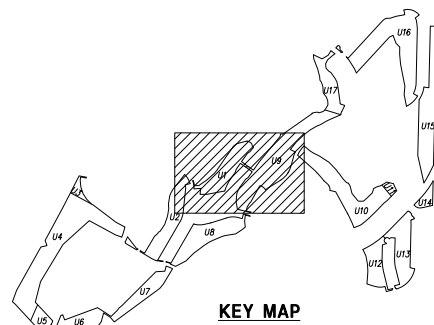


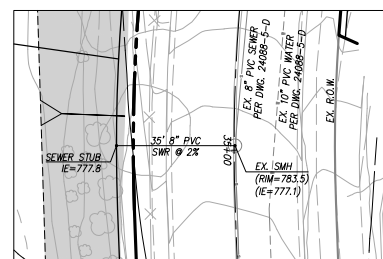
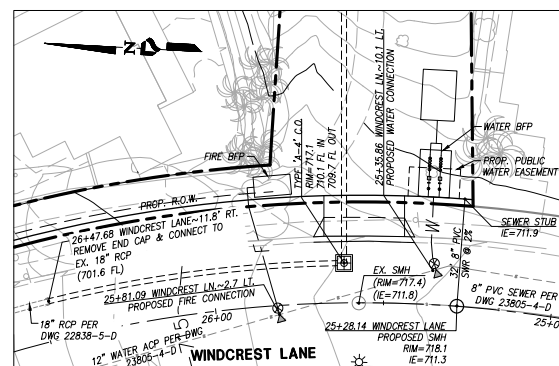
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND:

- EXISTING STREET LEGAL CENTERLINE
- - - EXISTING RIGHT-OF-WAY
- FINAL MAP BOUNDARY LINES IN PHASES
- - - PROPOSED RIGHT-OF-WAY
- PROPOSED DRIVEWAY CENTERLINE
- PROPOSED LOT LINE
- - - PROPOSED DAYLIGHT LINE
- - - PROPOSED DISTURBANCE LIMITS
- - - EXISTING EARTHEN OR CONCRETE-LINED SWALE
- - - PROPOSED BRUSH MANAGEMENT ZONE 2
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - PROPOSED BROW DITCH
- - - PROPOSED SLOPE
- - - PROPOSED RETAINING WALL
- - - PROPOSED FINISH GRADE
- - - PROPOSED FINISH SURFACE
- - - PROPOSED 12" WATER LINE (P.V.T.)
- - - PROPOSED 8" SEWER LINE (P.V.T.)
- - - PROPOSED SEWER MANHOLE (P.V.T.)
- - - PROPOSED SEWER MANHOLE RIM & IE (P.V.T.)
- - - PROPOSED STORM DRAIN (P.V.T.)
- - - PROPOSED STORM DRAIN CLEANOUT (P.V.T.)
- - - PROPOSED STORM DRAIN INLET (P.V.T.)
- - - PROPOSED HEADWALL (P.V.T.)
- - - SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHIT. 2
- - - PROPOSED 24" DRIVEWAY



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

PREPARED BY:
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 B STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
GRADING AND UTILITY PLAN

701 B Street, Suite 800
San Diego, CA 92101
619.235.6471
619.234.0249 FAX

REG. PROFESSIONAL ENGINEER
CATEGORY M - SURVEYING
No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

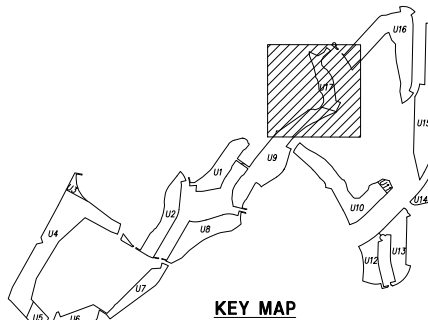
REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 09:	_____
REVISION 08:	_____
REVISION 07:	_____
REVISION 06:	_____
REVISION 05:	JUNE 16, 2021
REVISION 04:	SEPTEMBER 4, 2020
REVISION 03:	JULY 24, 2020
REVISION 02:	JUNE 10, 2020
REVISION 01:	APRIL 13, 2020
ORIGINAL DATE:	NOVEMBER 14, 2019

SHEET 17 OF 59

DEP # _____

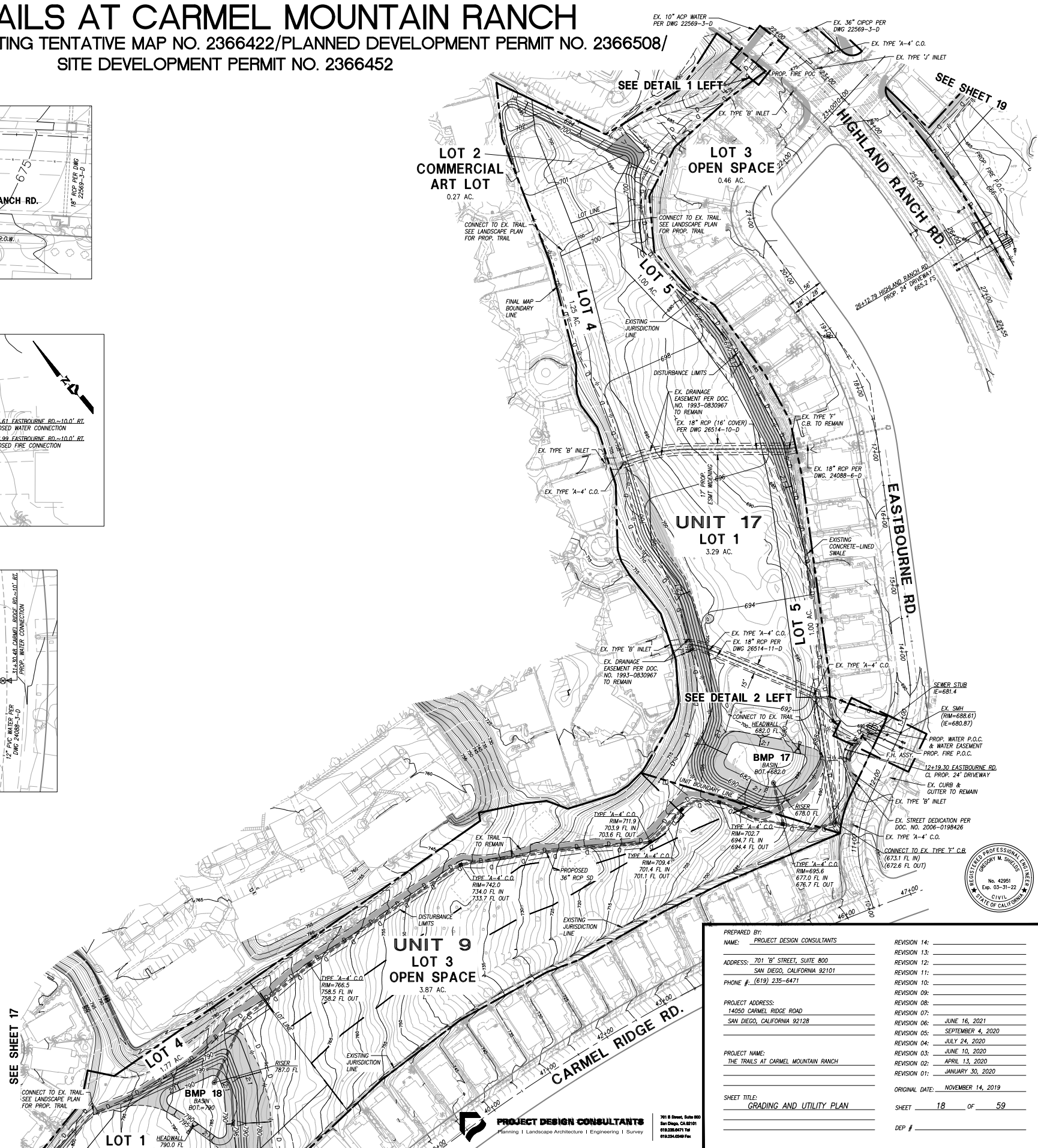
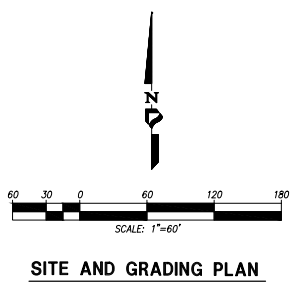
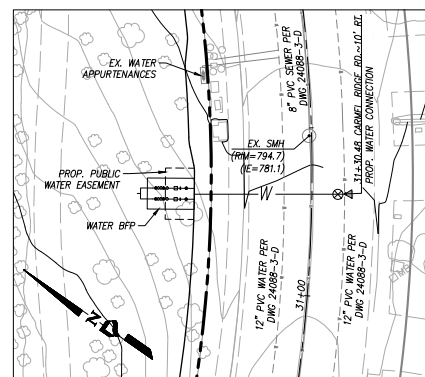
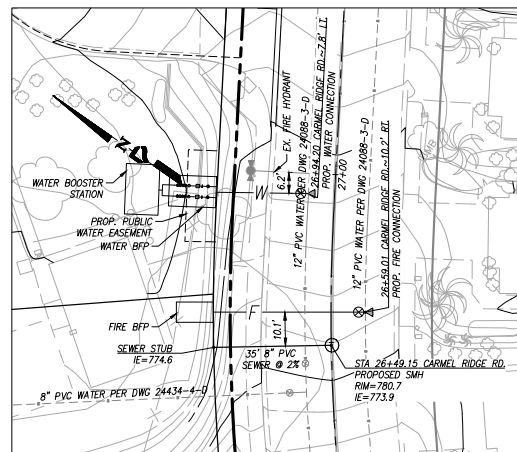
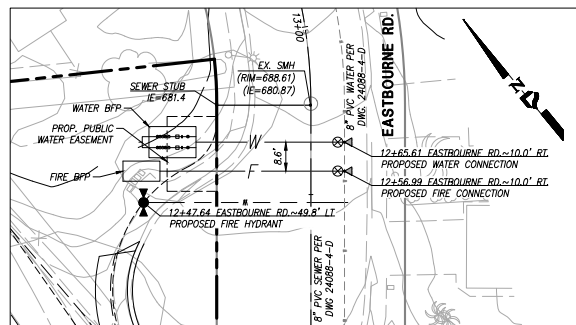
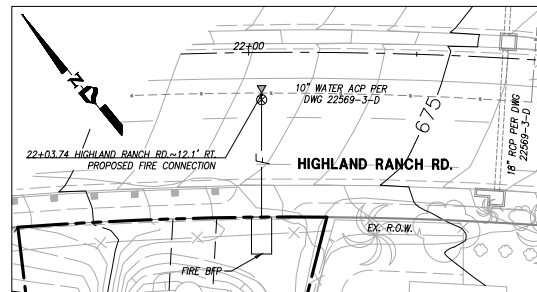
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND:

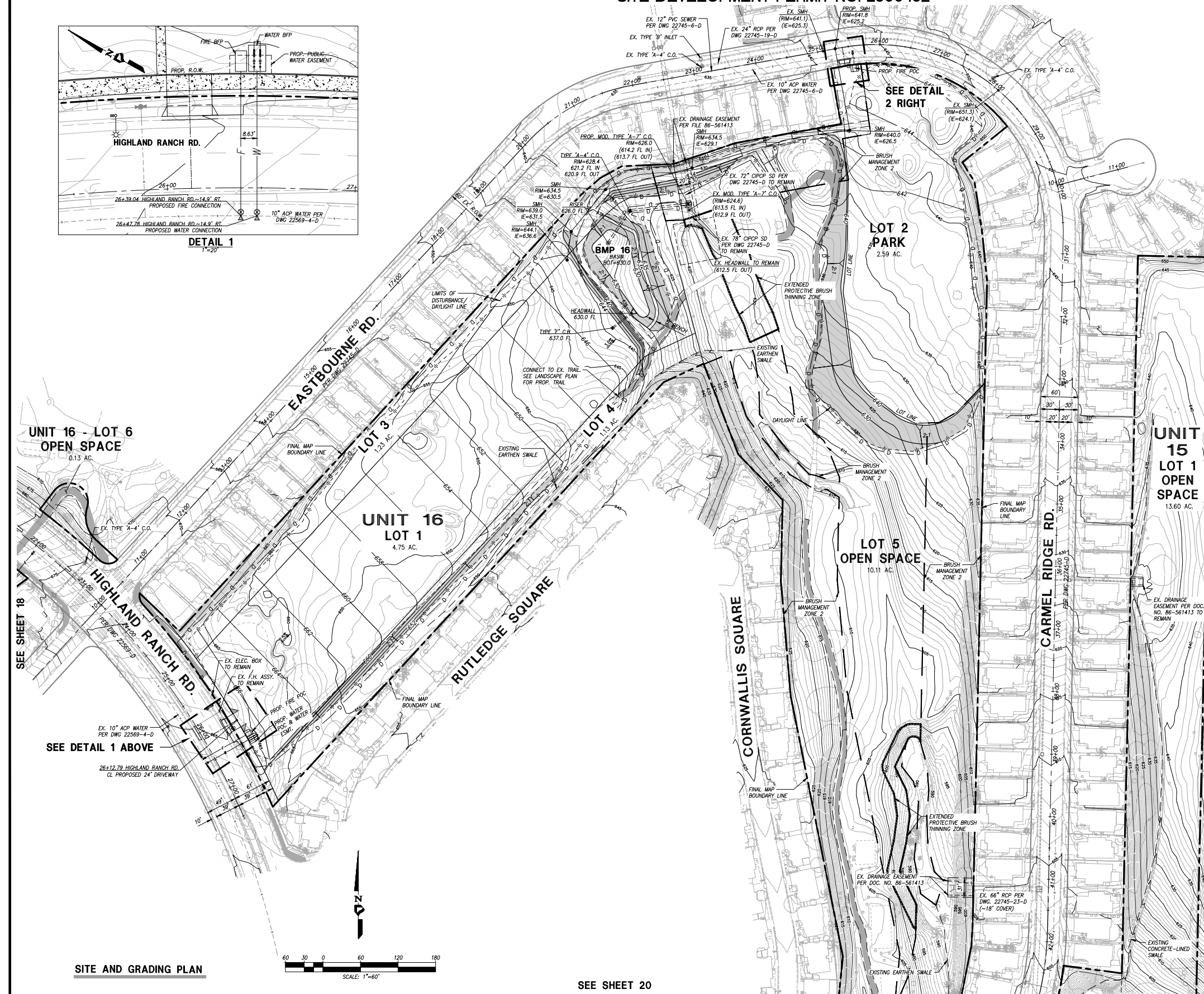
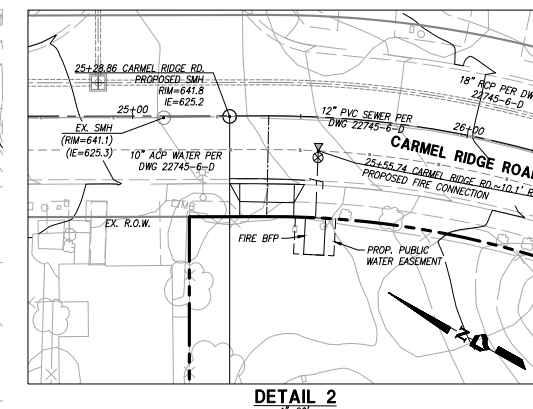
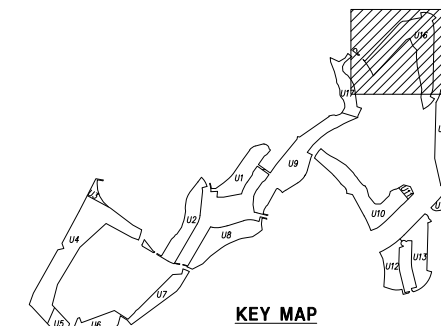
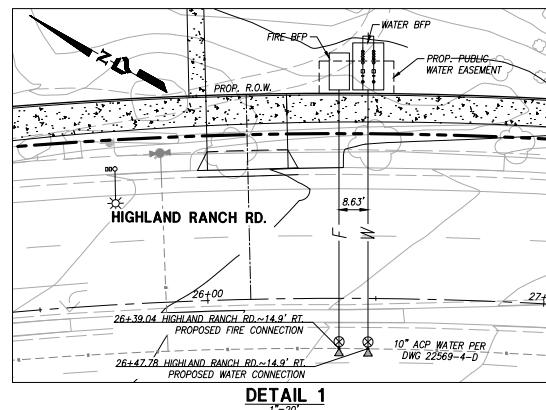
- EXISTING STREET LEGAL CENTERLINE
- EXISTING RIGHT-OF-WAY
- FINAL MAP BOUNDARY LINES IN PHASES
- PROPOSED RIGHT-OF-WAY
- PROPOSED DRIVEWAY CENTERLINE
- PROPOSED LOT LINE
- PROPOSED DAYLIGHT LINE
- PROPOSED DISTURBANCE LIMITS
- EXISTING EARTHEN OR CONCRETE-LINED SWALE
- PROPOSED BRUSH MANAGEMENT ZONE 2
- 710 EXISTING CONTOUR
- 710 PROPOSED CONTOUR
- PROPOSED BROW DITCH
- PROPOSED SLOPE
- 700.0 PROPOSED RETAINING WALL
- 700.0 PROPOSED FINISH GRADE
- 700.0 PROPOSED FINISH SURFACE
- PROPOSED 12" WATER LINE (P.V.T.)
- PROPOSED 8" SEWER LINE (P.V.T.)
- PROPOSED SEWER MANHOLE (P.V.T.)
- PROPOSED SEWER MANHOLE RIM & IE (P.V.T.)
- PROPOSED STORM DRAIN (P.V.T.)
- PROPOSED STORM DRAIN CLEANOUT (P.V.T.)
- PROPOSED STORM DRAIN INLET (P.V.T.)
- PROPOSED HEADWALL (P.V.T.)
- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
- PROPOSED 24' DRIVEWAY



PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 12: _____
PHONE #: (619) 235-6471	REVISION 11: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 10: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 09: _____
SHEET TITLE: GRADING AND UTILITY PLAN	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: _____
	REVISION 05: _____
	REVISION 04: _____
	REVISION 03: _____
	REVISION 02: _____
	REVISION 01: _____
ORIGINAL DATE: NOVEMBER 14, 2019	
	SHEET 18 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



- LEGEND:**
- EXISTING STREET LEGAL CENTERLINE
 - EXISTING RIGHT-OF-WAY
 - - - FINAL MAP BOUNDARY LINES IN PHASES
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED DRIVEWAY CENTERLINE
 - - - PROPOSED LOT LINE
 - - - PROPOSED DAYLIGHT LINE
 - - - PROPOSED DISTURBANCE LIMITS
 - - - EXISTING EARTHEN OR CONCRETE-LINED SWALE
 - - - PROPOSED BRUSH MANAGEMENT ZONE 2
 - - - EXTENDED PROTECTIVE BRUSH THINNING ZONE
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - - - PROPOSED BROW DITCH
 - - - PROPOSED SLOPE
 - - - PROPOSED RETAINING WALL
 - - - PROPOSED FINISH GRADE
 - - - PROPOSED FINISH SURFACE
 - - - PROPOSED 12" WATER LINE (PVT.)
 - - - PROPOSED 8" SEWER LINE (PVT.)
 - - - PROPOSED SEWER MANHOLE (PVT.)
 - - - PROPOSED SEWER MANHOLE RIM & IE (PVT.)
 - - - PROPOSED STORM DRAIN (PVT.)
 - - - PROPOSED STORM DRAIN CLEANOUT (PVT.)
 - - - PROPOSED STORM DRAIN INLET (PVT.)
 - - - PROPOSED HEADWALL (PVT.)
 - - - SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
 - - - PROPOSED 24' DRIVEWAY

