



### *Neighborhood Entries*

Neighborhood entries occur where local residential streets intersect with Rancho Encantada Parkway. The location of neighborhood entries are shown conceptually on **Figure 13**, but exact locations will be determined at the time Planned Residential Development (PRD) permits and Tentative Tract Maps are designed and processed. Neighborhood entries convey the overall Precise Plan identity by repetition of primary and secondary monumentation plant material, but at a smaller scale. **Figure 16, Neighborhood Entry** shows a conceptual design of a typical neighborhood entry.

### **Landscape Buffer Zones**

Buffer zones provide areas of transition between dissimilar uses, grades, or other conditions. Landscape buffers should be provided in three locations within the Precise Plan area: 1) between the school/park site and adjacent residential uses; 2) in areas where residential development in Planning Areas 2 and 3 are adjacent to the SDG&E utility easement; and 3) between residential uses and the planned water reservoir. In these areas, landscaping, elevation changes (slopes or berms), and/or fences or walls should be used to create effective buffers. **Figure 17, Typical School/Park/Residential Interface, Figure 18, Residential/SDG&E Interface Treatment, and Figure 19, Typical Residential/Water Reservoir Interface**, depict a typical cross-section of the landscape interfaces at these locations. As shown, elevation changes, local roads, screen plantings, walls and/or fences will provide a transition.

#### *School/Park/Residential Interface*

**Figure 17** shows the interface between the school and park site and the affordable housing site located in Planning Area 12. Rancho Encantada Parkway borders the residential area and the school and park site to the north. Lighting of the school and park site, particularly outdoor lighting for nighttime recreational use, shall not shine directly on adjacent residential areas.

