

3 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Organization of this Chapter

This chapter is divided into five main sections:

- 3.1 **Community Design Concepts**—a description of the core elements of the Community vision to help provide direction for future development.
- 3.2 **Mobility**—streetscape and road design criteria for both vehicular and non-vehicular circulation.
- 3.3 **Zoning Requirements**—criteria to determine recommended product types, setbacks, open space requirements, and other pertinent technical data relating to site and architecture design.
- 3.4 **Development Standards and Design Guidelines**—a description of the community-wide, town center and residential standards and design guidelines to help shape the character of the project.
- 3.5 **Landscape Standards and Design Guidelines**—a description of the planting character, plant palette, and parks and trails, to help shape the character of the project.

3.1 Community Design Concepts

The following Development Standards and Design Guidelines in this chapter are intended to provide the framework for future development to be built in the spirit of the Community Goals and Policies as noted earlier in this document. A series of five overarching themes were established at the onset of the planning process. These themes have been the driving force throughout the planning process and include land stewardship, connectivity, healthy communities, homes and neighborhood diversity, and sustainability. Descriptions of these five core elements are as follows:

1. **Land Stewardship** - The property’s natural character, primary land forms, view corridors and agricultural heritage should be preserved and integrated into the community fabric by clustering development, creating cohesive open space networks, grading in response to existing topography and hydrology, and using materials and forms that reflect the region’s agrarian history. The watershed boundaries shall be respected, water discharge from the Site treated, and development edge conditions that support fire safety shall be created and maintained.
2. **Connectivity** - An intentional hierarchy of roads and community trails shall be created to reinforce a visibly rural community character. These roads and trails connect

neighborhoods to community amenities and regional trails while considering relationships to North County transit facilities, park and ride, and shuttle opportunities. The placement and design of the town center and commercial area creates a hub for connections to both the local and regional community.

3. **Healthy Communities** - In order to foster healthy, active living, community amenities shall provide meaningful, natural connections to the land with access to significant parks, trails and open space; integrate the retention basins and swales of the water quality management into the neighborhoods and trail system, and address the specific preferences and needs of future community residents by creating flexible and adaptable lifestyle-oriented infrastructure and programs that cultivate an environment of wellness and lifelong learning.
4. **Homes and Neighborhood Diversity** - The homes and neighborhoods shall be crafted to represent a broad diversity of housing types in each planning area; reflect the rural architectural character that maximizes the natural resources of the Site with indoor/outdoor living opportunities; use density as a tool to reduce development footprint and to reinforce place-making within the neighborhoods; and follow community architectural guidelines with a regulating plan to ensure appropriate placement and styling of the homes throughout the neighborhoods.
5. **Sustainability** - A whole systems approach to sustainable development shall be utilized to maximize natural efficiencies and functions while responding to the natural terrain, hydrology, and vegetation wherever possible. Watershed protection shall be integrated into design solutions. All new landscapes shall be blended with the surrounding native character and be drought resistant and/or productive. Advanced sustainable technologies and design approaches shall be integrated into the design and construction of all community facilities and infrastructure.

3.2 Mobility Network

3.2.1 Off-Site Circulation Plan

Access to the Community is from Deer Springs Road, a Mobility Element Road, which connects to Mountain Meadow Road on the east and Twin Oaks Valley Road to the south. Primary Community access is at two points off Deer Springs Road, Mesa Rock Road on the east and Sarver Lane on the west. The Community will dedicate and construct one of the two scenarios for Deer Springs Road: Option A or Option B as shown on the Tentative Map.

The Community proposes to dedicate and install a Community Trails segment along the north side of Deer Springs Road from Mesa Rock Road to the City of San Marcos limits. This public trail will be built as a Type D – Pathway (Typical).

3.2.2 On-Site Circulation Plan

The mobility network plays an important role in the functional aspects and visual character of the Community, See **Figure 14 – Road Sections Key Map**. Street character is intended to be semi-rural in nature, reflecting the greater community, while addressing fire and traffic safety. This shall be achieved by minimizing road widths where possible, incorporating stormwater features, and responding to existing site topography.

The following standards and guidelines are provided for road design and layout:

- Road design shall accommodate a range of mobility options; including vehicular, bicycle, equestrian, and pedestrian and shall reduce pavement widths to the minimum allowed.
- Road sections should be designed with cross slopes to drain into basins and swales that act as neighborhood landscape design features where possible.
- Streetscapes throughout the Community should be designed using consistent elements such as landscaping, street furniture, lighting, and signage to create a unified aesthetic—these elements should be appropriately scaled according to the street hierarchy.
- Enhanced paving details should be used at significant intersections and important pedestrian crossings such as stamped concrete or unit pavers.

3.2.2.1 *Boulevard Roadway Standards*

1. **Modified Boulevard with Raised Median:** Located at the Mesa Rock Road eastern entry, this portion of the road has seven lanes with a 4-foot raised median; going north there are two 12-foot lanes and a 5-foot bike lane, and going south there is one 12-foot lane with two 10-foot turn lanes and one 20-foot thru/right turn lane. The parkways include an 8-foot pathway and 4 feet of landscape on the western side of the road, and 5 feet of landscape on the eastern side of the road. The right of way is 102 feet minimum. See **Figure 15 - Public Modified Boulevard with Raised Median**.
2. **Modified Boulevard with Intermittent Turn Lane:** Further north on Mesa Rock Road, this section has four 12-foot lanes framed by 5-foot bike lanes in each direction. The extended parkway on the eastern side contains 18 feet of landscape with a swale and an 8-foot pathway; the parking on the western side contains a 5-foot landscape area. The right of way is 89 feet in total width. See **Figure 16 - Public Modified Boulevard with Intermittent Turn Lane**.

3.2.2.2 *Light Collector Roadway Standards*

1. **Modified Light Collector with No Median:** This road is the main entry road on Sarver Lane. It includes two 12-foot lanes and shoulders/bike routes in each direction that are each 8 feet wide. There is an extended parkway on one side of the street which is 15 feet wide and includes an 8-foot pathway, and a 5-foot wide landscaped parkway on the other side of the road.. The right of way is 60 feet wide. See **Figure 17 - Public Modified Light Collector with No Median.**
2. **Modified Light Collector with Reduced Shoulder:** This road is the main loop road throughout the Community and includes two 12-foot lanes and bike lanes in each direction that are each 5 feet wide. There is an extended parkway on one side of the road which is 27 feet wide and includes an 8 foot pathway and a swale, and a 5-foot wide landscape parkway on the other side of the road. The right of way is 66 feet wide. See **Figure 18 - Modified Light Collector with Reduced Shoulder.**

3.2.2.3 *Residential Roadway Standards*

1. Residential Collector and Modified Residential Collector: Functioning as the main road in each neighborhood, these roads have two 12-foot lanes and 8-foot wide shoulders. The Residential Collector includes a 5-foot walk and 5-foot landscape on either side of the road. The Modified Residential Collector includes an extended parkway on one side of the road which ranges from 19 feet – 23 feet wide and includes a 6-foot to 8-foot pathway, and a 10-foot parkway on the other side of the road. The right of way varies from 60 feet – 73 feet. See **Figure 19 – Public Residential Collector** and **Figure 20 – Public Modified Residential Collector.**
2. Residential Road: These public residential roads include two 12-foot lanes and 6-foot shoulders. A 5-foot walk and 5-foot landscape area is included on either side of the road. The overall right of way is 56 feet wide. See **Figure 21 – Public Residential Road.**
3. Modified Residential Road: These roads have expanded parkways with pathways that form a loop around several neighborhoods. The roads have two 12-foot lanes and 6-foot shoulders. A 5-foot walk and 5-foot landscape area is included on either side of the road. The right of way varies from 61 feet – 65 feet wide. See **Figure 22 – Public Modified Residential Road.**
4. Modified Residential Road with Parkway: Located within the Valley neighborhood, these roads have two 12-foot lanes and 6-foot shoulders. One side of the road has a 15-foot wide extended parkway which includes a 6-foot wide pathway; the other side of the road includes a 5-foot walk and 5-foot landscape area. The right of way is 61 feet wide. See **Figure 23 – Public Modified Residential Road with Parkway.**