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

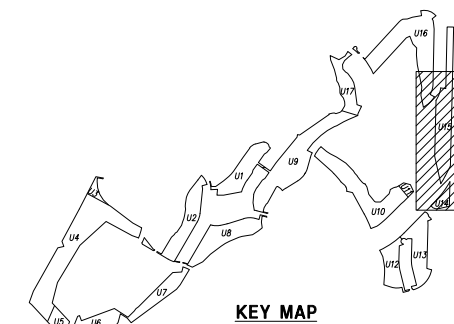
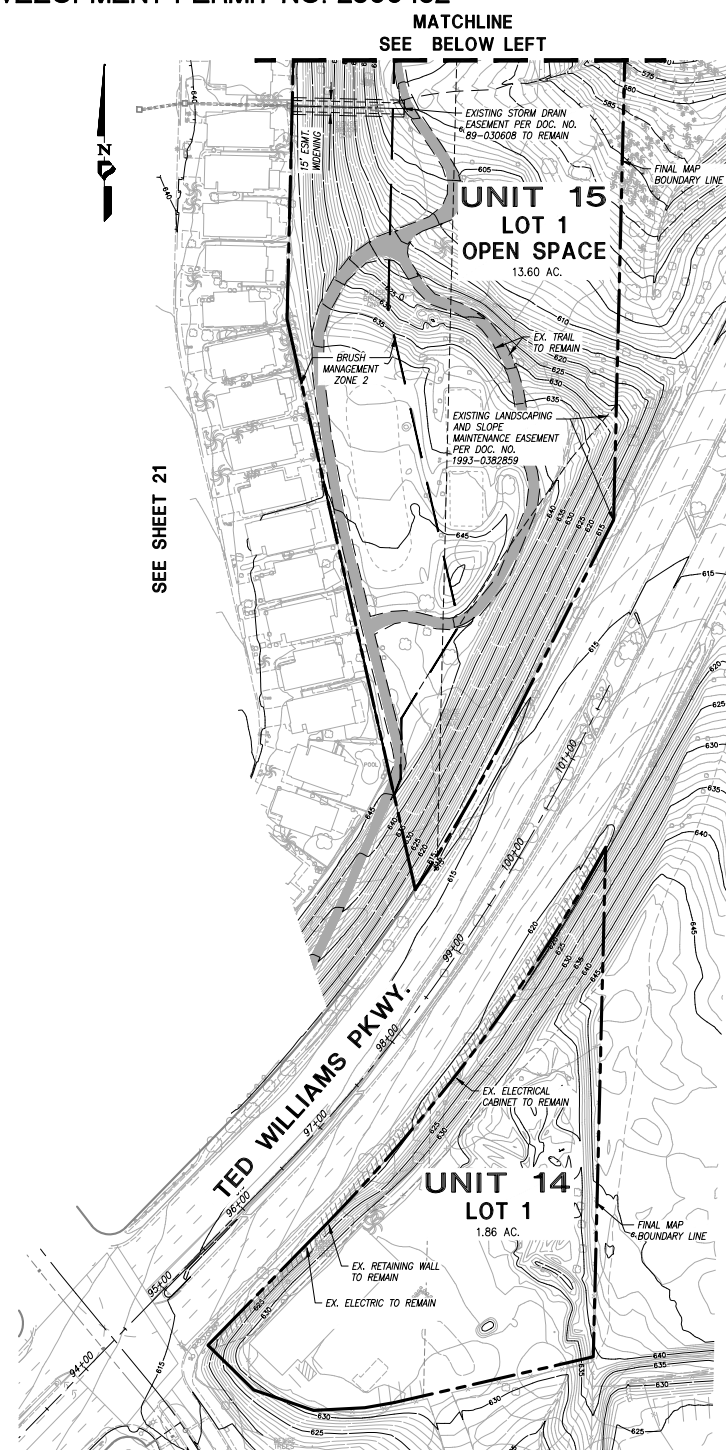
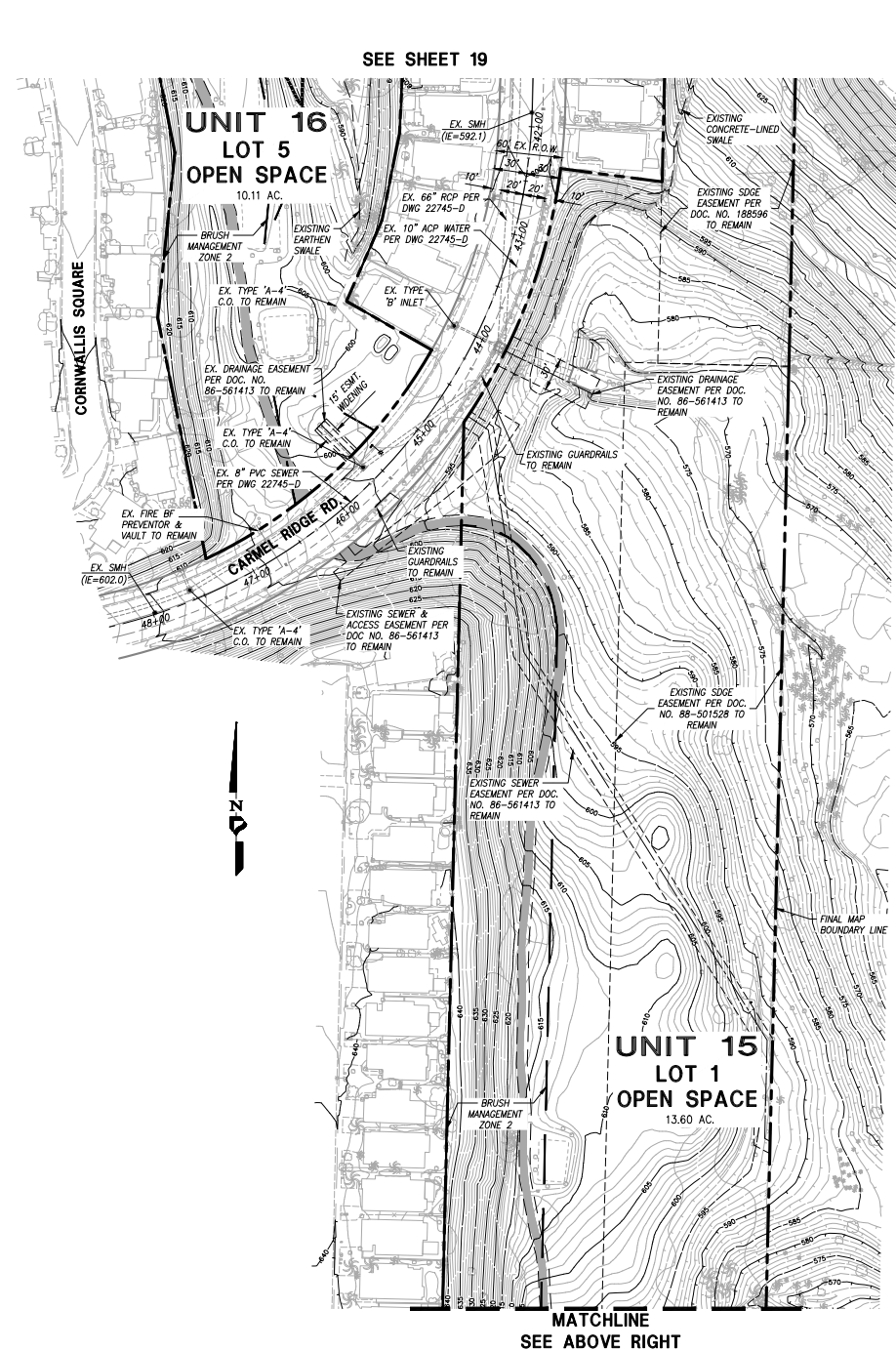
701 B Street, Suite 800
 San Diego, CA 92101
 619.234.0278
 619.234.0249 Fax

REG. PROFESSIONAL ENGINEER
 MARGORY M. SHIELDS
 No. 42951
 Exp. 03-31-22
 CIVIL
 STATE OF CALIFORNIA

PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14:	
NAME:	REVISION 13:	
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 12:	
PHONE #: (619) 235-6471	REVISION 11:	
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 10:	
	REVISION 09:	
	REVISION 08:	
	REVISION 07:	JUNE 16, 2021
	REVISION 06:	SEPTEMBER 4, 2020
	REVISION 05:	JULY 24, 2020
	REVISION 04:	JUNE 10, 2020
	REVISION 03:	APRIL 13, 2020
	REVISION 02:	JANUARY 30, 2020
	REVISION 01:	
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	ORIGINAL DATE:	NOVEMBER 14, 2019
SHEET TITLE: GRADING AND UTILITY PLAN	SHEET	19 OF 59
	DEP #	

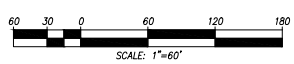
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND:

---	EXISTING STREET LEGAL CENTERLINE
---	EXISTING RIGHT-OF-WAY
---	FINAL MAP BOUNDARY LINES IN PHASES
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED DRIVEWAY CENTERLINE
---	PROPOSED LOT LINE
---	PROPOSED DAYLIGHT LINE
---	PROPOSED DISTURBANCE LIMITS
---	EXISTING EARTHEN OR CONCRETE-LINED SWALE
---	EXISTING BRUSH MANAGEMENT ZONE 2
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED BROW DITCH
---	PROPOSED SLOPE
---	PROPOSED RETAINING WALL
---	PROPOSED FINISH GRADE
---	PROPOSED FINISH SURFACE
---	PROPOSED 12" WATER LINE (PVT.)
---	PROPOSED 8" SEWER LINE (PVT.)
---	PROPOSED SEWER MANHOLE (PVT.)
---	PROPOSED SEWER MANHOLE RIM & IE (PVT.)
---	PROPOSED STORM DRAIN (PVT.)
---	PROPOSED STORM DRAIN CLEANOUT (PVT.)
---	PROPOSED STORM DRAIN INLET (PVT.)
---	PROPOSED HEADWALL (PVT.)
---	SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
---	PROPOSED 24' DRIVEWAY



SITE AND GRADING PLAN

PROJECT DESIGN CONSULTANTS
701 B Street, Suite 800
San Diego, CA 92101
619.234.0271 Fax
619.234.0249 Pbx

REGISTERED PROFESSIONAL ENGINEER
No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

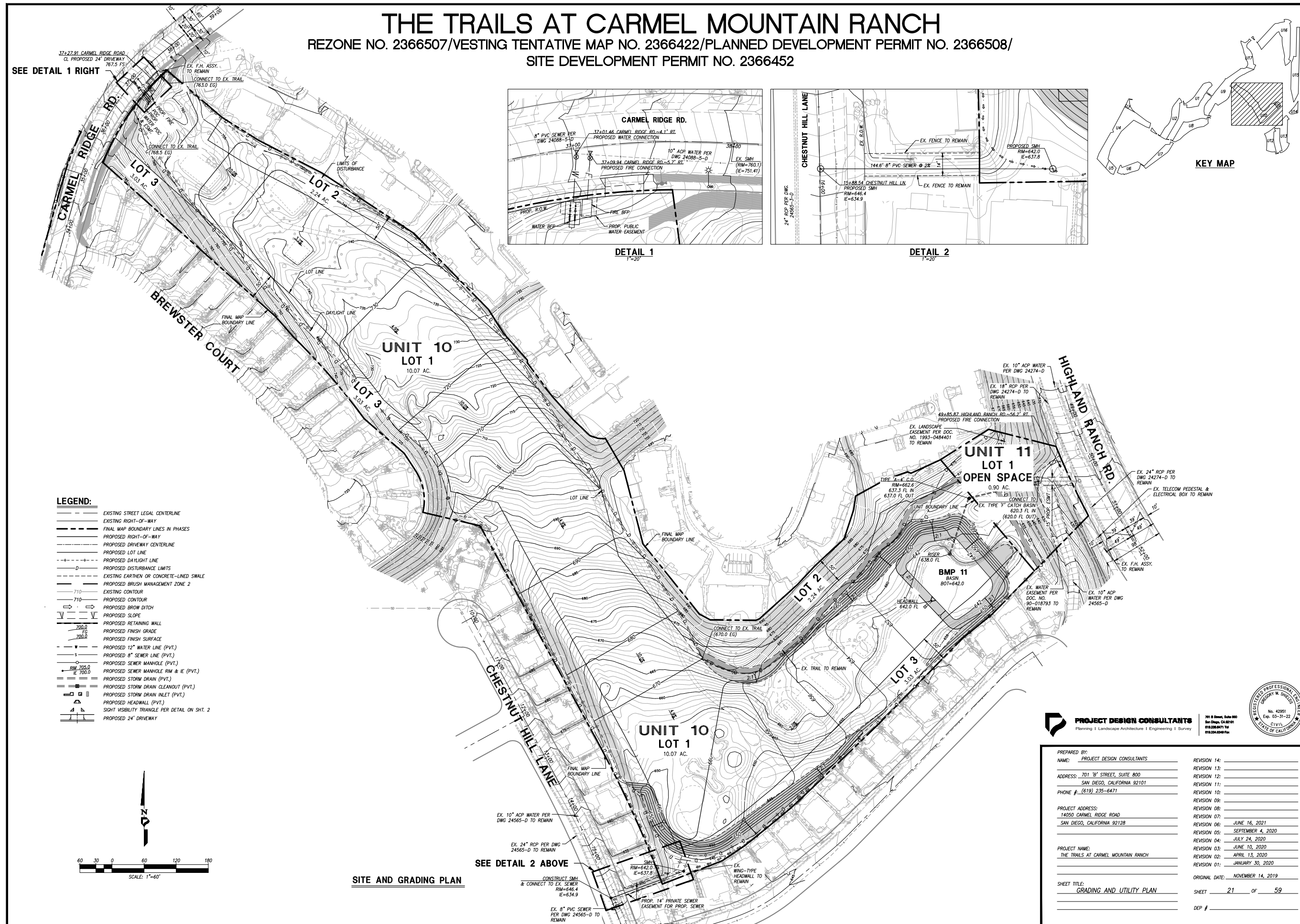
PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13: _____
ADDRESS: 701 B STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD	REVISION 09: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 08: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 07: _____
REVISION 06: _____	REVISION 06: JUNE 16, 2021
REVISION 05: _____	REVISION 05: SEPTEMBER 4, 2020
REVISION 04: _____	REVISION 04: JULY 24, 2020
REVISION 03: _____	REVISION 03: JUNE 10, 2020
REVISION 02: _____	REVISION 02: APRIL 13, 2020
REVISION 01: _____	REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019	

SHEET TITLE: GRADING AND UTILITY PLAN SHEET 20 OF 59

DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

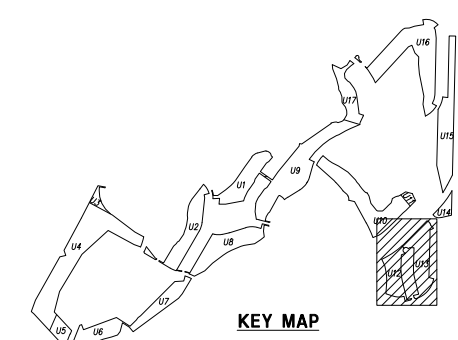


- LEGEND:**
- EXISTING STREET LEGAL CENTERLINE
 - EXISTING RIGHT-OF-WAY
 - FINAL MAP BOUNDARY LINES IN PHASES
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED DRIVEWAY CENTERLINE
 - PROPOSED LOT LINE
 - PROPOSED DAYLIGHT LINE
 - PROPOSED DISTURBANCE LIMITS
 - EXISTING EARTHEN OR CONCRETE-LINED SWALE
 - PROPOSED BRUSH MANAGEMENT ZONE 2
 - 710 EXISTING CONTOUR
 - 710 PROPOSED CONTOUR
 - PROPOSED BROW DITCH
 - PROPOSED SLOPE
 - PROPOSED RETAINING WALL
 - 700.0 FG
 - 700.0 PROPOSED FINISH GRADE
 - 700.0 PROPOSED FINISH SURFACE
 - PROPOSED 12" WATER LINE (PVT.)
 - PROPOSED 8" SEWER LINE (PVT.)
 - PROPOSED SEWER MANHOLE (PVT.)
 - PROPOSED SEWER MANHOLE RIM & IE (PVT.)
 - PROPOSED STORM DRAIN (PVT.)
 - PROPOSED STORM DRAIN CLEANOUT (PVT.)
 - PROPOSED STORM DRAIN INLET (PVT.)
 - PROPOSED HEADWALL (PVT.)
 - SIGHT VISIBILITY TRIANGLE PER DETAIL ON SHT. 2
 - PROPOSED 24' DRIVEWAY

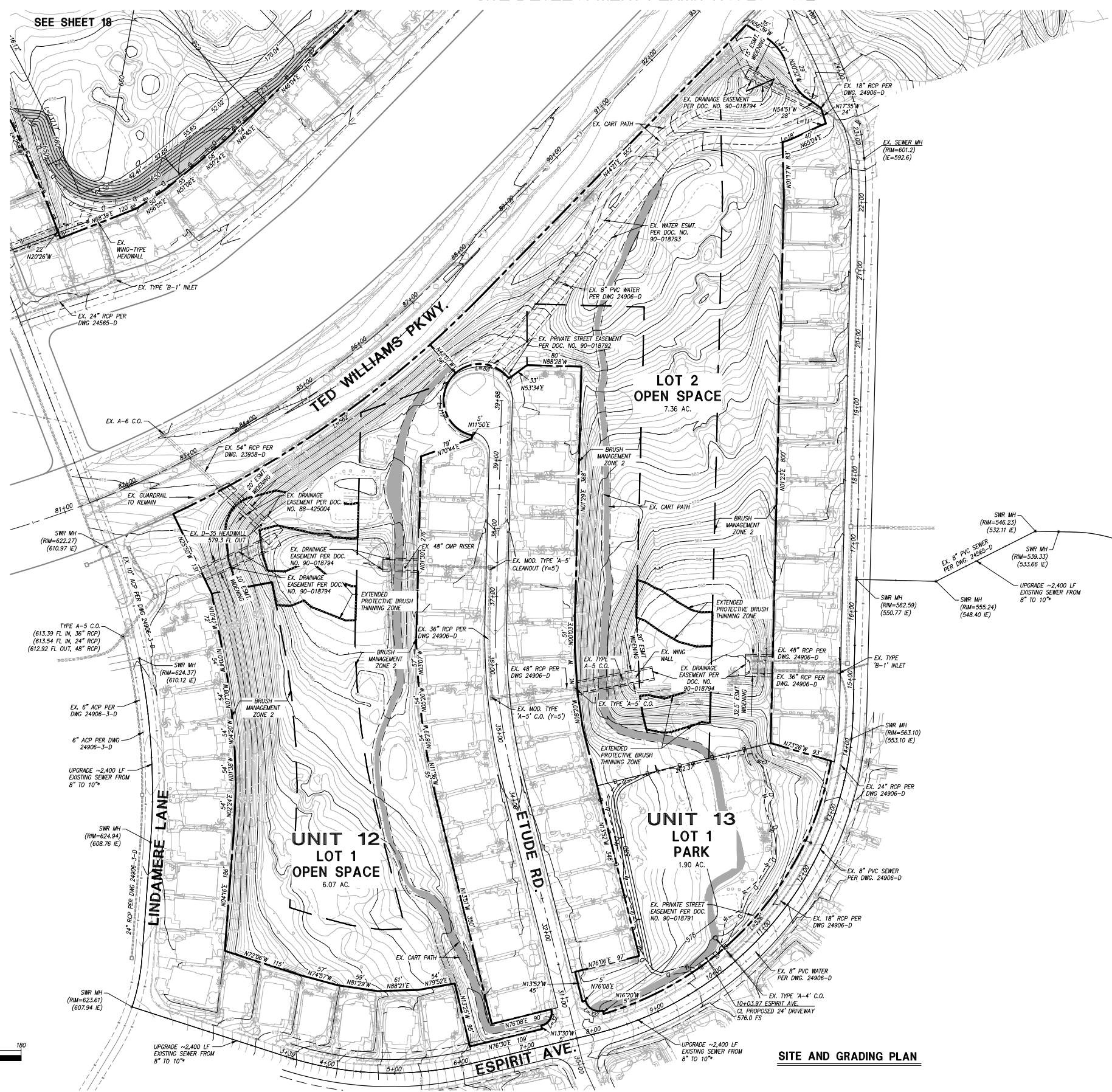
PROJECT DESIGN CONSULTANTS			
PREPARED BY: PROJECT DESIGN CONSULTANTS ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101 PHONE #: (619) 235-6471		REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 09: _____ REVISION 08: _____ REVISION 07: _____ REVISION 06: JUNE 16, 2021 REVISION 05: SEPTEMBER 4, 2020 REVISION 04: JULY 24, 2020 REVISION 03: JUNE 10, 2020 REVISION 02: APRIL 13, 2020 REVISION 01: JANUARY 30, 2020	
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128		ORIGINAL DATE: NOVEMBER 14, 2019	
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH		SHEET 21 OF 59	
SHEET TITLE: GRADING AND UTILITY PLAN		DEP # _____	

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



***NOTE:**
PROPOSED SEWER UPGRADE NOT REQUIRED IF UNIT 10 HAS LESS THAN 165 DWELLING UNITS. REFER TO SEWER STUDY FOR THE TRAILS AT CARMEL MOUNTAIN RANCH PROJECT DATED OCTOBER 23, 2020 BY DEXTER WILSON ENGINEERING, INC.



