

APPENDIX B

*Trails at Carmel Mountain Ranch
Design Guidelines*



Rendering by KTG Architects

The Trails at Carmel Mountain Ranch

||||| *Design Guidelines*

Final Submittal - November 23, 2020



Prepared For: New Urban West

Prepared By: Citythinkers | MIG

First Submittal

January 27, 2020

Second Submittal

April 14, 2020

Third Submittal

June 12, 2020

Fourth Submittal

July 24, 2020

Fifth Submittal

September 15, 2020

Final Submittal

November 23, 2020



1.0	Introduction	
	1-A. Location.....	5
	1-B. Vision.....	5
	1-C. Purpose & Intent of Guidelines.....	5
	1-D. Implementation.....	5
	1-E. Relationship to Master Planned Development Permit.....	7
2.0	Guiding Principles of Design	
	2-A. Guiding Principles.....	7
3.0	Site Design & Planning Standards	
	3-A. Development Standards.....	8
	3-B. Supplemental Regulations for Planned Development Permits.....	8
	3-C. Deviations.....	9
	3-D. Building Siting, Access & Orientation.....	12
	3-E. Landform & Topography.....	13
	3-F. Transitions, Buffers, Edges & Screening.....	14
	3-G. Circulation & Parking.....	15
	3-H. Gateways.....	17
4.0	Architectural Design Standards	
	4-A. Building Scale, Massing & Articulation.....	17
	4-B. Building Corners.....	17
	4-C. Roofline Variation.....	18
	4-D. Materials, Finishes & Colors.....	18
	4-E. Sustainable Design Features.....	19
	4-F. Building Typologies & Defining Features.....	20
5.0	Landscape Design Standards	
	5-A. Recreational & Open Space Typologies.....	22
	5-B. Landscape Elements.....	41
	5-C. Landscape Screening at Buffer Areas.....	42
	5-D. Landscape Palette.....	44

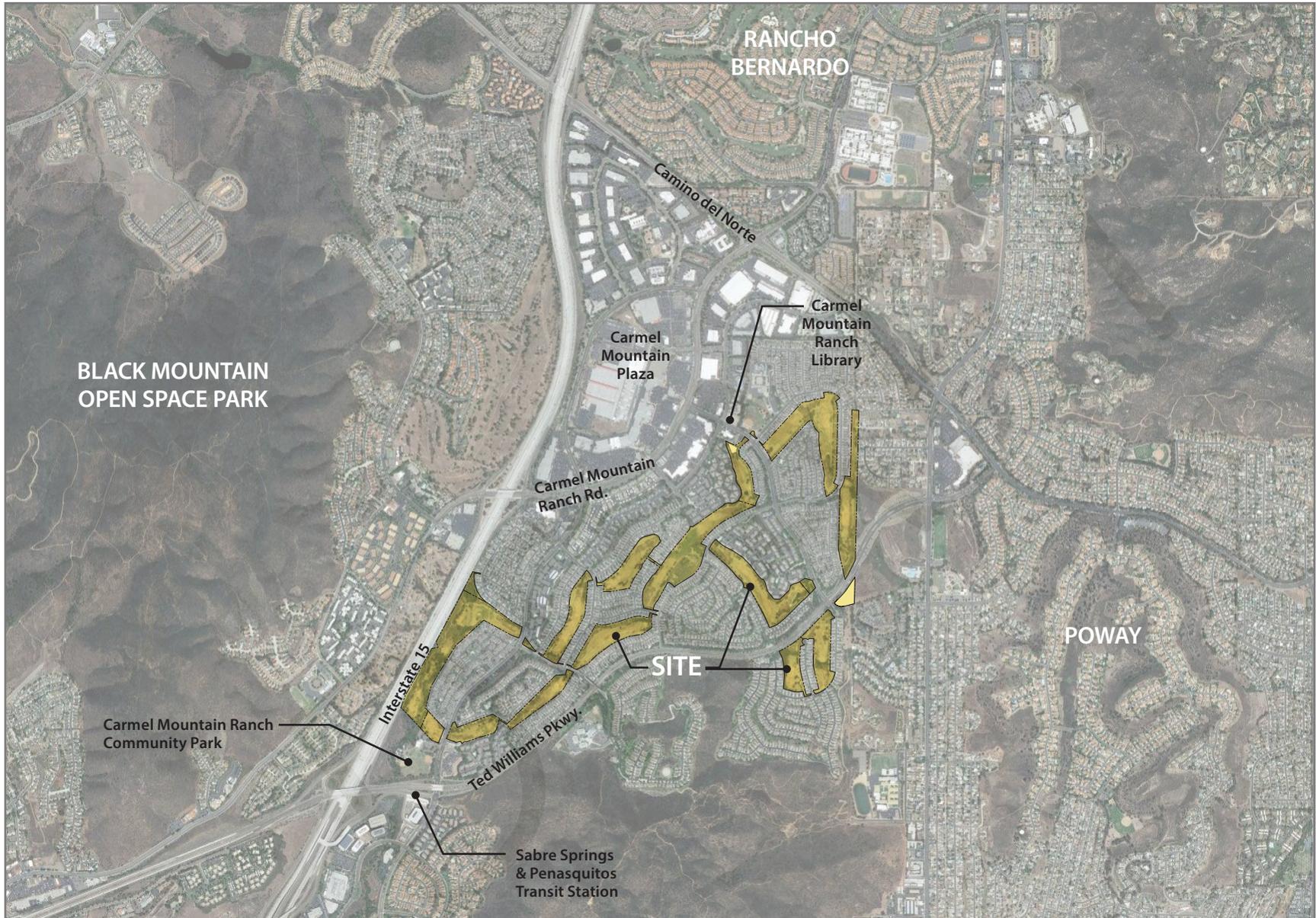


Figure 1 - Regional Map

1-A. Location

The Trails at Carmel Mountain Ranch (Trails) is located on approximately 164.5 acres of the former Carmel Mountain Ranch (CMR) Golf Course in the Carmel Mountain Ranch Community within the City of San Diego (see figure 1). The Carmel Mountain Ranch Community is bounded by I-15 to the west, Camino del Norte and Rancho Bernardo to the north, Poway to the east and generally Ted Williams Parkway to the south. The project area is in the northeastern area of San Diego, approximately 7 miles north of the Miramar Air Base. Primary access to the site is from Carmel Mountain Road, Rancho Carmel Drive and Ted Williams Parkway. The site offers views to surrounding hills and is part of a master-planned community with commercial, residential, open space and recreational uses within walking distance of the site.

1-B. Vision

The Trails is envisioned as a pleasant residential community with a distinct sense of place and unique neighborhoods centered around recreational and natural open space connections, a variety of residential building types that are clustered around private open spaces, a network of paseos and trails that connect the neighborhoods, and quality open space and gathering areas that bring residents together.

An extensive trail system would circulate throughout the project site to provide mobility and recreational opportunities for pedestrians and bicyclists and to connect residents to transit infrastructure in the community. Trails would connect to sidewalks along the proposed on-site roadways and along existing adjacent residential streets to maximize access and connectivity. Additionally, a trail staging area would provide bike racks, a trail map and rules kiosk, bike station, picnic tables, and shade areas. Trails would range from 5 to 8 feet in width and all trails would be publicly accessible.

1-C. Purpose and Intent of the Guidelines

The primary purpose and intent of these design guidelines is to provide guidance and direction on site planning, building design and landscape design to ensure that future development at The Trails is of a high-quality and results in an attractive, safe and livable environment. Additionally, these design guidelines are intended to provide a framework for future project implementation and, as such, must be consistent with, support and implement the goals and policies of the Carmel Mountain Ranch Community Plan, City General Plan and Climate Action Plan (through the CAP Consistency Checklist), by demonstrating how new development can be designed to be compatible with and sensitive to the existing surrounding community.

1-D. Implementation

Prior to issuance of a Construction Permit, future implementing development projects will be submitted for a Substantial Conformance Review (SCR) in accordance with City Development Permit Review Process 1. At that time, implementing Development projects will be reviewed against these Design Guidelines, the Master Planned Development Permit (MPDP No. 2366508), Exhibit 'A' to the MPDP, Permit Conditions, the Vesting Tentative Maps (VTM No. 2366422) and Environmental Impact Report associated with the property for conformance with the MPDP. Each planning unit shall conform to the citywide base zone assigned to it per the Land Development Code (LDC), Chapter 13 and the zoning standards enumerated in Table 1 of these design guidelines, with deviations as approved in the MPDP. The SCR may be processed concurrent with a grading permit or a building permit submittal or as a separate review independent from building permit submittal. A building construction permit shall not be issued until SCR approval.



Figure 2 - Site Photo

2 Guiding Principles of Design



- (A) TRAILS & PASEOS
- (B) NATURAL RESOURCES & OPEN SPACES
- (C) LANDSCAPED BUFFERS
- (D) UNIQUE NEIGHBORHOODS



- (E) NEIGHBORHOOD CLUSTERS
- (F) DISTINCT GATEWAYS
- (G) GATHERING SPACES



Figure 3 - Guiding Principles

1-E. Relationship to Master Planned Development Permit

The Trails development is governed by Vesting Tentative Map (VTM) No. 2366422 and Master Planned Development Permit (MPDP) No. 2366508. Please consult MPDP Exhibit A, Permit Conditions, VTM, and EIR for details pertaining to compliance with and provision of the following:

- Phasing and Maintenance Plan
- Brush Management Plan
- Environmentally Sensitive Lands (ESL) Regulations
- Affordable Housing
- Mitigation Monitoring and Reporting Program (MMRP)

A detailed Phasing and Maintenance Plan and Map that outlines how the project will be implemented is provided as part of Exhibit 'A' of the Master Planned Development Permit of the project. The property includes areas subject to City ESL Regulations and open space areas that will require Brush Management. Please refer to Master PDP Exhibit 'A' and Environmental Impact Report for further guidance.

2-A. Guiding Principles

Connect Neighborhoods with a Network of Trails & Paseos

Trails and Paseos provide a primary multi-modal circulation network for pedestrian and bicycle movement to and within neighborhoods. The adaptive reuse of former golf cart paths provides further connectivity to existing and planned amenities. Paseos and walkways connect parking areas to residential dwelling units and amenities, with small gathering and resting spaces for residents to stop and greet each other along the way. Trails offer a new, continuous network of connections to existing jobs, retail, recreation facilities, schools and library. The trails serve as an open space spine through the development and link the primary commercial shopping centers to the north with the development and to the CMR Recreation Center, Park and the Sabre Springs & Penasquitos Rapid Transit Station.

Enhance Natural Resources & Open Spaces

The Trails preserves approximately 67% of the golf course as open space. This open space will support opportunities for both passive and active recreation and it will also preserve and protect the natural resources of the community, including wetlands, hillsides and Chicarita Creek.

Provide Transitions & Screening with Landscaped Buffers

Landscaped buffers and the sloping topography of the community facilitate areas of transition between the existing homes and the Trails neighborhoods. A minimum 50-foot setback buffer zone between the property lines of the existing homes and new development provides ample space for trails, landscape, and robust screening.

Create Unique Neighborhoods

The Trails is organized into ten distinct neighborhood areas, with ample open space amenities, recreation areas and unique entrances. The community is also defined by a variety of building types (from townhomes to stacked flats, garden apartments and rowhomes). These neighborhoods will house a diverse population, from seniors to families and working professionals.

Focus Development into Neighborhood Clusters

Homes are encouraged to be clustered and oriented around private open spaces and community amenities, providing a sense of neighborhood identity. Streets and pedestrian paths should connect the neighborhoods back to shared open space areas and community amenities. Front doors and primary living spaces are encouraged to face shared open spaces and reinforce a sense of "eyes on the open space" and social interaction among residents.

Identify Distinct Gateways into the Community

Gateways into the neighborhoods are clearly marked and accentuated with distinct identifying features such as landscape, building forms, enhanced paving, and direct pedestrian paths. The entrance to each neighborhood leads residents and visitors to recreation areas and open space amenities in the neighborhood, providing a sense of place and arrival.

Incorporate a Variety of Gathering Spaces into the Development

The Trails offers several gathering spaces for new and existing residents to socialize and recreate. These range in scale and size from open parks and greenways to intimate paseos and courtyards. Social interaction and a sense of neighborhood is encouraged and supported by these amenities.

3-A Development Standards

Development in the Trails shall be governed by this section and by Table 2 - Development Standards. The standards in Table 1 shall replace and take precedence over the base zone regulations of the City Zoning Ordinance (Chapter 13 of the LDC) for the subject property. Where the regulations of this Table are silent, all applicable provisions of the base zone regulations in LDC Chapter 13, standards in LDC Chapter 14 and all adopted ordinances, regulations, standards, and guidelines of the City of San Diego shall prevail. Where the development standards contained in Table 1 conflict with development standards of the City Municipal Code, the standards contained herein shall apply.

The following supplemental standards shall apply to the project:

1. New buildings shall be set back from existing homes with a 50-foot setback buffer zone (see Section 3-F and figures 11 and 12).
2. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of buildings.
3. Walkways and/or corridors shall be provided between residences, parking areas, and all site facilities for safe access.
4. All photovoltaic arrays shall be roof-mounted on buildings and carports. Ground mounted arrays shall not be permitted.
5. All buildings shall provide an adequately-sized, conveniently-located and accessible area on site for the storage and disposal of recyclables (for recycling of paper, glass, plastic and metal waste).
6. Future implementing projects shall include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (this may include green roofs).
7. Future implementing projects shall include low-flow fixtures and appliances consistent with the requirements of the CAP checklist. Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code; and Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of the California Green Building Standards Code.
8. Future implementing projects shall have at least 3% of parking spaces out of the total parking provided that will be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric

vehicle charging stations. Of those electric vehicle spaces, 50% would have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents.

AR-1-1 Zone

In order to implement a 50-foot buffer at all units where residential development is proposed, the AR-1-1 zone is retained. Other undeveloped areas retain the AR-1-1 zone to protect open space and provide recreational amenities. Habitable structures and trash/recycling enclosures are not permitted within this 50-foot AR-1-1 zone. Non-habitable structures that are accessory to the adjacent residential use and intended for passive uses only may be permitted to encroach into the 50-foot setback area and AR-1-1 zone and consistent with base zone requirements, including the following: trellises, garden walls and fences not exceeding 6 feet in height, retaining walls, lighting, signage, and pedestrian circulation elements. *See Section 3-F for additional guidelines for buffer areas and Section 5-A for recreational amenities envisioned within the buffer areas.*

OP-1-1 Zone

Public parks on units 7, 13, and 16 will be subsequently designed in accordance with the City's General Development Plan public input process.

CC-2-1 Zone

A community use is proposed for Unit 17, lot 2. As such, the CC-2-1 zone is applied to this lot and as shown on Tables 1 and 2.

RS-1-13 Zone

Unit 14 retains its RS-1-13 zone, and no development is proposed at this time. Any proposals for development will be processed in accordance with the LDC. Lot shall be developed in accordance with all required processes, permits and approvals as required by the LDC.

RM Zones

In order to implement multi-family residential development in all units where development is proposed, the RM zones listed in Table 1 have been assigned to match the anticipated scale, density and extent of development anticipated for each unit. The purpose and intent of the zones is to provide for multiple dwelling unit development at varying densities. This includes, but is not limited to, townhomes, walk-up stacked flat apartments, and apartments. For more detail about the anticipated building typologies, see Section 4-F: Building Typologies and Defining Features.