5. Residential Loop: Located within the Mesa neighborhood, the Modified Residential Loop has two 12-foot lanes, 4-foot shoulders, and two 10-foot parkways on each side of the road. The right of way is 52 feet wide. See **Figure 24 – Public Residential Loop**.
6. Modified Residential Road: Located within the Valley neighborhood, these roads include two 12-foot lanes and 6-foot shoulders. A 5-foot walk is curb adjacent on each side of the road, with 5-foot utility easements adjacent to the walks. The right of way is 46 feet wide. See **Figure 25 – Public Modified Residential Road**.
7. Modified Residential Road with Parkway: This road is located in the Valley neighborhood. It includes two 12-foot lanes and 6-foot shoulders. One side of the road has a 15-foot wide extended parkway which includes a 6-foot wide pathway; the other of the road side has a curb adjacent 5-foot walk. 5-foot utility easements are located adjacent to the parkways. The right of way is 56 feet wide. See **Figure 26 – Public Modified Residential Road with Parkway**.
8. Modified Hillside Residential Street: This road provides secondary access to North Twin Oaks Valley Road and includes two 16-foot lanes with a 4-foot wide landscaped parkway on one side of the road and an 8-foot pathway on the other. One section includes an extended parkway that is 12 feet wide with an 8-foot wide pathway and 4 feet of landscape. The right of way varies from 40 feet – 44 feet. See **Figure 27 - Public Modified Hillside Residential Street** and **Figure 28 – Public Modified Hillside Residential Street**.
9. Utility Access Road: These private access roads located in the Terrace neighborhood include two 12-foot lanes with 6-inch curbs on either side. The private right of way is 25 feet. See **Figure 29 – Utility Access Road**.

3.3 Zoning Requirements

The section specifies the zoning and land use requirements for the Community. These provisions will set up a framework that will shape the physical form of the Community, and help realize the vision for the project.

The Specific Plan will work in conjunction with the San Diego County Zoning Ordinance (SDCZO). The zoning requirements and standards stated in this Specific Plan supersede those as stated in the SDCZO. Where a conflict exists between the stipulations in this Specific Plan and those of the SDCZO, the Specific Plan shall take precedence. In areas where the Specific Plan is silent, refer to the SDCZO for development standards and requirement clarification. Dimensions and standards provided in this chapter are minimum conditions.

The site is currently zoned General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S82), and General Rural (S92) as shown on **Figure 8 – Existing Zoning** in Chapter 1. This Specific Plan proposes to change the

zoning based on the General Plan Amendment. The zoning for the Specific Plan falls under four categories consistent with the SDCZO: General Commercial/Residential (C34), Single Family Residential (RS), Limited Agriculture (A70) and Open Space (S80) as shown on **Figure 9 – Proposed Zoning** in Chapter I.

3.3.1 General Commercial/Residential (C34)

The Town Center area falls under the General Commercial/Residential (C34) category in the SDCZO as shown in sections 2340-2349. The C34 use regulation allows for both commercial and residential uses which is the design of the Town Center area.

The Zone Box as shown in **Table 4 - C34 Zone Box** lists the development standards for the C34 area.

**Table 4
C34 Zone Box**

| Use Regulation | | C34 |
|--------------------------|--------------------|---------|
| Animal Regulation | | S |
| Development Regulations | Density | - |
| | Lot Size | - |
| | Building Type | P |
| | Maximum Floor Area | - |
| | Floor Area Ratio | - |
| | Height | H |
| | Lot Coverage | - |
| | Setback | V |
| Open Space | | B* |
| Special Area Regulations | | B and D |

* applies to multifamily only (3 or more dwelling units/lot)

All development within this zone will require Site Plan Approval as denoted by the “D” designator in the Special Area Regulation row, which will ensure that submittals will follow the design guidelines set forth in this chapter. County regulations regarding the Site Plan Review Procedure can be found in Sections 7150-7199 of the SDCZO.

The C34 zone also falls under the North County Metropolitan Subregional Plan (including the I-15 Corridor Subregional Plan appendix) as denoted by the “B” designator in the Special Area Regulation row of the zone box above. All development should consider the goals and policies in the North County Metropolitan Subregional Plan.

The building types permitted in the C34 zone are shown in Schedule A in Section 4310 of the SDCZO under the “P” designator. The maximum height for buildings in this zone will be 35 feet high and 3 stories as designated by the “H” in the height row. Exceptions to the height limit may

be permitted according to Section 4620 of the SDCZO. Examples of this could include towers and spires that may be part of commercial development.

The “V” Setback designator allows for setback criteria to be determined in this specific plan. **Table 5 - C34 Setback Schedule** shows the setback requirements for the C34 zone. **Figure 35 – Commercial Building Setbacks** graphically shows setbacks of commercial development for further illustration on a site plan example. Final commercial site plan will be designed and approved per the procedures set forth in this document. Graphic representation of residential products can be found in **Figures 36 – 44**.

The “B” Open Space designator requires 150 square feet of usable private and public open space to be provided for each multifamily residential unit. Sections 4900-4999 of the SDCZO provide details and definitions for the open space standards.

**Table 5
C34 Setback Schedule**

| <i>General</i> | Commercial | Attached Residential | | | |
|--|--|---------------------------------------|----------------------------------|--|--|
| | <i>Commercial/ Mixed Use/ School</i> | <i>Paseo Cluster (alley load)</i> | <i>Townhome (alley load)</i> | <i>Grade Adaptive Townhome (front loaded) (alley load)</i> | <i>Townhome Cluster (alley load)</i> |
| Minimum Lot Size | - | condo | condo | condo | condo |
| Minimum Lot Width | - | - | - | - | - |
| Minimum Lot Depth | - | - | - | - | - |
| <i>Setbacks</i> | | | | | |
| Front (minimum conditions) | | | | | |
| To property line or r.o.w. | 15' | 10' | 5' | 4' | 15' |
| To private street or parking | 10' | 10' | 15' | 4' | 8' |
| Garage door to sidewalk | - | - | - | 4' | 8' |
| Building front to front | - | 12' | 35' | - | 25' |
| Side (minimum conditions) | | | | | |
| To property line | 15' | 8' | 8' | 10' | 15' |
| Building to building* | 20' | 8' | 15' | 20' | 25' |
| Corner lot to r.o.w. or curb | - | - | - | - | - |
| Rear (minimum conditions) | | | | | |
| To property line or slope | 15' | - | - | 15' | 15' |
| Garage to garage (alley) | - | 30' | 30' | - | 30' |
| Projections (see Section 4835 of the SDCZO) | | | | | |
| Accessory Buildings (minimum conditions)(see Section 4835 of the SDCZO for allowable buildings) | | | | | |
| To any property line | 0 | 2' | 2' | 2' | 2' |

note: a dash (-) indicates that standard does not apply to that product type
* buildings may include more than one dwelling unit

3.3.2 Single Family Residential (RS)

The majority of the residential uses within the Specific Plan area will be regulated by the Single Family Residential (RS) designation for zoning requirements. The location of RS zones is shown on **Figure 9 – Proposed Zoning**. This designation allows for a mixture of residential densities from single family detached to attached units. This is consistent with the overall vision for the Site, which includes allowing a range of densities to meet the needs of various buyers, and allowing for clustering of product to preserve land forms and open space.

The Zone Box as shown in **Table 6 - RS Zone Box**, lists the development standards for RS areas.