LEGEND:

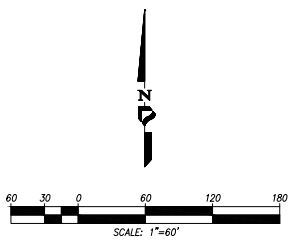
- EXISTING STREET LEGAL CENTERLINE
- EXISTING RIGHT-OF-WAY
- - - - - FINAL MAP BOUNDARY LINES IN PHASES
- PROPOSED RIGHT-OF-WAY
- PROPOSED DRIVEWAY CENTERLINE
- PROPOSED LOT LINE
- - - - - PROPOSED DAYLIGHT LINE
- - - - - PROPOSED DISTURBANCE LIMITS
- - - - - EXISTING EARTHEN OR CONCRETE-LINED SWALE
- PROPOSED BRUSH MANAGEMENT ZONE 2
- EXTENDED PROTECTIVE BRUSH THINNING ZONE
- 710 EXISTING CONTOUR
- 710 PROPOSED CONTOUR
- PROPOSED BROW DITCH
- PROPOSED SLOPE
- PROPOSED RETAINING WALL
- PROPOSED FINISH GRADE
- PROPOSED FINISH SURFACE
- PROPOSED 12" WATER LINE (PVT.)
- PROPOSED 8" SEWER LINE (PVT.)
- PROPOSED SEWER MANHOLE (PVT.)
- PROPOSED SEWER MANHOLE RIM & IE (PVT.)
- PROPOSED STORM DRAIN (PVT.)
- PROPOSED STORM DRAIN CLEANOUT (PVT.)
- PROPOSED STORM DRAIN INLET (PVT.)
- PROPOSED HEADWALL (PVT.)
- SIGHT VISIBILITY TRIANGLE PER DETAIL ON SH. 2
- PROPOSED 24' DRIVEWAY

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.234.0478
619.234.0478 Fax

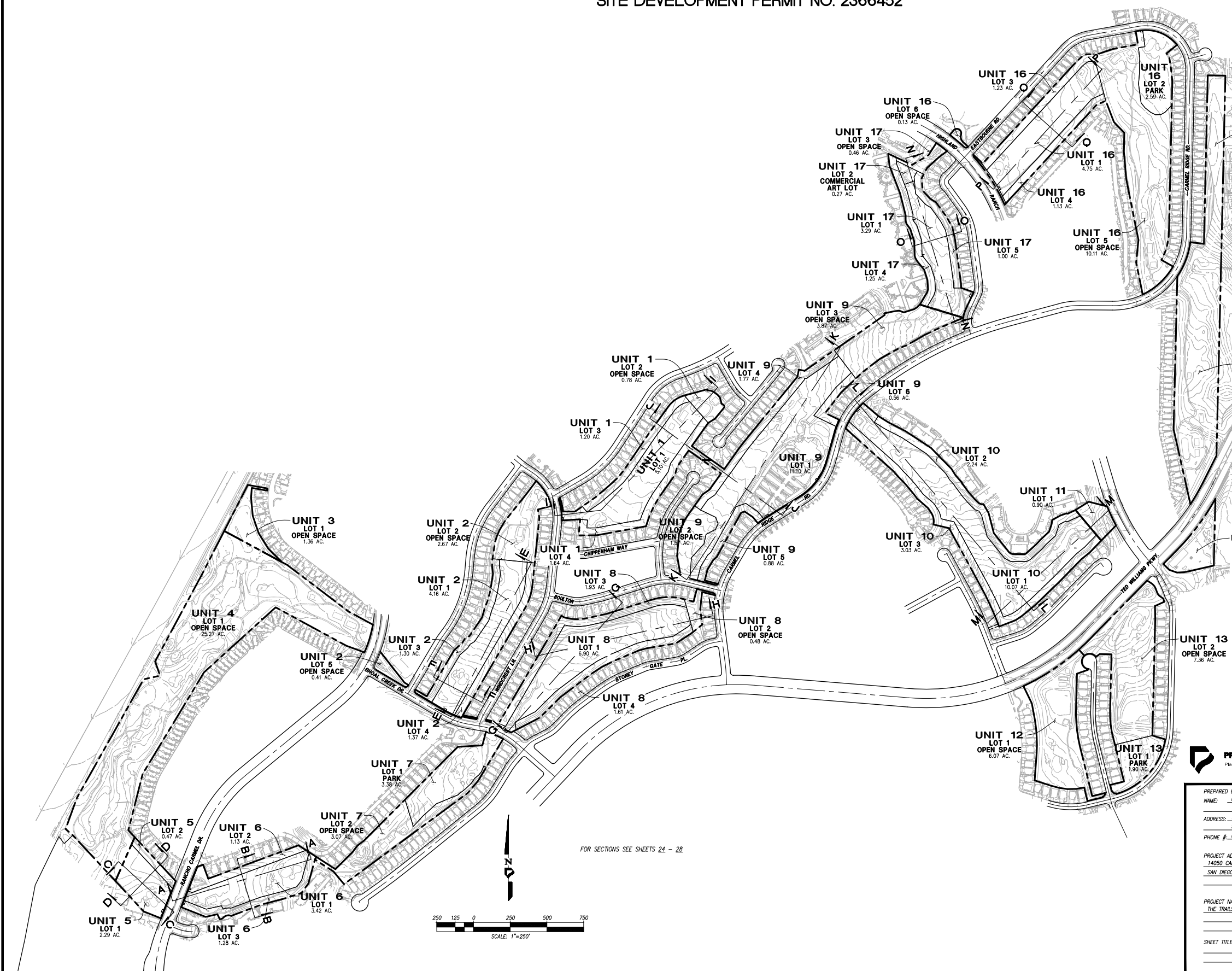


PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14:
NAME:	REVISION 13:
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 12:
PHONE #: (619) 235-6471	REVISION 11:
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 10:
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 09:
SHEET TITLE: GRADING AND UTILITY PLAN	REVISION 08:
	REVISION 07:
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 22 OF 59
	DEP #



THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

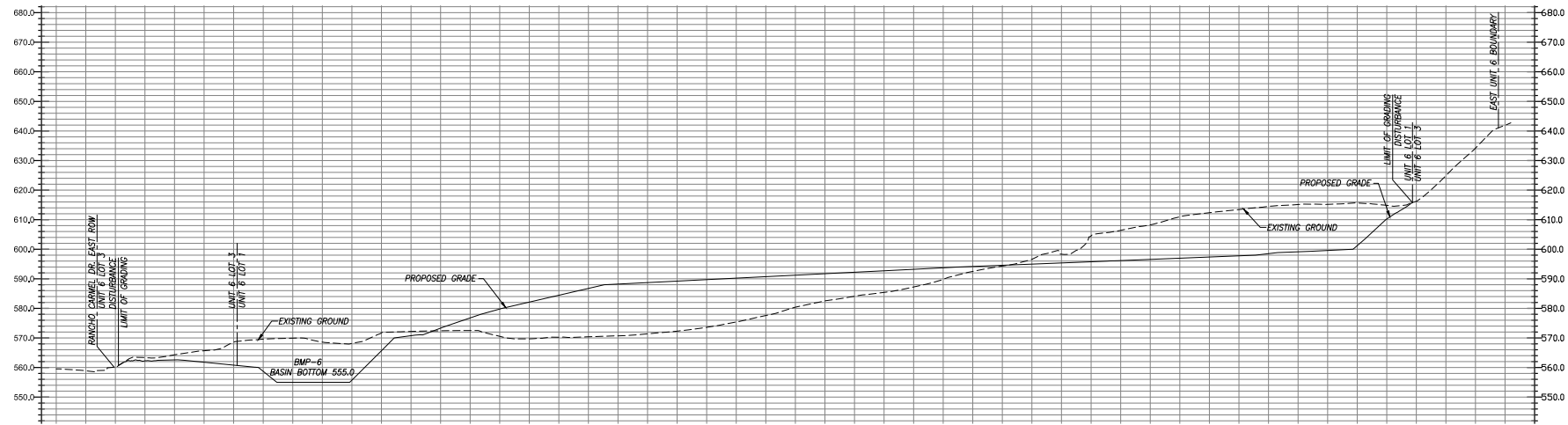
701 B Street, Suite 800
 San Diego, CA 92101
 619.234.0471 Fax
 619.234.0249 Fax



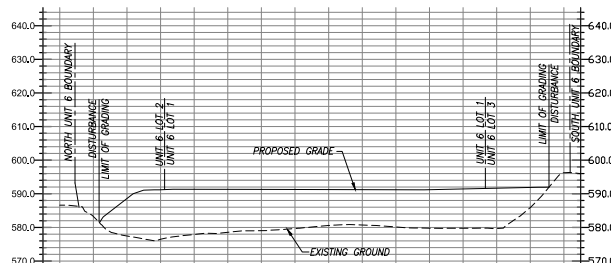
PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14:	_____
NAME:	REVISION 13:	_____
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 12:	_____
PHONE #: (619) 235-6471	REVISION 11:	_____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 10:	_____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 09:	_____
SHEET TITLE: SITE SECTIONS	REVISION 08:	_____
	REVISION 07:	_____
	REVISION 06:	JUNE 16, 2021
	REVISION 05:	SEPTEMBER 4, 2020
	REVISION 04:	JULY 24, 2020
	REVISION 03:	JUNE 10, 2020
	REVISION 02:	APRIL 13, 2020
	REVISION 01:	JANUARY 30, 2020
	ORIGINAL DATE:	NOVEMBER 14, 2019
	SHEET	23 OF 59
	DEP #	_____

THE TRAILS AT CARMEL MOUNTAIN RANCH

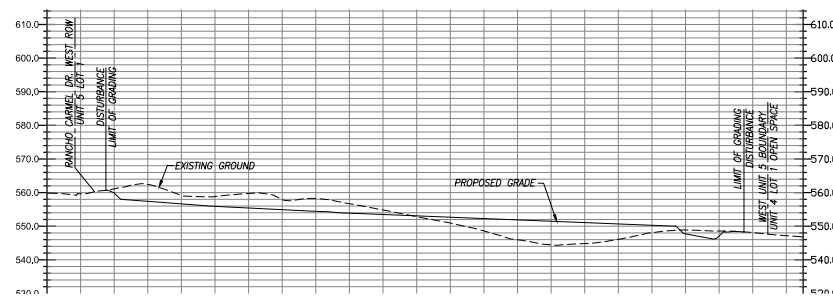
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



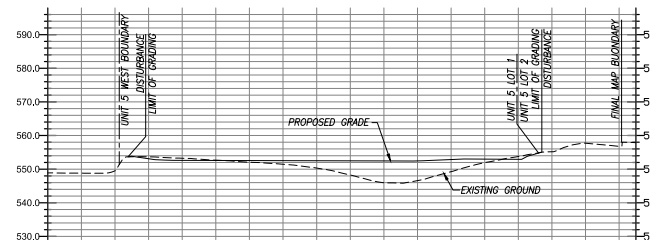
SECTION A-A
SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION B-B
SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION C-C
SCALE: 1"=40' HORIZ., 1"=20' VERT.



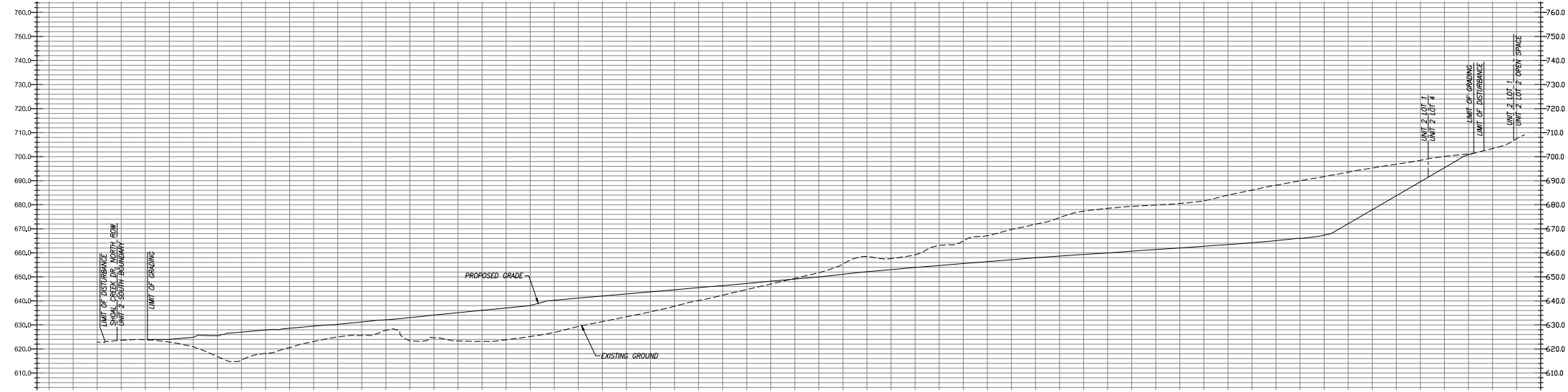
SECTION D-D
SCALE: 1"=40' HORIZ., 1"=20' VERT.



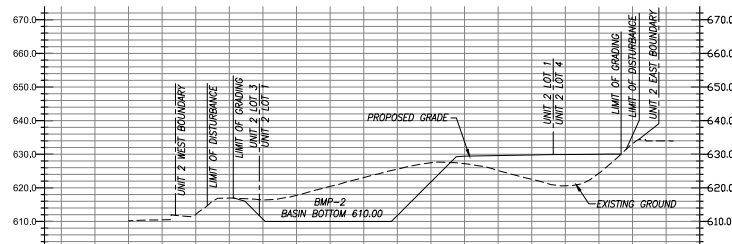
<p>PREPARED BY: PROJECT DESIGN CONSULTANTS</p> <p>ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101</p> <p>PHONE #: (619) 235-6471</p> <p>PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128</p> <p>PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH</p> <p>SHEET TITLE: SITE SECTIONS</p>	<table border="0" style="width: 100%;"> <tr> <td>REVISION 14:</td> <td>_____</td> </tr> <tr> <td>REVISION 13:</td> <td>_____</td> </tr> <tr> <td>REVISION 12:</td> <td>_____</td> </tr> <tr> <td>REVISION 11:</td> <td>_____</td> </tr> <tr> <td>REVISION 10:</td> <td>_____</td> </tr> <tr> <td>REVISION 09:</td> <td>_____</td> </tr> <tr> <td>REVISION 08:</td> <td>_____</td> </tr> <tr> <td>REVISION 07:</td> <td>_____</td> </tr> <tr> <td>REVISION 06:</td> <td>JUNE 16, 2021</td> </tr> <tr> <td>REVISION 05:</td> <td>SEPTEMBER 4, 2020</td> </tr> <tr> <td>REVISION 04:</td> <td>JULY 24, 2020</td> </tr> <tr> <td>REVISION 03:</td> <td>JUNE 10, 2020</td> </tr> <tr> <td>REVISION 02:</td> <td>APRIL 13, 2020</td> </tr> <tr> <td>REVISION 01:</td> <td>JANUARY 30, 2020</td> </tr> </table> <p>ORIGINAL DATE: NOVEMBER 14, 2019</p> <p>SHEET 24 OF 59</p> <p>DEP # _____</p>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	JUNE 16, 2021	REVISION 05:	SEPTEMBER 4, 2020	REVISION 04:	JULY 24, 2020	REVISION 03:	JUNE 10, 2020	REVISION 02:	APRIL 13, 2020	REVISION 01:	JANUARY 30, 2020
REVISION 14:	_____																												
REVISION 13:	_____																												
REVISION 12:	_____																												
REVISION 11:	_____																												
REVISION 10:	_____																												
REVISION 09:	_____																												
REVISION 08:	_____																												
REVISION 07:	_____																												
REVISION 06:	JUNE 16, 2021																												
REVISION 05:	SEPTEMBER 4, 2020																												
REVISION 04:	JULY 24, 2020																												
REVISION 03:	JUNE 10, 2020																												
REVISION 02:	APRIL 13, 2020																												
REVISION 01:	JANUARY 30, 2020																												

THE TRAILS AT CARMEL MOUNTAIN RANCH

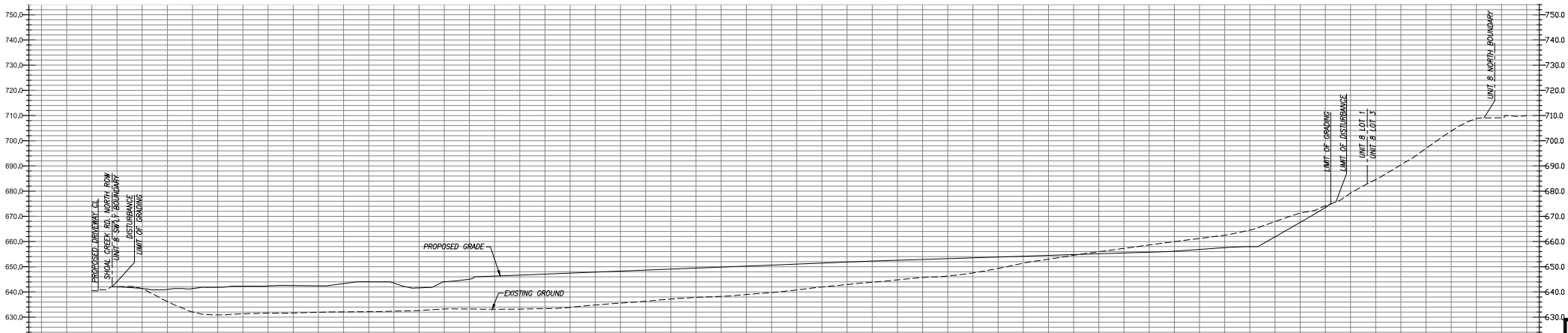
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



SECTION E-E
SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION F-F
SCALE: 1"=40' HORIZ., 1"=20' VERT.



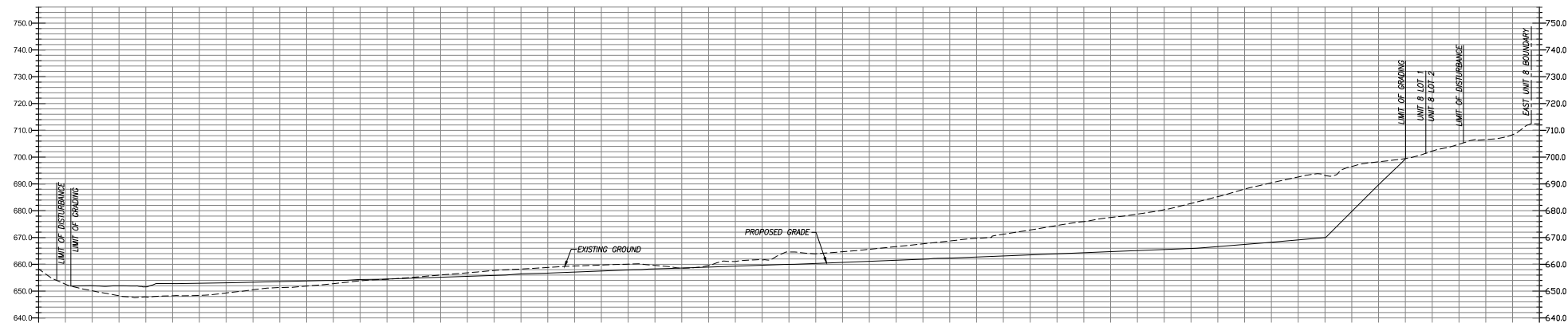
SECTION G-G
SCALE: 1"=40' HORIZ., 1"=20' VERT.



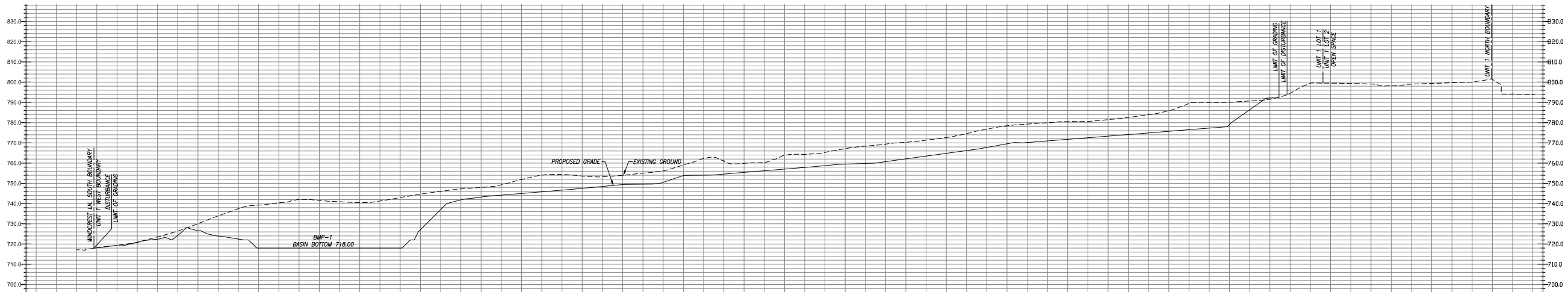
PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:	701 'B' STREET, SUITE 800	REVISION 12:	
	SAN DIEGO, CALIFORNIA 92101	REVISION 11:	
PHONE #:	(619) 235-6471	REVISION 10:	
		REVISION 09:	
PROJECT ADDRESS:		REVISION 08:	
	14050 CARMEL RIDGE ROAD	REVISION 07:	JUNE 16, 2021
	SAN DIEGO, CALIFORNIA 92128	REVISION 06:	SEPTEMBER 4, 2020
		REVISION 05:	JULY 24, 2020
		REVISION 04:	JUNE 10, 2020
PROJECT NAME:	THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 03:	APRIL 13, 2020
		REVISION 02:	JANUARY 30, 2020
		REVISION 01:	
ORIGINAL DATE:	NOVEMBER 14, 2019		
SHEET TITLE:	SITE SECTIONS	SHEET	25 OF 59
		DEP #	

THE TRAILS AT CARMEL MOUNTAIN RANCH

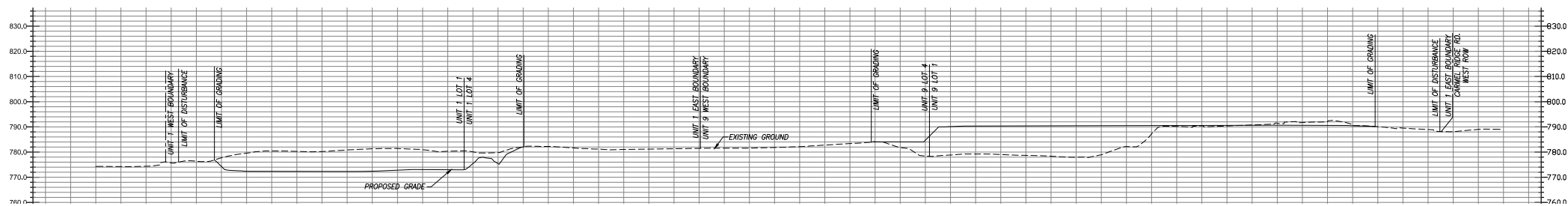
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



SECTION H-H
SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION I-I
SCALE: 1"=40' HORIZ., 1"=20' VERT.