#### *Residential/SDG&E Interface*

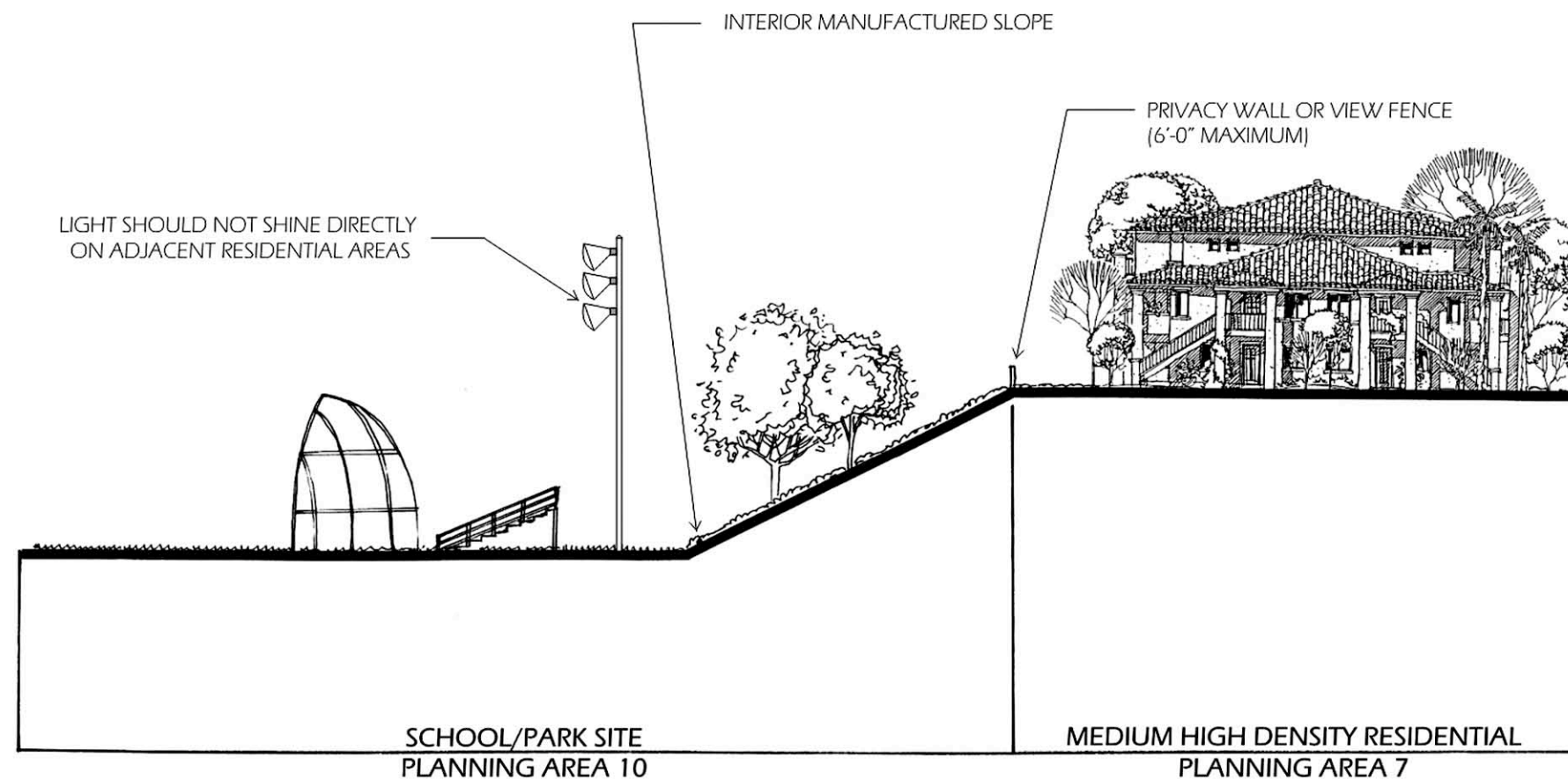
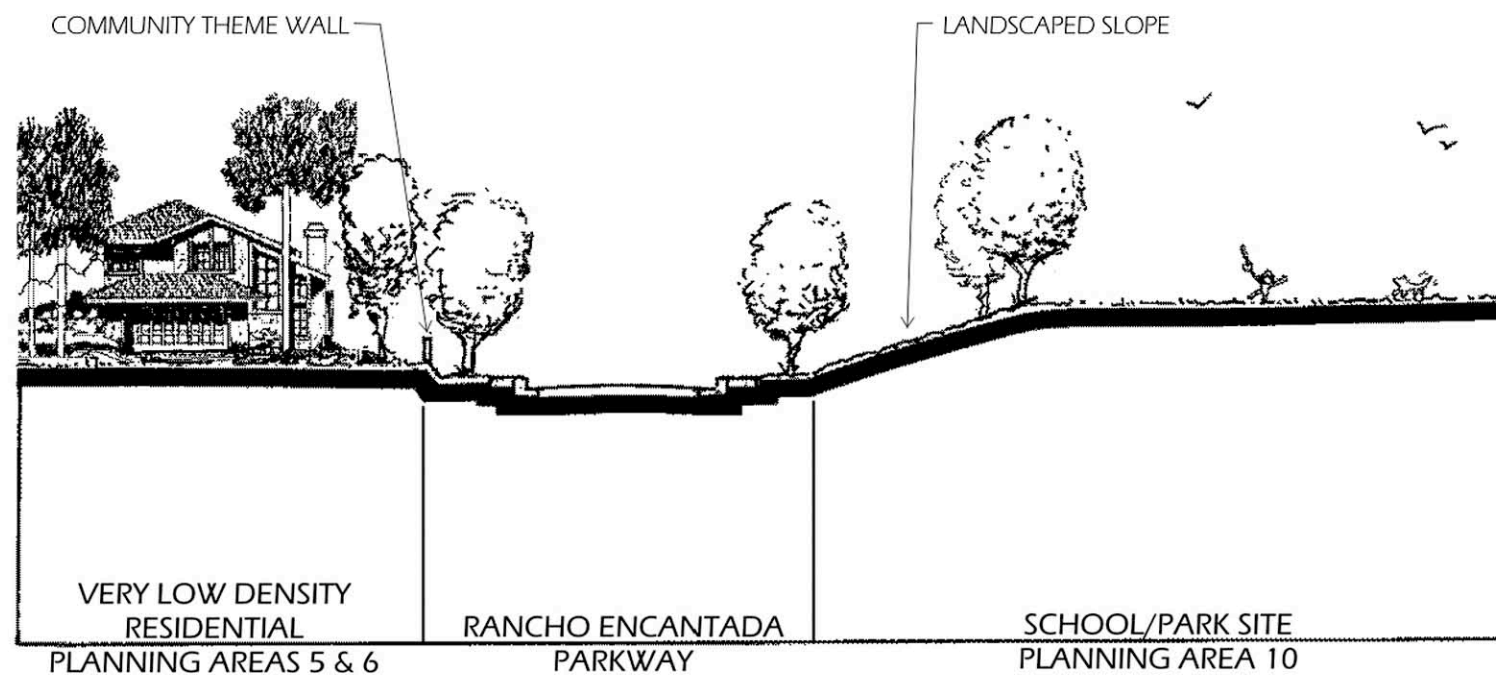
**Figure 18** shows that natural revegetation separates the SDG&E tower from residential in Planning Area 2. Attempts should be made to emphasize topographic differences between the utility tower and the residential units.

#### *Residential/Water Reservoir Interface*

**Figure 19** shows the residential and water reservoir interface. As shown on the figure, there will be a wall or view fence that will have a maximum height of six feet, and a berm shall be placed at the top of the hill next to the water reservoir.