**Table 6
RS Zone Box**

| Use Regulation | | RS |
|--------------------------|--------------------|--------------|
| Animal Regulation | | S |
| Development Regulations | Density | -- |
| | Lot Size (minimum) | 3,000 sq.ft. |
| | Building Type | K |
| | Maximum Floor Area | -- |
| | Floor Area Ratio | -- |
| | Height | H |
| | Lot Coverage | -- |
| | Setback | V |
| Open Space | | B* |
| Special Area Regulations | | D |

* applies to multifamily only (3 or more dwelling units/lot)

All development within this zone will require Site Plan Approval as denoted by the “D” designator in the Special Area Regulation row, which will ensure that submittals will follow the guidelines set forth in this chapter. County regulations regarding the Site Plan Review Procedure can be found in Sections 7150-7199 of the SDCZO.

The building types permitted in the RS zone are shown in Schedule A in Section 4310 of the SDCZO under the “K” designator. The maximum height for buildings in this zone will be 35 feet high and 3 stories as designated by the “H” in the height row.

The “V” Setback designator allows for setback criteria to be determined in this specific plan. The setback requirements for the RS zone can be found in **Table 7 – RS Setback Schedule**. Graphic representation of various residential product types is provided in **Figures 36 - 44**. These figures graphically represent examples of products in a range of densities, and clarify how the setback schedule applies to the recommended product types.

The “B” Open Space designator requires 150 square feet of usable private and public open space to be provided for each multifamily residential unit. Public open space is not required for single family lots, or any lot with 2 or less dwelling units per lot. Sections 4900-4999 of the SDCZO provide details and definitions for the open space.

**Table 7
RS Setback Schedule**

| <i>Product Type</i> | Detached Residential | | Detached Residential (condo plotting) | | | Attached Residential (condo plotting) | | |
|--|-----------------------------|----------------------|--|-------------------------------------|--|---|--------------------------------------|---|
| | <i>Large Lot SFD</i> | <i>Small Lot SFD</i> | <i>Grade-Adaptive SFD Clusters</i> | <i>Family Cluster Standards</i> | <i>Paseo Cluster and Active Adult Cluster (alley load)</i> | <i>Grade-Adaptive Townhome (front loaded)</i> | <i>Row Townhome (alley load)</i> | <i>Townhome Cluster (alley or motorcourt)</i> |
| Minimum Lot Size (sqft.) | 5,040 | 3,000 | NA | NA | NA | NA | NA | NA |
| Minimum Lot Width | 60' | 40' | NA | NA | NA | NA | NA | NA |
| Minimum Lot Depth | 84' | 75' | NA | NA | NA | NA | NA | NA |
| Setbacks | | | | | | | | |
| <i>Front (minimum conditions)</i> | | | | | | | | |
| To property line or r.o.w. | 15' | 10' | 20' | 10' | 10' | 4' | 10' | 15' |
| To private street or parking | NA | NA | 8' | 5' | 10' | 4' | 15' | 8' |
| Garage to sidewalk | 20' | 20' | NA | NA | NA | NA | NA | NA |
| Building front to front | NA | NA | NA | NA | 12' | NA | 35' | 25' |
| Side (minimum conditions) | | | | | | | | |
| To property line | 5'+10' | 5' | 20' | 10' | 8' | 10' | 8' | 15' |
| Building to building | 15' | 10' | 10' | 10' | 8' | 20' | 15' | 25' |
| Corner lot to r.o.w. or curb | 15' | 10' | NA | NA | NA | NA | NA | NA |
| Rear (minimum conditions) | | | | | | | | |
| To property line or slope | 15' | 15' | 20' | 15' | NA | 15' | NA | 15' |
| Garage to garage (alley) | NA | NA | NA | NA | 30' | NA | 30' | 30' |
| Projections (see Section 4835 of the SDCZO) | | | | | | | | |
| Accessory Buildings (minimum conditions)(see Section 4835 of the SDCZO for allowable buildings) | | | | | | | | |
| To any property line | 5' | 5' | 5' | 5' | 2' | 2' | 2' | 2' |

3.3.3 Limited Agriculture (A70)

The location of the A70 zone is shown on **Figure 9 – Proposed Zoning**. Proposed facilities and structures in this area will be subject to the standards and requirements set forth in Section 2700-2709 of the SDCZO. Such structures may include shelters, park facilities, gazebos, viewing

platforms, equestrian facilities, or other buildings meant to enhance the user experience in the preserved areas.

The Zone Box as shown in **Table 8 – A70 Zone Box** lists the development standards for A70 areas.

**Table 8
A70 Zone Box**

| Use Regulation | | A70 |
|--------------------------|--------------------|-----|
| Animal Regulation | | A |
| Development Regulations | Density | - |
| | Lot Size (minimum) | - |
| | Building Type | W |
| | Maximum Floor Area | - |
| | Floor Area Ratio | - |
| | Height | G |
| | Lot Coverage | - |
| | Setback | V |
| Open Space | | - |
| Special Area Regulations | | D |

All development within this zone will require Site Plan Approval as denoted by the “D” designator in the Special Area Regulation row, which will ensure that submittals will follow the guidelines set forth in this chapter. County regulations regarding the Site Plan Review Procedure can be found in Sections 7150-7199 of the SDCZO.

The building types permitted in the A70 zone are shown in Schedule A in Section 4310 of the SDCZO under the “W” designator. This designator specifies non-residential buildings only. The maximum height for buildings in this zone will be 35 feet high and 2 stories as designated by the “G” in the height row.

The “V” Setback designator allows for setback criteria to be determined in this specific plan. The setback requirements for the A70 zone can be found in **Table 9 – A70 Setback Schedule**.

**Table 9
A70 Setback Schedule**

| Setbacks | Any Structure |
|--|---------------|
| To property line, r.o.w., lot line, planning area boundary | 15' |
| To any residential or commercial building | 30' |

3.3.4. Open Space (S80)

A large portion of the project is designated as Open Space (S80) as shown in **Figure 9 – Proposed Zoning**. This land will be permanently preserved to protect wildlife, existing vegetation, and the natural features of the Site. Public parks and trails will be planned throughout this area to allow residents to enjoy the natural amenities within designated areas.

The Zone Box as shown in **Table 10 - S80 Zone Box** lists the development standards for S80 areas.

**Table 10
S80 Zone Box**

| Use Regulation | | S80 |
|--------------------------|--------------------|-----|
| Animal Regulation | | A |
| Development Regulations | Density | - |
| | Lot Size (minimum) | - |
| | Building Type | - |
| | Maximum Floor Area | - |
| | Floor Area Ratio | - |
| | Height | - |
| | Lot Coverage | - |
| | Setback | - |
| Open Space | | - |
| Special Area Regulations | | - |

3.4 Development Standards and Guidelines

The Development Standards and Guidelines provide the necessary criteria to ensure the vision for the Community is achieved through a high quality, cohesive design throughout all areas of the Site. In some cases the development standards and guidelines use the word “shall” to describe mandatory provisions, whereas in other cases the word “should” is used to recommend highly encouraged provisions. The ultimate goal of this section is to provide enough direction to realize the vision and goals of the project, while allowing for a range of flexibility to encourage creativity in design solutions.

The development standards and guidelines are divided into five sections: Community Character, Community-Wide Development Standards and Design Guidelines, Commercial Development Standards and Design Guidelines, Residential Development Standards and Design Guidelines, and Landscape Standards and Design Guidelines. Many of the guidelines may inevitably overlap, which is a result of the interrelationships between all aspects of design within the community, and the intent of creating one cohesive project.

3.4.1 Community Character

3.4.1.1 *Architectural Character*

The Architectural Character envisioned is one that incorporates natural, rustic materials and fundamental building forms that respect the traditional ranch style homes and rural character of the area, and derives cues from the existing landforms and geological features of the Site. The Architectural Character of the Site will weave into all aspects of design throughout the project, including residential projects, the commercial town center, landscape design, parks and equestrian facilities, entry monumentation, and walls and fences, to create one cohesive identity and theme for the Community.