3-B Supplemental Regulations for Planned Development Permits

The Supplemental Regulations for Planned Development Permits under LDC §143.0410 and LDC §143.0420 apply to this project. Future Implementing projects shall be reviewed for conformance with LDC §143.0410 and LDC §143.0420 through a SCR Process 1. An open space exhibit shall be provided at the time of SCR review to demonstrate

Table 1. Lot Zoning Deviations*

Table 1 - Lot Zoning and Deviations*			
LOT NO.	PROPOSED LAND USE	PROPOSED ZONE*	REQUESTED DEVIATIONS
UNIT 1			
1	LOW MEDIUM RES	RM-1-1	Height
2	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
3	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
4	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 2			
1	LOW MEDIUM RES	RM-1-3	Height
2	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
3	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
4	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
5	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 3			
1	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 4			
1	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 5			
1	MEDIUM RES	RM-2-6	Height
2	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 6			
1	MEDIUM RES	RM-3-7	Height
2	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
3	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 7			
1	PARK	OP-1-1	-
2	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 8			
1	LOW MEDIUM RES	RM-1-1	Height
2	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
3	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
4	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 9			
1	LOW MEDIUM RES	RM-2-5	Height
2	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
3	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
4	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
5	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
6	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 10			
1	LOW MEDIUM RES	RM-2-4	Height
2	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
3	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 11			
1	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 12			
1	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 13			
1	PARK	OP-1-1	-
2	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 14			
1	PVT COMMERCIAL	RS-1-13	NONE

open space compliance. Because these design guidelines provide comprehensive criteria for development design, they serve to replace and supersede LDC Section 143.0410(j)(2). As such, the provisions of LDC Section 143.0410(j)(2) do not apply.

3-C Deviations from Base Zone Standards

Table 1 outlines deviations requested for each lot. In summary, the following deviations are requested as part of the MPDP:

- Min. Lot Size, Width, Depth and Frontage:** The irregular shape of the AR-1-1 and CC-2-1 lots creates unit lot size and dimensions that do not conform with standard lots in an urban block context. Additionally, the provision of a 50-foot buffer along all development sites results in non-standard lot size and dimensions for AR-1-1 lots. For this reason, a deviation is requested to lot size, width, depth and frontage for the AR-1-1 lots and a deviation is requested to minimum street frontage for the CC-2-1 lot as enumerated in Table 1.
- Height:** In order to limit maximum density and facilitate clustering, zones with low overall density were selected; however, these zones have low maximum heights. The MPDP includes a provision for a deviation from the maximum height from 30 feet for RM-1-1 and RM-1-3 zones to 37 feet; from 4 feet for RM-2-4, RM-2-5, RM-2-6 and RM-3-7 zones to 48 feet.

Side and Rear Setbacks: Based on the provision of a 50-foot buffer between new and existing development, side and rear setbacks for the RM-1-1, RM-1-3, RM-2-4, RM-2-5, RM-2-6 and RM-3-7 zones shall be established setbacks per VTM Map No. 2366422 and MPDP Permit No. 2366508 and as noted in Table 2 - Development Standards.

To the extent allowed by the Master Planned Development Permit associated with the Project, these design guidelines may be modified through the use of incentives, waivers or concessions as provided by LDC §143.0740 and LDC §143.0743.

Table 1. Lot Zoning Deviations (continued)

LOT NO.	PROPOSED LAND USE	PROPOSED ZONE*	REQUESTED DEVIATIONS
UNIT 15			
1	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 16			
1	LOW MEDIUM RES	RM-2-5	Height
2	PARK	OP-1-1	-
3	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
4	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
5	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
6	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
UNIT 17			
1	MEDIUM RES	RM-3-7	Height
2	COMMUNITY COM.	CC-2-1	Street Frontage
3	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
4	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage
5	OPEN SPACE	AR-1-1	Lot Area, Lot Width, Lot Depth, Street Frontage

* See Table 2 for Zoning and Development Standards

LEGEND

- Low Residential (RS-1-13)
- Low/Medium Residential (RM-1-1)
- Low/Medium Residential (RM-1-3)
- Low/Medium Residential (RM-2-4)
- Low/Medium Residential (RM-2-5)
- Low/Medium Residential (RM-2-6)
- Medium Residential (RM-2-6)
- Medium/High Residential (RM-3-7)
- Community Commercial (CC-2-1)
- Open Space (AR-1-1)
- Parks (OP-1-1)



Table 2. Development Standards

	Pvt. Commercial Rec.	Low/Medium Residential	Low/Medium Residential	Low/Medium Residential	Low/Medium Residential	Medium Residential	Medium/High Residential	Community Commercial	Open Space	Parks																																														
Base Zone	RS-1-13	RM-1-1	RM-1-3	RM-2-4	RM-2-5	RM-2-6	RM-3-7	CC-2-1	AR-1-1	OP-1-1																																														
Max. Density	Per LDC Table 131-04D	Per LDC Table 131-04G						Per LDC Table 131-05E	Per LDC Table 131-03C	Per LDC Table 131-02C																																														
Min. Lot Area									0.1 acres																																															
Min. Lot Width									50'																																															
Min. Lot Depth									50'																																															
Min. Street Frontage								0'	50'																																															
Min. and Standard Front Setback								Per LDC Table 131-04G						Per LDC Table 131-05E	Per LDC Table 131-03C																																									
Min. and Standard Side Setback ²																0'	0'	0'	0'	0'	0'																																			
Min. Street Side Setback																Per LDC Table 131-04G						Per LDC Table 131-05E	Per LDC Table 131-03C																																	
Min. Rear Setback ²																								0'	0'	0'	0'	0'	0'																											
Max. Height																								37'	37'	48'	48'	48'	48'																											
Max. Lot Coverage																								Per LDC §143.0420(d)						Per LDC Table 131-05E	Per LDC Table 131-03C																									
Max. Floor Area Ratio																																Per LDC Table 131-04G						Per LDC Table 131-05E	Per LDC Table 131-03C																	
Parking ³																																								Per LDC Table 142-05C						Per LDC Table 131-05E	Per LDC Table 142-05C									
Private and Common Open Space Requirements	Per LDC Table 143.04B & Applicable Provisions of RM Base Zones						-																																									Per LDC Table 143.04B								
Supplemental Requirements ⁴																																																	Applies						-	-

1. See Map Figure 4 - Zoning Map for assignment of zones by planning unit.
2. Because a setback greater than what is required under base RM zones is implemented through the provision of a 50-foot buffer area around all lots (AR-1-1 zone), the Side and Rear Setbacks of the RM zones do not apply to proposed lots. See Section 3-E Transitions, Buffers, Edges & Screening, guidelines 13-21 herein, for more design guidance on the 50' buffer.
3. Affordable Housing reductions (LDC § 142.0527) or Parking Standards Transit Priority Area reductions (LDC § 142.0528) may only be implemented for designated Affordable Housing projects. Parking spaces shall comply at all times with the LDC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the LDC.
4. See Section 3-B: Supplemental Standards for additional requirements. LDC § 143.0410(j)(2) does not apply.

3-D Building Siting, Access & Orientation

1. Buildings are encouraged to be oriented and related to internal streets, paseos, greenways and common open space amenities and generally create an attractive presence.
2. Where feasible, doors and windows should face and be visible from paseos and internal streets to allow residents to have “eyes on the street” for natural surveillance (see figure 5).
3. Buildings should be designed and arranged on site so as to create well-defined open spaces and common areas. For example, buildings can be clustered around courtyards, greenways, paseos and plazas (see figures 6 and 7).
4. Where possible, buildings should be oriented to maximize access to daylight, prevailing breezes, and open spaces.
5. Direct, convenient access from ground level units to communal areas is encouraged.
6. Informal outdoor gathering areas and pedestrian nodes that can function as community gathering spaces should be encouraged and incorporated into the overall site design where possible. These areas should relate to the development’s common facilities, such as the play areas, courtyards, barbecue area, and community buildings.



Figure 6 - Building Orientation to Courtyard Lawn
Buildings arranged around a central open space/ court



Figure 5 - Building Orientation to Streets

Buildings oriented toward a street, path or open space with windows & entrances directly facing it contribute to a more positive community experience and “eyes on the street”



Figure 7 - Building Orientation to Plaza
Buildings arranged around a central open space/ court

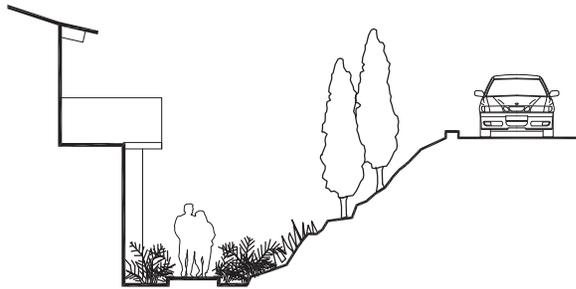


Figure 8 - Bottom of Slope

Buildings sited at the bottom of a slope should set back enough distance to allow for adequate landscaping, pedestrian paths and minimal retaining walls to soften the impact of the slope to homes.

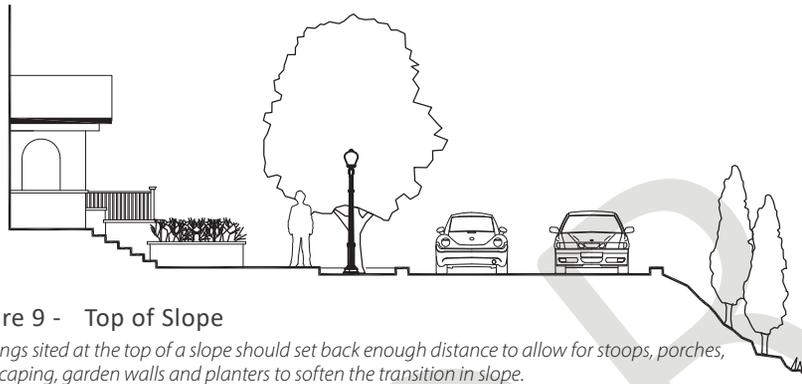


Figure 9 - Top of Slope

Buildings sited at the top of a slope should set back enough distance to allow for stoops, porches, landscaping, garden walls and planters to soften the transition in slope.



Figure 10 - Adaptation to Topography

Buildings are encouraged to "step with slope" through the creation of stepped building pads and with transitions from one building to the next with terraces and upper story step-backs.

3-E Landform and Topography

7. New development is encouraged to adapt to the topography of the site, wherever possible, and complement the natural landscape and hillsides with steps and multi-level landscapes and structures. (see figures 8 and 9).
8. Where possible, buildings should step down with the slope or integrate retaining walls through the use of landscape or plantable wall material.
9. The treatment of rooftops should be varied on sloping sites. A diversity of roof forms is encouraged to emphasize the character of the adjacent hillsides.
10. Wherever possible, minimize the use of retaining walls and extensive cut and fill on a site. Structures should require minimum use of continuous footings and may provide stepped footings instead, where possible.
11. Parking lots are encouraged to be broken up through the use of landscaping or other means of separation to prevent one large, paved surface.
12. Setbacks should be provided between buildings as they step with the slope, to offer visual relief and create the appearance of development that is integrated into the landscape (see figure 10).

3-F Transitions, Buffers, Edges & Screening

13. New buildings shall be set back from existing homes with a 50-foot setback buffer zone (see figures 11 and 12).
14. The 50-foot buffer zone may include open space and landscaped areas and slopes. Habitable structures and trash/recycling enclosures are not permitted within the 50-foot buffer. Non-habitable structures that are accessory to the adjacent residential use and intended for passive uses only may be permitted to encroach into the 50-foot setback area and AR-1-1 zone and consistent with base zone requirements, including the following: trellises, garden walls and fences not exceeding 6 feet in height, retaining walls, lighting, signage, and pedestrian circulation elements.
15. Circulation elements, such as drive aisles, driveways, parking areas, paths and trails may encroach into the buffer area for a maximum of 35% of the gross buffer lot area of each unit. Limited driveway encroachments shall be permitted in Units 1 and 6 per VTM No. 2366422. Parking is not permitted within the first 30 feet of the 50-foot buffer, as measured from the property line of existing single-family lots and perpendicular into the buffer area, with the exception that parking may be allowed to encroach into the 30 foot setback by as much as 15 feet along the southern buffer lot of Unit 6 to accommodate the affordable housing.
16. A minimum 15-foot landscaped area (trees, shrubs and groundcover) shall be provided at the exterior perimeter of the 50-foot buffer along existing residences that abut the new development (see figure 11).
17. Wherever possible, buildings are encouraged to be oriented with the long dimension of the building perpendicular to existing homes (see figure 12).
18. Architectural articulation (such as offsetting building planes, changes in materials, porches, stoops, balconies, bay windows and other elements) should be used to provide visual relief from new buildings facing existing residential units.
19. Transition zones between existing homes and new development should include landscape screening to provide visual relief (see Section 5-C and figure 13).
20. Wherever possible, windows into living spaces are encouraged to be oriented away from the existing residences and toward internal courts, paseos and open spaces of the development (see figure 13).
21. New development is encouraged to take advantage of existing topography, especially in areas where new buildings may be sited at a lower grade elevation than the existing homes (see figure 13).