### **Manufactured Slope Treatments**

Manufactured slopes are categorized as “interior” and “exterior.” Interior manufactured slopes occur within or between development areas and are not adjacent to natural open space. Exterior manufactured slopes occur on the perimeter of development areas and adjacent to natural open space. Interior and exterior manufactured slopes have different landscape requirements, as discussed below. Regardless of their location, all manufactured slopes over five feet in height visible from public roads or neighborhood and community public facilities



should be contoured or undulated to produce a more naturalized appearance (see **Grading Guidelines** in this element). Landscaping techniques using plant material of varying heights can be used in conjunction with contour grading to create an undulated slope appearance. Manufactured slopes, required to support development pads, are not permitted within the MHPA. The revegetation method involving the grinding of native vegetation removed from the site and replanting of the ground up material, should be used for the revegetation of manufactured slopes where appropriate.

#### *Interior Manufactured Slopes (Permanently Irrigated)*

Naturalized and ornamental species may be included on internal manufactured slopes, but should not occur adjacent to natural open space. This would include accent trees, shrubs, and groundcover that have a unique flowering, leafing, or branching that will complement the community environment. The plants are drought resistant and fire retardant. Interior manufactured slopes will conform to the City of San Diego requirements for Brush Management if the slope gradient is equal to or less than 4:1. If the slope is greater than 4:1, the interior manufactured slope will conform to the City of San Diego requirements for Brush Management set forth in the Land Development Code.

#### *Exterior Manufactured Slopes (Temporarily Irrigated)*

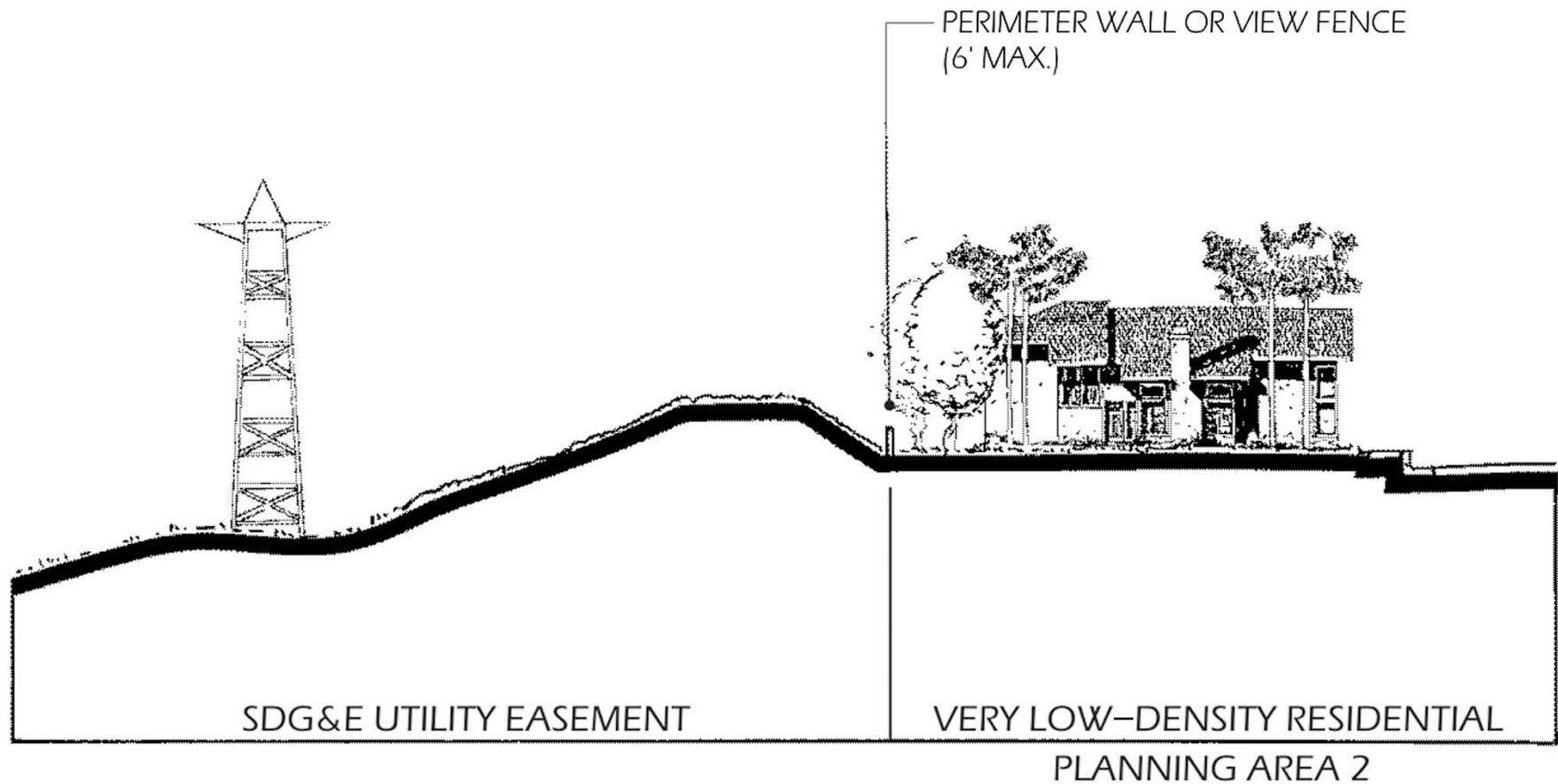
For exterior manufactured slopes, a plant palette should be selected that will be visually compatible with the surrounding native landscape and allow for transitional slope coverage, natural ecological succession and ultimately, a mature climax plant development which integrates with the undisturbed natural areas. Exterior manufactured slopes shall be planted with native plant materials. As an alternative, if proposed in PRD and/or Tentative Map submittals, exterior manufactured slopes may be established through a comprehensive program that does not use supplemental irrigation. In that case, the comprehensive program should include an increased period for developer maintenance to ensure the revegetation goals are met. Any exterior manufactured slopes within open space areas shall be planted only with native and naturalized plant materials. An artificially appearing manufactured slope outline should be avoided by using the same plant species as those on adjacent natural slopes. Such plantings will create a sense of undulation and visual relief along the vertical planes consistent with the characteristics of the surrounding hillsides. All manufactured slopes shall be consistent with the Precise Plan's Brush Management Program as described in the **Utilities Design Guidelines** within this element.