While no specific architectural styles are specified for the Community, features of indigenous styles to the area such as farmhouse, ranch house, and mountain-theme, shall be drawn upon as a reference for the architectural character. Traditional and contemporary interpretation of classic styles is encouraged with appropriate use of details, materials, and forms.

The ultimate goal is to create an enduring, attractive community that shall remain true to its intended character and identity for many years to come. High quality materials, attention to detail, refined craftsmanship, and strong execution of proportionate design shall be characteristic of the architectural richness found at this project.

Figures 45 and 46 – Architectural Character represent how this type of architectural character can apply to the various recommended product types. Not every detail in every photo may be applicable to this community. Rather, the provided photos are meant to convey the overall spirit of the architectural character, and in some cases a caption may point out a specific detail that fits the theme.

3.4.1.2 *Landscape Character*

The landscape character of the Project plays a significant role in defining quality of the overall Community experience. The landscape strategy reflects the rural and rustic character of the Site and draws inspiration from the property's unique landscape, boulderscape, and distinct landforms. The plant palette is directly informed by the existing plant material found throughout North County. The palettes are a blend of coastal sage scrub, chaparral, and appropriate Mediterranean drought tolerant species. Refer to Section 3.5.2 for the comprehensive plant palettes.

The agrarian history of the region has been integrated into the Project as a primary character-defining feature. Vineyards are strategically located throughout the community to meet brush

management requirements while providing a productive landscape that can support the North County vintner community.

The mountainous topography and significant boulders throughout the Site further reinforce the unique character of the Project. These existing signature boulders will be preserved or used throughout the Community to reflect the character of the land.

3.4.2 Community-Wide Development Standards and Design Guidelines

The following standards and guidelines apply to the entirety of the Community and shall be designed and approved per the procedures set forth in this document.

3.4.2.1 Sustainable Design

Incorporate sustainable design practices and green design strategies where feasible, including but not limited to the following:

1. Cluster Development - Minimize site disturbances where possible by clustering development and preserving open spaces and view corridors.
2. Connectivity - Accommodate pedestrians, equestrians, bicycles, electric vehicles, and other alternative modes of transportation by linking trail systems with parks, open spaces, residential, commercial, and schools.
3. Low Water Use Landscape - Common landscape areas shall use 0.5 evapotranspiration (ET) adjustment factor for all common landscape areas. This represents a lower water footprint than current San Diego County requirement of 0.7 ET adjustment factor as required in Ordinance Number 10032. An ET adjustment factor of 1.0 is allowed for special landscape areas as noted in the Ordinance (i.e., recreational and community garden areas).
4. Reduce Turf Grass –Turf grass shall be prohibited in residential front yards and within the community street right of ways.
5. Greywater - Single family homes shall be plumbed for single-fixture greywater systems.
6. Natural Drainage - Utilize existing drainage corridors on the Site if feasible and incorporate them into the overall grading and drainage design.
7. Stormwater Management - Minimize the amount of stormwater run-off and pollutant discharge through the use of site design techniques that increase infiltration areas such as open swales, basins, permeable paving, and other similar methods. Capture storm water and other water run-off and reuse to irrigate landscape areas where possible.
8. Passive Cooling - Locate large deciduous trees next to buildings to provide cooling in the summer and allow additional heat from the sun in the winter, where feasible.

3.4.2.2 Monumentation and Project Signage

Monumentation and signage throughout the Community should have a consistent design theme in materials and color palette to create a unified aesthetic for the community.

1. Monument signs should be rustic in character and incorporate stone and natural boulders.
2. A hierarchy of signage in size and scale should be utilized to designate areas of significance such as main entries, and areas that can be more understated such as park entries:
 - i. Community entry signs - Shall represent the largest signage element(s) in the community-wide signage hierarchy and shall be located at both primary project entries. Long, elegant, natural stone walls should be incorporated in all community entry signs. See conceptual sign graphic in **Figure 47 - Typical Community Entry Sign**.
 - ii. Neighborhood monument signs - Shall be located at the entries to each neighborhood. The scale of these signs should complement the scale of each neighborhood while being smaller than the community entry signs. Each neighborhood sign should incorporate a large single boulder with neighborhood name. See conceptual sign graphic in **Figure 48 - Typical Neighborhood Entry Monument**.
 - iii. Park Monument and Trail Marker - signs should be smaller in size than neighborhood signs and provide a pedestrian scale. These signs should be used to identify recreation opportunities such as parks and trails, and should be composed of natural stone cairns with park or trail identification. See conceptual sign graphic in **Figure 49 - Typical Park Entry Monument and Trail Marker**.

3.4.2.3 Pedestrian and Bicycle Connectivity

Pathways and trails provide an important connective thread for pedestrian, equestrian and bicycle access between neighborhoods, parks, the town center, and the open space preserve. Information about the pathway and trail system is included in **Section 3.5.6, Pathway and Trail Standards and Design Guidelines**.

1. Trails, pathways, and sidewalks should be integrated throughout the Community to promote connectivity and a healthy lifestyle.
2. Trails and sidewalks should be separated from streets where possible, by landscaping and/or post and rail fencing to provide a safe pedestrian environment.
3. Bike racks should be placed in parks, playgrounds, and commercial areas adjacent to the trail network.
4. Trails and sidewalks should have clear signage.

5. An electric bike share program should be incorporated throughout the Community to further link the neighborhoods to one another and to reduce motorized vehicle trips. The bike share program should include the placement of a kiosk within each of the seven planning areas to allow electric bikes to be taken from one kiosk and left at another to foster sustainable transportation between planning areas within the project. Each kiosk should contain approximately 10 electric bikes.

3.4.2.4 Grading and Drainage

1. Grading design should minimize the amount of grading necessary in order to preserve the natural topography and drainage ways of the Site.
2. Use grade changes where possible to create separation between different land uses, and to screen parking, loading areas, and other negative visual impacts.
3. Open swales and pervious paving should be incorporated in the Site design to assist in drainage.
4. Current erosion control methods and appropriate irrigation should be used to protect slopes.

3.4.2.5 Site Lighting

Site lighting provides a critical safety function while significantly influencing community character. Light fixture styling should reflect the rural nature of the area and adhere to the following design guidelines:

1. Lighting should provide minimum illumination required for safety while minimizing ambient light spill. Strategies may include full cutoffs, light shields, and photocell controlled fixtures.
2. Lighting should have minimal impact on managed open space areas and residential lots. Lighting adjacent to the designated Multiple Species Conservation Program (MSCP) area shall meet all regulatory requirements.
3. Pedestrian lighting should be provided for entry areas, courtyards, and other public gathering spaces.
4. Parks should have minimum security lighting, with no lighting in ballfields.
5. Low level lighting may be provided along trails, roads, and throughout each neighborhood.
6. No lighting shall be included on trails within the MSCP open space.
7. In keeping with the community vision and sustainability goals, all fixtures along public roads should be solar powered.

3.4.2.6 Community Walls and Fences

Walls and fences should be incorporated only where needed for screening, privacy, and safety. Use of walls and fences should be minimized to prevent physical and visual barriers within the Community.

1. Walls and fences should be incorporated into the design of the Community using similar natural materials and details consistent with the architectural character of the Project.
2. A variety of wall and fence types should be used based on location and function:
 - i. Masonry theme walls - shall be limited to primary and neighborhood entries and areas where sound attenuation and screening is required. They shall be constructed of rustic block in a earth-toned color consistent with the community character. Wall length should be reduced to minimum requirements for sound attenuation and screening. Longer wall spans should be punctuated with wall details and/or complemented by vines and groupings of large shrubs, and boulders.
 - ii. Heat deflecting walls - shall be limited to areas identified in the Fire Protection Plan for fire protection.
 - iii. Post and rail fencing - shall be incorporated as visual accents in prominent landscape areas such as project entries. Post and rail fencing shall also be used along select trails where separation from traffic, steep slopes, or open space preserve areas is desired.
 - iv. View fencing - shall be discreet and composed of 6-foot tall tubular steel fencing or tempered glass. The intent is to limit fencing where possible, such as side and back yards adjacent to open space areas.