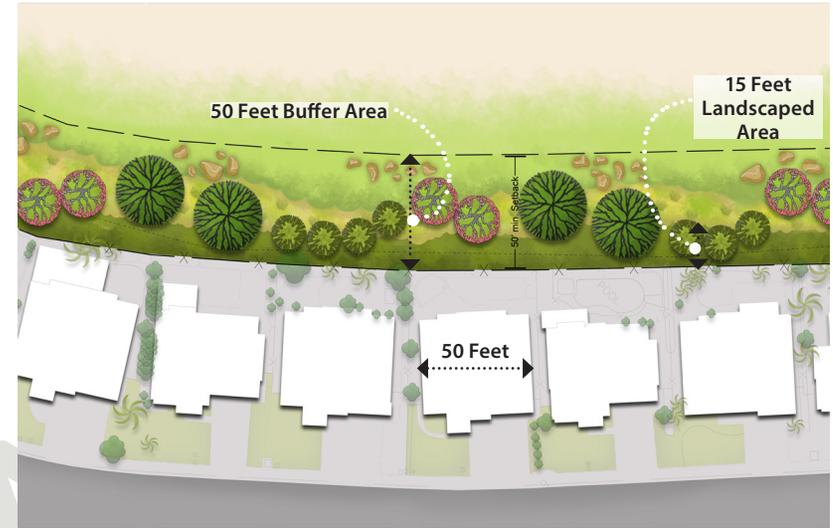


Figure 11 - Landscape Buffers

A 50-foot buffer provides ample space for multiple rows of landscaping, trees and paths



Figure 12 - Building Orientation to Single-Family

Buildings should orient with the long direction perpendicular to single-family homes

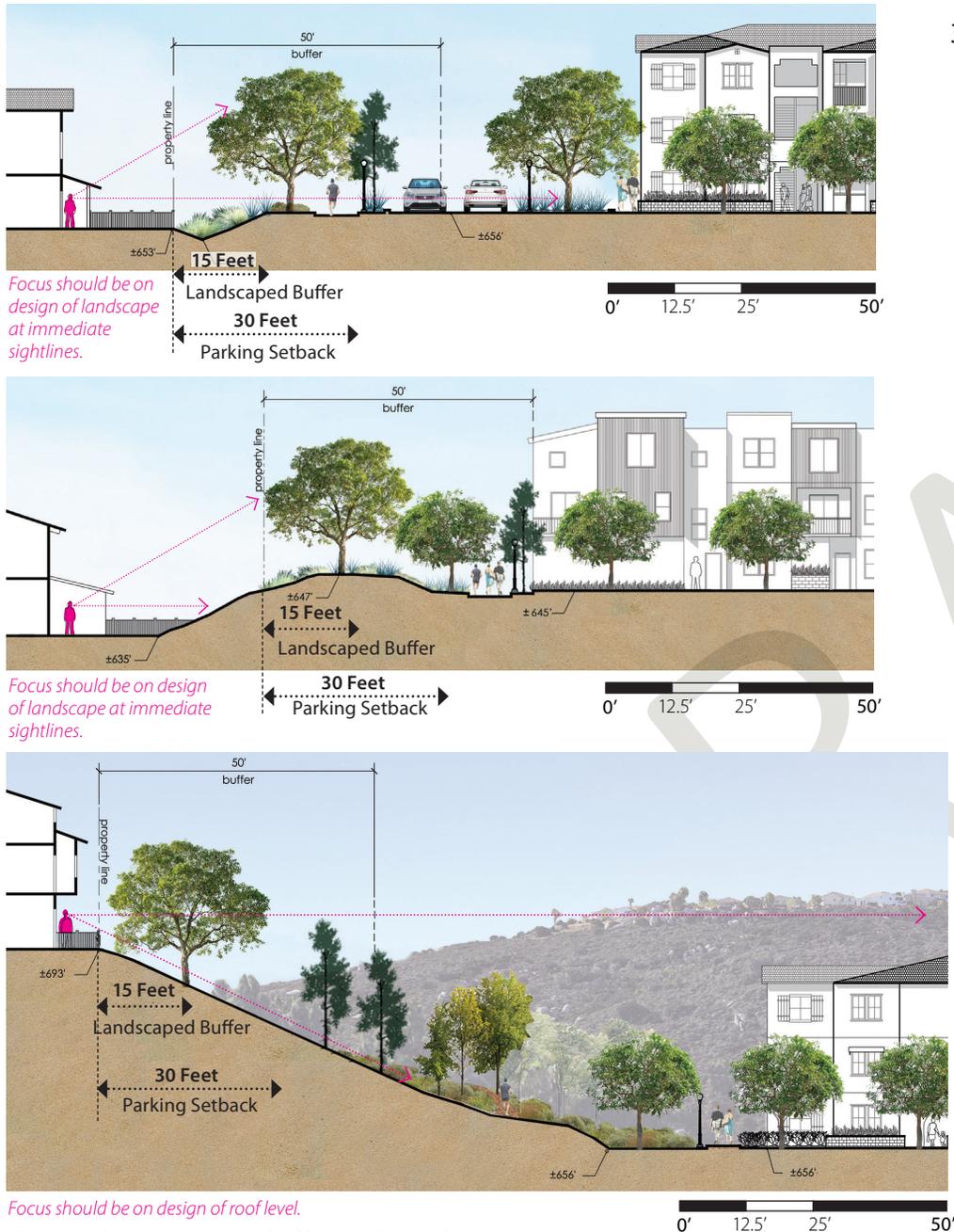


Figure 13 - Landscaped Buffers & Screening

3-G Circulation & Parking

22. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of buildings. The use of enhanced paving for crosswalks and entries is encouraged (such as concrete surface treatment, brick, terra-cotta or stone pavers) (see figure 17).
23. Walkways and/or corridors shall be provided between residences, parking areas, and all site facilities for safe access. Pedestrian walkways in parking areas should be provided, clearly identified, and made safe and attractive through the use of hardscape design, landscaping and lighting.
24. Proposed developments are encouraged to provide a system of paths, sidewalks, corridors, and walkways that are safe and pleasant pedestrian environments, connect dwelling units and common areas, are well-integrated with the surrounding neighborhood, and provide multiple pedestrian access points (see figure 16).
25. Parking areas should be designed to minimize their visual impact.
 - a) Where feasible, exterior parking areas are encouraged to be broken up through the use of landscaping or other screening material.
 - b) Blank walls that face common areas should be avoided. Landscaped areas are encouraged around parking areas, including a few large areas to accommodate trees.
 - c) Carports, detached garages, and accessory structures shall be designed as an integral part of the development's architecture. They should attempt to be compatible with the main buildings of the development. If prefabricated metal carports are used, architectural detailing consistent with the main building should be incorporated, where feasible (see figure 15).
 - d) All exterior parking areas should be landscaped at regular intervals with trees and other plantings in median strips, bio-swales, or planting boxes, where feasible.
26. The main entry to each dwelling unit should be clearly visible from the nearest circulation walkway. A porch, stoop, awning, recessed area or similar entry feature is encouraged.
27. All photovoltaic arrays shall be roof-mounted on buildings and carports. Ground mounted arrays shall not be permitted.



Figure 14 - Entry Gateway

Accent landscaping and enhanced paving to accentuate a development's entrance



Figure 15 - Garage Door Treatments

Recessed garage doors, enhanced paving and landscape help reduce the impact of garage doors throughout the project



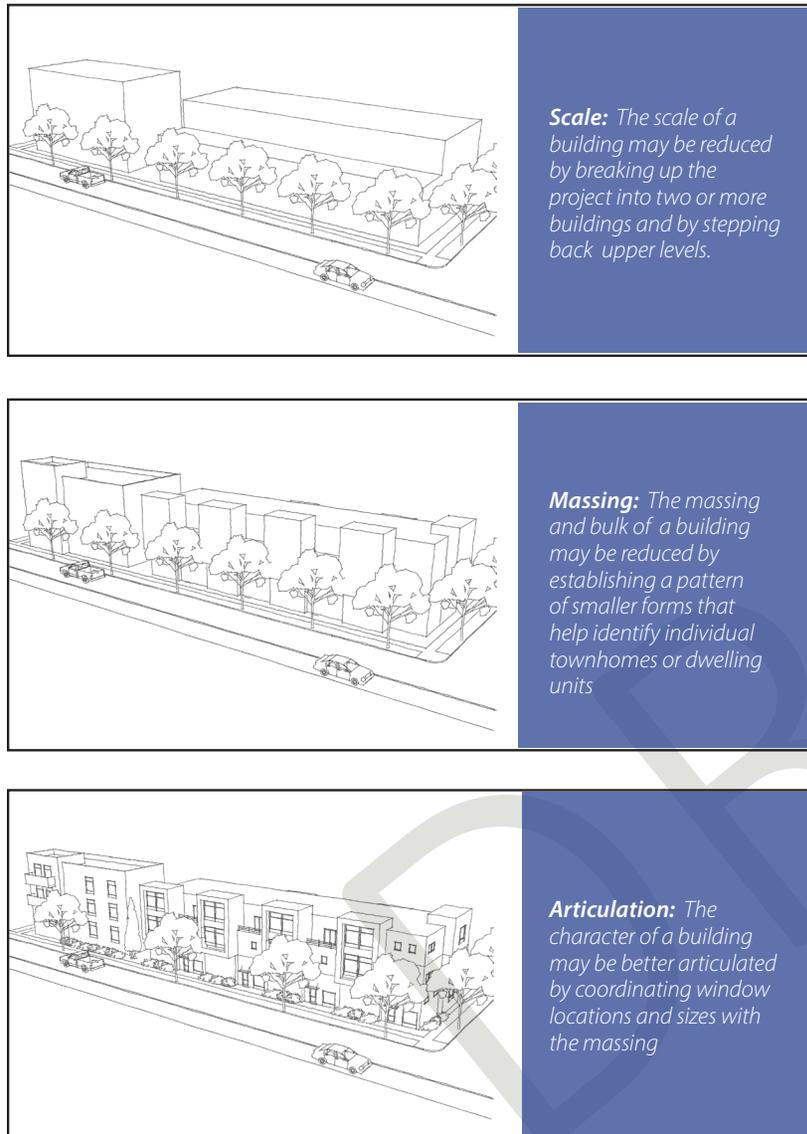
Figure 16 - Internal Walkways/ Paseos

Internal walkways encourage socialization and natural surveillance



Figure 17 - Pedestrian Walkways at Parking Areas

A dedicated pedestrian walkway connecting parking lots to housing



Scale: The scale of a building may be reduced by breaking up the project into two or more buildings and by stepping back upper levels.

Massing: The massing and bulk of a building may be reduced by establishing a pattern of smaller forms that help identify individual townhomes or dwelling units

Articulation: The character of a building may be better articulated by coordinating window locations and sizes with the massing

Figure 18 - Building Scale, Massing & Articulation

3-H Gateways

- 28. Entry drives are encouraged to have an adjacent pedestrian walkway or sidewalk. Special accents that define the main entrance, create territorial reinforcement, and provide visual interest are recommended. Examples include architectural detailing, specialty lighting, textured paving, a hardscape decorative border strip along the driveway, and accent plant materials such as specimen trees and flowering plants (see figure 14).

4-A Building Scale, Massing and Articulation

- 29. Building designs shall establish a pattern of building massing and forms to help reduce the visual bulk of the development. The accentuation of building corners is encouraged (see figure 18).
- 30. Buildings should incorporate architectural elements such as bay windows, porches, projecting eaves, awnings, and similar elements, to add visual interest and reduce the scale and mass of buildings.
- 31. Buildings are encouraged to incorporate elements such as recessed windows, decorative panels, color accents, offsets and framed openings to reduce their visual bulk and scale.
- 32. Building facades that have large expanses of uninterrupted, flat wall planes exceeding 100 feet in length shall be avoided. Design elements, such as recessed windows, pop-outs, bay windows, decorative trim and other treatments may be used to add visual interest to the facade.
- 33. To provide visual interest and avoid an identical appearance, garage doors are encouraged to incorporate some architectural detailing such as patterned garage doors, painted trim, or varied garage door colors.

4-B Building Corners

- 34. Where possible, the corners of buildings should be enhanced with architectural treatment and may be accomplished by pronounced building forms, additional building height, enhanced window treatments or projections (such as awnings, trellises, parapets, roof overhangs, etc.), (see figure 19).
- 35. Accent landscaping (such as larger specimen plants/trees, colorful plants, or flowering plants) are encouraged to be provided at building corners, where possible.

4-C Roofline Variation

36. Roof lines should be varied within the overall horizontal plane. Breaks in the roofline through the use of private rooftop space is encouraged. Combinations of roof heights that create variation and visual interest are also encouraged (see figure 20).
37. Roofs of accessory structures, such as community buildings or carports, should be compatible with the overall architectural design of the development.
38. Architectural overhangs should be designed so as not to preclude the placement of trees.
39. Existing cellular antennas are encouraged to be incorporated as part of the architectural design of the buildings.

4-D Building Materials, Finishes and Colors

40. The development's dwelling units, community facilities, and other structures are encouraged to be unified by a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and porches, shall utilize materials and colors that are compatible with the rest of the development.
41. Building materials should be durable, require low maintenance, and be of high quality. Frequent changes in building materials should be avoided (see figure 21).
42. Color should be used as an important design element in the development's appearance. The predominant colors for main buildings and accessory structures should be limited, should match, and should be generally consistent with an overall color theme for the development. Compatible accent colors are encouraged to enhance important building elements.
43. The color of relief, decorative trim, and wood frames should be compatible with the overall building color. Bright or intense colors should be reserved for the recreation buildings.
44. Materials such as brick, stone, copper, etc. should be left in their natural colors. Veneer should turn corners and avoid exposed edges.
45. Finishes are encouraged to be non-reflective. Mirrored glass shall be avoided where feasible.
46. Tile and shingle roofs should be of high-quality, durable materials.



Figure 19 - Building Corners

Corners of buildings provide an opportunity for special features, such as enhanced materials, recessed areas, awnings, glazing and greater building height and volume of space.



Figure 21 - Building Materials

Use of materials to accentuate a building entrance



Figure 20 - Building Roofline Variation

Variated rooflines provide visual interest and diversity as well as a more compatible sense of scale



Figure 22 - Covered Parking

Covered Parking with Electric Charging and Solar Panels integrated. Planting should be provided under all carports.



Figure 23 - Permeable Paving

4- E Sustainable Design Features

47. All proposed buildings should be constructed with high-quality and durable building materials to minimize the replacement costs and construction waste that result from periodic renovations.
48. All buildings shall provide an adequately-sized, conveniently-located and accessible area on site for the storage and disposal of recyclables (for recycling of paper, glass, plastic and metal waste).
49. Buildings are encouraged to be sited and oriented to take advantage of natural daylight and prevailing breezes for increased cross ventilation, to reduce the need for mechanical air conditioning, and to enhance the functionality of ceiling fans.
50. In order to help reduce ambient temperatures and solar heat gain on constructed surfaces, landscaped areas should provide shade wherever feasible.
51. Proposed new construction is encouraged to minimize the amount of impervious surfaces that have large thermal gain, such as concrete and asphalt. Wherever possible, the use of permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), stone pavers and other permeable materials is encouraged (see figure 23).
52. To promote cooler air temperatures, soil biodiversity, and water retention, the use of organic mulches on site is encouraged.
53. Where covered parking is provided, the use of solar carports is encouraged (see figure 22). Understory planting is recommended to be provided beneath and adjacent to solitary solar carports and required under continuous (or large) carports, where provided.
54. In order to minimize light pollution and reduce energy use, developments should limit the amount of nighttime light that is projected upward and beyond the site and should direct light into high-traffic areas of the development. Lighting in parking areas shall be arranged to prevent direct glare into adjacent dwelling units and onto neighboring uses/ properties.
55. New construction should incorporate non-polluting and non-toxic materials and finishes with zero or low VOC's (volatile organic compounds).
56. Residential and common amenity buildings should provide adequate, accessible and conveniently located bicycle parking and storage and

accommodate bicycle traffic within the development while giving consideration to pedestrian safety.

57. Future implementing projects shall include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (this may include green roofs); (CAP Checklist Strategy No. 1).
58. Future implementing projects shall include low-flow fixtures and appliances consistent with the requirements of the CAP checklist. Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A); and Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of the California Green Building Standards Code (See Attachment A); (CAP Checklist Strategy No. 2).
59. Future implementing projects shall have at least 3% of parking spaces out of the total parking provided that will be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations. Of those electric vehicle spaces, 50% would have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents; (CAP Checklist Strategy No. 3)

4- F Building Typologies and Defining Features

60. A variety of multifamily building types (townhomes, garden walk-ups, stacked flats and apartments, among others) may be provided in the community, with a mix of for-sale, rental and age-restricted product to serve a diverse and mixed population and household size (see figures 24-26).
61. A variety of architectural styles is encouraged community-wide, provided that consistency is established at each planning unit/ neighborhood to help define the sense of place and neighborhood character.
62. Community Buildings proposed for Unit 17, Lot 2 should incorporate elements of massing and form that are consistent with the surrounding area, however, the architectural style, materials and details may be distinct from existing and proposed residential buildings so that the community use is accentuated.

