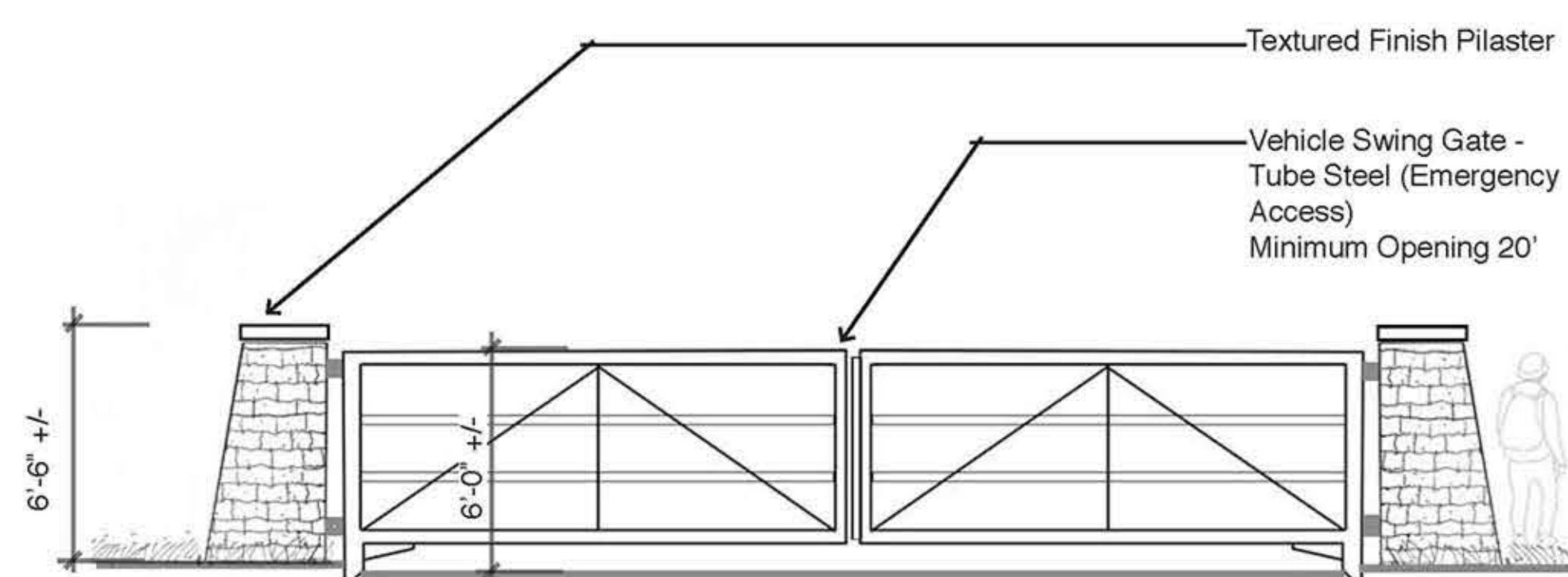
GATE A - PA 3 ESTATE MAIN ENTRY GATE

Scale 1/4"=1'-0"