3.4.2.7 Site Furniture

Site furniture for the community pathway and trail system should be consistent throughout. Site furniture for each park may have a different style to reflect the theme and use of each park. Site furnishings within the Town Center may have a more refined character. Site furniture design should meet the following design guidelines:

1. Benches, bike racks, trash and recycling receptacles and bollards for each use area should be consistent in style and color.
2. Site furnishings should be made from durable material such as powder coated steel, wood or concrete.
3. Earth-toned color palettes shall be used to complement the overarching community character.

4. Recycling receptacles should be provided throughout the community in a style that is consistent with the furnishings found in that use area.
5. Mail boxes should meet the United States Postal Service requirements and should be located within .25 mile walk distance.

3.4.3 Commercial Development Standards and Design Guidelines

The following standards and guidelines apply to commercial uses within the Town Center area. An example of an appropriate design for the Town Center can be seen in **Figure 50 – Conceptual Commercial Site Plan**. The final commercial Site Plan shall be designed and approved per the procedures set forth in this document.

3.4.3.1 Site Design/Building Placement

1. Buildings shall be placed in such a way to create visual interest along road rights of way.
2. Buildings should be orientated so that public access or windows face public rights of way.
3. Retail buildings at street corners or prominent intersections shall be given special architectural detail (such as towers or clock towers) and prominence to set the tone for the commercial area and enrich the streetscape.
4. Retail buildings should be clustered, where practical, and incorporate plazas and pedestrian gathering areas within the clusters.
5. Different building clusters should be linked with sidewalks and pathways to encourage pedestrian connectivity.
6. Courtyards or common areas should be placed near building entrances and high traffic areas to ensure they will be fully utilized.
7. Storefronts and major building entries should be oriented toward streets and plaza areas.
8. Distinct, visual pedestrian connections between retail buildings and adjacent residential projects should be provided where possible, to facilitate and encourage walking.
9. Bicycle racks and electric bicycle stations should be provided at appropriate locations for both employees and patrons.

3.4.3.2 Parking

1. Primary parking lot entry drives and intersections should incorporate special pavement treatment, distinct landscape details, lighting, and signage elements to provide a unique identity for the commercial area.

2. Parking areas should be designed to increase infiltration areas using site design techniques such as permeable paving.
3. Internal access drives and parking bays shall be set back a minimum of 10 feet from retail buildings to provide adequate space for pedestrian walkways and landscape.
4. Parking areas should be screened from public rights of way where possible using berming, planting, or grade changes.
5. Adequate planter islands and landscape areas shall be provided to reduce the visual impact of parking lots and provide shading.
6. Parking lots should be dispersed into smaller lots and proportionally spread throughout the commercial area.
7. Parking areas should be designed with walkways and connections to minimize conflict between vehicles and pedestrians.
8. Parking lot design, configuration, and size of parking stalls shall be consistent with the SDCZO.
9. Parking lot capacity within the commercial area shall be consistent of 4 parking spaces per 1,000 square feet of gross floor area for all uses, with the exception of restaurants over 3,000 square feet which shall provide 8 parking spaces per 1,000 square feet of gross floor area—parking facilities for motorcycles and bicycles shall be included in the overall parking design.
10. On-street parking is encouraged where possible to reduce the need for large parking areas and to provide traffic calming along streets and to improve the pedestrian environment.

3.4.3.3 Architectural Design

1. The massing, character, and detailing of the architectural style should coincide with the architectural character set forth in **Section 3.4.1.1, Architectural Character**.
2. Commercial buildings should engage the street and sidewalks with appropriate pedestrian-level scaled features such as awnings, large windows, and first-floor building articulation.
3. Avoid a single, large dominant building mass. Horizontal building masses should be broken up with recessed elements, height variations, changes of materials, or other architectural solutions to create a more dynamic elevation.
4. Rooflines should be varied to reduce the overall mass of buildings.
5. Building entrances should be clearly communicated through architectural design with elements such as awnings, projections, arcades, or towers.

6. Buildings should incorporate 360-degree architecture, allowing architectural features and materials to wrap around the building where practicable.
7. Corner buildings and landmark buildings should incorporate special architectural elements such as clock towers or prominent rooftop treatments, and/or public art.
8. All roof-mounted equipment should be screened from adjacent properties using parapet walls or other concealment solutions.

3.4.3.4 Outdoor Dining

1. Outdoor dining is encouraged within the Town Center area and shall be an extension of an existing or proposed eating or drinking establishment, located directly adjacent to the business within the 10' sidewalk area or other open space not within a public right of way area.
2. Outdoor dining should be designed in such a way to allow for a 5 foot pedestrian zone to be maintained outside the eating area, to provide adequate pedestrian circulation.
3. A minimum 3-foot high physical barrier shall surround any outdoor dining areas where alcohol can be served.
4. All tables and chairs should be of sturdy construction and use quality materials.
5. Further outdoor dining requirements can be found in Section 6158a Outdoor Café Seating and Sidewalk Cafés in the SDCZO.

3.4.3.5 Service, Utilities, Trash, and Storage

1. Service areas shall be designed to allow service vehicles to have clear and convenient access without blocking parking areas or pedestrian circulation.
2. Service, maintenance, and storage areas shall be screened from public rights of ways, primary entry drives, retail plaza areas, and adjacent residential using walls, landscape, grading, or other appropriate methods.
3. All trash and garbage bins shall be stored in an enclosure. The enclosure shall be architecturally consistent with the overall design of the Site and building.
4. Outdoor storage areas shall only be allowed in areas permitted by code and shall be permanently screened from view.
5. Exterior on-site utilities shall be installed underground. Equipment that must be above ground shall be screened and incorporated into the landscape or architecture of the building.

3.4.3.6 Drive-Through Facilities

1. Queuing areas as part of drive-through businesses should be visually screened where possible and planned so as to not block drive aisles and parking spaces.
2. Drive-through facilities shall not be located directly adjacent to residential uses in order to minimize impacts from sound and idling vehicles.

3.4.3.7 Plaza Areas and Open Space

1. Plaza areas should include amenities such as seating, fountains, public art, textured paving, enhanced landscaping, and vertical building elements to create a focal point in the commercial area.
2. Plaza areas and open space should be integrated into the overall sidewalk and trail system in the Community.
3. Large shade trees should be provided in plaza areas to make them more comfortable and usable by pedestrians.

3.4.3.8 Signage

1. Monument signage, wall signage, and hanging signage shall use the same materials, colors, and architectural style to establish continuity throughout the town center.
2. Signage should emphasize an image of permanence and quality.
3. All tenant identification signs shall be consistently located on retail building facades and shall be incorporated into the architecture.
4. Signage design shall be proportionately appropriate with the building architecture and storefront design.
5. A uniform color scheme, materials, and overall signage style should be established and carried through the entire town center area.
6. The use of hanging signs is permitted over pedestrian walkways in front of stores. A minimum of 8' clearance is required from the sidewalk to the bottom of the sign.
7. All signs shall be lit with back-lighting or indirect lighting.
8. A Master Signage Program shall be provided with commercial project submittals. The program shall include building elevations showing proposed signage, signage areas, and colors and materials. Designs for pedestal signage shall be included showing heights, text size, and setbacks. Locations for all signage and lighting methods shall be noted.

3.4.4 Residential Development Standards and Design Guidelines

The following residential development standards and design guidelines apply to all residential development in both the C34 and RS Zones.