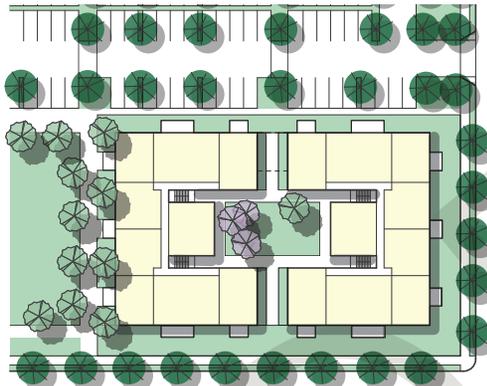


Figure 24 - Building Typologies: Townhomes

GARDEN WALK-UPS



Illustrative Example of Garden Apartments



Illustrative Example of Garden Apartments

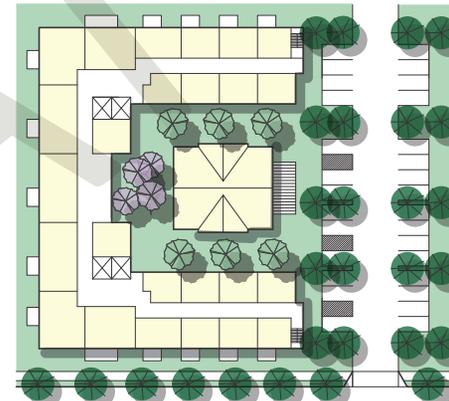
- 3 story / 37' Height (max.)
- 1-3 bedrooms; studios
- For rent apartments
- Patios and balconies
- Common recreation areas

Figure 25 - Building Typologies: Garden Walk-Ups

APARTMENTS



Illustrative Example of Apartments



Illustrative Example of Apartments

- 3-4 story / 48' Height (max.)
- 1-2 bedrooms
- For rent or sale
- Elevator served with patios and balconies
- Common recreation areas

Figure 26 - Building Typologies: Apartments

5-A. Recreational & Open Space Typologies

The following illustrations include a variety of examples of common open space typologies / amenities that may be provided at each neighborhood, where feasible. These conceptual open space amenities and associated exhibits presented in this section are for illustrative purposes only. Typologies range from passive to active types of amenities and include a variety of program activities that benefit the community, enhance the proposed comprehensive trail network, and provide healthy and fun recreation opportunities. Future implementing projects are encouraged to provide any number of these open space typologies, where feasible, or propose new typologies that are reasonably equal in scope and program.

Active recreational uses may include elements such as traditional play equipment (slides, swings, etc.), splash pads, basketball courts, pickleball courts, fitness stations, BMX pump tracks, and all wheel/skate plaza. Recreational and Open Space areas should incorporate shade structures, outdoor stage area or pavilion, wayfinding signage system with maps and a public recreational amenity designed within a mobility hub.



Discovery Play

Discovery play can be structured or unstructured play that involves learning about the environment through exploration, education, and challenge. Discovery play is often nature-focused, allowing children to gain a new perspective on their surroundings through the use of nontraditional materials and equipment. Discovery play can include:

- Boulders and logs to step and climb
- Tree houses to build
- Streams to interact with
- Sand and other loose fill material
- Multi-sensory garden spaces



Mobility Hubs

Mobility hubs support the community's vision of providing a comprehensive mobility network that serves as a primary link to surrounding commercial shopping centers, existing and proposed recreational facilities, and the Sabre Springs Transit Station. Mobility hubs will provide residents and users enhanced mobility options for commuting and recreating. Mobility hubs will promote healthy and active lifestyles, through pedestrian, bicycle and transit supportive amenities such as bike share and parking, bike repair, scooter share, wayfinding signage, and pedestrian rest points



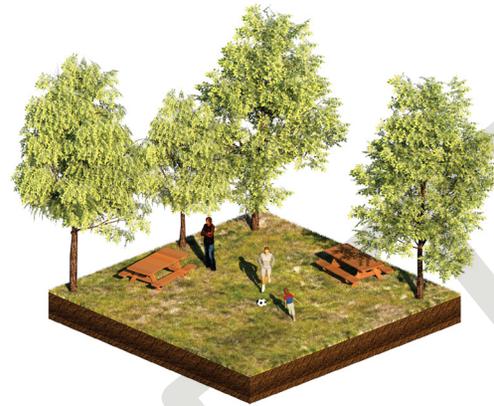
Nature Trails/ Interpretive Signage/ Native Revegetation

Nature trails also include walking trails with passive nature areas for contemplation and relaxation. Nature trails are focused around preserved natural resources, such as near Chicarita Creek or other existing wetlands. Amenities in combination with nature trails include interpretive signage, shaded seating, and the restoration of California native planting.



Passive Seating/ Picnic Areas

Passive seating and picnic areas include places for rest and gathering, with shade provided by trees or fabricated shade shelters. Other amenities could also include additional furnishings such as barbecues, benches, bike racks, and litter receptacles.



Passive Seating/ Open Lawn

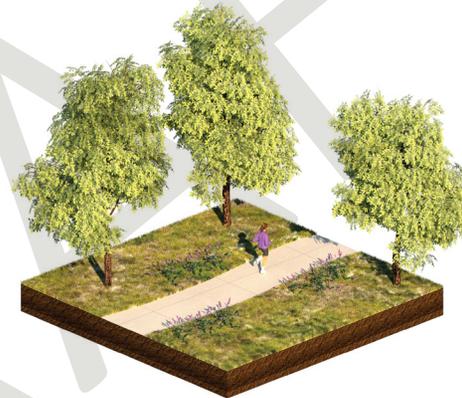


Open lawn refers to large, informal and multi-purpose lawn areas for the use of active play, such as pickup games of football, soccer, and catch.



Fitness Stations

Fitness stations are located throughout the community along the trail network and provide opportunities for outdoor exercise. The stations could provide a variety of equipment for a balanced workout, providing circuit training in a fun and healthy way.



Active Trails

Active trails are multi-use trails that can accommodate running, walking, and biking. Active trails can include permeable or impermeable surfacing and can also feature fitness stations.

NOTE: All graphics shown above are conceptual and provided for illustrative purposes only



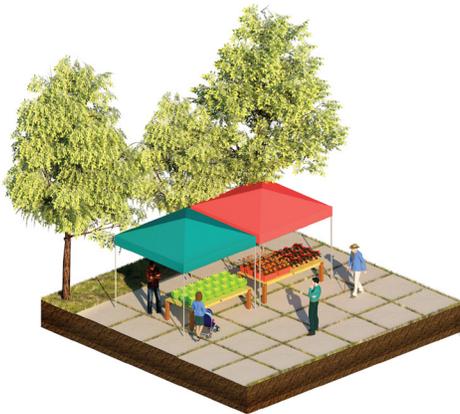
Gathering Space

A gathering space is an outdoor seating area with space for entertainment, performances, or sports. Outdoor gathering spaces can also consist of outdoor social spaces, with seating built into the landscape for groups to gather.



Food Truck

Curated outdoor event areas that can accommodate food trucks. This type of area can also be combined with movies in the park, farmers markets, or other community events.



Farmers Market

Farmers markets include the pop-up sale of local fruits, produce, and flowers. Farmers markets promote healthy lifestyle choices and allow consumers to support small and local farming operations. Dedicated plaza space for farmers markets could include space for the pop-up stalls and areas for seating or dining.



Movies in the Park

Movies in the park are fun and regular opportunities for people to gather and picnic outdoors. Movies in the park would be suitable in informal lawn area or outdoor plaza with space for groups.



 Dog Park

Dog parks are fenced-in outdoor areas for dogs to run, play, and socialize. Dog parks typically include separate large dog and small dog areas. Other popular amenities at dog parks include fitness and obstacle courses, drinking fountains, and shaded seating.



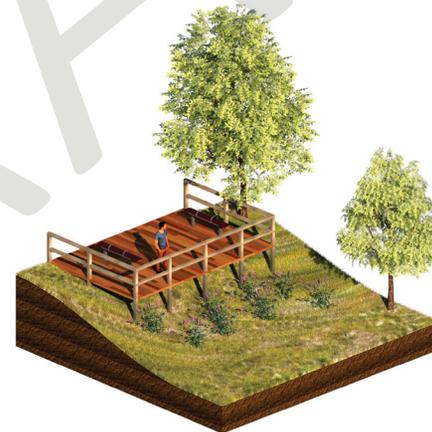
 Community Gardens

Community gardens are shared plots of land for residents and neighbors to grow fruits, vegetables, herbs, and flowers. Community gardens enrich neighborhoods, foster communal relationships, provide educational opportunities, and promote a sustainable environment. Community garden can include in-ground or raised garden plots assigned to individuals or families.



 Shaded Seating

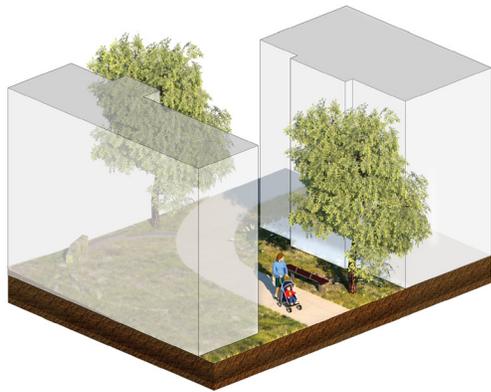
Shaded seating areas should be provided at regular locations along the comprehensive trail network. Seating areas should include shade trees or shade shelters, additional furnishings such as bike racks and litter receptacles, signage, and lighting.



 Overlook/Seating

An overlook includes seating and rest areas that offer scenic views from a hilltop. Overlooks should be provided along the trail network at key areas that offer scenic views of the surrounding hillside.

NOTE: All graphics shown above are conceptual and provided for illustrative purposes only



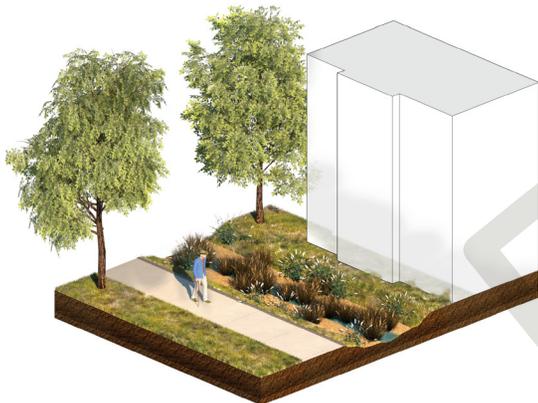
Paseo Between Buildings

Paseos are communal spaces for access to residential buildings. Paseos can include pedestrian paths, trees and planting areas, and furnishings such as seating, lighting, and signage.



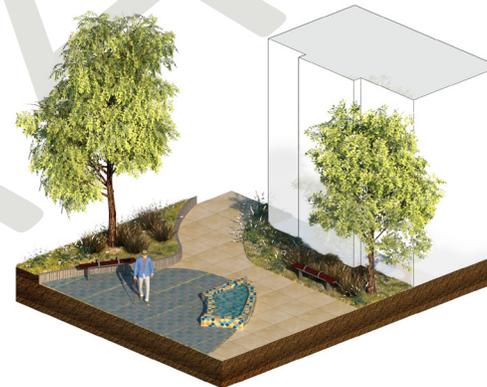
Recreation Courtyard

Courtyards provide small recreation and gathering spaces for residents. Example amenities include seating areas, fire pits, and area for games such as bocce ball or table tennis.



Stormwater

Storm water ponds are green infrastructure facilities used for the passive capture, conveyance, and/or treatment of storm water runoff. Storm water ponds should be planted with shrubs, groundcover, and ornamental grasses.