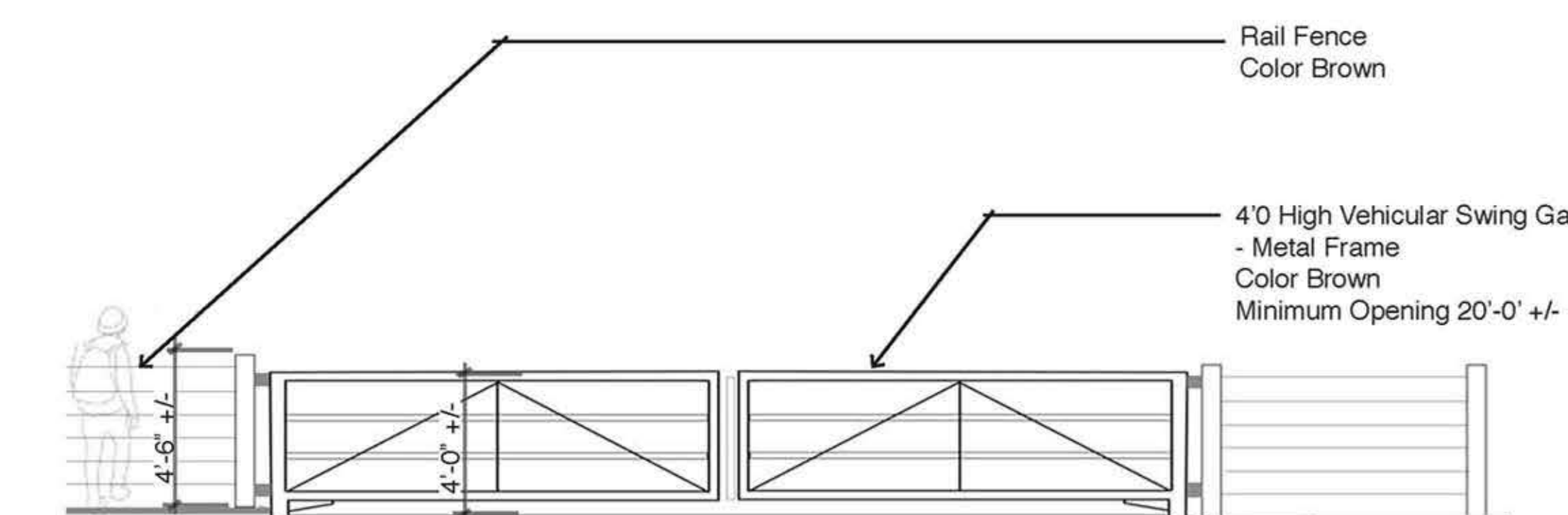
GATE B - EQUESTRIAN FACILITY GATE

Scale 1/4"=1'-0" FOR INFORMATION ONLY - NAP



GATE C - DULIN ROAD SECONDARY ACCESS GATE

Scale 1/4"=1'-0"



GATE D - PA 3 INTERNAL GATE

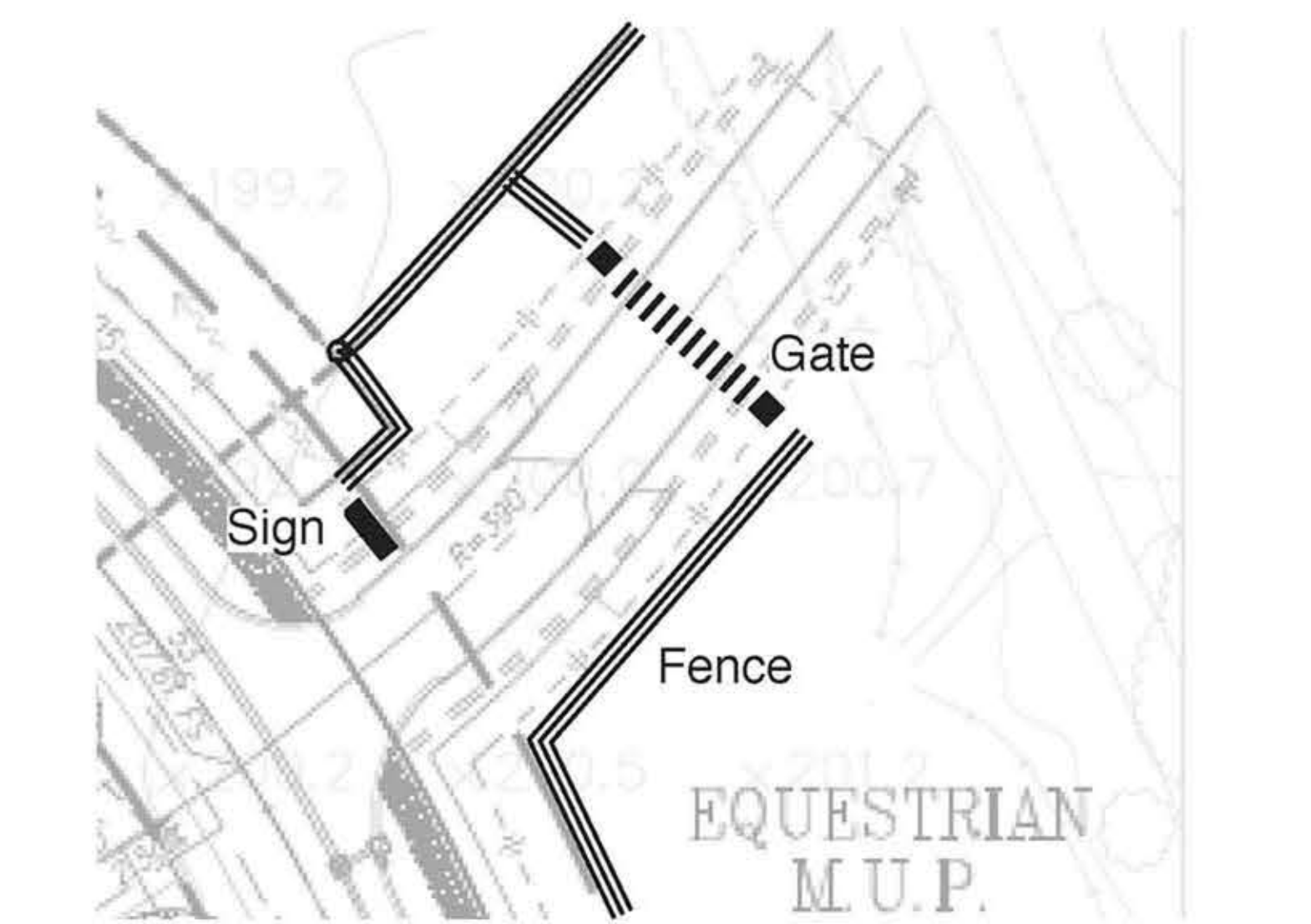
Scale 1/4"=1'-0"

General Notes:

1. All gates shall conform to the Bonsall Design Guidelines and reflect the rural character of the community.
2. All gates must conform to Zoning Ordinance Section 6708. If gate entry structures are proposed on individual lots, they must conform to section 6708.h.
3. The final Landscape Documentation Package will show all materials and colors and final dimensions which may be modified during final landscape development.