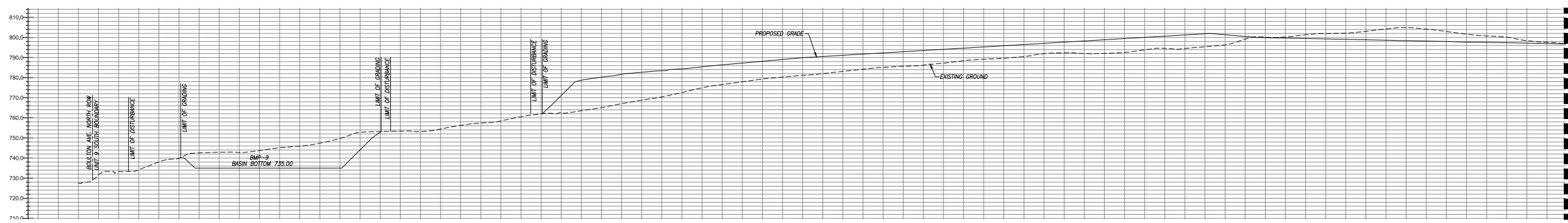
SECTION J-J
SCALE: 1"=40' HORIZ., 1"=20' VERT.



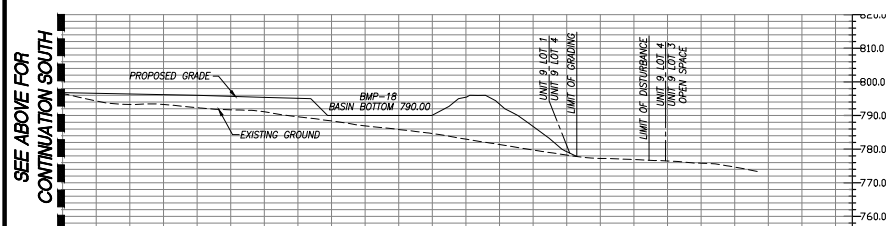
PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: _____	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
PROJECT ADDRESS:	REVISION 09: _____
14050 CARMEL RIDGE ROAD	REVISION 08: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	ORIGINAL DATE: NOVEMBER 14, 2019
SHEET TITLE: SITE SECTIONS	SHEET 26 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

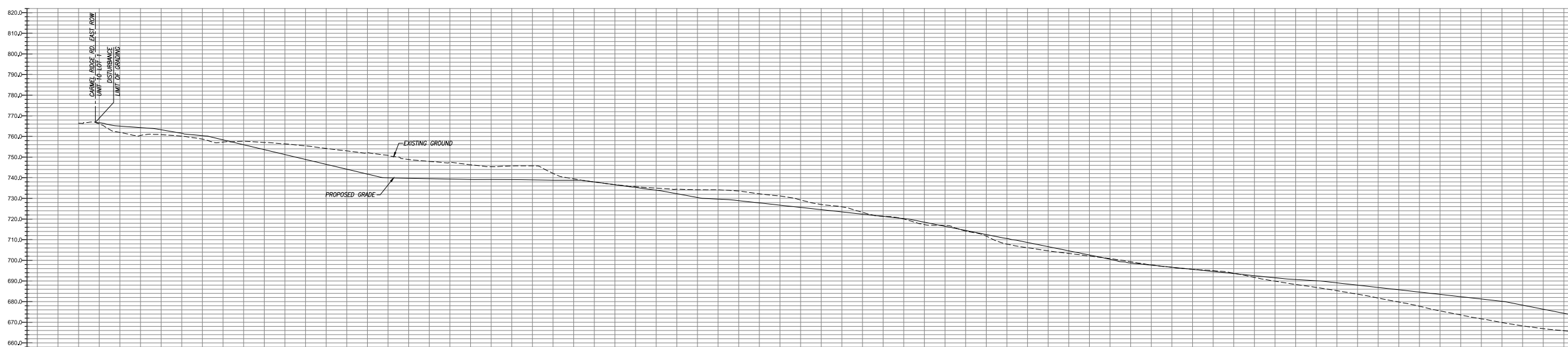
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



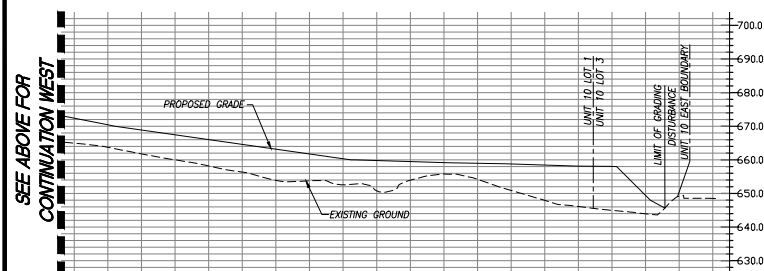
SECTION K-K
SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION K-K
SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION L-L
SCALE: 1"=40' HORIZ., 1"=20' VERT.



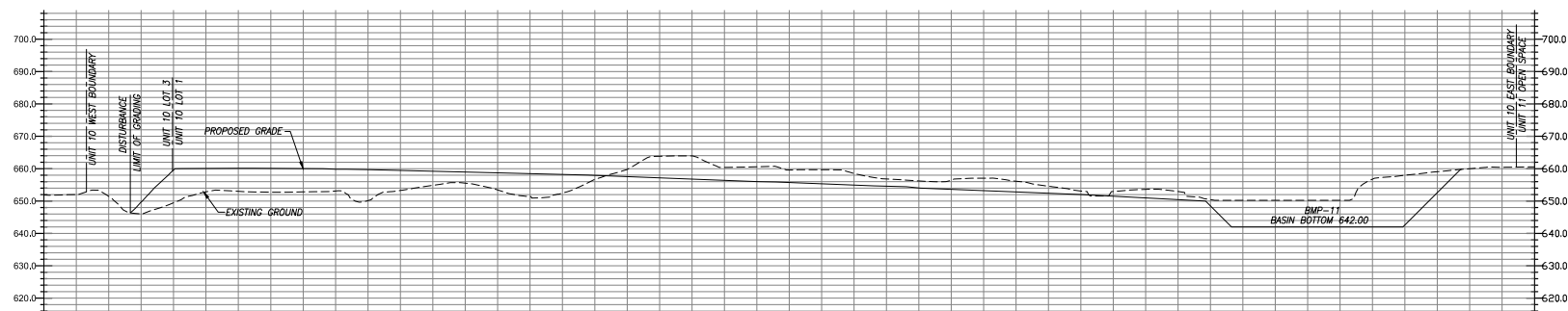
SECTION L-L
SCALE: 1"=40' HORIZ., 1"=20' VERT.



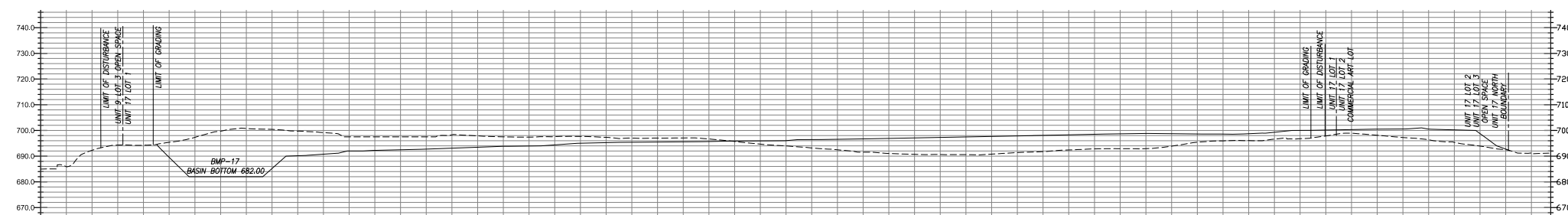
PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: _____	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD	REVISION 09: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 08: _____
	REVISION 07: JUNE 16, 2021
	REVISION 06: SEPTEMBER 4, 2020
	REVISION 05: JULY 24, 2020
	REVISION 04: JUNE 10, 2020
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 03: APRIL 13, 2020
	REVISION 02: JANUARY 30, 2020
	REVISION 01: _____
ORIGINAL DATE: NOVEMBER 14, 2019	
SHEET TITLE: SITE SECTIONS	SHEET 27 OF 59
DEP # _____	

THE TRAILS AT CARMEL MOUNTAIN RANCH

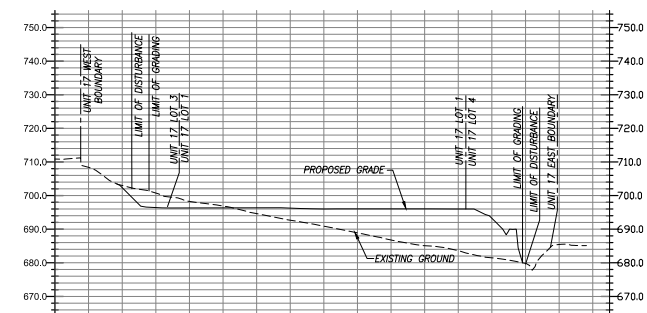
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



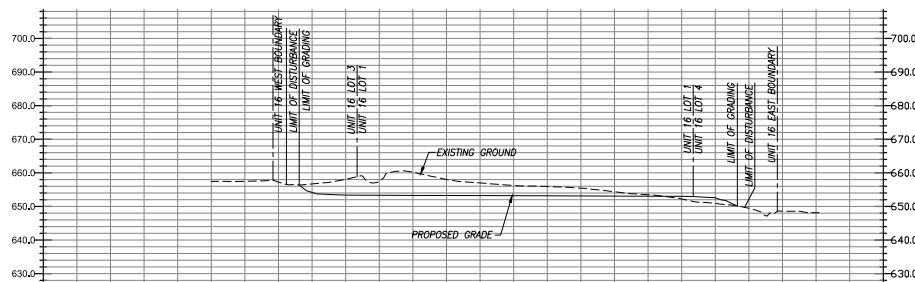
SECTION M-M
SCALE: 1"=40' HORIZ., 1"=20' VERT.



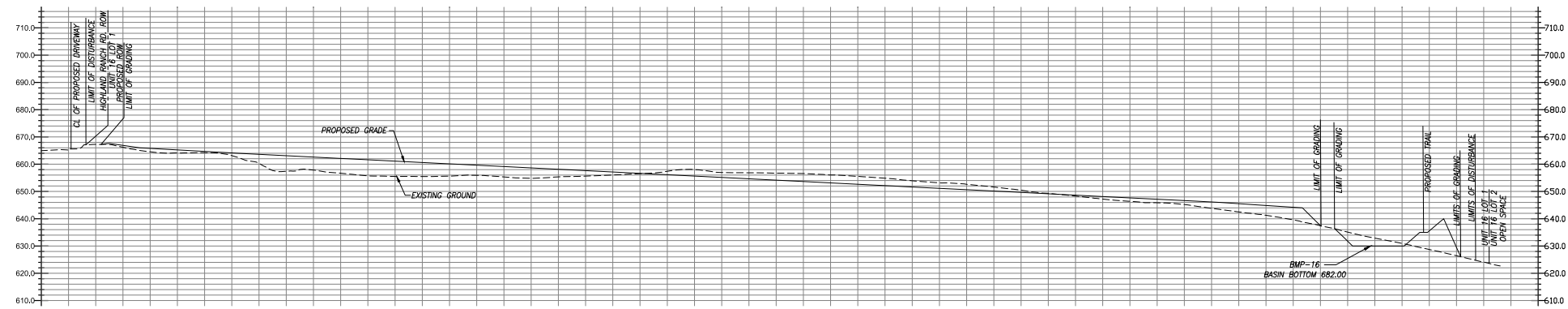
SECTION N-N
SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION O-O
SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION Q-Q
SCALE: 1"=40' HORIZ., 1"=20' VERT.



SECTION P-P
SCALE: 1"=40' HORIZ., 1"=20' VERT.

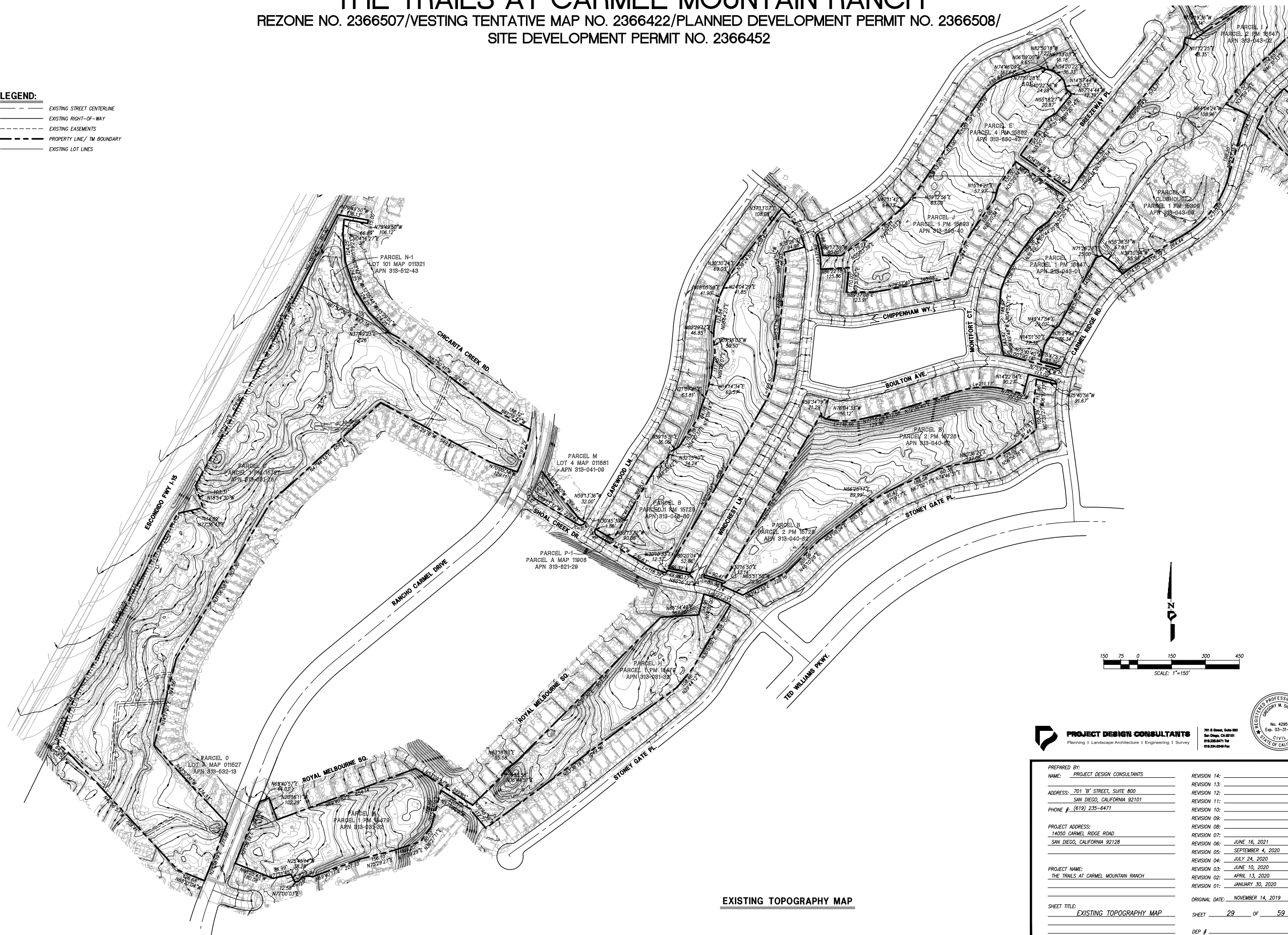


PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13: _____
PHONE #: (619) 235-6471	REVISION 12: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10: _____
	REVISION 09: _____
	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
SHEET TITLE: SITE SECTIONS	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 28 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

- LEGEND:**
- EXISTING STREET CENTERLINE
 - EXISTING RIGHT-OF-WAY
 - - - EXISTING EASEMENTS
 - PROPERTY LINE/ TM BOUNDARY
 - EXISTING LOT LINES



EXISTING TOPOGRAPHY MAP

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.234.0471 Fax
619.234.0459 Fax

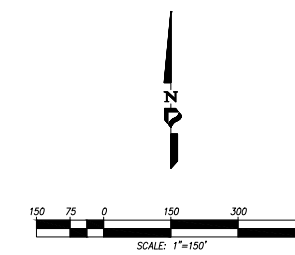


PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13: _____
PHONE #: (619) 235-6471	REVISION 12: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10: _____
SHEET TITLE: EXISTING TOPOGRAPHY MAP	REVISION 09: _____
	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: _____
	REVISION 05: _____
	REVISION 04: _____
	REVISION 03: _____
	REVISION 02: _____
	REVISION 01: _____
ORIGINAL DATE: NOVEMBER 14, 2019	
SHEET 29 OF 59	
DEP # _____	

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

- LEGEND:**
- — — — — EXISTING STREET CENTERLINE
 - — — — — EXISTING RIGHT-OF-WAY
 - — — — — EXISTING EASEMENTS
 - — — — — PROPERTY LINE/ TM BOUNDARY
 - — — — — EXISTING LOT LINES



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.234.0278 Fax
619.234.0249 Pbx

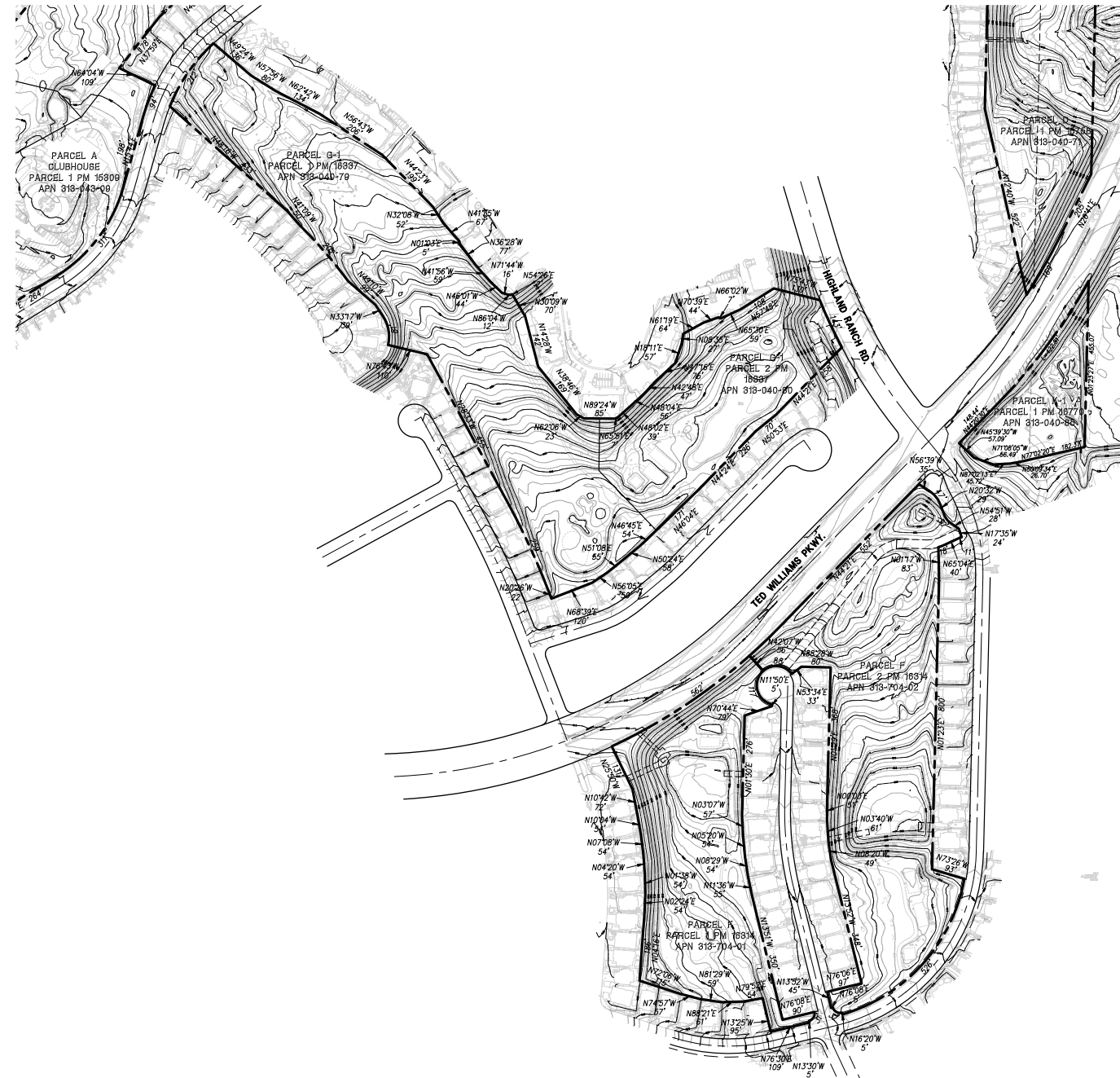


PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	_____
NAME:	PROJECT DESIGN CONSULTANTS	REVISION 13:	_____
ADDRESS:	701 B STREET, SUITE 800	REVISION 12:	_____
	SAN DIEGO, CALIFORNIA 92101	REVISION 11:	_____
PHONE #:	(619) 235-6471	REVISION 10:	_____
		REVISION 09:	_____
PROJECT ADDRESS:	14050 CARMEL RIDGE ROAD	REVISION 08:	_____
	SAN DIEGO, CALIFORNIA 92128	REVISION 07:	_____
		REVISION 06:	JUNE 16, 2021
		REVISION 05:	SEPTEMBER 4, 2020
		REVISION 04:	JULY 24, 2020
PROJECT NAME:	THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 03:	JUNE 10, 2020
		REVISION 02:	APRIL 13, 2020
		REVISION 01:	JANUARY 30, 2020
		ORIGINAL DATE:	NOVEMBER 14, 2019
SHEET TITLE:	EXISTING TOPOGRAPHY MAP	SHEET	30 OF 59
		DEP #	_____