#### *SDG&E Easement*

Maintenance of the existing SDG&E easement and the utility lines will be the responsibility of SDG&E.

#### *School/Park Site*

The public park site shall be owned and maintained by the City of San Diego. The elementary school site shall be offered for conveyance to the Poway Unified School District (PUSD). If the site is acquired by the PUSD for development of an elementary school, the site shall be owned and maintained by the PUSD. If the school site is not acquired, the park site will be expanded from four acres to 8.16 net acres and shall be owned and maintained by the City of San Diego.



\*THIS DEPICTS 1 OF 4 RESIDENTIAL INTERFACES WITH THE SDG&E TOWERS. THIS IS THE LOCATION WHERE THE PROPOSED RESIDENTIAL UNITS ARE NEAREST A TOWER.



### *Neighborhood Park*

The 6.6-acre park site shall be owned and maintained by the City of San Diego.

### *Mission Trails North Regional Park*

The approximate 1,150-acre Mission Trails North Regional Park shall be owned and maintained by the City of San Diego.

### *Irrigation Systems*

The irrigation system for improved areas should be a permanent, automatic system, programmed to deliver adequate soil moisture as determined by the depth of the root zone. The soil moisture attained should promote vigorous growth of all plant materials. The system should be maintained in good working order, and the cleaning and adjustments to the system should be part of the regular maintenance activities. Overspray and irrigation runoff shall not flow into adjacent areas designated for revegetation with native or naturalized vegetation. The revegetation method will not require temporary or permanent irrigation systems to supply supplemental irrigation but will establish native vegetation through natural rainfall. All landscape catch basins, swales, channels and other drainage devices should be maintained in a state conducive to conducting water in a free-flowing condition.

### **Wall and Fence Design Guidelines**

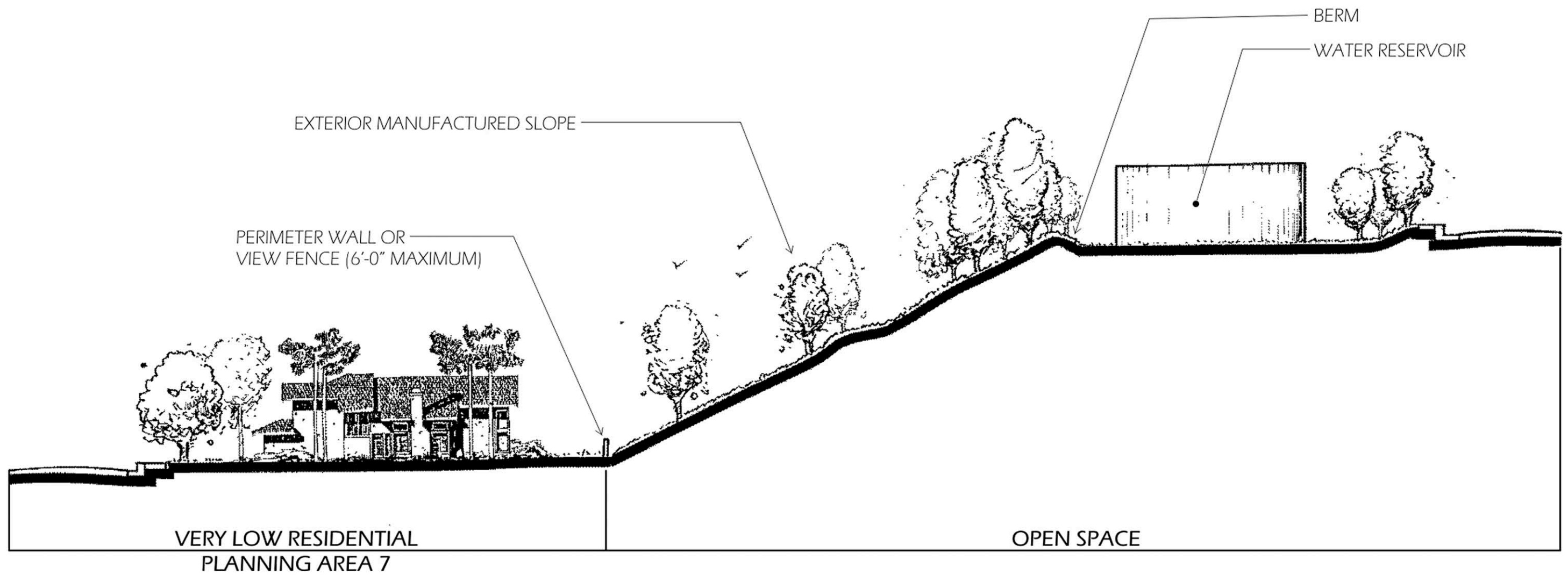
Walls and fencing are visually prominent and form a unifying element of the Rancho Encantada community design. On the other hand, if not properly located and designed, they can provide an overbearing sense of "confinement" with little or no visual relief. Where walls and fencing are required (e.g., noise attenuation, privacy) or desirable (e.g., entry monumentation, buffers), they should be designed and constructed in a manner compatible with the scale, texture, and color of the surrounding environment. Walls and fencing should reflect an appropriate balance of function and aesthetic quality, and all fences and walls should be designed as integral elements of building architecture or complementary to the architecture and landscape character. Typical fencing and wall design concepts for the residential areas of Rancho Encantada are illustrated on **Figure 20, Wall and Fence Concepts**. The existing walls and fences associated with the existing structures on the Sycamore Estates project are not subject to these design guidelines.

