



Chilopsis linearis



Alnus rhombifolia



Muhlenbergia rigens



Cercis occidentalis



Planted basin with boulders



Planted bioswale with boulders



Salix gooddingii

NOTE: IMAGES SHOWN
HERE DEPICT LANDSCAPE
CHARACTER ONLY. SEE FULL
PLANT LIST FOR ALL PLANTS
ALLOWED IN THIS ZONE.

FIGURE 57 Plant Character Images - Basins and Swales

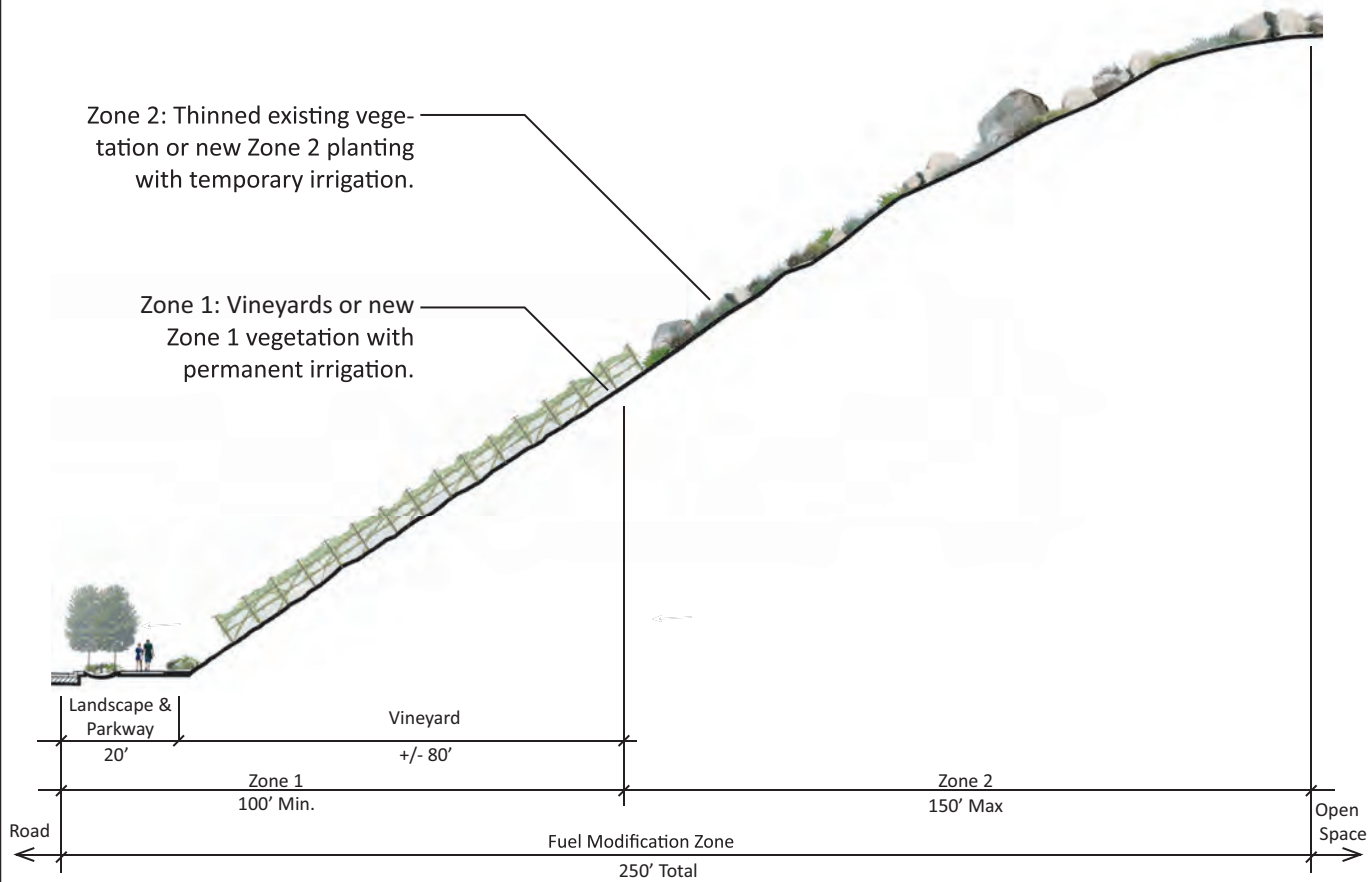
INTENTIONALLY LEFT BLANK

VINEYARDS

Note: Grape varieties should be selected in response to soil conditions, sun exposure, and other microclimatic conditions, as well as the anticipated demand/popularity for use in local wine production. Vineyard planting is acceptable within fuel modification zones 1 and 2.