3.4.4.1 *Neighborhood Design*

1. Residential buildings should face onto streets, parks, courts or open space to activate those areas and create more pedestrian-friendly streetscapes and public spaces.
2. The garage should not be the dominant feature of the building façade along the street.
3. Residential projects should incorporate pocket parks and open spaces in the Site plan design.
4. Road systems in neighborhoods should be designed to create views of parks and amenities.
5. Multifamily buildings should be grouped in clusters to minimize the scale of the project and provide courtyards and open space areas to provide an amenity for the project.
6. Site planning should preserve natural features of the Site where possible such as existing drainage ways, significant landforms, and existing trees.

3.4.4.2 *Parking*

1. Parking in multifamily residential projects shall be linked to the sidewalks in front of buildings to provide safe pedestrian access.
2. Carports and garages in multifamily projects shall be designed to reflect the architectural character of the project in materials, color, and style.
3. Parking areas should be screened from public rights of way where possible using berming, planting, or grade changes.

3.4.4.3 *Service and Utility Areas*

1. Trash receptacles shall be screened from public view in enclosures that are architecturally consistent with the rest of the project.
2. Landscape screening should be used around trash enclosures to lessen their visual impact where appropriate.
3. Utility boxes, meters, transformers, air conditioning units, and other above ground utility elements shall be screened by incorporating them within the architecture of the building and/or adequate landscaping.
4. Utility elements should be located out of view from public roads, driveways, common areas, and project entrances whenever possible.

3.4.4.4 Architectural Style

1. The massing, character, and detailing of the architecture should coincide with the architectural character set forth in **Section 4.1.1, Architectural Character**.
2. Architectural styles should be appropriately scaled and proportioned to the respective building typology.
3. Architectural features appropriate to the vernacular of the style should be an integral part of the building form.
4. Details appropriate to the architectural style, projections, and changes in rooflines shall create a varied experience and enhance the look of the neighborhood.
5. Corner buildings in residential communities should have unique floor plans and elevations to provide an enhanced appearance at visually prominent locations.

3.4.4.5 Variety and Aesthetic Quality

1. Elements such as porches, roofed porte-cocheres, and gabled projections should be incorporated into the façade of buildings to provide pedestrian scale and variety.
2. Entry features such as gates, trellises, and arbors should be used to vary the street scene in the neighborhood.
3. Adjacent homes of the same architectural style should not have the same elevation style and color palette.
4. Create variety in building masses by using horizontal and vertical offsets.
5. Large multifamily dwellings should have articulated facades to break up the mass and provide a dynamic streetscape.

3.4.4.6 Environmental Considerations

1. Single family homes shall be plumbed for single-fixture grey water systems.
2. Architects are encouraged to use sustainable design practices including roof-integrated solar panels, large roof overhangs, rain barrels and cisterns.
3. Shaded courtyards and outdoor rooms are encouraged in architectural design to promote air flow within buildings and reduce the need for air-conditioning.

3.4.4.7 Roofs

1. A variety of roof forms should be designed to provide visual interest while avoiding a monotonous roofline.

2. Roof materials, colors, and treatments should be appropriately detailed per the architectural style and building form.
3. Roof forms between different plans should vary orientation by alternating between front to rear and side to side pitches, and incorporating gables, hips, and single story elements.
4. Overly complex or distracting roof forms are discouraged.

3.4.4.8 Garages

1. Garages should be recessed on the front building elevation so they will not be the dominant feature.
2. Garage door appearance should be varied by using door patterns, window patterns, and appropriate architectural details.
3. Landscape pockets between garage doors are encouraged to soften the appearance of garages, especially for multifamily buildings.
4. Articulation around garage doors with elements such as trellises and trim detail, is encouraged to help recess the appearance of the garage door.

3.4.4.9 Colors and Materials

1. Color and material choices should be appropriate with the architectural character of the building.
2. Each elevation should use a minimum of three colors: one field color, one trim color, and one to three accent colors.
3. Accent materials should wrap around the front elevation and terminate at inside corners or other natural breaks in the building façade.
4. Materials, colors, and details should be used to enrich building character with durable, high quality finishes.

3.4.4.10 Doors, Windows, and Entries

1. The home entry should be the focal point of the front elevation.
2. Variations in front entry doors on multifamily buildings should be used to give individual character to each unit.
3. Recessed windows are encouraged as appropriate to the architectural style of the building.
4. Style-appropriate detailing around windows are encouraged as appropriate to the architectural style of the building.

5. Direct alignment of windows between adjacent homes should be avoided.
6. Elevations within the same community should include differing window treatments and styles to provide variety

3.4.4.11 Exterior Lighting

1. Outdoor light sources should be concealed and concentrated where the lighting fixture is not a focal point of the design.
2. Lighting along walkways and on walls should be focused downward to avoid glare.
3. Wall-mounted lighting fixtures should be appropriate to the architectural style of the dwelling.

3.4.4.12 Community Facilities

1. All community facilities throughout the Project in parks and open space areas shall be designed in the same architectural character as the rest of the community according to their function.
2. Trash enclosures as part of community facilities shall be screened from public view through site orientation and/or walls and landscaping to lessen their visual impact.

3.5 Landscape Standards and Design Guidelines

Landscape Standards and Design Guidelines provide a description of the planting standards and design guidelines, planting palettes, and trail design to help shape the character of the project.

3.5.1 Planting Standards and Design Guidelines

The planting standards and design guidelines establish a basis for landscape typologies and plant palettes that reinforce the rural character of the Project, conserve water resources, relate to the agrarian heritage of the region, and emphasize a Mediterranean and native character.

The following standards and design guidelines are provided for plant selection:

- Low Water Use Landscape – See **Section 3.4.2.1, Sustainability** for water use landscape standards.
- Turf Grass – See **Section 3.4.2.1, Sustainability** for turf grass restrictions in residential front yards.
- Visibility and Safety - Plants shall be selected and placed to allow visibility at intersections and clear site lines into and out of public parks and trails.

- Fire Safety – All plant material throughout the community shall be in conformance with the Fire Protection Plan. Parking areas at Preserve Areas – Parking located within or adjacent to preserve areas should include native landscaping.
- Tree Selection –Each neighborhood should incorporate a diversified selection of tree species to provide visual interest and minimize potential impacts of pest infestations.
- Street Tree Spacing - Trees along roadways should be clustered in informal groupings to reflect a less formal and rural character. Formal and structured rows of trees are strongly discouraged.
- Town Center Character – The landscape character and supporting plant palette in this area may be more refined in its composition but shall maintain a Mediterranean and native character.

3.5.2 Plant Palette

Community landscape character and plant palette are inspired by the natural existing landscape. Visual identity of the community can be described in terms of five main landscape typologies:

- a. **Oak Grove and Boulderscape:** Preservation and re-use of natural site boulders, paired with Oak trees and native and adapted low-water use plants sets the tone for the overall landscape theme.
- b. **Basins and Swales:** Riparian plantings within roadside swales and in water quality basins mimic the natural site hydrology and create a consistent visual character throughout the community.
- c. **Vineyards:** Vineyard plantings strategically located on slopes throughout the Community create a unique visual identity, establish a connection to the regions agrarian history, and provide a productive landscape.
- d. **Enhanced Landscape Areas:** These high visibility areas combine the rural, native character with more visually dynamic low-water use Mediterranean plants.
- e. **Fuel Modification Zones:** Perimeter slopes are planted with drought-tolerant, fire resistive plants that are informal in structure with the intent of mimicking the natural character of the native hillsides throughout the Project.

Plant selection shall be in accordance with the landscape zones illustrated in **Figure 52 - Landscape Concept Plan** and **Figure 53 – Biological Open Space and Landscape Zones**. The purpose of this section is to provide a framework for plant selection for each landscape zone.