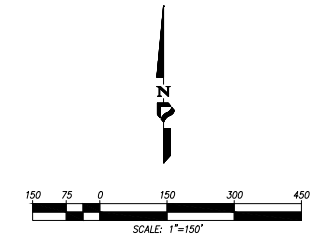
EXISTING TOPOGRAPHY MAP

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



- LEGEND:**
- EXISTING STREET CENTERLINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING EASEMENTS
 - PROPERTY LINE/ TM BOUNDARY
 - EXISTING LOT LINES



EXISTING TOPOGRAPHY MAP

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.234.0474 Fax
619.234.0449 Pbx



<p>PREPARED BY: PROJECT DESIGN CONSULTANTS</p> <p>NAME: PROJECT DESIGN CONSULTANTS</p> <p>ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101</p> <p>PHONE #: (619) 235-6471</p> <p>PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128</p> <p>PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH</p> <p>SHEET TITLE: EXISTING TOPOGRAPHY MAP</p>	<table border="0" style="width: 100%;"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>JUNE 16, 2021</td></tr> <tr><td>REVISION 05:</td><td>SEPTEMBER 4, 2020</td></tr> <tr><td>REVISION 04:</td><td>JULY 24, 2020</td></tr> <tr><td>REVISION 03:</td><td>JUNE 10, 2020</td></tr> <tr><td>REVISION 02:</td><td>APRIL 13, 2020</td></tr> <tr><td>REVISION 01:</td><td>JANUARY 30, 2020</td></tr> </table> <p>ORIGINAL DATE: NOVEMBER 14, 2019</p> <p>SHEET 31 OF 59</p> <p>DEP # _____</p>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	JUNE 16, 2021	REVISION 05:	SEPTEMBER 4, 2020	REVISION 04:	JULY 24, 2020	REVISION 03:	JUNE 10, 2020	REVISION 02:	APRIL 13, 2020	REVISION 01:	JANUARY 30, 2020
REVISION 14:	_____																												
REVISION 13:	_____																												
REVISION 12:	_____																												
REVISION 11:	_____																												
REVISION 10:	_____																												
REVISION 09:	_____																												
REVISION 08:	_____																												
REVISION 07:	_____																												
REVISION 06:	JUNE 16, 2021																												
REVISION 05:	SEPTEMBER 4, 2020																												
REVISION 04:	JULY 24, 2020																												
REVISION 03:	JUNE 10, 2020																												
REVISION 02:	APRIL 13, 2020																												
REVISION 01:	JANUARY 30, 2020																												

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

UNIT 1 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	8.19	
SLOPES GREATER THAN 25%	0.52	

UNIT 2 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	8.35	
SLOPES GREATER THAN 25%	1.61	

UNIT 3 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	0.97	
SLOPES GREATER THAN 25%	0.39	

UNIT 4 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	20.71	
SLOPES GREATER THAN 25%	4.59	

UNIT 5 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	2.60	
SLOPES GREATER THAN 25%	0.16	

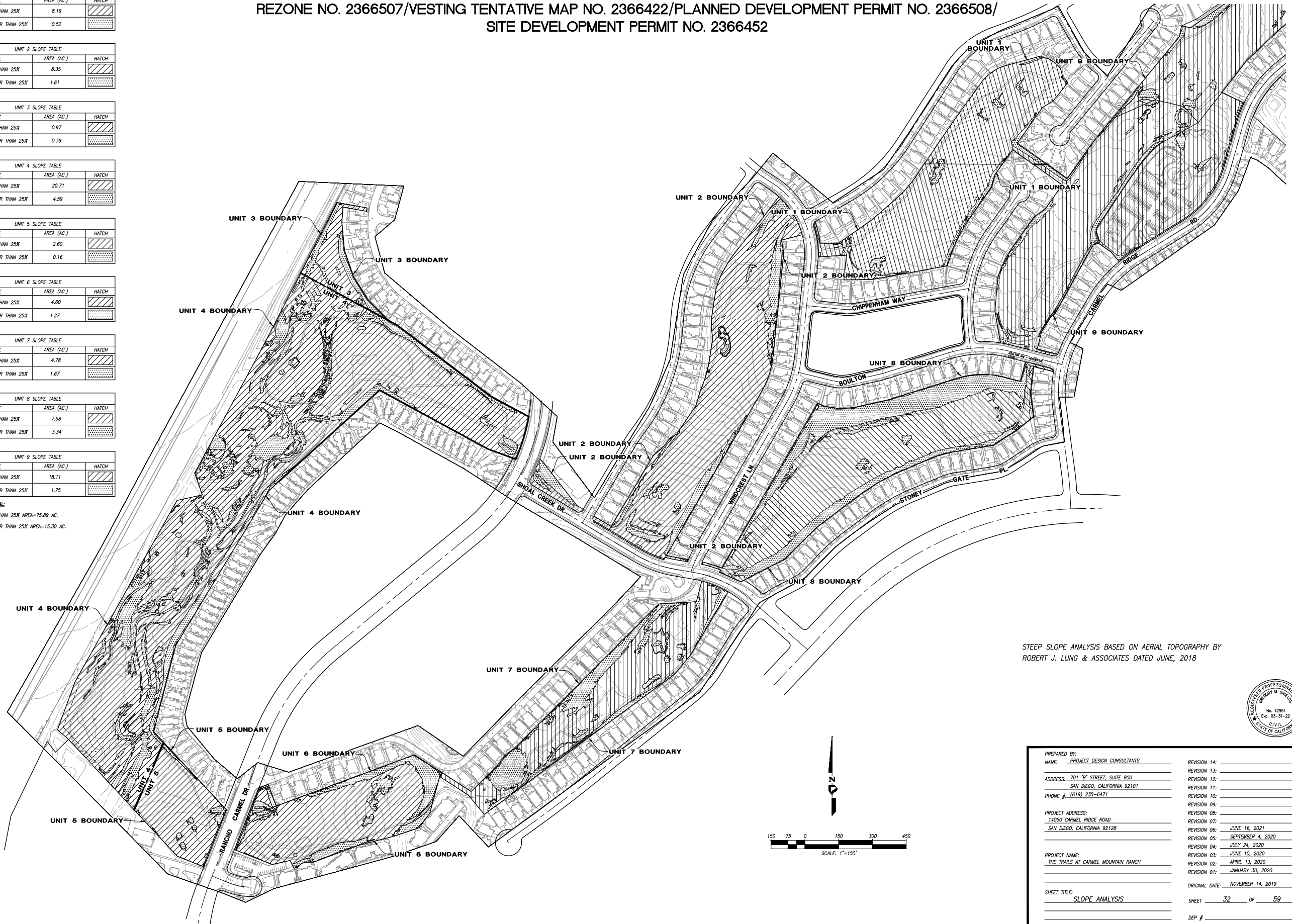
UNIT 6 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	4.60	
SLOPES GREATER THAN 25%	1.27	

UNIT 7 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	4.78	
SLOPES GREATER THAN 25%	1.67	

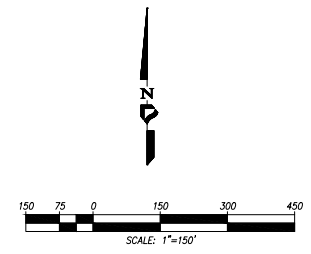
UNIT 8 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	7.58	
SLOPES GREATER THAN 25%	3.34	

UNIT 9 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	18.11	
SLOPES GREATER THAN 25%	1.75	

UNITS 1-9 TOTAL:
SLOPES LESS THAN 25% AREA=75.89 AC.
SLOPES GREATER THAN 25% AREA=15.30 AC.





STEEP SLOPE ANALYSIS BASED ON AERIAL TOPOGRAPHY BY
ROBERT J. LUNG & ASSOCIATES DATED JUNE, 2018







PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: _____	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
PROJECT ADDRESS:	REVISION 09: _____
14050 CARMEL RIDGE ROAD	REVISION 08: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 07: _____
PROJECT NAME:	REVISION 06: _____
THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 05: _____
REVISION 04: _____	REVISION 04: JULY 24, 2020
REVISION 03: _____	REVISION 03: JUNE 10, 2020
REVISION 02: _____	REVISION 02: APRIL 13, 2020
REVISION 01: _____	REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019	
SHEET TITLE: SLOPE ANALYSIS	SHEET 32 OF 59
DEP # _____	

THE TRAILS AT CARMEL MOUNTAIN RANCH

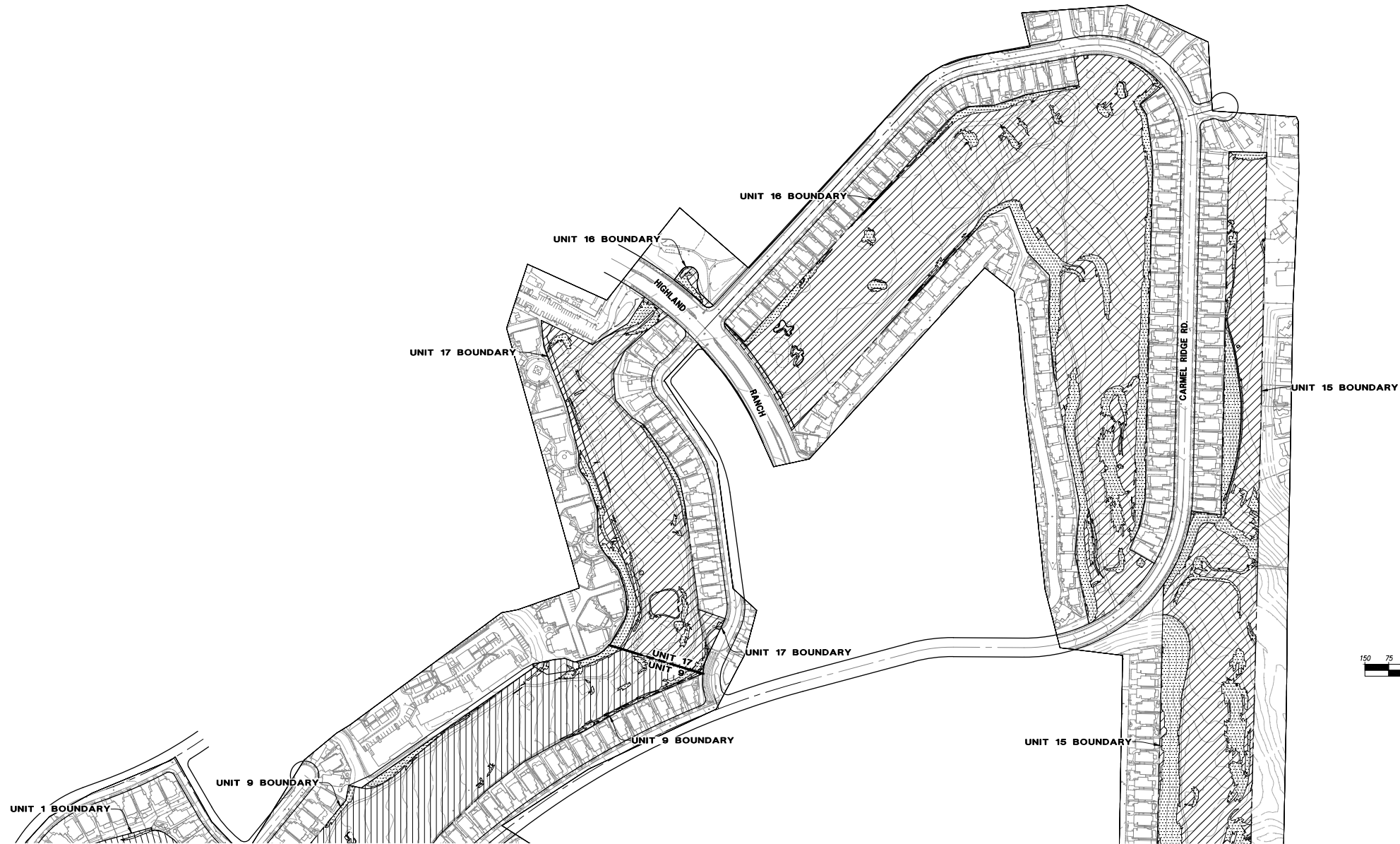
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

UNIT 15 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	9.37	
SLOPES GREATER THAN 25%	4.23	

UNIT 16 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	16.81	
SLOPES GREATER THAN 25%	3.23	

UNIT 17 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	5.39	
SLOPES GREATER THAN 25%	0.88	

UNITS 15-17 TOTAL:
SLOPES LESS THAN 25% AREA=75.89 AC.
SLOPES GREATER THAN 25% AREA=15.30 AC.



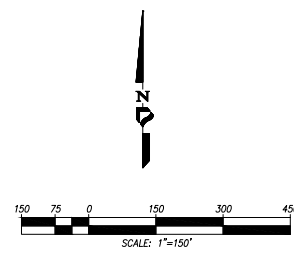
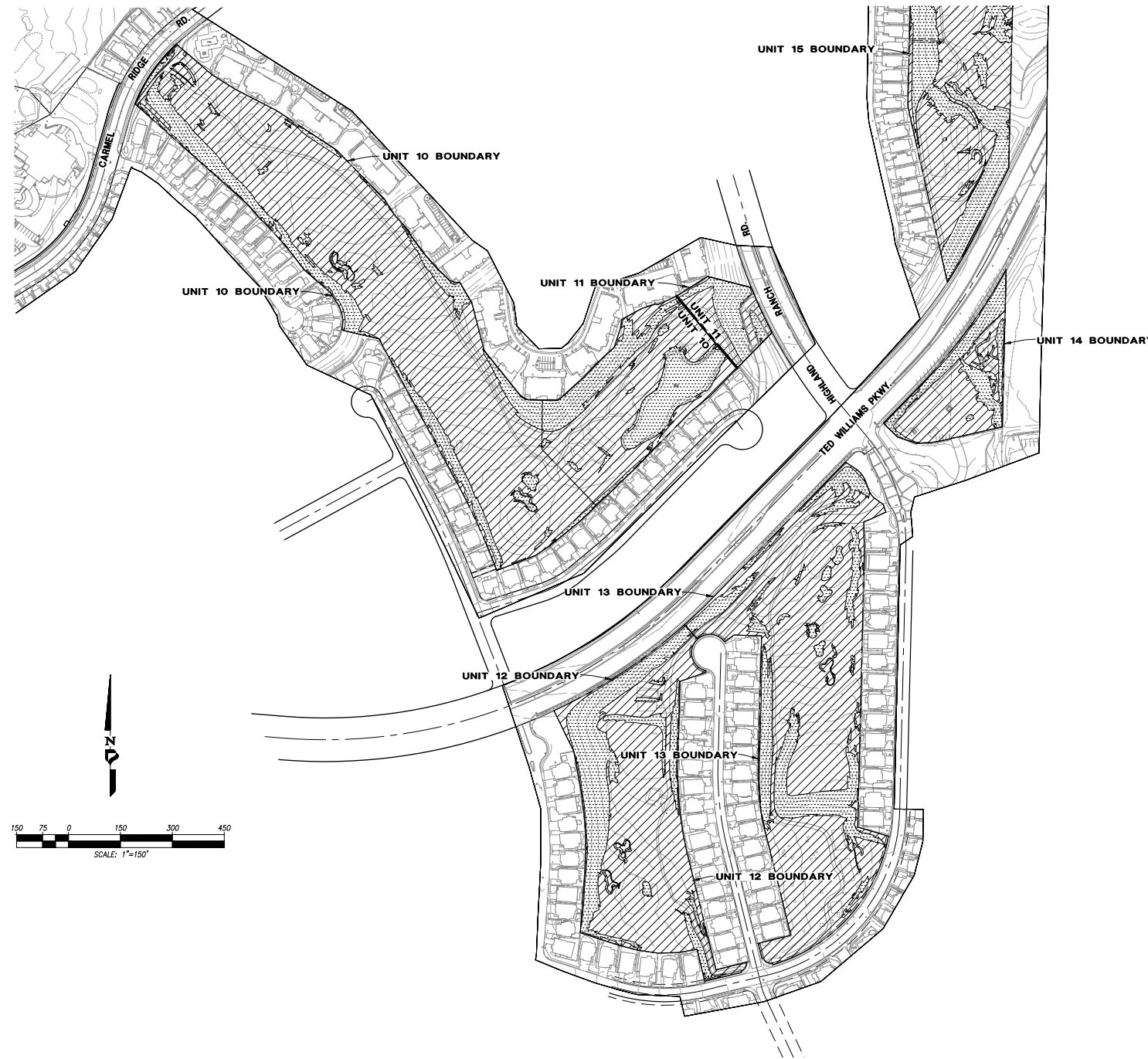
STEEP SLOPE ANALYSIS BASED ON AERIAL TOPOGRAPHY BY ROBERT J. LUNG & ASSOCIATES
DATED JUNE, 2018



PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: _____	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
PROJECT ADDRESS:	REVISION 09: _____
14050 CARMEL RIDGE ROAD	REVISION 08: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	ORIGINAL DATE: NOVEMBER 14, 2019
SHEET TITLE: SLOPE ANALYSIS	SHEET 33 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



UNIT 10 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	12.59	
SLOPES GREATER THAN 25%	2.75	

UNIT 11 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	0.45	
SLOPES GREATER THAN 25%	0.46	

UNIT 12 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	4.18	
SLOPES GREATER THAN 25%	1.89	

UNIT 13 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	7.43	
SLOPES GREATER THAN 25%	1.83	

UNIT 14 SLOPE TABLE		
SLOPE RANGE	AREA (AC.)	HATCH
SLOPES LESS THAN 25%	1.19	
SLOPES GREATER THAN 25%	0.67	

UNITS 10-14 TOTAL:
SLOPES LESS THAN 25% AREA=25.84 AC.
SLOPES GREATER THAN 25% AREA=7.60 AC.

UNITS 1-17 TOTAL:
SLOPES LESS THAN 25% AREA=133.30 AC.
SLOPES GREATER THAN 25% AREA=31.24 AC.