Vines: (Bare root stock)

Botanic Name	Common Name
Vitis spp.	Grape Vine



Note: Vineyards may extend into Zone 2, which increases the irrigated area and reduces Zone 2 vegetation in some locations.

FIGURE 58
Plant Palette - Vineyards

INTENTIONALLY LEFT BLANK



Hillside vineyards running perpendicular to slope



Non-combustible vine supports

NOTE: IMAGES SHOWN HERE
DEPICT LANDSCAPE CHARACTER
ONLY. SEE FULL PLANT LIST FOR ALL
PLANTS ALLOWED IN THIS ZONE.

**FIGURE 59
Plant Character Images - Vineyards**

INTENTIONALLY LEFT BLANK

ENHANCED LANDSCAPE AREAS

Note: All trees, shrubs and groundcovers previously noted in the Oak Grove and Boulder-scape plant list may also be incorporated in this zone. See also Basin and Swale list for swales and basins in park and enhanced landscape areas.

Trees: (24" box min. for parks and entries; 5 gallon min. for slopes)	
Botanic Name	Common Name
Arbutus 'Marina'	Marina Strawberry Tree
Cassia leptophylla	Gold Medallion Tree
Cercis occidentalis	Western Redbud
Chilopsis linearis	Desert Willow
Hymenosporum flavum	Sweet Shade
Lagerstroemia indica	Crepe Myrtle
Lyonothamnus floribundus	Catalina Ironwood
Parkinsonia x 'Desert Museum'	Thornless Palo Verde
Quercus Ilex	Holly Oak
Tipuana tipu	Tipu Tree
Pinus torreyana	Torrey Pine
Podocarpus gracilior	Fern Pine
Tristania conferta	Brisbane Box

Shrubs and Groundcovers: (1 gallon min.)	
Botanic Name	Common Name
Achillea millefolium	Common Yarrow
Carissa macrocarpa	Natal Plum
Dendromdecon harfordii	Island Bush Poppy
Dietes spp.	Flax Lily
Elymus spp.	Wild Rye
Escallonia spp.	Escallonia
Feijoa sellowiana	Pineapple Guava
Penstemon spectabilis	Showy Penstemon
Sporobolus airoides	Alkali Dropseed
Senecio sperpens	Blue Chalksticks
Phormium spp.	New Zealand Flax

Turfgrass (seed or sod)	
Botanic Name	Common Name
Cynodon dactylon	Bermudagrass

FIGURE 60
Enhanced Landscape Areas

INTENTIONALLY LEFT BLANK



Lyonothamnus floribundus



Agave spp.



Low water use park planting



Pinus torreyana



Sporobolus airoides



Hesperaloe parviflora



Turf for passive play

NOTE: IMAGES SHOWN
HERE DEPICT LANDSCAPE
CHARACTER ONLY. SEE FULL
PLANT LIST FOR ALL PLANTS
ALLOWED IN THIS ZONE.

FIGURE 61 Plant Character Images - Enhanced Landscape Areas

INTENTIONALLY LEFT BLANK

FUEL MODIFICATION

Note: New planting in Fuel Modification Zones shall be planted with low density to reduce the fuel load of the area. Grasses indicated below should be used in small groupings and should be cut back after they go to seed.

Trees (5 gallon min.)

Botanic Name	Common Name	Zone 1	Zone 2
<i>Quercus agrifolia</i>	Coast Live Oak	x	

Shrubs and Groundcovers (1 gallon min.)