Substitutions

New species not included in the palettes may be used if they meet the following plant performance criteria:

1. Plant meets the landscape character for the planting zone.
2. Plant is not invasive as defined by the San Diego County Invasive Ornamental Plant Guide; including Most Invasive and Moderately Invasive species.
3. Plant is not included in the Fire Protection Plan “do-not-plant” list.
4. Plant is native and/or has an estimated species plant factor of 0.2 or lower.
 - a. **Oak Groves and Boulderscapes:** Oak trees and natural boulders shall be used in this zone to reinforce the rural character and set the tone for the community landscape character along the main roads such as Mesa Rock Road and Sarver Lane. Plants from this zone may also be planted in the Enhanced Landscape Zone. Plant selection for this zone shall comply with **Figure 54 – Plant Palette – Oak Groves and Boulderscapes**. See also character images in **Figure 55 – Character Images – Oak Groves and Boulderscapes**.

Note: Some portions of the streetscapes in this zone are located with the Fuel Modification Setback Zone 1. Such areas shall comply with Fuel Modification requirements, including tree and shrub spacing requirements, limiting grasses to small groups rather than large masses, and grass maintenance requirements for cutting back grasses after they have gone to seed.

- b. **Basins and Swales:** This zone shall be vegetated with a mixture of riparian species and other plants adapted for both drought and seasonal water inundation. Swales adjacent to community roads shall blend boulders, rock cobble, and informal plant massing to create a consistent visual dry creek character. Plant selection for basins and swales shall comply with **Figure 56 – Plant Palette – Basins and Swales**. See also character images in **Figure 57 – Character Images – Basins and Swales**.

Note: Some basins are located with the Fuel Modification Setback Zone 1. Such areas shall comply with Fuel Modification requirements, including tree and shrub spacing requirements, limiting grasses to small groups rather than large masses, and grass maintenance requirements for cutting back grasses after they have gone to seed.

- c. **Vineyards:** Vineyards are very low water use crops that provide a productive agricultural use of the irrigated open space. They have a low fuel volume and provide excellent fire resistance. Vineyards are proposed in focused areas throughout the

Community and shall comply with **Figure 58 – Plant Palette – Vineyards**, and the following standards and design guidelines:

1. Vineyards shall be set back at least 80 feet from the street and 100 feet from residential lots.
2. Grape varieties should be carefully 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.
3. Vines should be spaced to optimize sun exposure (approximately 8 feet on center).
4. Vine supports shall be constructed of non-combustible materials such as galvanized or corten steel and shall be approximately 6 feet tall maximum.
5. Vines should be installed in even, consistent rows; however, they may be interrupted by unique site features such as rock outcroppings.
6. Vineyard planting shall be allowed within fuel modification zones 1 and 2.
7. Vineyard maintenance shall be the responsibility of the HOA.

See also character images in **Figure 59 – Character Images – Vineyards**.

- d. **Enhanced Landscape Areas:** This landscape zone includes areas with a high degree of usage and visual impact such as parks, neighborhood streetscapes, the Town Center, and Parks. All plants included in Oak Groves and Boulderscapes landscape zone are also permitted, and encouraged, within Enhanced Landscape Areas to reinforce the rural character. Turf may be incorporated for active and passive uses within parks.

Plant selection for Enhanced Landscape Areas shall comply with **Figure 60 – Plant Palette – Enhanced Landscape Areas**. See also character images in **Figure 61 – Character Images – Enhanced Landscape Areas**.

- e. **Fuel Modification Zones:** This zone shall be planted with drought-tolerant, fire resistive plants and conform with the requirements of the Fire Protection Plan and the Brush Management Setback. Plant selection for Fuel Modification zones shall comply with **Figure 62 – Plant Palette – Fuel Modification**, and the zones indicated below. See also character images in **Figure 63 – Character Images – Fuel Modification**.
 - i. Fuel Modification Zone 1 – Irrigated Structure Setback Zone (100+ feet wide)
 - This zone shall be permanently irrigated and planted with drought-tolerant, fire resistive plants.
 - Existing vegetation shall be thinned per Fire Protection Plan requirements.

- Plants as ground cover shall have high leaf moisture and be 4 inches or less in height.
 - Trees and tree form shrub species that naturally grow to heights that exceed 2 feet shall be vertically pruned to prevent ladder fuels.
 - No trees shall be planted within 10 feet of structures.
 - Tree spacing shall allow for a minimum of 10 feet between canopies.
- ii. Fuel Modification Zone 2 – Thinning Zone (150 feet wide)
- In this zone, existing vegetation shall be thinned to 50 percent in accordance with the Fire Protection Plan. New vegetation shall be planted with low density to reduce the fuel load of the area.
 - Existing vegetation shall be thinned per Fire Protection Plan requirements.
 - Groundcover shall be no more than 6 inches in height.
 - Trees and tree-form shrub species that naturally grow to heights that exceed 4 feet shall be vertically pruned to prevent ladder fuels.
 - Single-specimen shrubs (excluding sage and chamise species), may be planted 20 feet on center.
- iii. Fuel Modification Special Management Area
- This zone shall meet the same requirements as Fuel Modification Zone 2 above.

Fuel Modification Zone Alternative Compliance

The planting and irrigation requirements may be altered if significant rock formations that would not support plant material are encountered. The landscape architect of record shall submit a letter requesting alternative compliance to County staff. The letter shall indicate the locations where planting and irrigation is not feasible and provide recommendations for alternative compliance. This may include a request to waive planting and irrigation requirements where stable rock is present, and/or a request to provide partial vegetative cover with applications of irrigated or non-irrigated hydroseed.

3.5.3 Park Standards and Design Guidelines

A combination of community parks, neighborhood parks, pocket parks, overlooks, pathways, and trails have been woven throughout the fabric of the community. Each neighborhood includes strategically located park and open space amenities. Proposed park locations are illustrated in **Figure 64 - Park and Trail Plan**.

The following design guidelines are provided for Park Design:

- Accessibility - Parks and open space areas should be designed to accommodate the needs of differing ages and physical abilities.
- Structures - Structures within parks and open space should exhibit a high level of quality and design on all visible sides of the structure.
- Site Furnishings - Benches, lighting, trash receptacles, and other community elements should be consistently themed with the architectural character of the community.
- Plant Character - Landscape should be native and naturalized in character.
- Natural Boulders - Boulders should be integrated as a principal design feature in each park.
- Stormwater - Swales and stormwater features should be treated as amenities, and integral to the design. Stormwater basins may be used for passive play where possible.
- Park Layout – Separation should be provided between residential areas and active use amenities such as turf areas, dog parks, and children’s play areas. A minimum set back of 20 feet between residential areas and active use amenities should be provided.
- Crime Prevention – Visibility and safety should be promoted using principles of Crime Prevention Through Environmental Design (CPTED).
- Contour Grading - Manufactured slopes should be contour graded where possible by providing variation in slope aspect, width and height.
- Unique or natural landforms which are retained and incorporated into the park design shall be credited towards any total park acreage requirements.

3.5.4 Park Land Dedication Ordinance

Total park area shall be provided based on Park Land Dedication Ordinance (PLDO) requirements as shown below.

PARK PLANNING AREAS

| PLANNING AREA | UNITS | PLDO (SF/UNIT) | PARK AREA REQUIRED (ACRES) (UNITSxPLDO/43560) |
|---------------|-------------|-------------------|--|
| SanMarcos | 0 | n/a | 0.00 |
| Escondido | 0 | n/a | 0.00 |
| ValleyCenter | 639 | 380.28 | 5.58 |
| Vista | 1496 | 373.74 | 12.84 |
| Total | 2135 | | 18.41 |

Proposed park areas and potential amenities are indicated in **Figure 65– Park Summary and Figure 66– Park Summary**.