STEEP SLOPE ANALYSIS BASED ON AERIAL TOPOGRAPHY BY ROBERT J. LUNG & ASSOCIATES
DATED JUNE, 2018



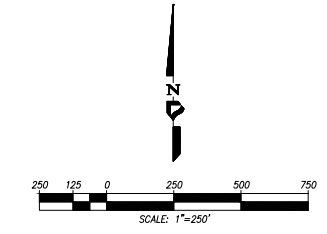
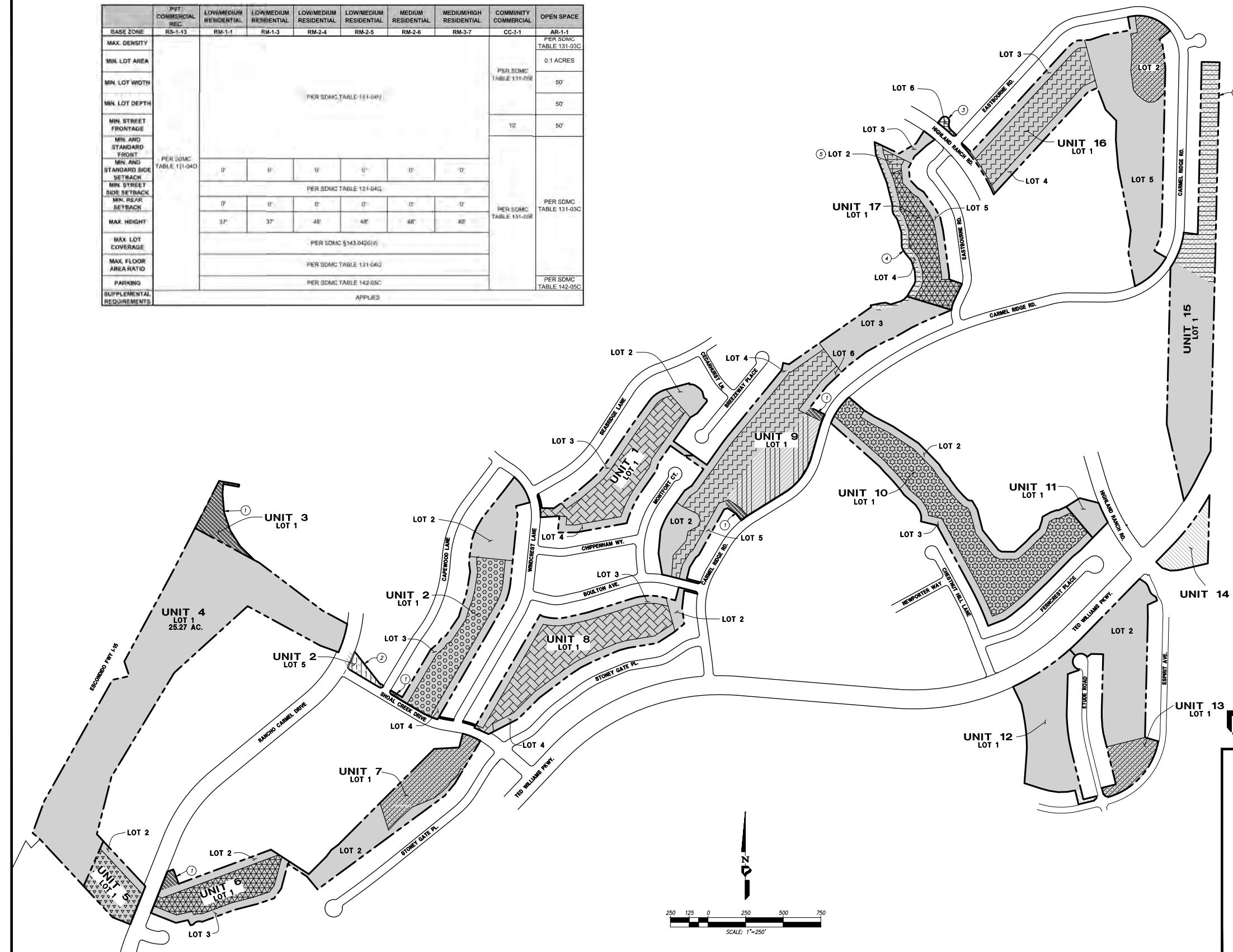
PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: _____	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
PROJECT ADDRESS:	REVISION 09: _____
14050 CARMEL RIDGE ROAD	REVISION 08: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
PROJECT NAME:	REVISION 02: APRIL 13, 2020
THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 01: JANUARY 30, 2020
	ORIGINAL DATE: NOVEMBER 14, 2019
SHEET TITLE:	SHEET 34 OF 59
SLOPE ANALYSIS	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

	PVT COMMERCIAL REC.	LOW/MEDIUM RESIDENTIAL	LOW/MEDIUM RESIDENTIAL	LOW/MEDIUM RESIDENTIAL	LOW/MEDIUM RESIDENTIAL	MEDIUM RESIDENTIAL	MEDIUM/HIGH RESIDENTIAL	COMMUNITY COMMERCIAL	OPEN SPACE
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
MAX. DENSITY									PER SDMC TABLE 131-03C
MIN. LOT AREA									0.1 ACRES
MIN. LOT WIDTH									50'
MIN. LOT DEPTH									50'
MIN. STREET FRONTAGE									50'
MIN. AND STANDARD FRONT									
MIN. AND STANDARD SIDE SETBACK		0'	0'	0'	0'	0'	0'		
MIN. REAR SETBACK		0'	0'	0'	0'	0'	0'		
MIN. STREET SIDE SETBACK									PER SDMC TABLE 131-04G
MAX. HEIGHT		37'	37'	48'	48'	48'	48'		PER SDMC TABLE 131-05E
MAX. LOT COVERAGE									PER SDMC §143.042(6)
MAX. FLOOR AREA RATIO									PER SDMC TABLE 131-04J
PARKING									PER SDMC TABLE 142-05C
SUPPLEMENTAL REQUIREMENTS									APPLIES

- ### LEGEND
- EXISTING ZONE AR-1-1 (AGRICULTURAL-RESIDENTIAL)
 - EXISTING ZONE RS-1-13 (RESIDENTIAL-SINGLE UNIT)
 - EXISTING ZONE RS-1-14 (RESIDENTIAL-SINGLE UNIT)
 - EXISTING ZONE RM-1-1 (RESIDENTIAL-MULTIPLE UNIT)
 - EXISTING ZONE RM-2-5 (RESIDENTIAL-MULTIPLE UNIT)
 - EXISTING ZONE RM-3-7 (RESIDENTIAL-MULTIPLE UNIT)
 - PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO OP-1-1 (OPEN SPACE - PARK), (AREA = 7.87 AC)
 - PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-1-1 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 12.01 AC)
 - PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-1-3 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 4.16 AC)
 - PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-2-4 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 10.07 AC)
 - PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-2-5 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 11.50 AC)
 - PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-2-6 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 2.29 AC)
 - PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO RM-3-7 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 6.71 AC)
 - PROPOSED REZONE FROM EXISTING RS-1-14 ZONE (RESIDENTIAL-SINGLE UNIT) TO RM-2-5 (RESIDENTIAL-MULTIPLE UNIT), (AREA = 4.35 AC)
 - PROPOSED REZONE FROM EXISTING RS-1-14 ZONE (RESIDENTIAL-SINGLE UNIT) TO AR-1-1 (AGRICULTURAL-RESIDENTIAL), (AREA = 1.90 AC)
 - PROPOSED REZONE FROM EXISTING RM-2-5 ZONE (RESIDENTIAL-MULTIPLE UNIT) TO AR-1-1 (AGRICULTURAL-RESIDENTIAL), (AREA = 0.41 AC)
 - PROPOSED REZONE FROM EXISTING RM-3-7 ZONE (RESIDENTIAL-MULTIPLE UNIT) TO AR-1-1 (AGRICULTURAL-RESIDENTIAL), (AREA = 0.13 AC)
 - PROPOSED REZONE FROM EXISTING RM-1-1 ZONE (RESIDENTIAL-MULTIPLE UNIT) TO AR-1-1 (AGRICULTURAL-RESIDENTIAL), (AREA = 5.55 AC)
 - PROPOSED REZONE FROM EXISTING AR-1-1 ZONE (AGRICULTURAL-RESIDENTIAL) TO CC-2-1 (COMMUNITY-COMMERCIAL), (AREA = 0.27 AC)
 - EXISTING STREET LEGAL CENTERLINE
 - EXISTING RIGHT-OF-WAY
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINE



PROPOSED ZONING PLAN

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471

PROJECT ADDRESS:
14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
PROPOSED ZONING PLAN

701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Fax
619.234.0249 Fax

No. 42951
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 09: _____
REVISION 08: _____
REVISION 07: _____
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 35 OF 59

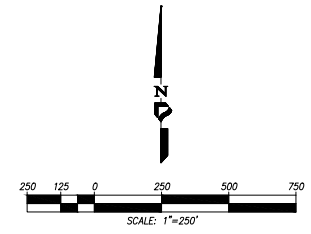
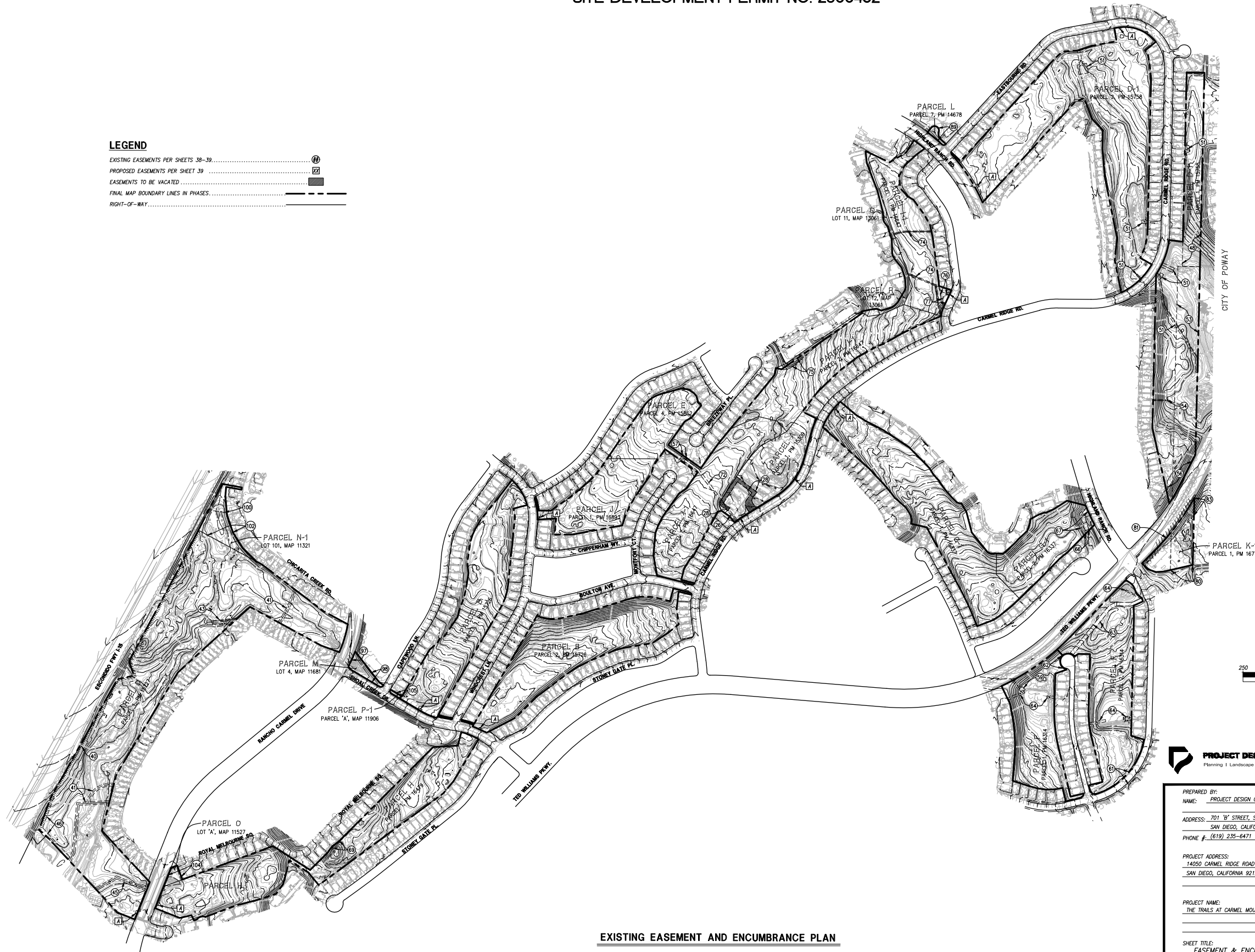
DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND

- EXISTING EASEMENTS PER SHEETS 38-39..... (Symbol: Dashed line with circles)
- PROPOSED EASEMENTS PER SHEET 39..... (Symbol: Dashed line with squares)
- EASEMENTS TO BE VACATED..... (Symbol: Solid line with squares)
- FINAL MAP BOUNDARY LINES IN PHASES..... (Symbol: Dashed line)
- RIGHT-OF-WAY..... (Symbol: Dashed line with long dashes)



EXISTING EASEMENT AND ENCUMBRANCE PLAN

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.234.0475 Fax
619.234.0249 Pbx



<p>PREPARED BY: PROJECT DESIGN CONSULTANTS</p> <p>NAME: PROJECT DESIGN CONSULTANTS</p> <p>ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101</p> <p>PHONE #: (619) 235-6471</p> <p>PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128</p> <p>PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH</p> <p>SHEET TITLE: EASEMENT & ENCUMBRANCE PLAN</p>	<table border="0" style="width: 100%;"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>JUNE 16, 2021</td></tr> <tr><td>REVISION 05:</td><td>SEPTEMBER 4, 2020</td></tr> <tr><td>REVISION 04:</td><td>JULY 24, 2020</td></tr> <tr><td>REVISION 03:</td><td>JUNE 10, 2020</td></tr> <tr><td>REVISION 02:</td><td>APRIL 13, 2020</td></tr> <tr><td>REVISION 01:</td><td>JANUARY 30, 2020</td></tr> </table> <p>ORIGINAL DATE: NOVEMBER 14, 2019</p> <p>SHEET 37 OF 59</p> <p>DEP # _____</p>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	JUNE 16, 2021	REVISION 05:	SEPTEMBER 4, 2020	REVISION 04:	JULY 24, 2020	REVISION 03:	JUNE 10, 2020	REVISION 02:	APRIL 13, 2020	REVISION 01:	JANUARY 30, 2020
REVISION 14:	_____																												
REVISION 13:	_____																												
REVISION 12:	_____																												
REVISION 11:	_____																												
REVISION 10:	_____																												
REVISION 09:	_____																												
REVISION 08:	_____																												
REVISION 07:	_____																												
REVISION 06:	JUNE 16, 2021																												
REVISION 05:	SEPTEMBER 4, 2020																												
REVISION 04:	JULY 24, 2020																												
REVISION 03:	JUNE 10, 2020																												
REVISION 02:	APRIL 13, 2020																												
REVISION 01:	JANUARY 30, 2020																												

THE TRAILS AT CARMEL MOUNTAIN RANCH
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452
ENCUMBRANCE EASEMENTS NOTES

NOTE:
(1) INDICATES EXISTING PLOTTABLE EASEMENTS. SEE SHEET 37 FOR LOCATIONS.
INDICATES EXISTING NON-PLOTTABLE EASEMENTS/ENCUMBRANCES WHOSE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
(2) INDICATES PROPOSED GENERAL UTILITY EASEMENTS PER DETAIL ON SHEET 2. SEE SHEET 37 FOR PROPOSED LOCATIONS.

Table with 6 columns: EASEMENTS/ENCUMBRANCES (CONT.), STATUS OF EASEMENT, EASEMENTS/ENCUMBRANCES (CONT.), STATUS OF EASEMENT, EASEMENTS/ENCUMBRANCES (CONT.), STATUS OF EASEMENT, EASEMENTS/ENCUMBRANCES (CONT.), STATUS OF EASEMENT. Contains detailed descriptions of easements and encumbrances, their legal status, and references to official records.



PREPARED BY: PROJECT DESIGN CONSULTANTS
NAME: PROJECT DESIGN CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800, SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 235-6471
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD, SAN DIEGO, CALIFORNIA 92128
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH
SHEET TITLE: ENCUMBRANCE EASEMENTS NOTES
REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 09: _____
REVISION 08: _____
REVISION 07: _____
REVISION 06: JUNE 16, 2021
REVISION 05: SEPTEMBER 4, 2020
REVISION 04: JULY 24, 2020
REVISION 03: JUNE 10, 2020
REVISION 02: APRIL 13, 2020
REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019
SHEET 38 OF 59
DEP # _____




701 B Street, Suite 800
San Diego, CA 92101
619.235.6471
619.235.0909 fax

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/ SITE DEVELOPMENT PERMIT NO. 2366452 ENCUMBRANCE EASEMENTS NOTES


NOTE:
 (E) INDICATES EXISTING PLOTTABLE EASEMENTS. SEE SHEET 37 FOR LOCATIONS.
 # INDICATES EXISTING NON-PLOTTABLE EASEMENTS/ENCUMBRANCES WHOSE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
 (D) INDICATES PROPOSED GENERAL UTILITY EASEMENTS PER DETAIL ON SHEET 2. SEE SHEET 37 FOR PROPOSED LOCATIONS.

EASEMENTS/ENCUMBRANCES	STATUS	EASEMENTS/ENCUMBRANCES (CONT.)	STATUS
OF EASEMENT		OF EASEMENT	
THE FOLLOWING MATTERS AFFECT PARCELS Q AND R:			
106A AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1986 AS INSTRUMENT NO. 86-452789 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.	EASEMENT TO REMAIN	117 A LEASE DATED DECEMBER 19, 2006, EXECUTED BY PACS ENTERPRISE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND CROCKET COMMUNICATIONS, INC., A DELAWARE CORPORATION AS LESSEE, RECORDED AUGUST 22, 2011 AS INSTRUMENT NO. 2011-0430159 OF OFFICIAL RECORDS. AFFECTS: PARCELS B THROUGH P, AND OTHER PROPERTY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN
106B THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 90-1148" RECORDED JANUARY 27, 1992 AS INSTRUMENT NO. 1992-042115 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN	117A AN OPTION IN FAVOR OF NUN OMR, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED AUGUST 21, 2019 AS INSTRUMENT NO. 2019-035629 OF OFFICIAL RECORDS. AFFECTS: PARCELS A THROUGH J AND L THROUGH P	EASEMENT TO REMAIN
106C THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED AUGUST 12, 1993 AS INSTRUMENT NO. 1993-0524995 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN	118 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. AFFECTS: PARCELS A THROUGH P	EASEMENT TO REMAIN
106D THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED AUGUST 12, 1993 AS INSTRUMENT NO. 1993-0524997 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN	119 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.	EASEMENT TO REMAIN
106E THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION: THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THIS IS A MAP OF A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN CHAPTER X, ARTICLE 1, DIVISION 9 OF THE SAN DIEGO MUNICIPAL CODE.	EASEMENT TO REMAIN	120 ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCELS(D) D-2, D-3, D-2, G-3, I-2, K-2, N-2, P-2 AND P-3 HEREBY DESCRIBED.	EASEMENT TO REMAIN
106F AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: DRAINAGE AND INCIDENTAL PURPOSES.	EASEMENT TO REMAIN	121 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN
106G THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AND NOTICE OF ANNEXATION FOR THE CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION (WINDHAM AT CARMEL MOUNTAIN IN RANCH-PHASE 7)" RECORDED MARCH 11, 1996 AS INSTRUMENT NO. 1996-0118784 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN	122 RIGHTS OF PARTIES IN POSSESSION.	EASEMENT TO REMAIN
THE FOLLOWING MATTERS AFFECT ALL PARCELS:			
107 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONDITIONAL USE PERMIT NO. 84-0114" RECORDED MAY 23, 1984 AS INSTRUMENT NO. 84-192331 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 22, 1985 AS INSTRUMENT NO. 85-260050 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 9, 1988 AS INSTRUMENT NO. 88-389653 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN	PROPOSED EASEMENTS:	
108 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED DECEMBER 10, 1985 AS INSTRUMENT NO. 85-484528 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN	(A) AN EASEMENT FOR WATER FACILITIES PER DETAIL ON SHEET 2.	
109 THE EFFECT OF RESOLUTION NO. 47-87 OF THE POWAY UNIFIED SCHOOL DISTRICT WHICH INCURS A SPECIAL TAX LEVY FOR SCHOOL FACILITIES RECORDED JUNE 17, 1987 AS FILE NO. 87-337778 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID INSTRUMENT FOR FURTHER PARTICULARS. THE FACT THAT THE POWAY UNIFIED SCHOOL DISTRICT ASSESSMENT DOES NOT AFFECT PROPERTIES WHICH ARE USED AS A GOLF COURSE.	EASEMENT TO REMAIN	IN FAVOR OF: THE CITY OF SAN DIEGO AFFECTS: A PORTION OF THE LAND	
110 THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENTS AND AGREEMENT BETWEEN LANDOWNERS" RECORDED JULY 26, 1993 AS INSTRUMENT NO. 1993-0484422 OF OFFICIAL RECORDS. AFFECTS: PARCELS A THROUGH P	EASEMENT TO REMAIN		
111 THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND AGREEMENT BETWEEN LANDOWNERS" RECORDED AUGUST 13, 1993 AS INSTRUMENT NO. 1993-050303 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN		
112 A LEASE DATED MAY 12, 2006, EXECUTED BY CARMEL MOUNTAIN GOLF COURSE PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, RECORDED JUNE 13, 2006 AS INSTRUMENT NO. 2006-0417418 OF OFFICIAL RECORDS. AFFECTS: THE LAND AND OTHER PROPERTY. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN		
113 A LEASE DATED JULY 14, 2006, EXECUTED BY CARMEL MOUNTAIN GOLF COURSE PARTNERS, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND CROCKET COMMUNICATIONS, INC., A DELAWARE CORPORATION AS LESSEE, RECORDED JULY 26, 2006 AS INSTRUMENT NO. 2006-0528133 OF OFFICIAL RECORDS. AFFECTS: PARCELS A THROUGH P, AND OTHER PROPERTY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN		
114 INTENTIONALLY DELETED	EASEMENT TO REMAIN		
115 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$4,500,000.00 RECORDED DECEMBER 22, 2010 AS INSTRUMENT NO. 2010-0709328 OF OFFICIAL RECORDS. DATED: DECEMBER 21, 2010 TRUSTOR: PACS ENTERPRISES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: STEWART TITLE OF CALIFORNIA INC BENEFICIARY: OPEN BANK AFFECTS: THE LAND AND OTHER PROPERTY. A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED DECEMBER 22, 2010 AS INSTRUMENT NO. 2010-0709329 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED DECEMBER 22, 2010 AS INSTRUMENT NO. 2010-0709328 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED DECEMBER 22, 2010 AS INSTRUMENT NO. 2010-0709330 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT" RECORDED DECEMBER 14, 2011 AS INSTRUMENT NO. 2011-0671631 OF OFFICIAL RECORDS. AFFECTS: PARCEL K-1 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION, CONSENT, NON-DISTURBANCE, AND ATTORNEY AGREEMENT" RECORDED AUGUST 12, 2014 AS INSTRUMENT NO. 2014-0244636 OF OFFICIAL RECORDS. AFFECTS: PARCEL A	EASEMENT TO REMAIN		
116 A LEASE DATED JUNE 15, 2011, EXECUTED BY PACS ENTERPRISE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND CROCKET COMMUNICATIONS, INC., A DELAWARE CORPORATION AS LESSEE, RECORDED AUGUST 22, 2011 AS INSTRUMENT NO. 2011-0430158 OF OFFICIAL RECORDS. AFFECTS: PARCELS A THROUGH P, AND OTHER PROPERTY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.	EASEMENT TO REMAIN		



PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
 San Diego, CA 92101
 619.234.0247 Fax
 619.234.0249 Fax



PREPARED BY: PROJECT DESIGN CONSULTANTS

ADDRESS: 701 B STREET, SUITE 800
 SAN DIEGO, CALIFORNIA 92101

PHONE #: (619) 235-6471

PROJECT ADDRESS:
 14050 CARMEL RIDGE ROAD
 SAN DIEGO, CALIFORNIA 92128

PROJECT NAME:
 THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE:
 ENCUMBRANCE EASEMENTS NOTES

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 09: _____

REVISION 08: _____

REVISION 07: _____

REVISION 06: JUNE 16, 2021

REVISION 05: SEPTEMBER 4, 2020

REVISION 04: JULY 24, 2020

REVISION 03: JUNE 10, 2020

REVISION 02: APRIL 13, 2020

REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 39 OF 59

DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

TREE NOTE:

ALL EXISTING AND PROPOSED TREE BRANCHES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 8' FROM FACE OF CURB TO LOWEST HANGING TREE BRANCH. SEE LANDSCAPE SHEETS FOR PROPOSED PARKWAY TREES.