Botanic Name	Common Name	Zone 1	Zone 2
Agave spp.	Agave	x	x
<i>Baccharis sarothroides</i>	Desert Broom	x	x
<i>Ceanothus g. var. Horizontalis 'Yankee Point'</i>	Carmel Creeper California Lilac	x	
<i>Dudleya edulis</i>	San Diego Dudleya (String Bean Plant)	x	x
<i>Dudleya pulverulenta</i>	Chalk Dudleya	x	x
<i>Encelia californica</i>	California Bush Sunflower	x	x
<i>Epilobium canum</i>	Hoary fuchsia	x	x
<i>Heteromeles arbutifolia</i>	Toyon	x	x
<i>Iva hayesiana</i>	San Diego Marsh Elder	x	x
<i>Peritoma arborea</i>	Bladderpod	x	x
<i>Quercus dumosa</i>	Coastal Sage Scrub Oak	x	x
<i>Rhus ovata</i>	Sugarbush	x	x
<i>Sisyrinchium bellum</i>	Western Blue-Eyed Grass	x	x
<i>Verbena</i>	Verbena	x	
<i>Yucca spp.</i>	Yucca	x	x

Grasses (hydroseed or plugs)

Botanic Name	Common Name	Zone 1	Zone 2
<i>Agrostis pallens</i>	Diego Bent Grass	x	
<i>Aristida purpurea</i>	Purple Three Awn	x	
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	x	
<i>Festuca californica</i>	California Fescue	x	x
<i>Festuca microstachys</i>	Small Fescue	x	x
<i>Leymus triticoides</i>	Creeping Wildrye	x	x

FIGURE 62
Plant Palette - Fuel Modification

INTENTIONALLY LEFT BLANK



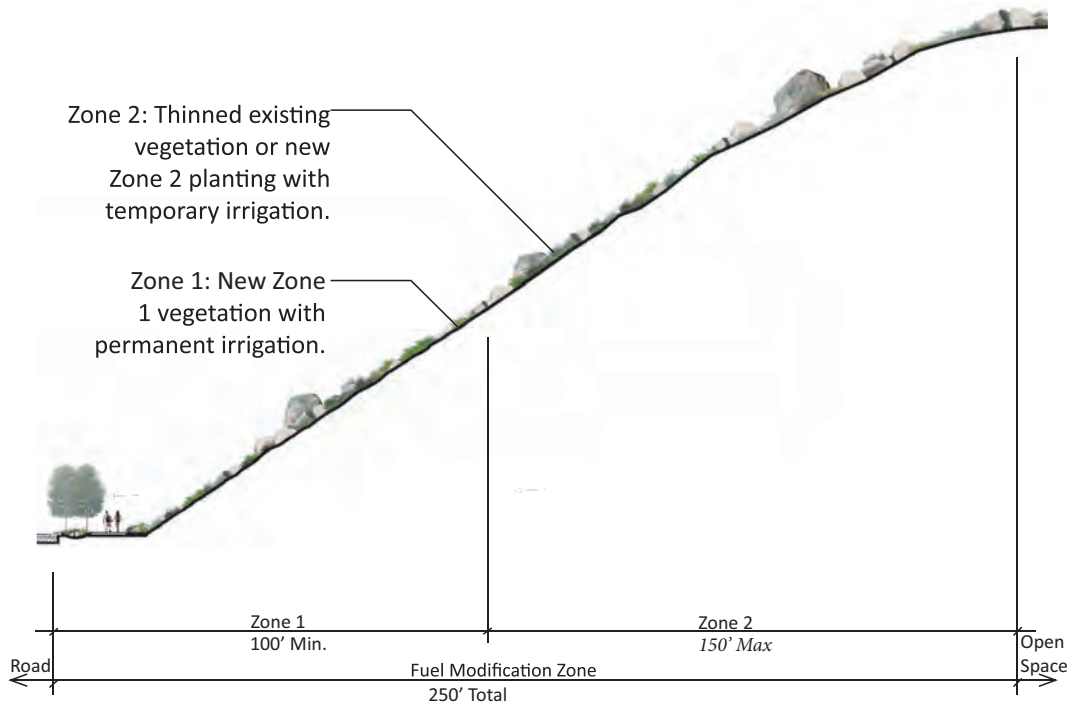
Fire resistant plantings along trail



Fire resistant plantings



Low growing grasses and succulents



NOTE: IMAGES SHOWN HERE DEPICT LANDSCAPE CHARACTER ONLY. SEE FULL PLANT LIST FOR ALL PLANTS ALLOWED IN THIS ZONE.