3.5.5 Park Types by Neighborhood

The following conceptual park designs represent potential park layouts and amenities and are for illustrative purposes only. The final park plans will be designed and approved per the procedures set forth in this document.

a Town Center

1. Oak Grove Park (20 acres) P1

Oak Grove Park is a public park that celebrates the existing oak and boulder landscape found along Deer Springs Road. Suggested programming includes preservation of large oak trees, picnic areas, trails, and fitness nodes. See **Figure 67 – Oak Grove Park**.

2. Village Green (0.9 acres) P2 –

Village Green is a private park located in the heart of the Town Center commercial area. The park shall be designed to be accessible from the adjacent businesses and provide a gathering space for community events. More refined in character, this park may include game tables, flexible turf, bike share parking, and plaza seating. See **Figure 68 – Village Green**.

3. Joint Use Park (2.8 acres) P3 –

The Joint Use Park is a public park, and is located adjacent to the school site to allow for joint use access. Proposed amenities include turf for active and passive play as well as a backstop for T-ball and little league practice, bike share parking, and a children’s play area. See **Figure 69 – Joint Use Park**.

b Hillside Neighborhood

1. Hillside Mini Park (0.3 acres) P4 –

Hillside Mini Park is a private park. Proposed amenities include a community garden, picnic area, and connections to the pathway and trail network. See **Figure 70 – Hillside Mini Park**.

2. Hillside Heights (2.0 acres) P5 –

Hillside Heights is a public park, perched on the edge of the open space preserve and is easily accessible from all parts of the Hillside neighborhood. Potential program amenities include shaded picnic plazas, children’s play area, fitness

stations, bike share parking, and open turf areas. A strategically located picnic area is proposed at the park's high point to provide panoramic views to the east and southeast. See **Figure 71 – Hillside Heights**.

c Mesa Neighborhood

1. Mesa Mini Park (0.5 acres) P6 –

Mesa Mini Park is a private park that is designed to include a community garden, picnic area, and connection to the pathway and natural trail network. See **Figure 72 – Mesa Mini Park**.

2. Mesa Park (3.2 acres) P7 –

Mesa Park is a private park that will be designed and programmed in concert with the Mesa neighborhood. It should respond to the needs of the active living residents of the Mesa neighborhood and include a clubhouse, pool, bike share parking, and landscape amenities. See **Figure 73 – Mesa Park**.

d Summit Neighborhood

1. Summit Mini Park (0.6 acres) P8 –

Summit Mini Park is a public pocket park. It is situated to take advantage of nearby views and provide access to the adjacent trails network. Proposed amenities include a picnic area, bike share parking, and connections to the pathway and trail network. See **Figure 74 – Summit Mini Park**.

e Camino Mayor

1. Saddleback Park (1.4 acres) P9 –

Saddleback Park is a public park located off Camino Mayor Road on the northern portion of the Site with access to the open space trails. Amenities include parking for approximately five horse trailers and 12 vehicles, picnic areas, equestrian facilities, a public restroom area, and a trail head. See **Figure 75 – Saddleback Park**.

f Knoll Neighborhood

1. Knoll Mini Park (0.4 acres) P10 –

Knoll Mini Park is a public park and is designed to provide a small children's playground, and picnic area. This park provides access to the adjacent trail network. See **Figure 76 – Knoll Mini Park**.

2. Peak’s Park (8.1 Acres public, 1.8 acres private) P11a and P11b –

Located in the Knoll neighborhood, the Peak’s Park includes both a public community park and a private recreation area. Peaks and boulders should be utilized as primary design elements; using landforms, overlooks, and large boulders where possible. Potential program amenities include a loop trail, exercise circuit, children’s play area, bike share parking, amphitheater seating, a public restroom area, picnic areas, a dog park, and a large flexible recreational lawn area. Potential private amenities include a community building, pool facilities, and outdoor gathering spaces/fire pits. See **Figure 77 – Peak’s Park**.

g Valley Neighborhood

1. Valley Green (2.5 acres) P12 –

Valley Green is a private park intended to provide a gathering space large enough for group picnics, neighborhood movies, and informal play. Potential program amenities include a community building, children’s play area, bike share parking, pool, and a community garden. See **Figure 78 – Valley Green**.

2. Creekside Park (2.2 acres public, 0.7 acres private) P13a and P13b –

Creekside Park includes both public and private recreation areas. The park connects pedestrians and site hydrology from Sarver Lane to the open space surrounding the eastern edge of the Valley neighborhood. This park highlights the hydrologic functions of the valley by incorporating decorative storm water features. The park is anchored by a stormwater basin and framed by amenities that may include picnic areas, open lawn, bike share parking, and a children’s play area. See **Figure 79 – Creekside Park**.

h Sarver Lane

1. Sierra Farms (6.5 acres public, 0.6 acres private) P14a and P14b –

Located at the west entry off Sarver Lane, this public and private rustic park will create an inviting gateway to the community. Proposed amenities include a dog park, flexible open lawn, bike share parking, vineyards, a maintenance yard with green waste composting area and a multi-purpose signature structure that could be used for community or private events. See **Figure 80 – Sierra Farms**.

i Pocket Parks and Overlooks (0.8 acres) P15 -

These pocket parks and overlooks vary in size and placement throughout the Site. Each pocket park is intended to offer users a rest point, capture unique views and vistas, and/or provide space for picnic tables, walking paths, interpretive

education, or other passive uses. Each park is connected to the community-wide trail network. See **Figure 81 – Pocket Parks and Typical Overlooks**.

3.5.6 Pathway and Trail Standards and Design Guidelines

A Community-wide pathway and trail network acts as the connective thread that unites the Project's various neighborhoods, parks, and overlooks. The pathway system links each park and to the trails network which provides connections to overlooks, and to the existing trail network beyond the Project limit. Pathways are located along the main access roads (Mesa Rock Road and Sarver Lane), and are looped through neighborhoods promote walkability and are shown on **Figure 64 – Park and Trail Plan**.

- Connectivity - Direct connections should be established from pathways and trails to each of the neighborhood parks.
- Trail Alignment – Trails should incorporate key landforms and boulders should be identified for trail rest points or views (i.e., catalog notable landforms and boulders along the trail).
- Environmental Educations – Pathways and trails should be used as a platform for public awareness and environmental education.
- Trail Design for Multiple Users- Trail design should accommodate a variety of users including pedestrians, cyclists, and equestrians.
- Pocket Parks and Overlooks - Additional private pocket parks should be incorporated along pathways and trails to create rest points where feasible.
- Trail Surface - Materials used should be natural soil and decomposed granite.

3.5.7 Trail Types

a. Community Pathways and Trails

1. Multi-use Pathways along Primary Roads

The multi-use pathways connect each neighborhood creating a larger community-wide network. These pathways are based on the Type D – Pathway (special) from the County Trails Program with a trail width of 8 feet and are within the right of way. See **Figure 82 – Community Pathways and Trails**.

2. Internal Pathways within Neighborhoods

These pathways provide interior loops within the neighborhoods and are within the right of way of residential roads. Internal pathways are modified from the

Type B – Rural Trails and have a width of 6 feet. See **Figure 82 – Community Pathways and Trails**.

3. Secondary Trails within Neighborhoods

Secondary trails within neighborhoods connect residents to overlooks throughout the Community. They are modified from the Type C – Primitive Trail from the County Trails Program with a minimum trail width of 3 feet and a maximum slope of 30 percent. See **Figure 82 – Community Pathways and Trails**.

b. Open Space Trails

1. Multi-use Trails Through Open Space

These trails are located in the northern portion of the Site. Trails here are based on the Type B -Rural Trail from the County Trails Program with a trail width of 8 feet and maximum slope of 15 percent. See **Figure 83 – Open Space Trails**.

2. Secondary Trails through Open Space

Secondary trails complete the northern trail system in the northern portion of the Site. Most secondary trails create links from the Multi-use trail to overlooks. They are modified from the Type C – Primitive Trail from the County Trails Program with a minimum width of 3 feet and a maximum slope of 30 percent. See **Figure 83 – Open Space Trails**.