### *Noise Attenuation/Community Theme Walls*

Solid noise attenuation/community theme walls will occur along Rancho Encantada Parkway in areas where residential lots would be directly adjacent to the roadway, and as identified by the Rancho Encantada EIR. These walls will be used for aesthetic purposes, as well as a means to reduce vehicular traffic noise and shall have a maximum height of six feet, unless additional height is needed for sound attenuation purposes. A combination of slopes, landscaping between the walls, sidewalks and building setbacks should be incorporated to complement the overall landscape character and adjacent building architecture.

### *Theme Fence*

Theme fencing is encouraged along select areas of Rancho Encantada Parkway in areas where noise attenuation is not necessary. Theme fencing should consist of wood, split rail or similar material and should enhance the neighborhood character. The complete length of



Typical Residential/Water Reservoir Interface  
 Rancho Encantada Precise Plan

Rancho Encantada Parkway should not exhibit a confined feeling. Fencing should be open, and in some areas along Rancho Encantada Parkway, no walls or fencing should occur at all.

#### *Perimeter Walls and Fences Adjacent to Open Space*

In order to avoid visual impacts from MHPA open space, a uniform wall and fencing concept has been included in the Precise Plan for all development boundaries adjacent to open space. Solid walls are permitted if sound attenuation is required per the Rancho Encantada EIR. To ensure that these walls and fencing will be consistent throughout the community, they shall be installed by the developers/builders. Perimeter walls and fences shall have a maximum height of six feet (6') and should provide openings for entries and overlooks, consistent with MHPA fencing requirements.

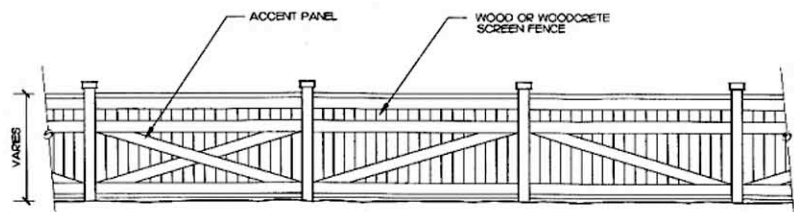
#### *Privacy Walls and Fences*

These fences or walls would be located at the neighborhood entrances, along local roadways, and between residential lots for identity and/or for privacy and security. Masonry columns may be located at property lines, points of change in vertical and horizontal direction, and other intervals appropriate to segment the length of the wall. Continuous, straight runs of wall or fencing visible from public roads or open spaces should be softened with plant species of trees, shrubs, and vines.

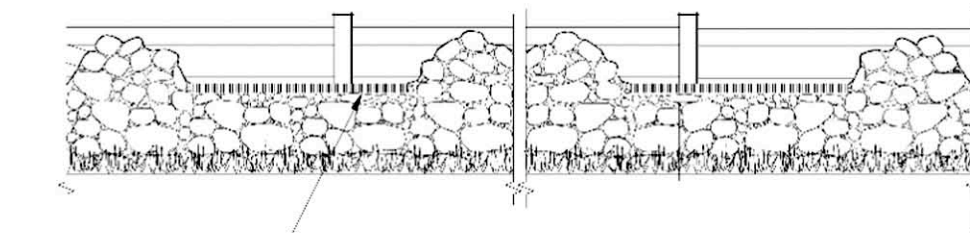
The following standards shall guide the design and construction of walls and fencing in the residential areas of Rancho Encantada. Specific design details will be addressed during the Planned Residential Development (PRD) permit stage of Precise Plan implementation.