**FIGURE 63
Plant Character Images - Fuel Modification**

INTENTIONALLY LEFT BLANK

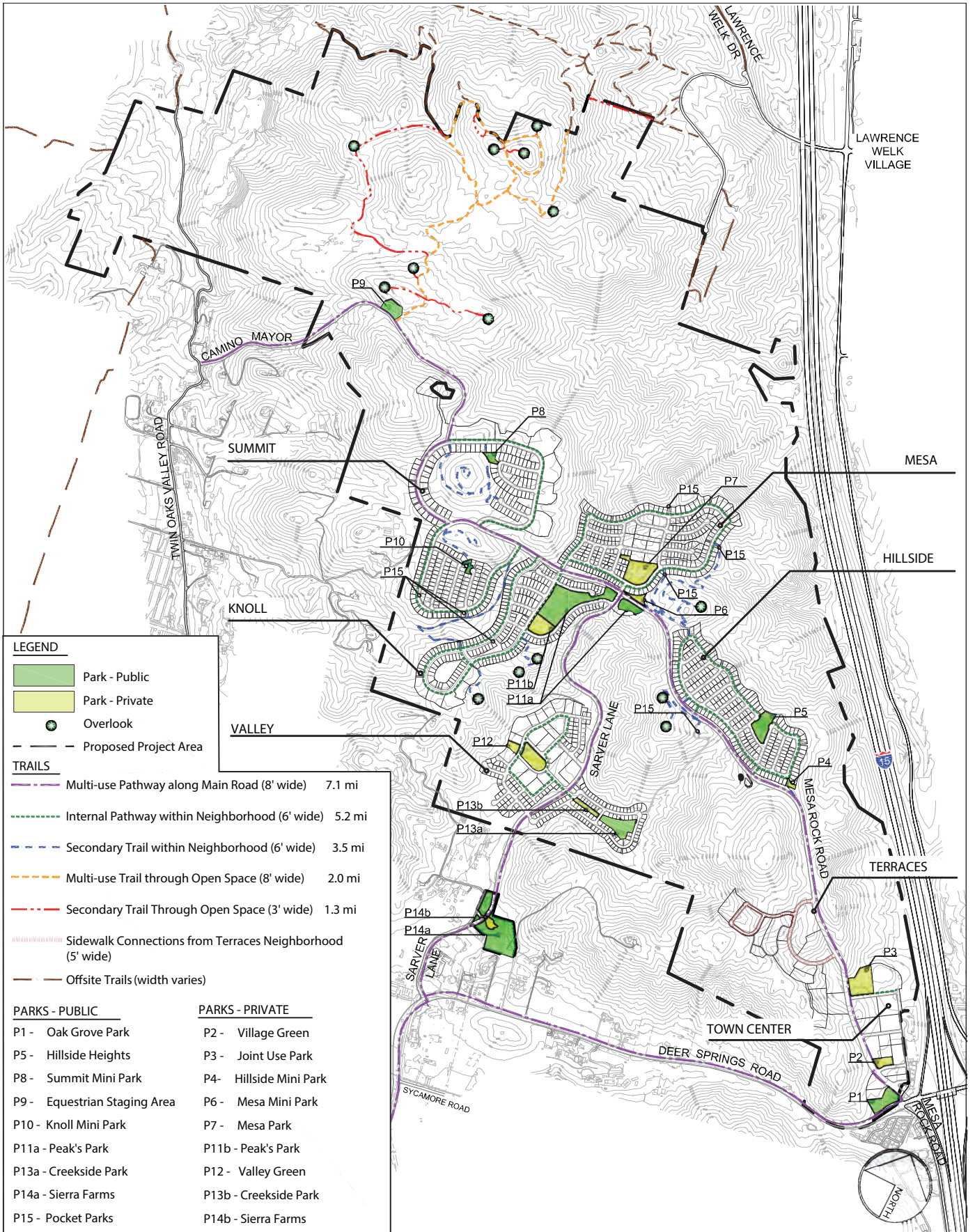


FIGURE 56
Park and Trail Plan

INTENTIONALLY LEFT BLANK

		GROSS AREA	NET AREA	PLDO CREDIT
		(ACRES)	(ACRES)	(ACRES)
PARKS				
Town Center				
P1	Oak Grove - Community Park (PUBLIC)	2.0	0.6	0.6
	Picnic Areas			
	Walking Trails			
	Fitness Nodes			
P2	Village Green - Urban Open Space (PRIVATE)	0.9	0.8	0.4
	Shade Structure/Bandstand			
	Open Lawn			
	Plaza Seating/Game Tables/etc.			
	Public Art			
	On-Street Parking			
P3	Joint Use Park at School Site (PRIVATE)	2.8	2.1	1.1
	Athletic Field			
	Sport Courts			
Hillside				
P4	Hillside Mini Park - Pocket Park (PRIVATE)	0.3	0.3	0.2
	Community Garden			
P5	Hillside Heights - Neighborhood Park (PUBLIC)	2.0	1.9	1.9
	Circuit Walk			
	Shade Structure			
	Picnic Areas			
	Small Children's Play Area			
	Dog Run			
Mesa				
P6	Mesa Mini Park - Pocket Park (PRIVATE)	0.5	0.3	0.2
	Community Garden			
P7	Mesa Park - Neighborhood Park (PRIVATE)	3.2	2.7	1.4
	Community Building (+/- 4,000 sf)			
	Open Lawn Area			
	Fitness Stations (with senior component)			
	Shade Structure			
	Picnic Area			
Summit				
P8	Summit Mini Park - Pocket Park (PUBLIC)	0.6	0.6	0.6
	Picnic Area			
P9	Saddle Back Park - Staging Area (PUBLIC)	1.4	0.4	0.4
	Parking (5 Horse Trailers, 12 Cars)			
	Equestrian Staging Area			
	Picnic Areas			

FIGURE 65
Park Summary

INTENTIONALLY LEFT BLANK

		GROSS AREA (ACRES)	NET AREA (ACRES)	PLDO CREDIT (ACRES)
Knoll				
P10	Knoll Mini Park - Pocket Park (PUBLIC)	0.4	0.3	0.3
	Picnic Area			
	Small Children's Play Area			
P11a	Peak's Park - Community Park (PUBLIC)	7.4	6.3	6.3
	Large Children's Play Area			