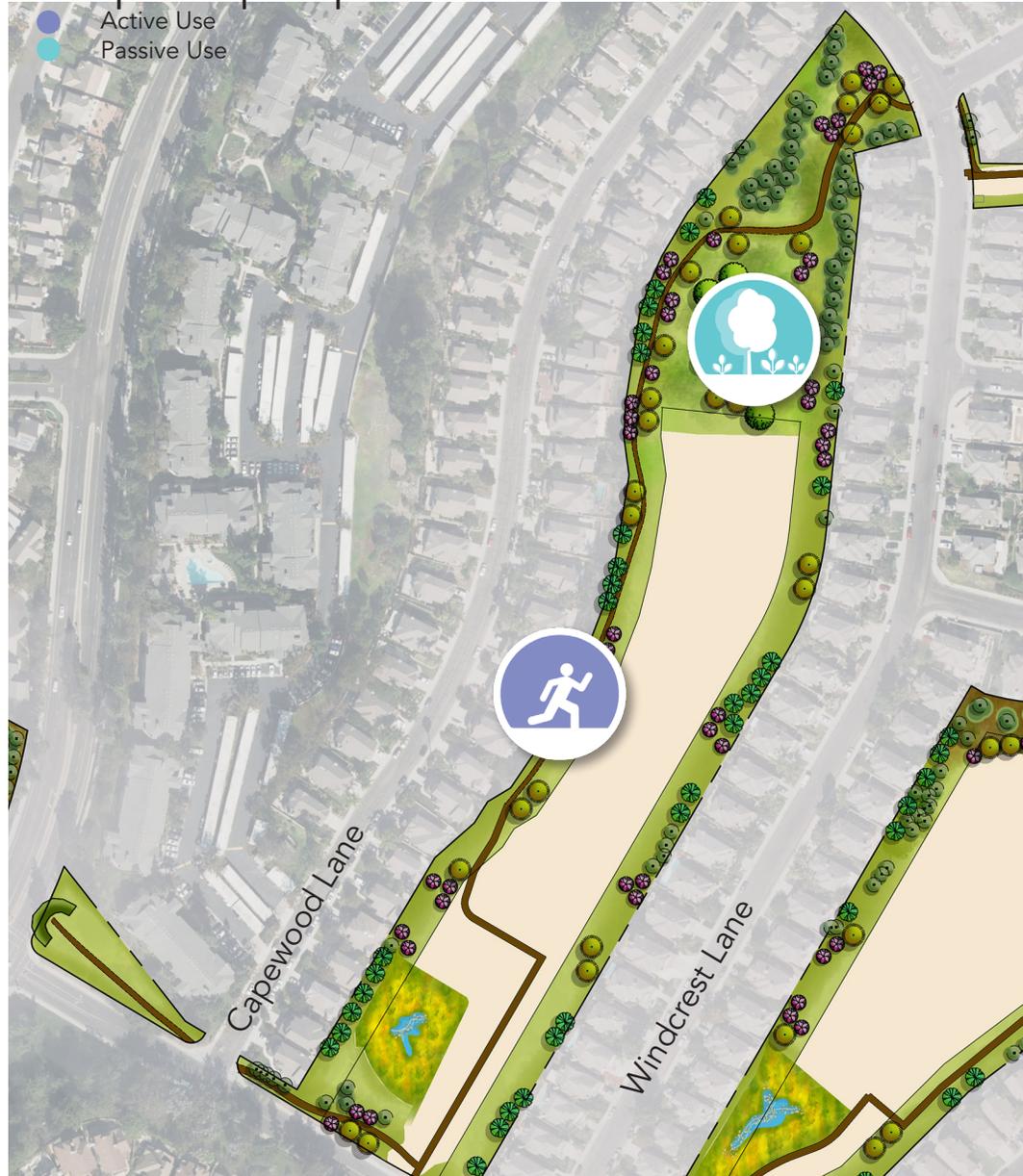
Entry Plaza

Conceptual Open Space Amenities: Unit 1

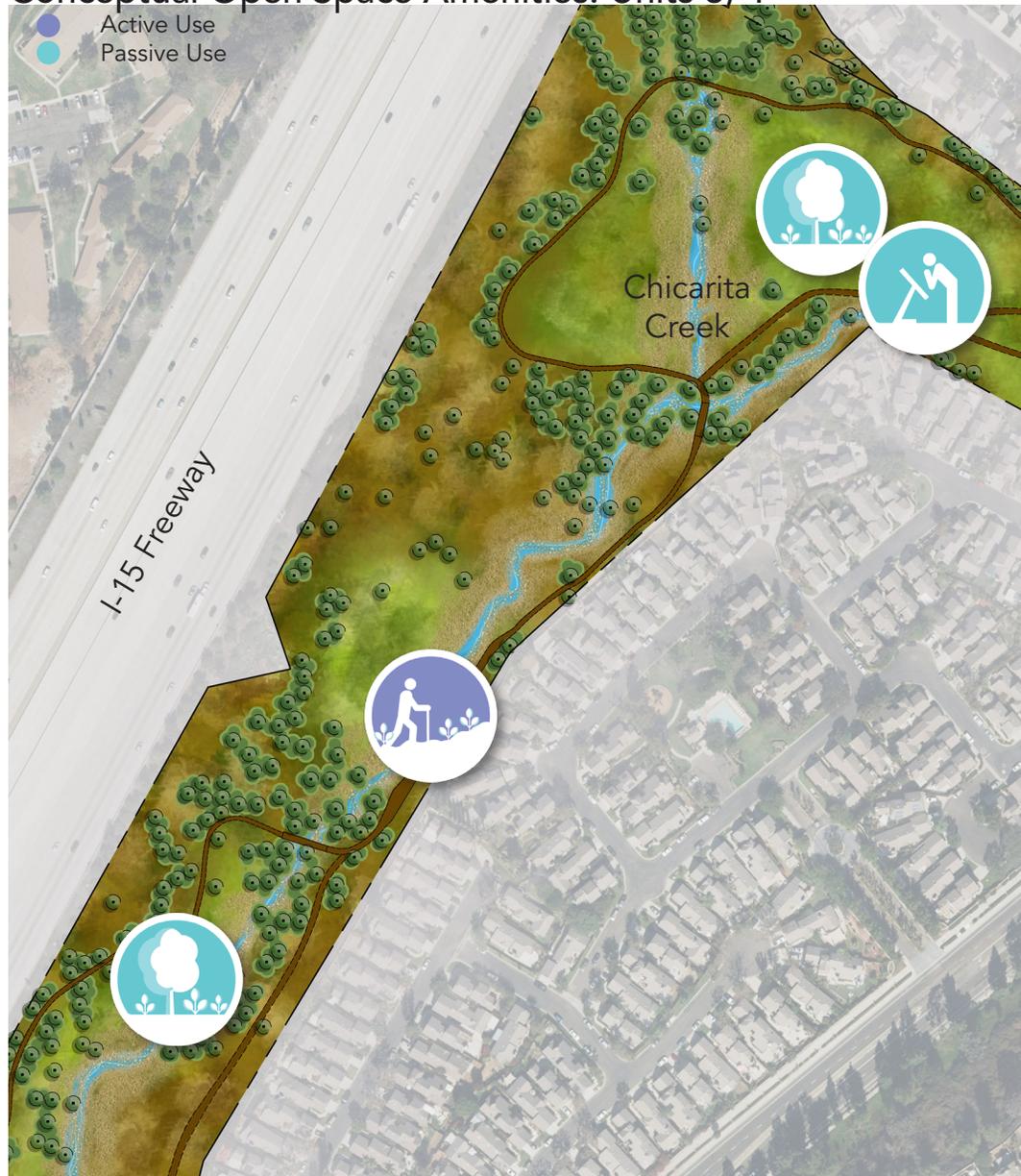


NOTE: All graphics shown above are conceptual and provided for illustrative purposes only

Conceptual Open Space Amenities: Unit 2



Conceptual Open Space Amenities: Units 3, 4



Revegetation of Native Planting



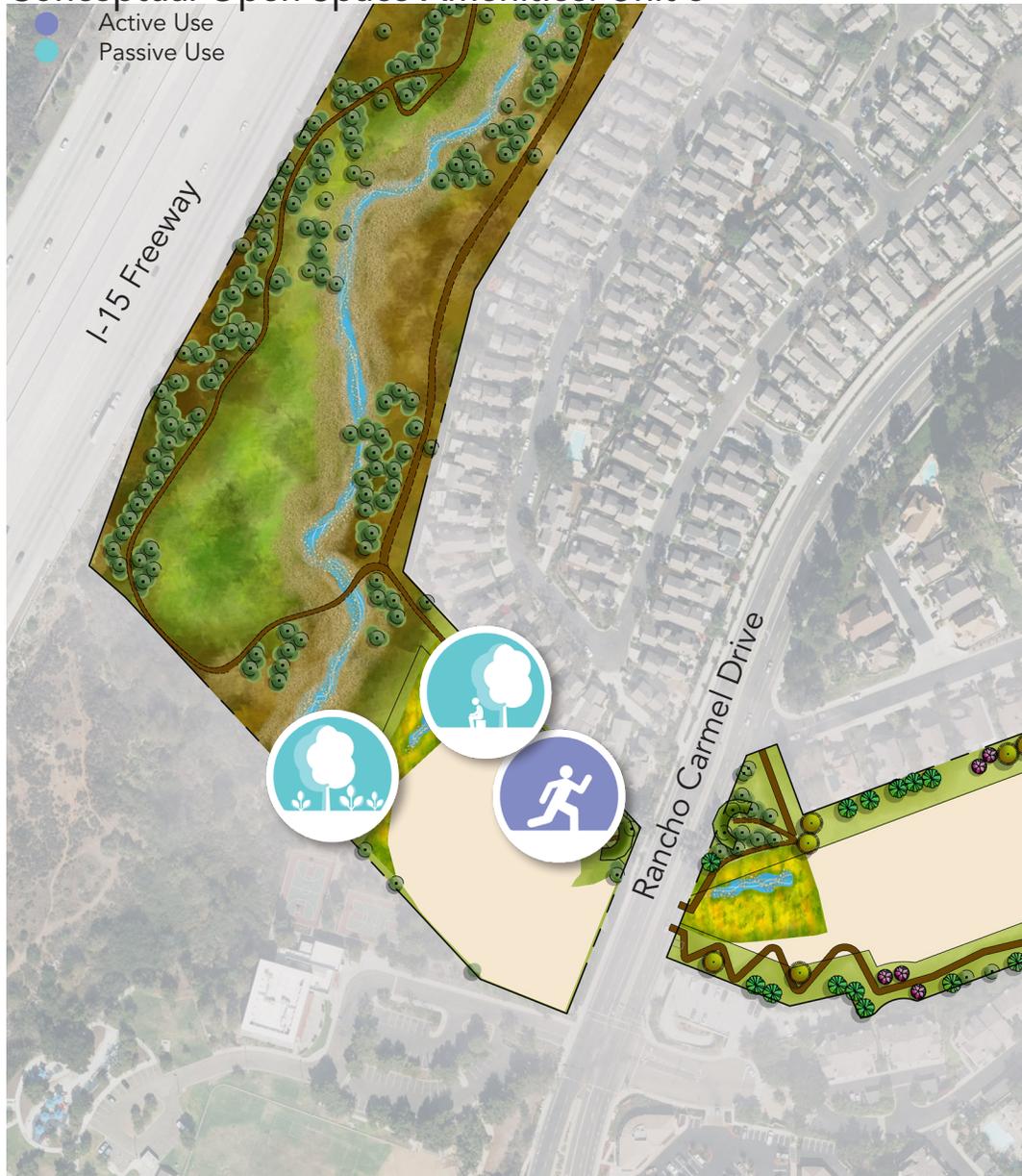
Interpretive Signage



Nature Trail

NOTE: All graphics shown above are conceptual and provided for illustrative purposes only

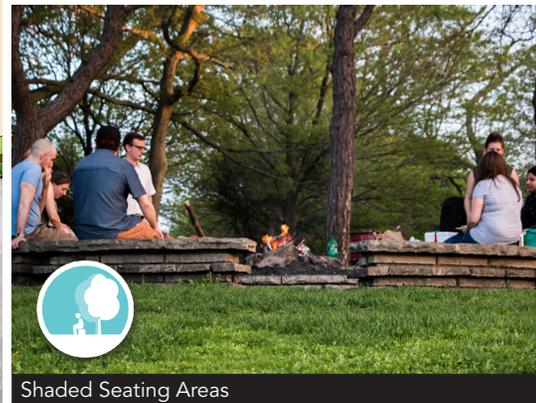
Conceptual Open Space Amenities: Unit 5



Active Trail

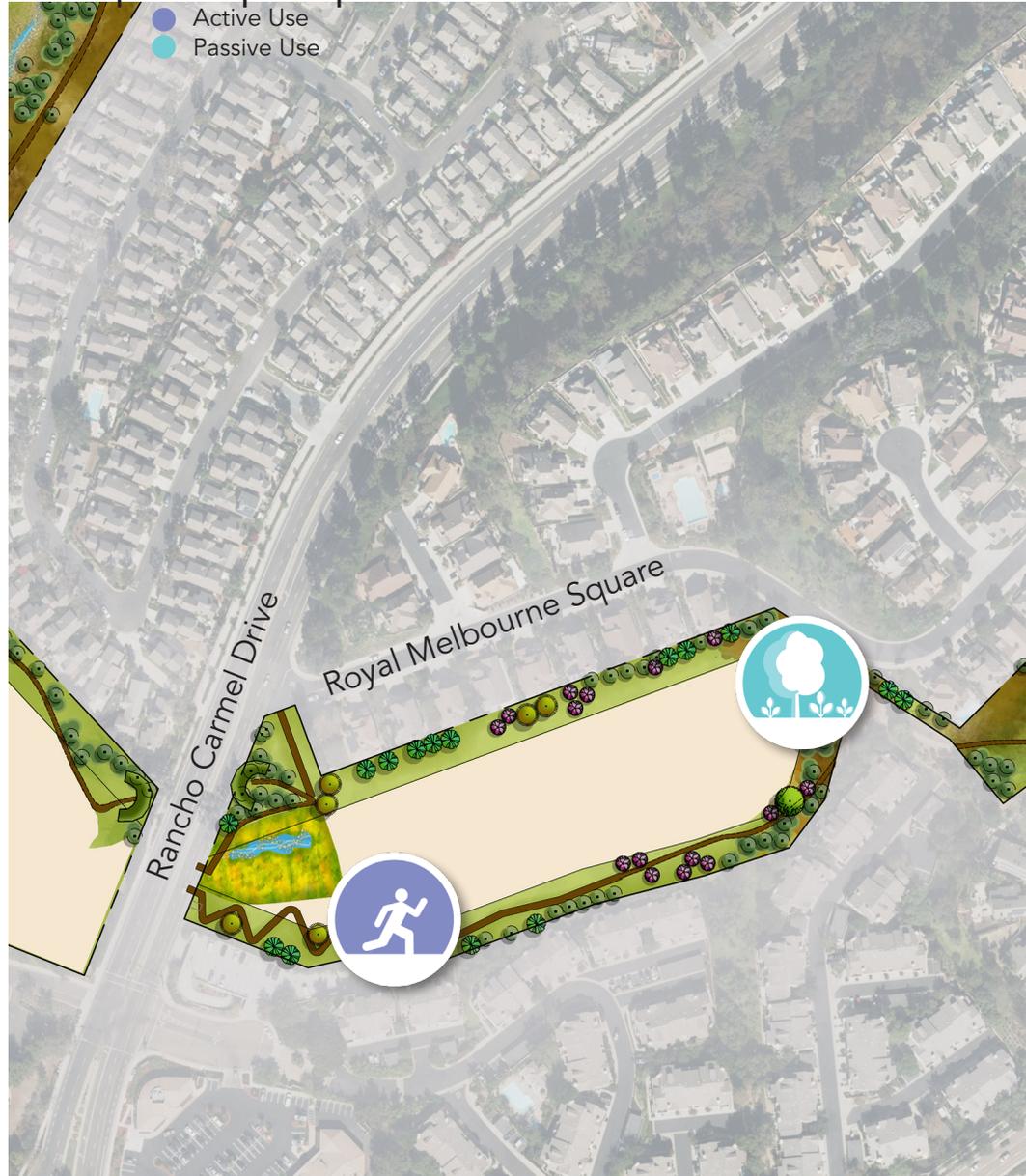


Revegetation of Native Planting



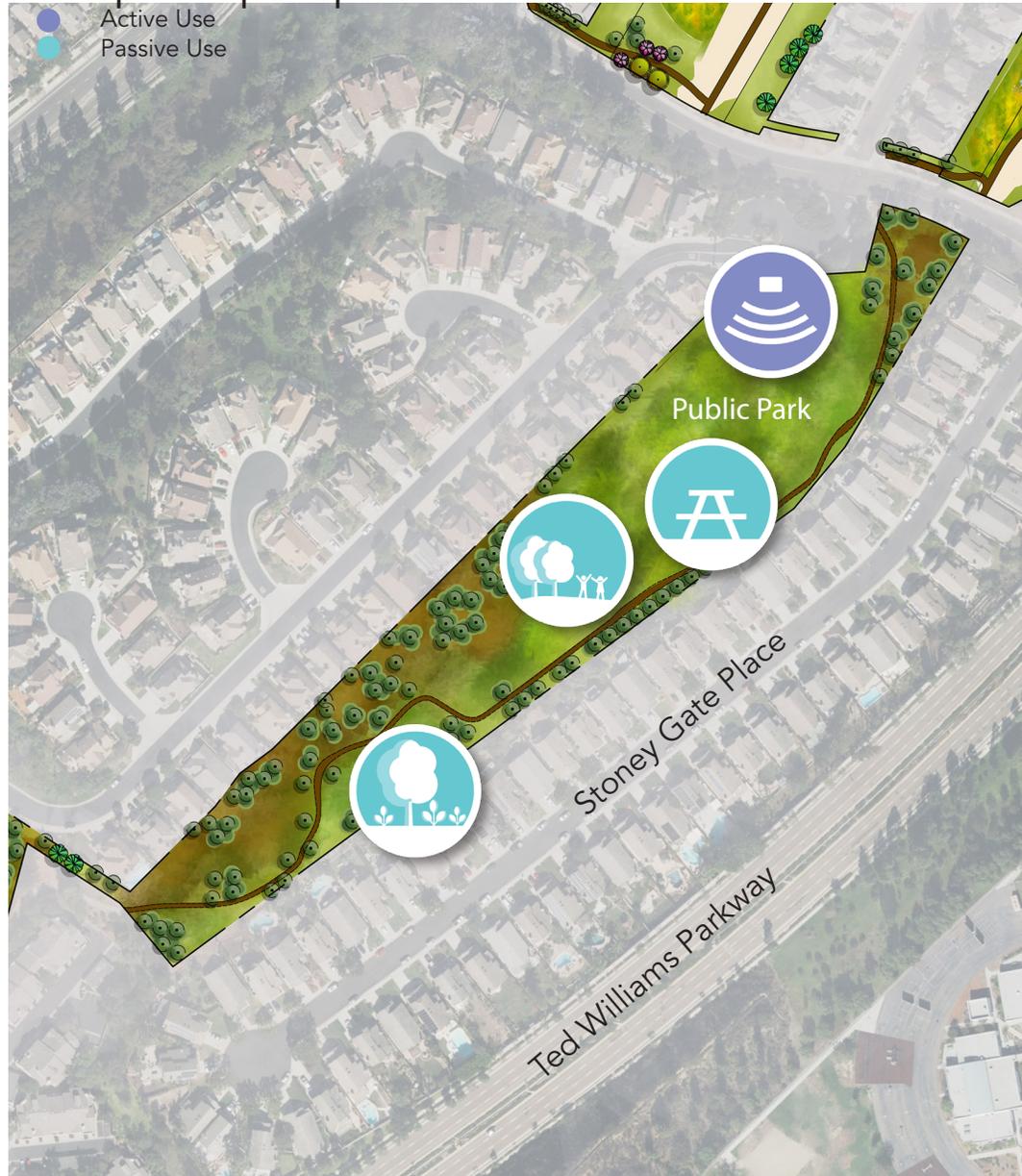
Shaded Seating Areas

Conceptual Open Space Amenities: Unit 6



NOTE: All graphics shown above are conceptual and provided for illustrative purposes only