- a. All perimeter walls and fencing shall comply with the City's Municipal Code Ordinance, Section 101.0620, Fences and the MHPA Adjacency Guidelines.
- b. Appropriate construction materials include tubular steel, stone block, slump block, wrought iron, masonry, stucco and wood. Transparent materials, such as glass and plexiglass, can also be used masonry, stucco and wood. Transparent materials, such as glass and plexiglass, can also be used where views are desirable.
- c. Walls and fences may be maintained by a Homeowner's Association, or by other means.
- d. The maximum height for fences and walls should be six feet, except as required for earth retention or sound attenuation.
- e. Solid fences and walls which are visible from public rights-of-way or public open space should include design elements such as pilasters, planter pockets, or pop-outs to reduce monotony. Landscaping also could be provided to screen walls and fences.
- f. Development areas adjacent to MHPA open space may be required to provide a wall or fence along the MHPA boundary line to minimize disturbance of natural vegetation and to reduce domestic animal predation.
- g. Only non-combustible or minimum one-hour fire rated fences are permitted in Brush Management Zones 1 or 2.
- h. Walls, fences and footings should be located outside of the City right-of-way.

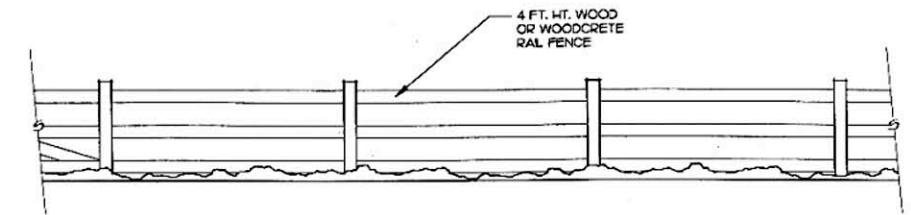




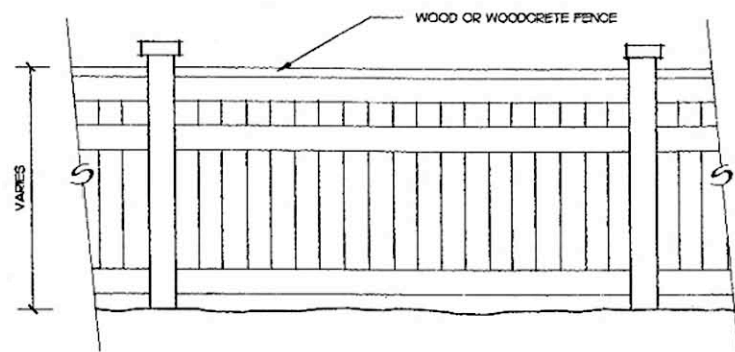
EXTERIOR SIDEYARD THEME FENCE



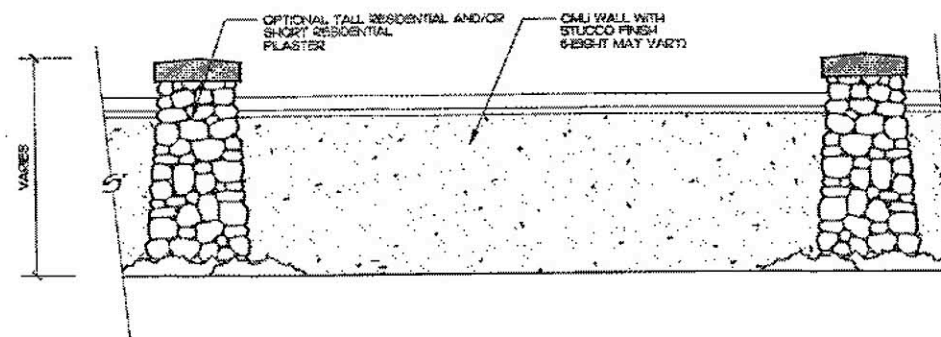
SEATWALL 2



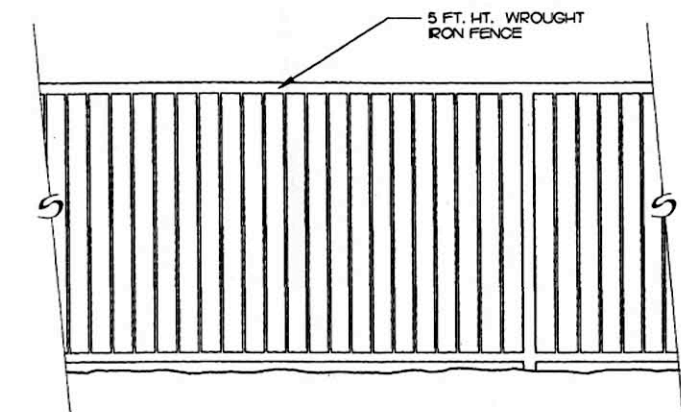
THEME FENCING



RESIDENTIAL SCREEN FENCE