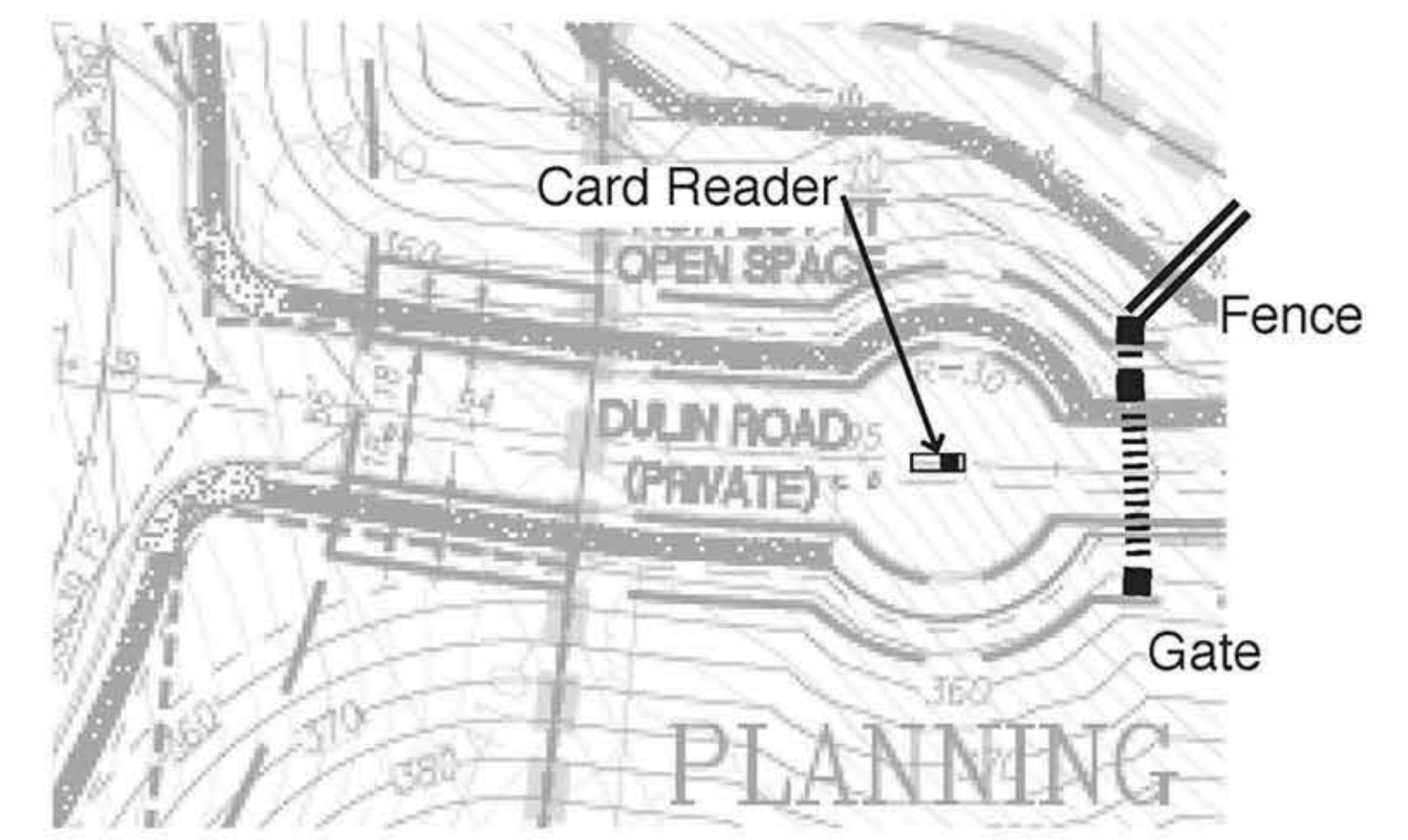
SDCFA Notes:

1. A thirty-foot (30') minimum radius turnaround shall be provided at the gated entrance.
2. The gated driveway entrance and card reader location shall be designed according to San Diego County Design Standards (such as DS 17, DS 18 or DS 19) and to the satisfaction of the Director of Public Works.
3. Gates shall be designed, placed, installed, and accessory features (such as key boxes, "break-away" devices, automatic openers, etc.) provided to the satisfaction of the Director of Public Works and in accordance with provisions outlined by the San Diego County fire protection district.



GATE B - EQUESTRIAN FACILITY MAIN GATE

Scale 1"=40'



GATE A - PA 3 MAIN ENTRY GATE

Scale 1"=40'



SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

Revised 08-19-2019
5th Submittal 07-30-2019
4th Submittal 05-21-2019
3rd Submittal 12-10-2018
2nd Submittal 5-23-2018
Original Submittal 9-28-2016

TRACT **5615** TENTATIVE MAP
OCEAN BREEZE RANCH
TM PLAN
Gate -Trail/Pathway Concept Plan
MUP #PDS2016-MUP-16-012
August 19, 2019 SHEET **L10** of **L-10**