	Shade Structure			
	Picnic Areas			
	Dog Park			
	Parking			
	Open Turf			
P11b	Peak's Park - Community Park (PRIVATE)	1.8	1.4	0.7
	Multi-purpose Community Building (3,500 sf)			
	Community Pool, Children's Pool, & Gathering Space			
	Parking			
Valley				
P12	Valley Green - Neighborhood Park (PRIVATE)	2.5	2.2	1.1
	Community Building			
	Splash Pad / Children's Pool			
	Shade Structure			
	Festival Green- Open Turf Area for Events			
	Children's Play Area			
	Picnic Areas			
	Community Garden			
	Parking			
P13a	Creekside Park - Neighborhood Park (PUBLIC)	2.2	1.8	1.8
	Open Lawn			
	Children's Play Area			
	Picnic Area			
P13b	Creekside Park - Neighborhood Park (PRIVATE)	0.7	0.5	0.3
	Pedestrian Bridges over Creek			
	Fitness Nodes			
P14a	Sierra Farms - Community Park (PUBLIC)	6.6	2.2	2.2
	Event Space			
	Open Lawn			
	Dog Park			
	Parking			
P14b	Sierra Farms - Community Park (PRIVATE)	0.5	0.5	0.3
	Event Space/Farm Stand			
	Vineyard			
	Maintenance Area			
Pocket Parks				
P15	Pocket Parks & Overlooks (PUBLIC)	0.8	0.8	0.8
	Hillside (15g)			
	Mesa (15a, 15b, 15c)			
	Knoll (15d, 15e, 15f)			
TOTAL PARKS PROVIDED		36.6		20.3
TOTAL PARKS REQUIRED				18.4

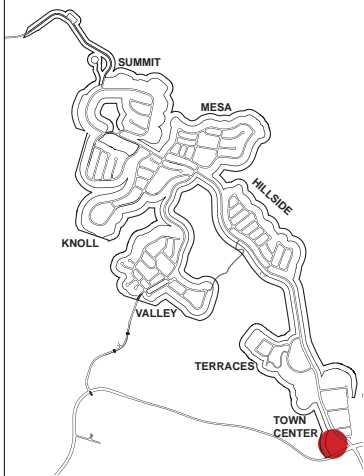
FIGURE 66
Park Summary

INTENTIONALLY LEFT BLANK



Legend

- 1 6' Wide Decomposed Granite Trail
- 2 Picnic Table (typ)
- 3 Existing Oaks to Remain (typ)
- 4 Monument Sign
- 5 Elevated Walk Through Oaks
- 6 8' Wide Decomposed Granite Pathway
- 7 Post and Rail Fence
- 8 Fitness Node (typ)
- 9 Basin (typ)
- 10 Native Ground Covers
- 11 Cluster of Boulders (typ)



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

FIGURE 67
Oak Grove Park - P1 Private

INTENTIONALLY LEFT BLANK