SOUND ATTENUATION WALL



VIEW FENCE



## **UTILITIES DESIGN GUIDELINES**

Design guidelines for water and wastewater utilities within the Rancho Encantada Precise Plan area shall be in accordance with all Metropolitan Water District of Southern California (MWD) and Metropolitan Sewer System (METRO) criteria or as otherwise provided by this Precise Plan. Concrete masonry structures will surround water and wastewater pump stations within the Precise Plan area. The structures should be compatible with adjacent residential architecture and screened with appropriate landscape (see **Figure 21**). Telephone, cable and electrical service lines will be located underground, with the exception if existing and future overhead transmission lines that will be located above ground. These utilities will be in compliance with local utility design guideline criteria or as otherwise provided in this Precise Plan.

## **BRUSH MANAGEMENT GUIDELINES**

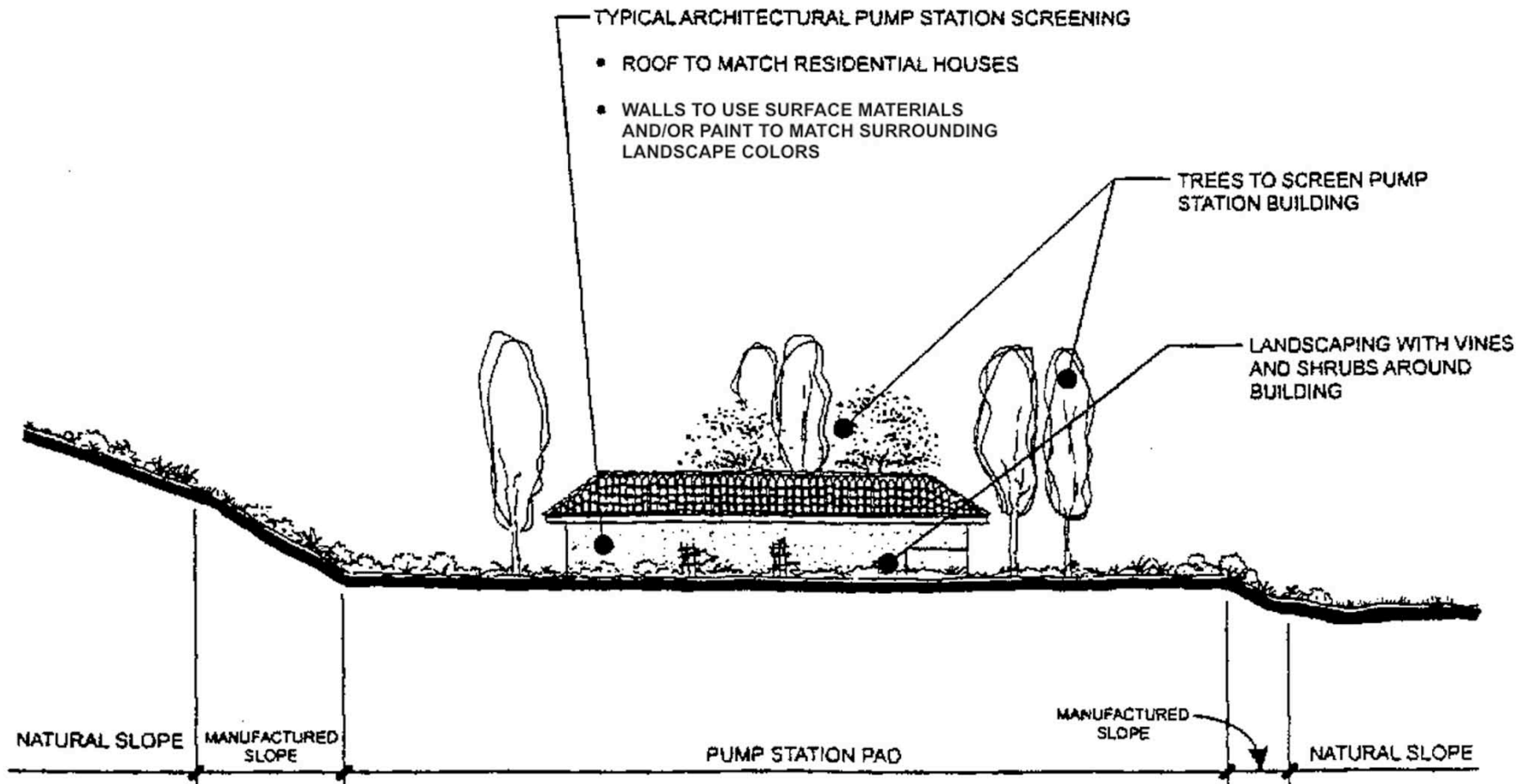
The brush management program consists of two brush management zones. The two-zone brush management zones for Rancho Encantada conform to the City's Land Development Code. In most cases, Brush Management Zone 1 is located on the pads of residential lots and its maintenance will be the responsibility of the private lot owners. Brush Management Zone 2 is located on exterior manufactured slopes and in natural open space areas and will be maintained by a Homeowners Association or Landscape Maintenance District. The two Brush Management Zones are discussed below and shall be maintained per City requirements.