Conceptual Open Space Amenities: Unit 7



Revegetation of Native Planting

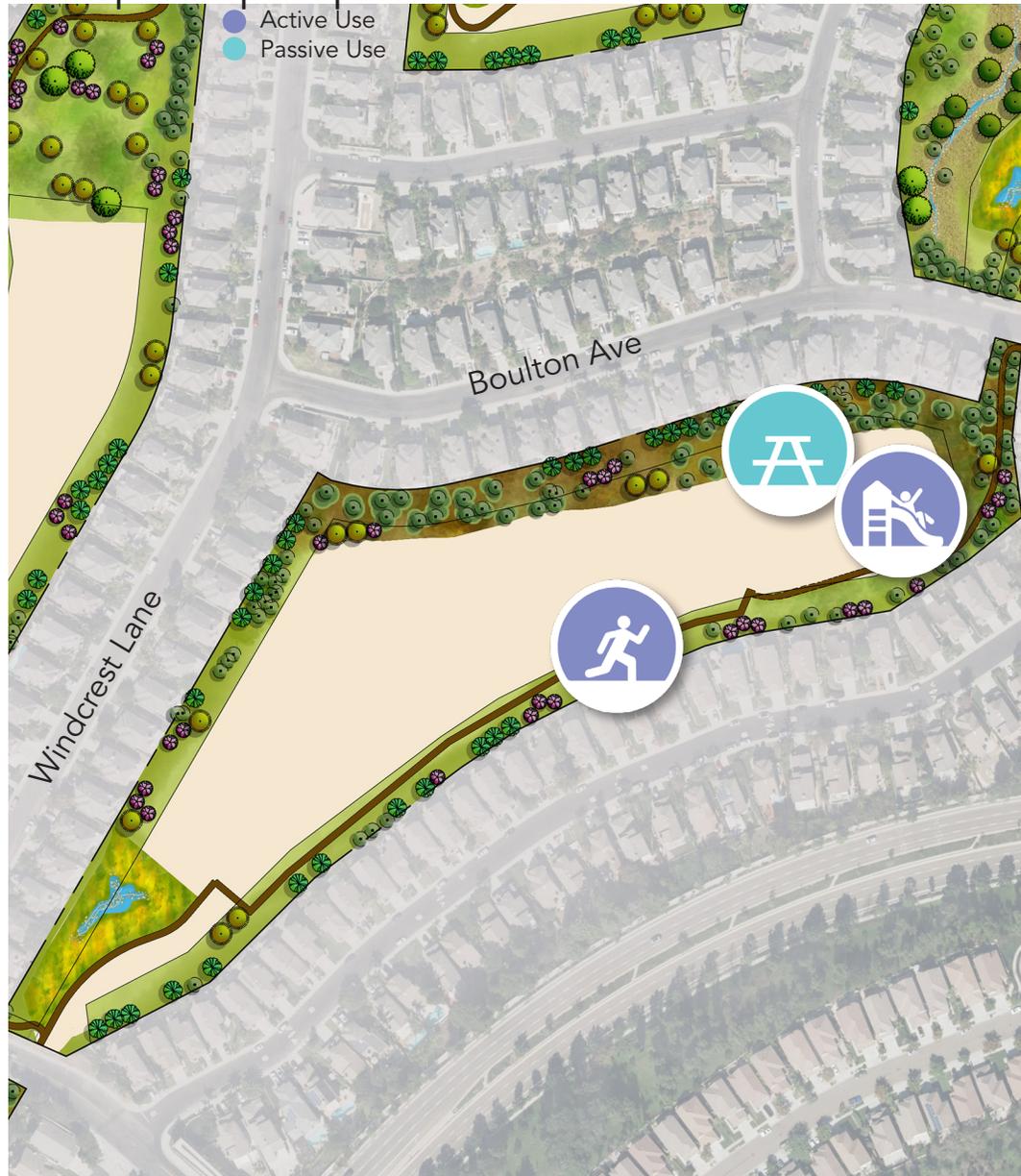


Passive Seating/Picnic Areas/Open Lawn



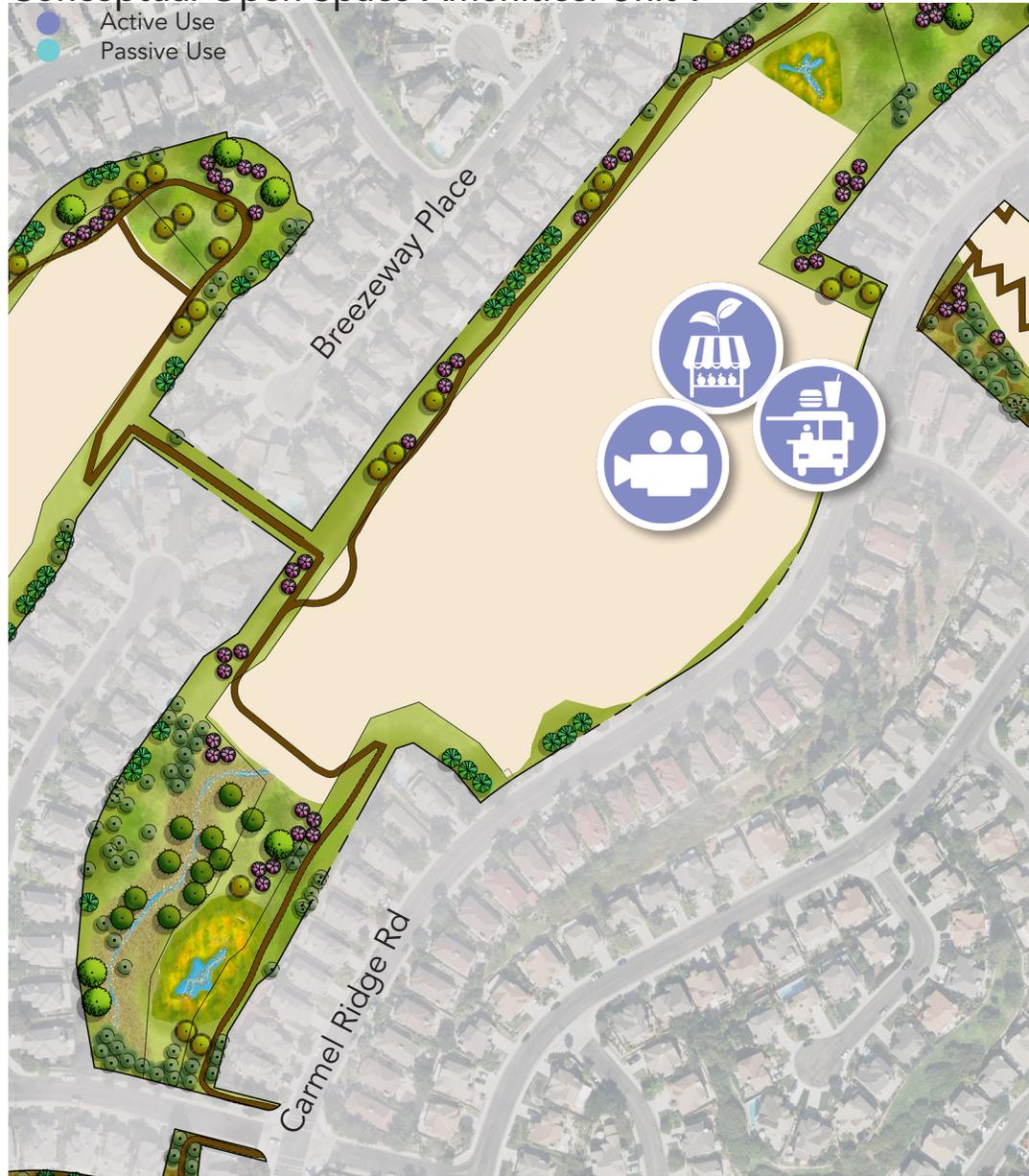
Gathering Space

Conceptual Open Space Amenities: Unit 8

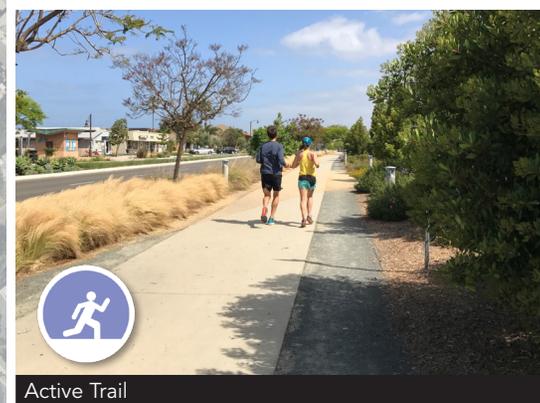
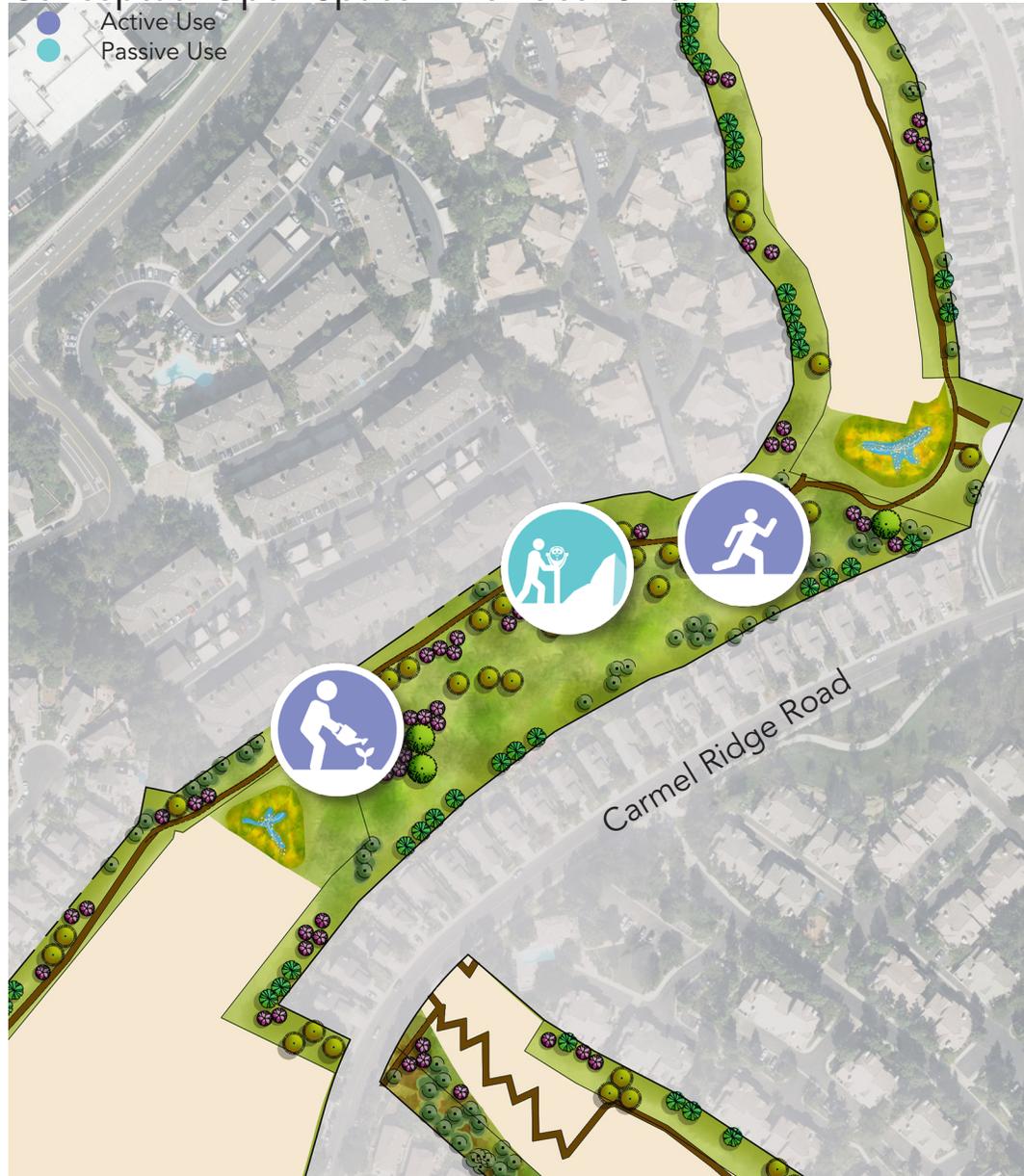


NOTE: All graphics shown above are conceptual and provided for illustrative purposes only