AASHTO TABLE 9-6: DESIGN INTERSECTION SIGHT DISTANCE CASE B1, LEFT TURN FROM STOP ($t_2 = 7.5$ SECONDS)

DESIGN SPEED, V_{design} (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE, ISD^* , FOR PASSENGER CARS (FT)
15	80	170
20	115	225
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665

$ISD = 1.47V_{design}^{1.5}$

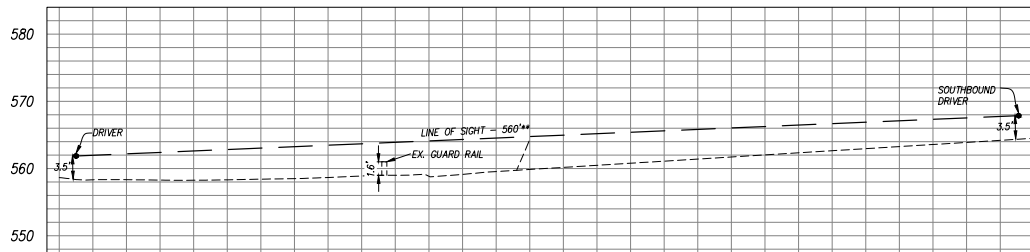
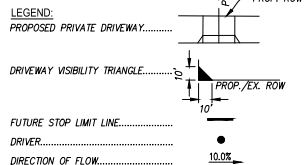
*FOR MINOR ROAD APPROACH GRADES - IF THE APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3% ADD 0.2s FOR EACH PERCENT GRADE

AASHTO TABLE 9-8: DESIGN INTERSECTION SIGHT DISTANCE CASE B2, RIGHT TURN FROM STOP ($t_2 = 6.5$ SECONDS)

DESIGN SPEED, V_{design} (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE, ISD^* , FOR PASSENGER CARS (FT)
15	80	145
20	115	195
25	155	240
30	200	290
35	250	335
40	305	385
45	360	430
50	425	480
55	495	530
60	570	575

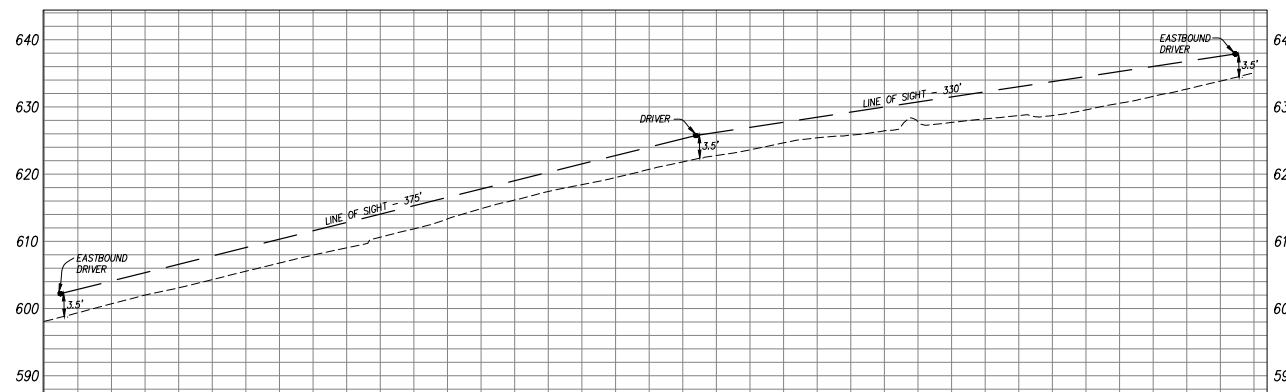
$ISD = 1.47V_{design}^{1.5}$

*FOR MINOR ROAD APPROACH GRADES - IF THE APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3% ADD 0.1s FOR EACH PERCENT GRADE



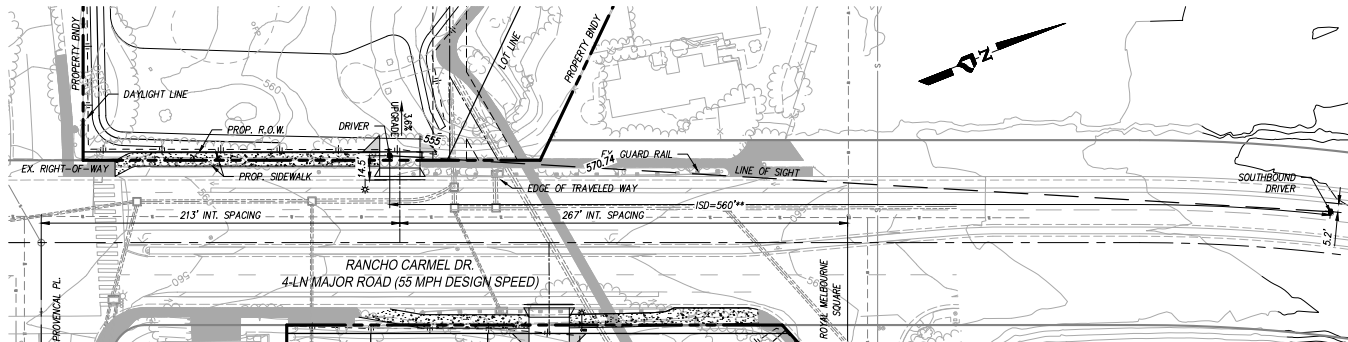
UNIT 5 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



UNIT 2 PROFILE VIEW

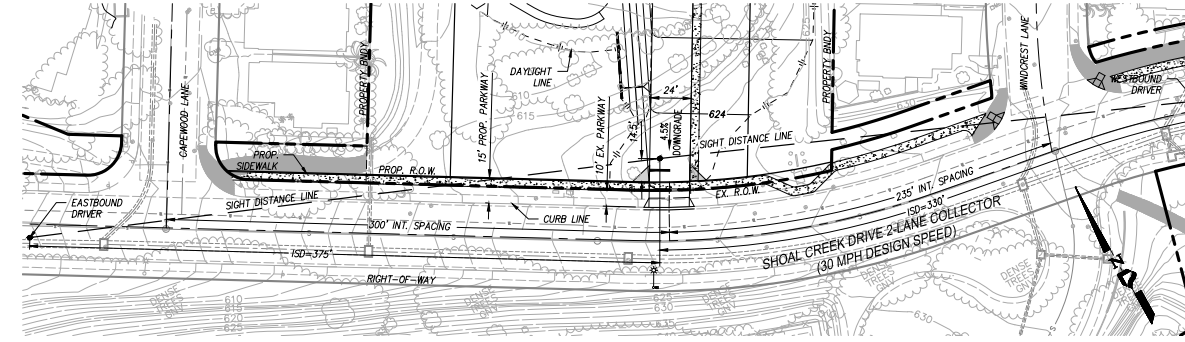
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



UNIT 5 PLAN VIEW

SCALE: 1" = 40'

*MINOR APPROACH SLOPE = 3.6% UPGRADE
 $t_2 = 6.5s + (0.1s \times 3.6\%) = 6.86s$
 $ISD = 1.47V_{design}^{1.5} = 1.47(55MPH)(6.86s) = 554.8' \sim 560'$



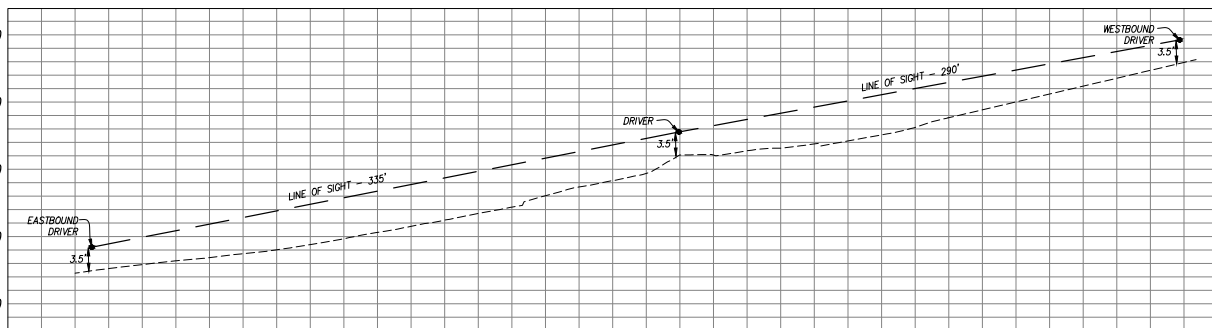
UNIT 2 PLAN VIEW

SCALE: 1" = 40'



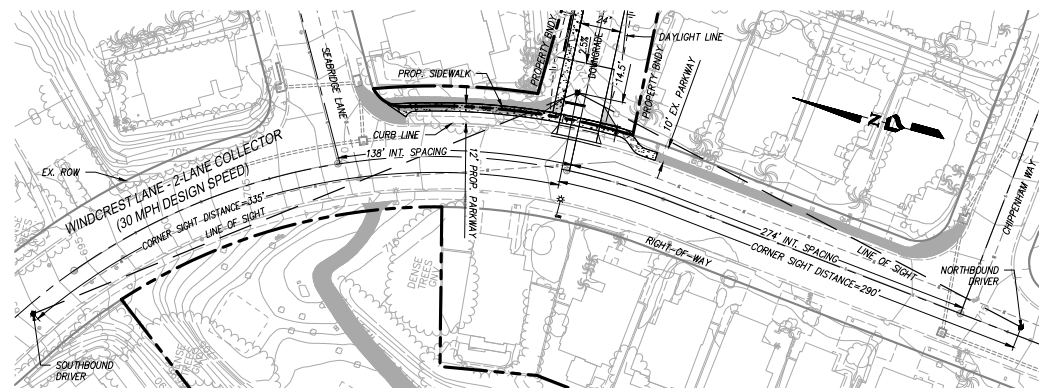
UNIT 1 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



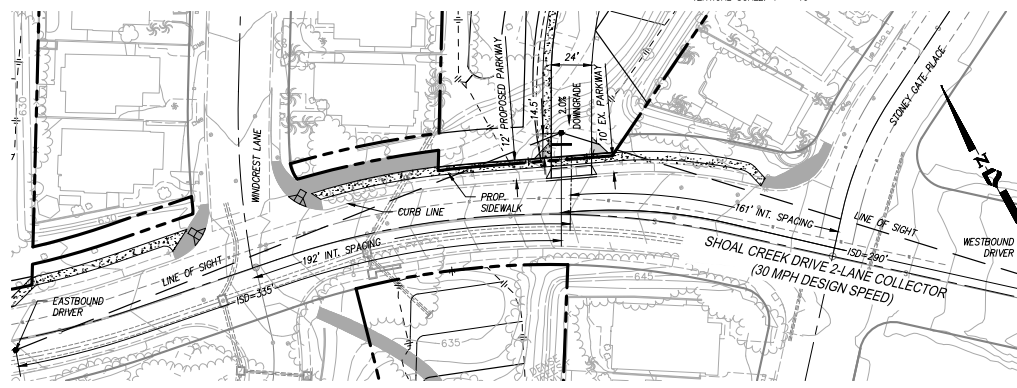
UNIT 8 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



UNIT 1 PLAN VIEW

SCALE: 1" = 40'



UNIT 8 PLAN VIEW

SCALE: 1" = 40'

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.234.0471
619.234.0470 Fax

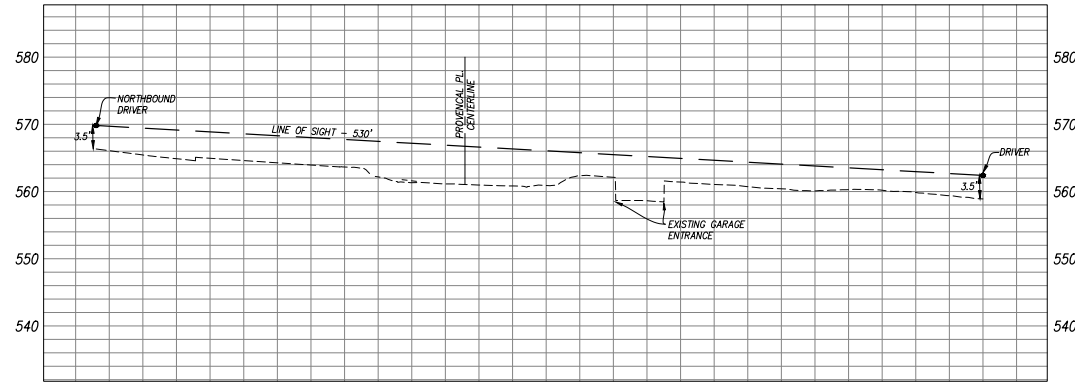
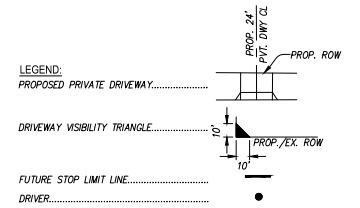


PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14:
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13:
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 12:
PHONE #: (619) 235-6471	REVISION 11:
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 09:
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 08:
SHEET TITLE: SIGHT DISTANCE PLAN	REVISION 07:
	REVISION 06:
	REVISION 05:
	REVISION 04:
	REVISION 03:
	REVISION 02:
	REVISION 01:
	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 40 OF 59
	DEP #

TREE NOTE:
ALL EXISTING AND PROPOSED TREE BRANCHES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 8' FROM FACE OF CURB TO LOWEST HANGING TREE BRANCH. SEE LANDSCAPE SHEETS FOR PROPOSED PARKWAY TREES.

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



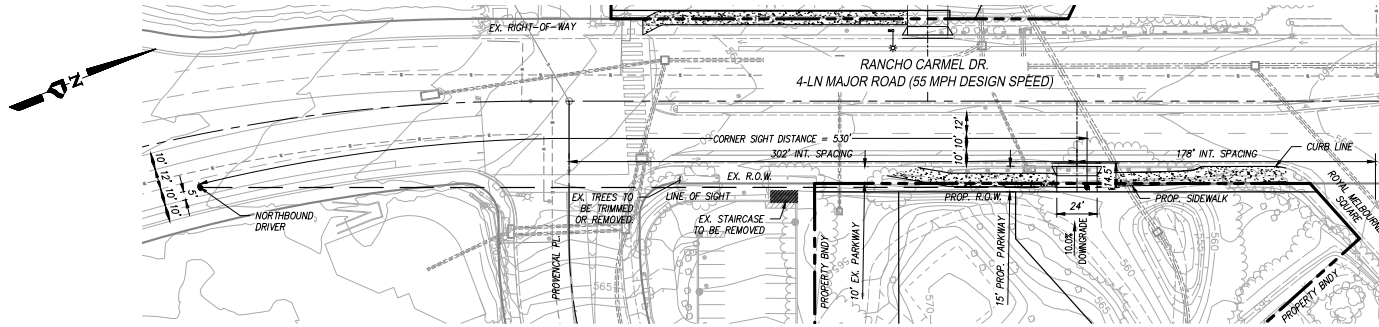
UNIT 6 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



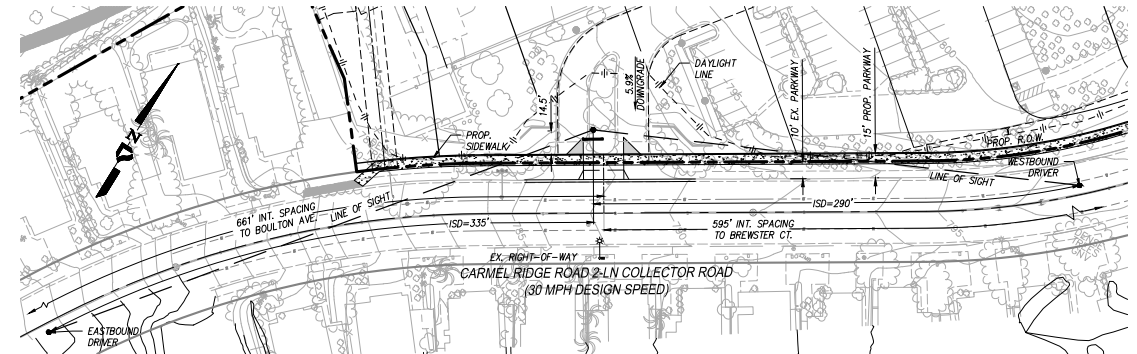
UNIT 9 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



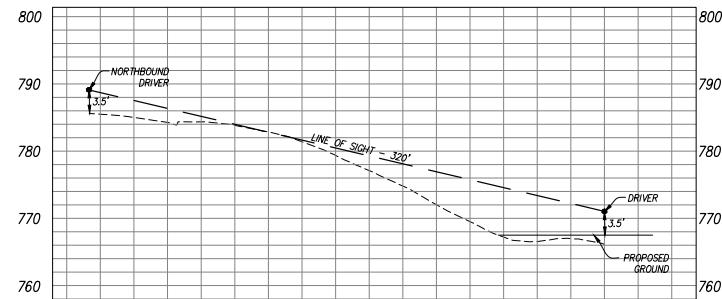
UNIT 6 PLAN VIEW

SCALE: 1" = 40'



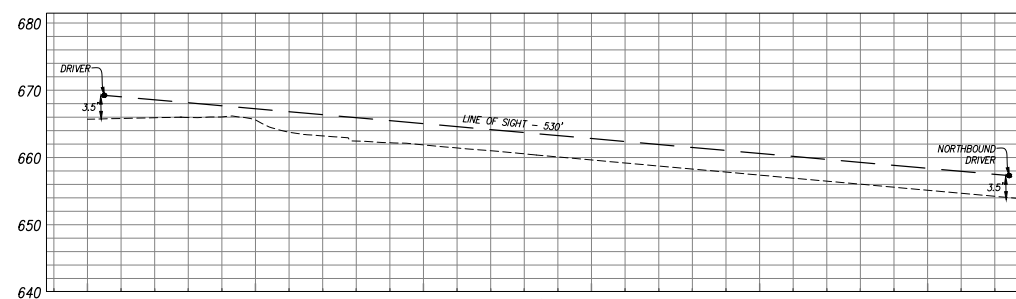
UNIT 9 PLAN VIEW

SCALE: 1" = 40'



UNIT 10 PROFILE VIEW

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



UNIT 16 PROFILE VIEW

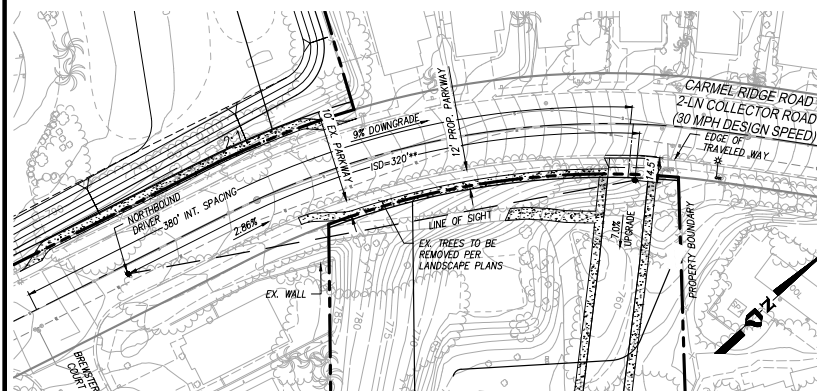
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

AASHTO TABLE 9-8: DESIGN INTERSECTION SIGHT DISTANCE CASE B1, LEFT TURN FROM STOP ($t_s = 7.5$ SECONDS)		
DESIGN SPEED, V_{major} (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE, ISD^* , FOR PASSENGER CARS (FT)
15	80	170
20	115	225
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665

$^{*}ISD = 1.47V_{major}^2$
**FOR MINOR ROAD APPROACH GRADES - IF THE APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3%, ADD 0.2s FOR EACH PERCENT GRADE