### **Zone 1**

Zone 1 consists of plantings adjacent to structures. Residential development located adjacent to or topographically above the MHPA (e.g. along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. While Zone 1 plantings typically consist of irrigated, ornamental non-native species, native plants may also be used. When used, native plants should be able to survive with summer water. With the use of fire-resistive architectural features and residential structure design, the minimum depth of Zone 1 shall be reduced by ten feet. Zone 1 shall be maintained on a regular basis by pruning and thinning plants, controlling weeds and maintaining irrigation systems.

### **Zone 2**

Brush Management Zone 2 typically occurs on exterior manufactured slopes and in areas of natural open space where the Zone 1 depth is not adequate in and of itself to meet City of San Diego fire protection requirements. In this zone, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is conducted. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered MSCP species to the maximum extent possible. Brush management in Zone 2, which shall not be located on City-owned property, will be the responsibility of a Homeowners Association or other private party. Brush Management Zone 2 is a permitted use in MHPA open space. Zone 2 can be implemented in a variety of ways, the simplest being the selective thinning and pruning of native plants.



## **LIGHTING AND STREET FURNITURE**

### **Lighting**

Throughout the Precise Plan area there will be street lighting along Rancho Encantada Parkway and the local residential streets. Lighting of Precise Plan roadways should be provided in conformance with the City's Street Design Manual. The amount and intensity of lighting should be limited to that necessary for safety, security, and to compliment architectural character. A hierarchy of light quality and intensity should be provided for parkways of primary Precise Plan roadways and local residential streets. Gradual reduction of light intensity between major points of activity should provide the desired modulation of light without sacrificing safety and utility. Lighting of all areas adjacent to MHPA open space should be directed away from the MHPA. Where necessary, development should provide adequate shielding to protect the MHPA area from unnecessary night lighting. Lights for the school/park site (including the park site ball field) should not shine directly on adjacent residential areas, and parking lot lighting should provide adequate illumination for the safety of visitors while eliminating glare into neighboring residential areas. Lighting in the Rancho Encantada Precise Plan area will be consistent with MHPA adjacency guidelines.

### **Street Furniture**

Street furniture is permitted to be integrated into the community at parks, entry statements, and other gathering places. This may include benches, trash receptacles and thematic lighting.

## **PRECISE PLAN-WIDE CONSERVATION**

### **Energy Conservation**

Thoughtful site design and quality architectural construction can conserve energy. At a minimum, development within Rancho Encantada will comply with energy standards required by The California Administrative Code, Title 24 (Energy Conservation in New Building Construction), and solar energy issues as required by the City, in accordance with the State Subdivision Map Act, Section 66473.1. Long-term costs should be considered and given a higher priority than short-term installation costs. The following energy conservation guidelines should be incorporated:

- a. Buildings should be sited according to passive solar energy concepts.
- b. Walls, ceilings and floors shall be properly insulated to reduce energy costs.
- c. Deciduous trees with dense foliage are recommended on the south and west faces of buildings to provide summer shade and winter sun.

### **Water Conservation**

The landscape design section describes landscape and irrigation design guidelines to conserve water. Drought tolerant and native vegetation should be incorporated into the plant palette on all revegetated slopes adjacent to natural open space areas. In addition, all water reclamation and conservation methods required by state law shall be applied and the following shall be implemented:

- a. Use of drought tolerant, low water or no water (native) species on all artificial slopes (where appropriate in consideration of brush management requirements and MHPA Adjacency Guidelines) shall be provided.
- b. All common irrigation areas shall be operated by a computerized irrigation system which includes a weather station/ET gauge capable of reading current weather data and making automatic adjustments to independent program run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failures due to mainline breaks and eliminating over watering and flooding due to pipe and/or head breaks.
- c. Plants with similar water usage requirements shall be grouped together.
- d. Low flush toilets and low-flow faucets shall be used in building construction, in accordance with the requirements of the City of San Diego Building Division.

### **Natural Open Space Preservation**

During design, construction, and maintenance of Rancho Encantada developments, areas designated as natural open space should not be permitted to be disturbed. During construction, each developer shall be responsible for preventing off-road vehicle intrusion into natural open space areas from within their own subdivisions. Also, trails should be carefully designed to discourage use by off-road vehicles.