Conceptual Open Space Amenities: Unit 9



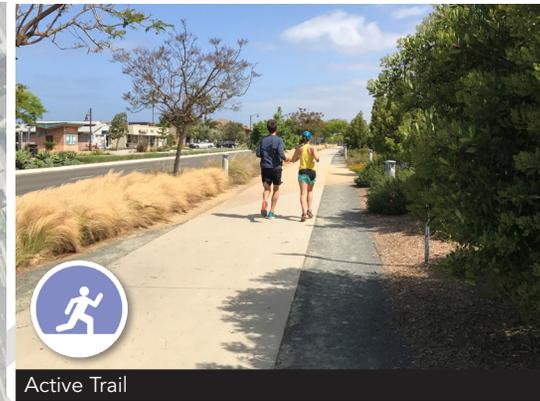
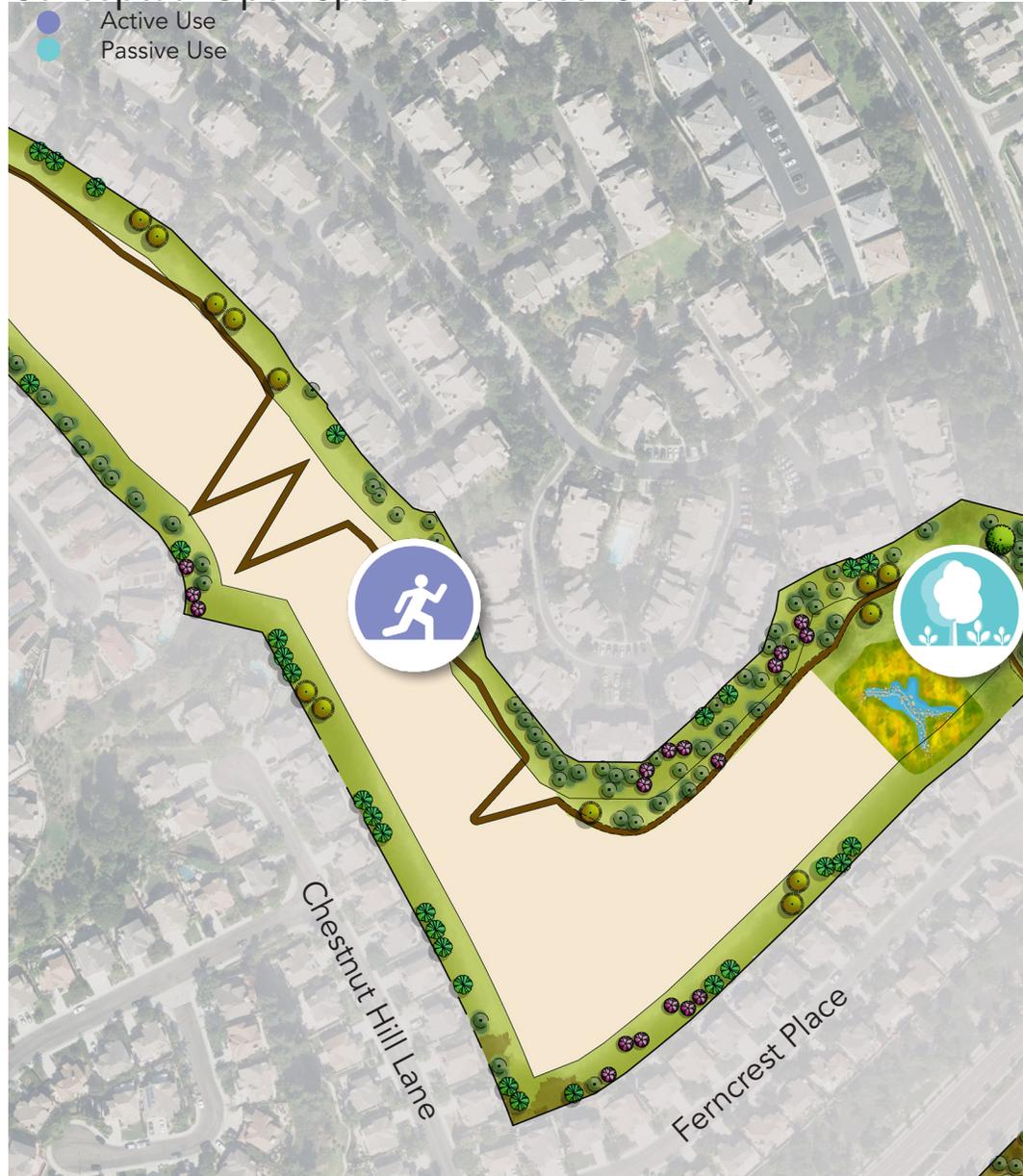
Conceptual Open Space Amenities: Unit 9



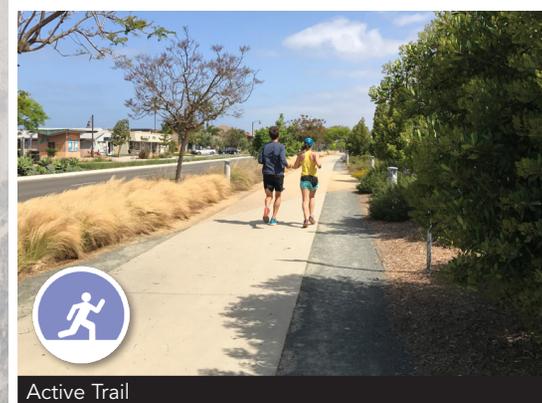
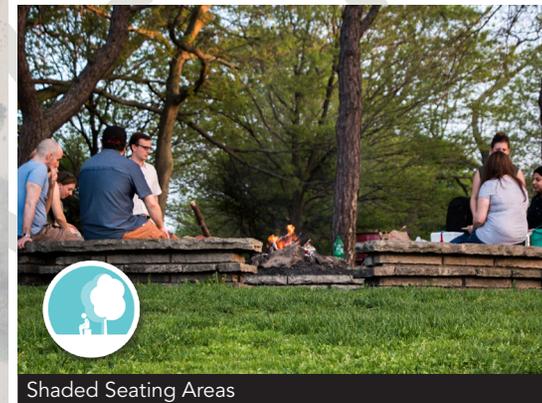
NOTE: All graphics shown above are conceptual and provided for illustrative purposes only

The Trails at Carmel Mountain Ranch

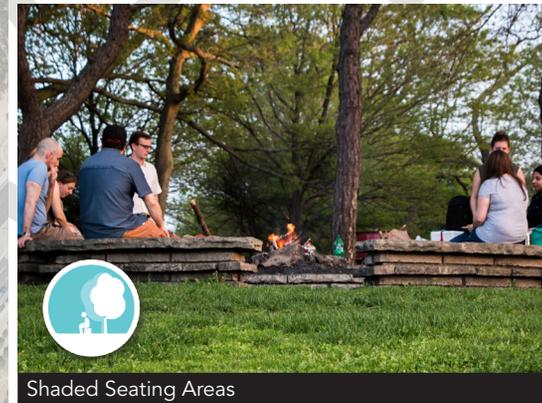
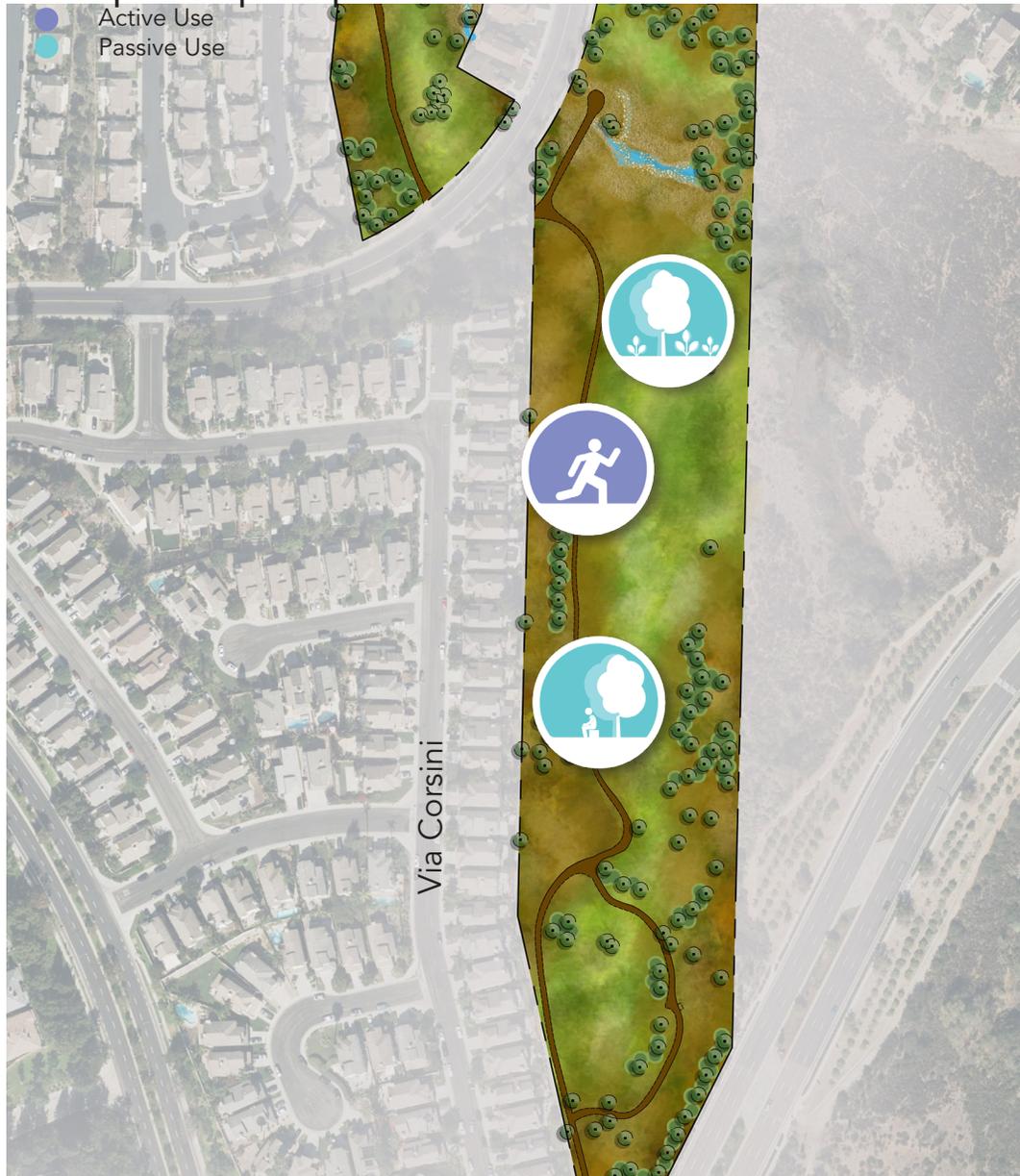
Conceptual Open Space Amenities: Units 10, 11



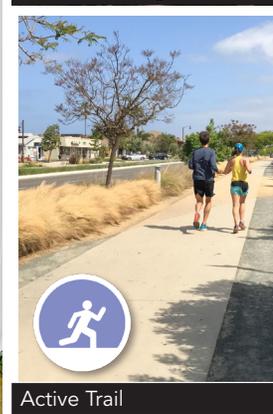
Conceptual Open Space Amenities: Units 12, 13



Conceptual Open Space Amenities: Unit 15

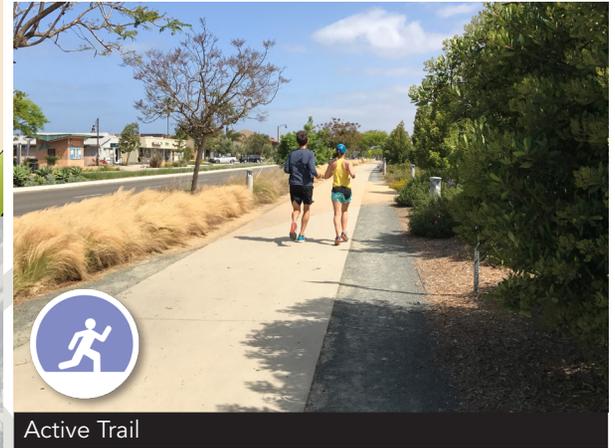
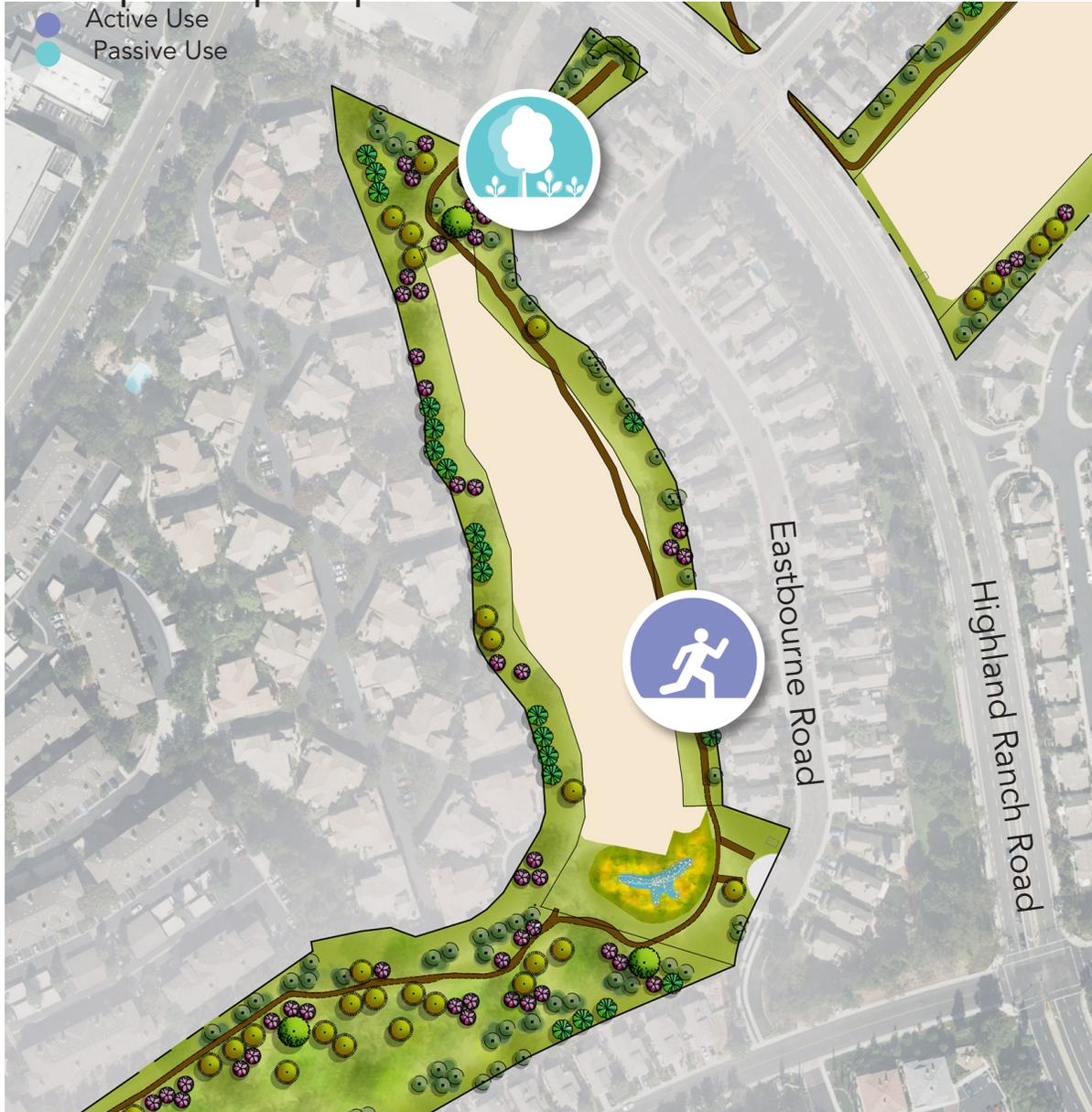


Conceptual Open Space Amenities: Unit 16



The Trails at Carmel Mountain Ranch

Conceptual Open Space Amenities: Unit 17



5-B. Landscape Elements

63. Landscape should be used to create an attractive appearance, unify elements within the development and help the development fit within or complement its surroundings.
64. Use of landscape is encouraged to define and accentuate specific areas, such as building entrances and the main walkways to common facilities.
65. Hardscape materials should be consistent with the architectural design or style of the development. The use of interlocking pavers, scored concrete, or rough-textured concrete to define site entries is encouraged.
66. Specimen trees and accent plant materials are encouraged at major focal points, such as the main entrances to the development or where major walkways intersect with open spaces, plazas, and common areas.
67. Dense landscape planting should be used to buffer the village from the existing adjacent residential and major arterial roadways. A mixture of deciduous shade trees, ornamental trees, evergreen trees, and shrubs shall be planted along the buffer lots at a minimum concentration of three (3) trees and ten (10) shrubs per 30 linear feet of buffer length.
68. Each Neighborhood should strategically locate landscape elements to define and accentuate different areas of the neighborhood:

(a) Edges

- The perimeter of the neighborhood should present a unifying and three-tiered system of formal and mature trees, dense rows of shrubs and groundcover within the setback area.

(b) Gateways

- The project entrances should be framed with corner markers, low garden walls, gateway signage, perennial color accent landscape, and signature trees.
- Enhanced paving should be provided to accentuate the entrance.
- All gateway elements should comply with line of sight constraints

- Shared driveway entrances should be framed by accent trees and shrubs that flank both sides of the entrance and define the entrance path.

(c) Internal Drives

- Internal drives should be landscaped with a consistent species of low-level shrubs and groundcover between bays of garage doors and on-street parking spaces, with accent landscape planted at all corners and bends.

(d) Paseos & Courtyards

- The spaces between buildings that are not dedicated to parking and drives may be designed as landscaped paseos and courtyards, with highly connected paths and planting schemes that match the size, character and activity envisioned for the space.

69. Landscape materials, such as vines, hedges, shrubs, berms or garden walls should be used to help screen mechanical equipment, garages, maintenance areas, and utilities so that these are not exposed to view from the street, major walkways, or residences within the development.
70. The design of walls and fences, as well as the materials used, should be consistent with the overall development's design. Fence and wall color should be compatible with the development.
71. All signage should be professionally designed, creative, and consistent with the Carmel Mountain Ranch Special District Sign Guidelines, where appropriate.
72. Clear, legible entry signage should be provided to identify each neighborhood. Internal circulation signage and visitor parking areas should also be clearly indicated. A directory and map that shows the location of buildings and amenities within the neighborhood is encouraged.
73. Street Yard, Remaining Yard and Vehicular Use Areas shall meet landscape area and point requirements per LDC 142.0404 through 142.0407.

74. Biofiltration basins with shrubs only shall have a soil medium with a minimum depth of 24 inches. Biofiltration basins with trees shall have a soil medium with a minimum depth of 36 inches consistent with San Diego Storm Water Manual standards.
75. Landscape plantings shall be provided on podium decks, where they occur, to comply with LDC §142.0403 (d). Built-in or permanently affixed planters and pots on structural podiums may be counted toward the planting area and points required by the code. Planters and pots for trees shall have a minimum inside dimension of 48 inches. Planters and pots for all other plant material shall have a minimum inside dimension of 24 inches.
76. The number of trees required for each private drive frontage shall be calculated at the average rate of one 24-inch box canopy tree for every 30 feet of frontage. Tree spacing may be varied to accommodate site conditions or design considerations; however, the total number of trees calculated for all frontages shall be provided in landscaped parkways as street trees. Wherever feasible, canopy coverage should be consistent for the duration of the private drives except where site constraints occur. Even spacing is not required and clustering is encouraged, however entire portions of the drive should not be in deficit of canopy coverage (see figures 27 & 28).

5-C. Landscape Screening at Buffer Areas

77. A minimum 15-foot landscape area (trees, shrubs, groundcover) shall be provided at the exterior perimeter of the 50-foot buffer along existing residences that abut the new development.
78. The 15-foot landscape area consists of existing and established native and naturalized vegetation and new container plant material consisting of 24-inch box trees and 1- and 5-gallon shrubs and groundcover. New planting should consist of a combination of small, medium, and large-scale trees, shrubs, and groundcover.
79. Vegetation coverage (defined as 80% of landscape area) shall be established at the time of occupancy or two (2) years from the time of planting, whichever is sooner.
80. Transition zones between existing homes and new development should include landscape screening to provide visual relief.
81. New trees and understory planting should be provided for screening of existing adjacent residences. Pockets of tall screening plant material should be dispersed throughout the transition zone and make up a minimum of 20% of the total planting area. Tall screening plant material should be selected from the Buffers and Screening selections in the Landscape Palette (Section 5-D). Existing trees and shrubs should be preserved where feasible and incorporated into the overall design of the buffer.
82. Portions of the proposed trail cross the 15-foot landscape buffer at Units 1, 6, and 9. These proposed trail crossings are provided in order to connect the trail to the adjacent existing neighborhood or existing trail. These portions of the proposed trail should be sufficiently screened from adjacent homes with densely planted trees and understory planting based on the following guidelines:
- Plant material used to screen the proposed trail from adjacent homes should be no less than 24-inch box trees and 5-gallon containerized plants.
 - Understory planting should be spaced to fill in 80% of planting area at the time of occupancy or within two (2) years after planting, whichever is sooner.
 - Selected plant material should include a combination of medium or large scale trees, shrubs and groundcover selected from the Landscape Palette shown in Section 5-D.
 - The recommended minimum width of screening bed is five feet from edge of trail paving.
83. Establishment Period: New plants are typically established after 2-3 seasons of growth and have increased in size approximately three times. During the establishment period, watering requirements are higher, at more frequent intervals and at shorter durations. As plants becomes more established, increase the interval between watering and the length of time of watering.

84. Irrigation: Proposed irrigation and planting design will comply with all applicable codes and regulations, including the State of California Model Water Efficient Landscape Ordinance (AB 1881).

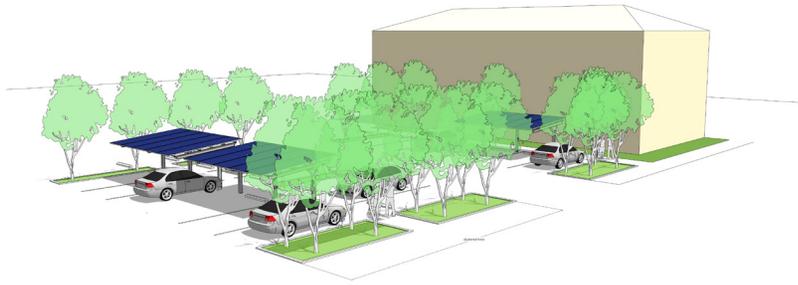


Figure 27 - Private Drive Tree Spacing based on Clustering



Figure 28 - Private Drive Tree Spacing based 30' on-center

5-D. Landscape Palette

Symbol	Botanical Name	Common Name	Size	O.C. Spacing	WUCOLS	Height	Spread	CA Native
Accent Trees (mature size: 15' - 50' height x 10' - 40' spread)								
	<i>Arbutus 'Marina'</i>	Strawberry Tree	24" Box	30'	Low	40' - 50'	20' - 40'	
	<i>Cercidium floridum</i>	Blue Palo Verde	24" Box	15'	Very Low	25'	15' - 20'	X
	<i>Cercis occidentalis</i>	Western Redbud	24" Box	15'	Low	10' - 20'	10' - 20'	X
	<i>Chilopsis linearis</i>	Desert Willow	24" Box	15'	Very Low	15' - 30'	10' - 20'	X
	<i>Lagerstroemia indica</i>	Crape Myrtle	24" Box	20'	Med	25'	25'	
	<i>Olea europaea 'Wilsonii'</i>	Wilson Olive Tree	5 Gallon	20'	Low	15' - 25'	15' - 20'	
	<i>Rhus ovata</i>	Sugar Bush	5 Gallon	10'	Very Low	5' - 10'	5' - 10'	X
Screening Trees (mature size: 20' - 50' height x 30' - 80' spread)								
	<i>Chilopsis linearis</i>	Desert Willow	24" Box	15'	Very Low	15' - 30'	10' - 20'	X
	<i>Pinus canariensis</i>	Canary Island Pine	24" Box	30'	Low	50' - 80'	20' - 35'	
	<i>Sambucus mexicana</i>	Blue Elderberry	5 Gallon	20'	Low	20' - 30'	20' - 30'	X
	<i>Prunus lyonii</i>	Catalina Cherry	5 Gallons	25'	Low	25' - 35'	20' - 30'	X
Shade Trees (mature size: 25' - 60' height x 10' - 70' spread)								
	<i>Platanus X acerifolia</i>	London Plane Tree	24" Box	30'	Med	40' - 50'	20' - 30'	
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box	25'	Med	25' - 35'	25' - 35'	
	<i>Tristania conferta</i>	Brisbane Box	24" Box	25'	Med	30' - 50'	10' - 30'	
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	40'	Med	40' - 60'	50' - 70'	
Large Shade / Specimen Trees (mature size: 20' - 80' height x 20' - 100' spread)								
	<i>Calocedrus decurrens</i>	Incense Cedar	24" Box	20'	Med	70' - 90'	10' - 15'	X
	<i>Platanus racemosa</i>	California Sycamore	24" Box	40'	Med	30' - 80'	20' - 50'	X
	<i>Quercus kelloggii</i>	California Black Oak	24" Box	40'	Med	30' - 70'	30' - 50'	X
	<i>Quercus agrifolia</i>	Coast Live Oak	24" Box	40'	Very Low	20' - 70'	20' - 70'	X
Street Trees								
	<i>Lagerstroemia indica</i>	Crape Myrtle	24" Box	20'	Med	25'	25'	
	<i>Laurus nobilis</i>	Sweet Bay	24" Box	20'	Low	15' - 40'	15' - 30'	
	<i>Quercus ilex</i>	Holly Oak	24" Box	40'	Low	30' - 60'	30' - 60'	
	<i>Tristania conferta</i>	Brisbane Box	24" Box	25'	Med	30' - 50'	10' - 30'	
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	40'	Med	40' - 60'	50' - 70'	

Symbol	Botanical Name	Common Name	Size	O.C. Spacing	WUCOLS	Height	Spread	CA Native
Riparian Areas								
	Comarostaphylis diversifolia	Summer Holly	1 Gallon	10'	Very Low	10' - 20'	5' - 10'	X
	Eschscholzia californica	California Poppy	1 Gallon	12"	Very Low	1'	1'	X
	Heteromeles arbutifolia	Toyon	1 Gallon	12'	Very Low	6' - 30'	10' - 15'	X
	Iris douglasiana	Douglas Iris	1 Gallon	2'	Low	1'	2'	X
	Mimulus aurantiacus var. puniceus	Red Bush Monkeyflower	1 Gallon	3'	Very Low	1' - 2'	1' - 3'	X
	Nemophila menziesii	Baby Blue Eyes	1 Gallon	6"	Low	6"	6"	X
	Oenothera elata ssp. hookeri	Hooker's Evening Primrose	1 Gallon	5'	Low	5'	5'	X
	Penstemon spectabilis	Showy Penstemon	1 Gallon	4'	Low	2' - 4'	3' - 4'	X
	Prunus ilicifolia	Hollyleaf Cherry	1 Gallon	20'	Very Low	30' - 45'	20'	X
	Rosa californica	California Wildrose	1 Gallon	10'	Low	8' - 10'	10'	X
	Sambucus mexicana	Blue Elderberry	1 Gallon	20'	Low	20' - 30'	20' - 30'	X
	Salix lasiolepis	Arroyo Willow	1 Gallon	15'	High	7' - 35'	15'	X
	Sisyrinchium bellum	Blue Eyed Grass	1 Gallon	6"	Low	1' - 2'	3"	X
Naturalized Slopes (adjacent to open space vegetation)								
	Artemesia californica	California Sagebrush	1 Gallon	4'	Very Low	1' - 8'	4'	X
	Comarostaphylis diversifolia	Summer Holly	1 Gallon	10'	Very Low	10' - 20'	5' - 10'	X
	Encelia farinosa	Brittlebush	1 Gallon	4'	Very Low	3'	4'	X
	Eriogonum parvifolium	Coastal Buckwheat	1 Gallon	4'	Very Low	1' - 2'	4'	X
	Heteromeles arbutifolia	Toyon	1 Gallon	12'	Very Low	6' - 30'	10' - 15'	X
	Layia platyglossa	Common Tidy Tips	1 Gallon	12"	Low	1' - 2'	1' - 2'	X
	Lupinus bicolor	Miniature Lupine	1 Gallon	12"	Low	1'	1'	X
	Lupinus succulentus	Succulent Lupine	1 Gallon	3'	Low	2' - 4'	3'	X
	Quercus dumosa	Nuttall's Scrub Oak	1 Gallon	10'	Very Low	3' - 10'	8' - 10'	X
	Rhamnus californica	Coffeeberry	1 Gallon	10'	Very Low	5' - 10'	10'	X
	Rhus ovata	Sugar Bush	5 Gallon	10'	Very Low	5' - 10'	5' - 10'	X
	Salvia apiana	White Sage	1 Gallon	8'	Very Low	3' - 5'	3' - 8'	X
	Yucca whipplei	Foothill Yucca	1 Gallon	3'	Very Low	3'	3'	X
Transition and Neighborhood Slopes (manufactured slopes with permanent irrigation)								
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gallon	4'	Med	1'	4' - 6'	X
	Calycanthus occidentalis	Spice Bush	1 Gallon	8'	Med	3' - 12'	3' - 12'	X
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1 Gallon	6'	Low	1'	6' - 8'	X
	Cistus x purpureus	Orchid Rockrose	5 Gallon	6'	Low	4' - 6'	4' - 6'	
	Ribes viburnifolium	Evergreen Currant	1 Gallon	8'	Very Low	3' - 6'	12'	X
	Rhamnus californica	Coffeeberry	1 Gallon	10'	Very Low	5' - 10'	10'	X
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 Gallon	6'	Low	2'	4' - 8'	
	Salvia 'Allen Chickering'	Allen Chickering Sage	1 Gallon	4'	Very Low	3'	4'	X
	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gallon	3'	Low	1' - 2'	3'	X
	Yucca whipplei	Foothill Yucca	1 Gallon	3'	Very Low	3'	3'	X

Symbol	Botanical Name	Common Name	Size	O.C. Spacing	WUCOLS	Height	Spread	CA Native
Hydromodification/Detention Basins								
	Aloe 'Moonglow'	Moonglow Aloe	1 Gallon	2'	Low	2' - 3'	2'	
	Aristida purpurea	Purple Three-Awn	1 Gallon	2'	Very Low	2' - 3'	2'	X
	Carex praegracilis	Field Sedge	1 Gallon	2'	Med	1'	2'	
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1 Gallon	6'	Low	1'	6' - 8'	X
	Epilobium canum	California Fuschia	1 Gallon	3'	Low	2'	2' - 3'	X
	Iris douglasiana	Douglas Iris	1 Gallon	2'	Low	1'	2'	X
	Juncus mexicana	Mexican Rush	1 Gallon	3'	Med	2'	2'	X
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 Gallon	3'	Low	2' - 3'	2' - 3'	
	Muhlenbergia rigens	Deergrass	1 Gallon	4'	Low	4' - 5'	4'	X
	Rosa californica	California Wildrose	1 Gallon	10'	Low	8' - 10'	10'	X
Parkways								
	Aloe 'Blue Elf'	Blue Elf Aloe	5 Gallon	2'	Low	1' - 2'	1' - 2'	
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	5 Gallon	2'	Low	2' - 4'	1' - 2'	
	Festuca californica	California Fescue	1 Gallon	2'	Low	1' - 4'	3'	X
	Helictotrichon semevirens	Blue Oat Grass	5 Gallon	2'	Med	1' - 2'	1' - 2'	
	Lantana 'New Gold'	New Gold Lantana	1 Gallon	2'	Low	8" - 15"	3' - 6'	
	Salvia 'Bee's Bliss'	Bee's Bliss Sage	1 Gallon	3'	Low	1' - 2'	3'	X
Buffers and Screening (pockets of tall, dense understory)								
	Arctostaphylos densiflora 'Howard McMinn'	McMinn Manzanita	5 Gallon	8'	Low	6' - 10'	6' - 12'	X
	Calliandra californica	Baja Fairy Duster	5 Gallon	5'	Very Low	2' - 6'	4' - 5'	X
	Cistus x purpureus	Orchid Rockrose	5 Gallon	6'	Low	4' - 6'	4' - 6'	
	Dendromecon rigida	Bush Poppy	5 Gallon	6'	Very Low	3' - 10'	2' - 8'	X
	Rhamnus californica	Coffee Berry	5 Gallon	10'	Very Low	6' - 15'	5' - 15'	X
	Rosa californica	California Wildrose	5 Gallon	10'	Low	8' - 10'	10'	X