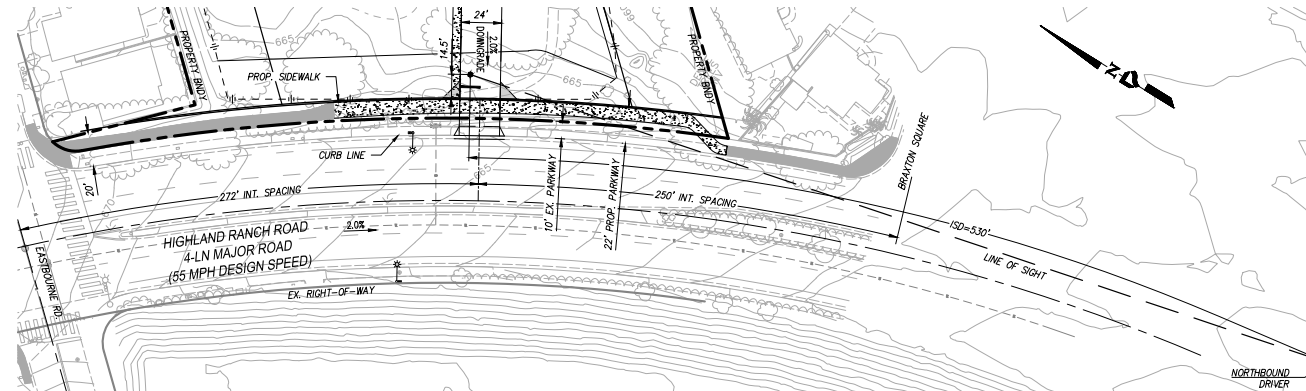
AASHTO TABLE 9-8: DESIGN INTERSECTION SIGHT DISTANCE CASE B2, RIGHT TURN FROM STOP ($t_s = 6.5$ SECONDS)		
DESIGN SPEED, V_{major} (MPH)	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE, ISD^* , FOR PASSENGER CARS (FT)
15	80	145
20	115	195
25	155	240
30	200	290
35	250	335
40	305	385
45	360	430
50	425	480
55	495	530
60	570	575

$^{*}ISD = 1.47V_{major}^2$
**FOR MINOR ROAD APPROACH GRADES - IF THE APPROACH GRADE IS AN UPGRADE THAT EXCEEDS 3%, ADD 0.1s FOR EACH PERCENT GRADE



UNIT 10 PLAN VIEW

SCALE: 1" = 40'



UNIT 16 PLAN VIEW

SCALE: 1" = 40'

SIGHT DISTANCE PLAN

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

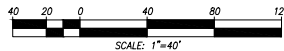
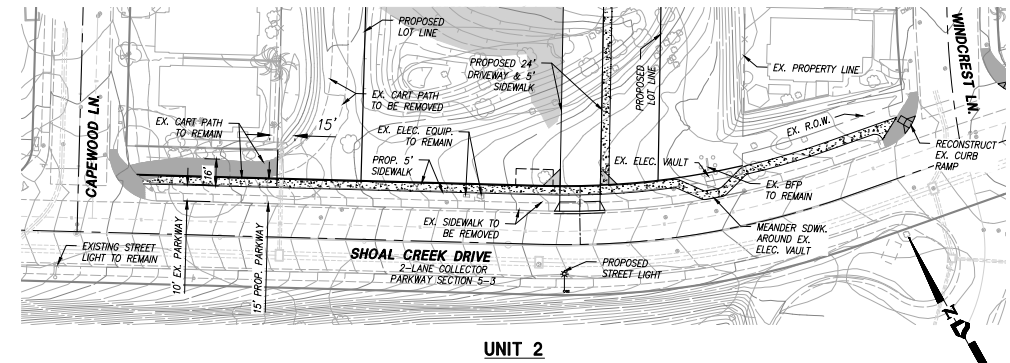
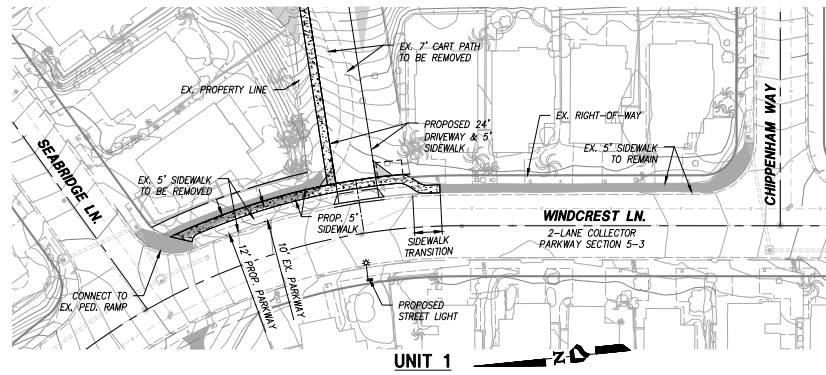
701 B Street, Suite 800
San Diego, CA 92101
619.234.0478
619.234.0476 Fax



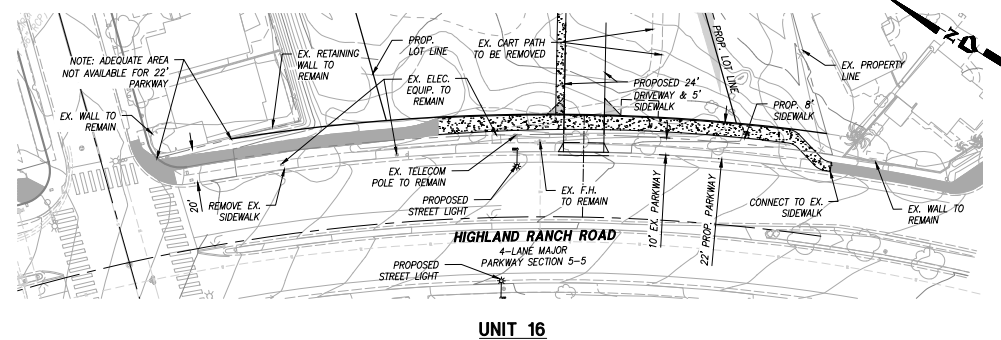
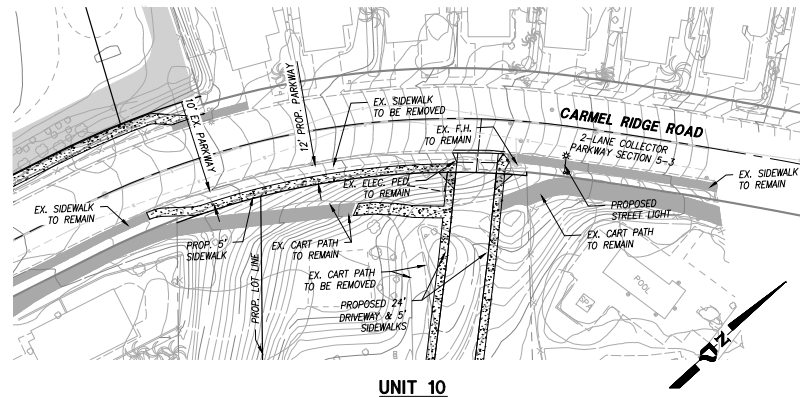
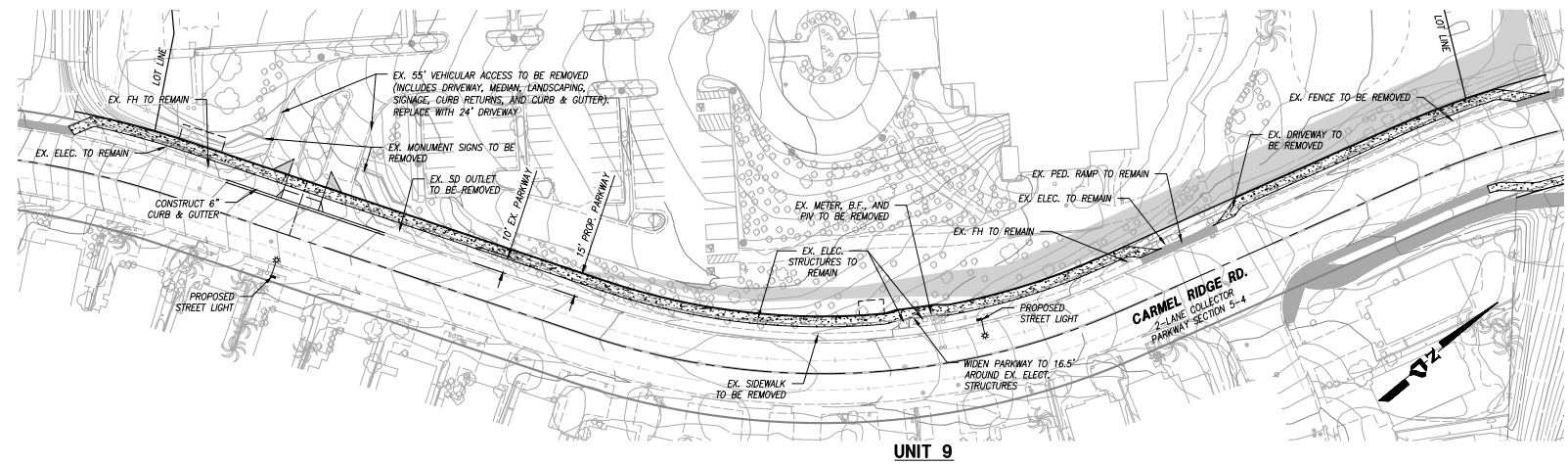
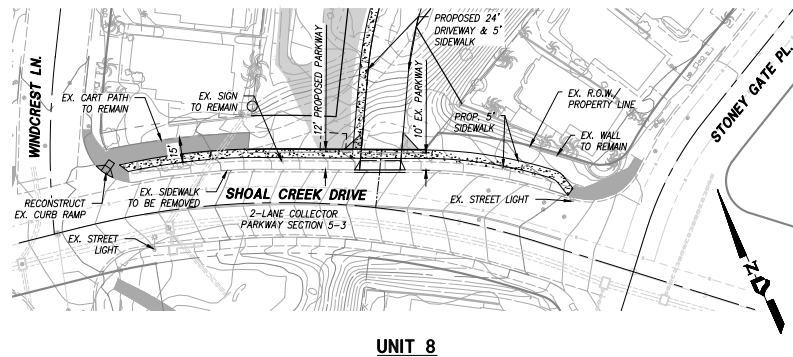
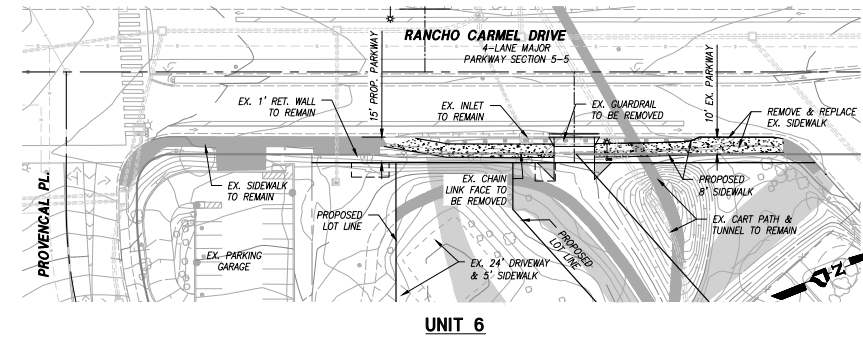
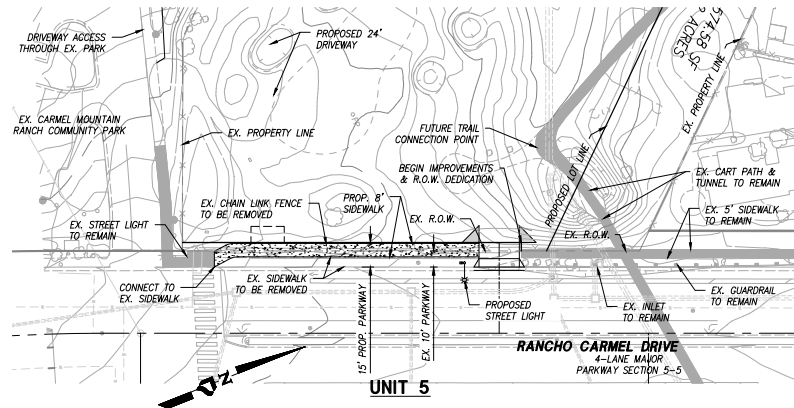
PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14:
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13:
ADDRESS: 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 12:
PHONE #: (619) 235-6471	REVISION 11:
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 10:
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 09:
SHEET TITLE: SIGHT DISTANCE PLAN	REVISION 08:
	REVISION 07:
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
ORIGINAL DATE: NOVEMBER 14, 2019	
DEP #	

THE TRAILS AT CARMEL MOUNTAIN RANCH

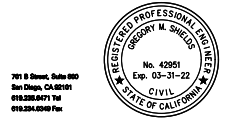
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



FRONTAGE IMPROVEMENT PLAN



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey



<p>PREPARED BY: PROJECT DESIGN CONSULTANTS</p> <p>ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101</p> <p>PHONE #: (619) 235-6471</p> <p>PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128</p> <p>PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH</p> <p>SHEET TITLE: FRONTAGE IMPROVEMENTS</p>	<p>REVISION 14: _____</p> <p>REVISION 13: _____</p> <p>REVISION 12: _____</p> <p>REVISION 11: _____</p> <p>REVISION 10: _____</p> <p>REVISION 09: _____</p> <p>REVISION 08: _____</p> <p>REVISION 07: _____</p> <p>REVISION 06: _____</p> <p>REVISION 05: _____</p> <p>REVISION 04: _____</p> <p>REVISION 03: _____</p> <p>REVISION 02: _____</p> <p>REVISION 01: _____</p> <p>ORIGINAL DATE: NOVEMBER 14, 2019</p> <p>SHEET 42 OF 59</p> <p>DEP # _____</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

BRUSH MANAGEMENT AREA NOTES

SAN DIEGO MUNICIPAL CODE
142.0412- BRUSH MANAGEMENT

TABLE 142-04H

ZONE	STANDARD WIDTH	PROVIDED WIDTH
ZONE ONE	35-FEET	
ZONE TWO	65-FEET	

- (F) THE ZONE TWO WIDTH MAY BE DECREASED BY 1 1/2 FEET FOR EACH 1 FOOT OF INCREASE IN ZONE ONE WIDTH. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE, A MAXIMUM REDUCTION OF 30 FEET OF ZONE TWO WIDTH IS PERMITTED.
- (G) ZONE ONE REQUIREMENTS
- THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
 - ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED TYPE IV OR HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.
 - PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
 - TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
 - PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
 - ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
 - ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
- (H) ZONE TWO REQUIREMENTS
- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
 - NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
 - WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
 - WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
 - THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF

THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.

(C) ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOWFLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.

SAN DIEGO LANDSCAPE STANDARDS
SECTION III - BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 BASIC REQUIREMENTS - ALL ZONES

- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.**
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.**
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER. DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.**
- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS.**
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).**

3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS.**
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.**
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.**
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.**

3.2-3 ZONE 2 REQUIREMENTS - ALL STRUCTURES

- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.**

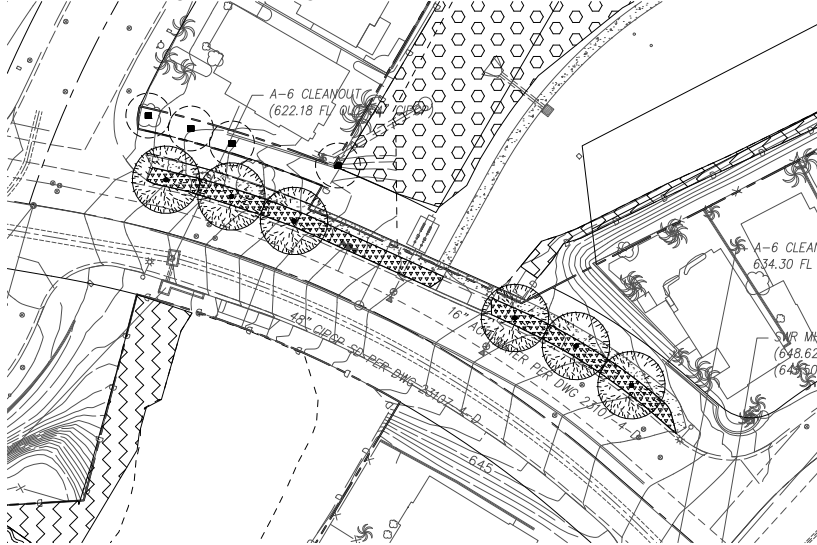
BRUSH MANAGEMENT MAINTENANCE NOTES

- GENERAL MAINTENANCE REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE. ZONE 2: SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT

SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

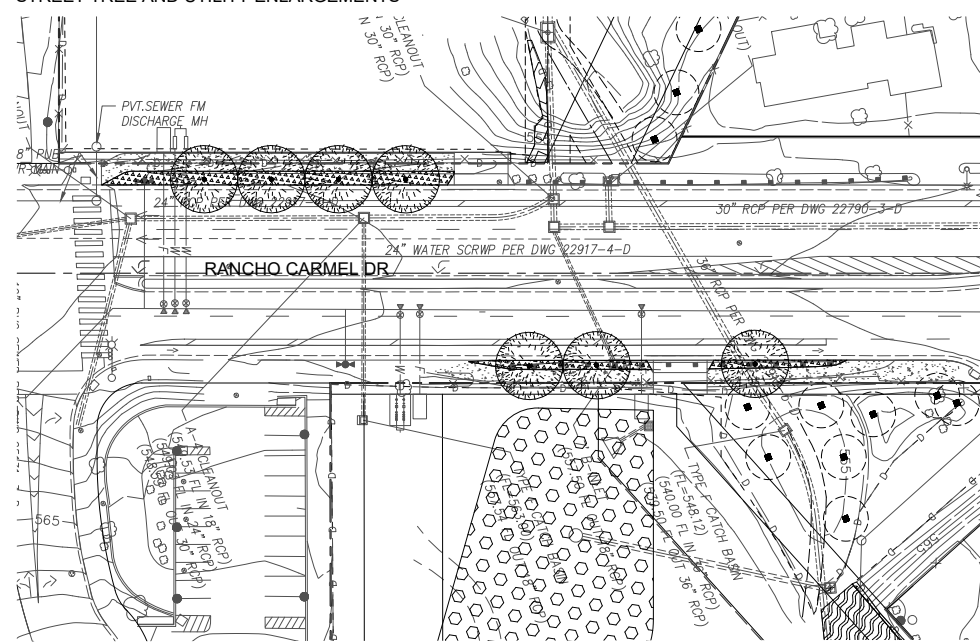
- BRUSH MANAGEMENT ZONE 1 - THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
- BRUSH MANAGEMENT ZONE 2 - SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE FUEL AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.
- LONG-TERM MAINTENANCE RESPONSIBILITY - ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE MASTER HOME OWNER'S ASSOCIATION, SUBASSOCIATION, OR OWNER. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
- PRIOR TO MAINTENANCE OF BRUSH MANAGEMENT ZONES, A SURVEY SHALL BE REQUIRED TO DELINEATE AND PERMANENTLY STAKE BRUSH MANAGEMENT ZONE BOUNDARIES. MAINTENANCE OPERATIONS SHOULD NOT EXTEND BEYOND THE BRUSH MANAGEMENT ZONE BOUNDARIES. AROUND RIPARIAN AREAS, MAINTENANCE OPERATIONS SHALL NOT COME WITHIN FIVE FEET OF WETLAND BOUNDARIES.
- ZONE 2 MAINTENANCE PROCEDURES SHALL BE REQUIRED FOR THE EXTENDED PROTECTIVE BRUSH THINNING ZONE.

STREET TREE AND UTILITY ENLARGEMENTS

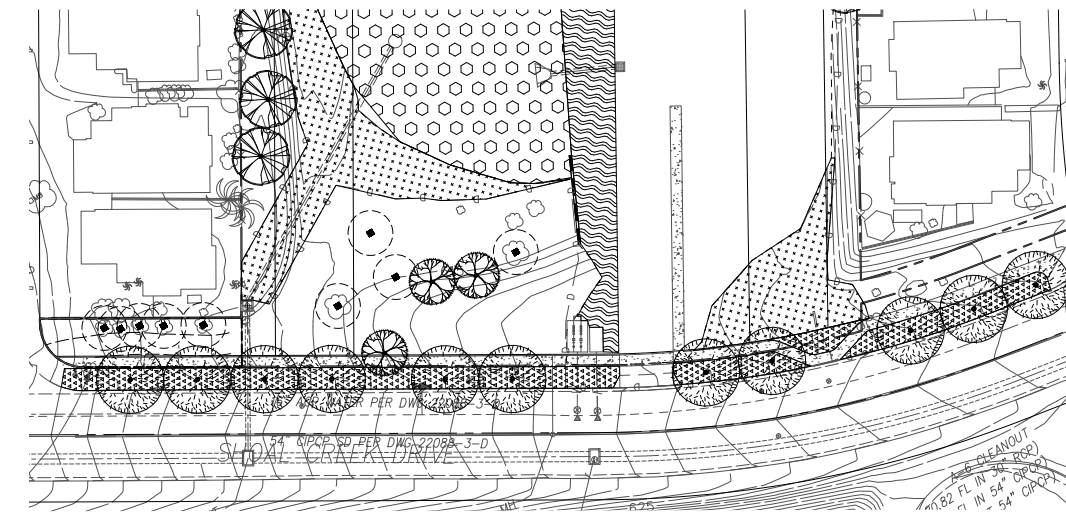


(B) UNIT 8

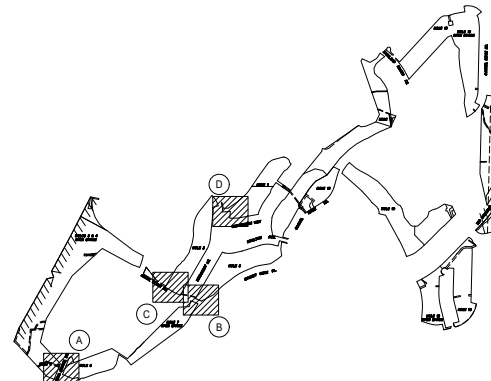
STREET TREE AND UTILITY ENLARGEMENTS



(A) UNITS 5 AND 6



(C) UNIT 2



KEY MAP



(D) UNIT 1

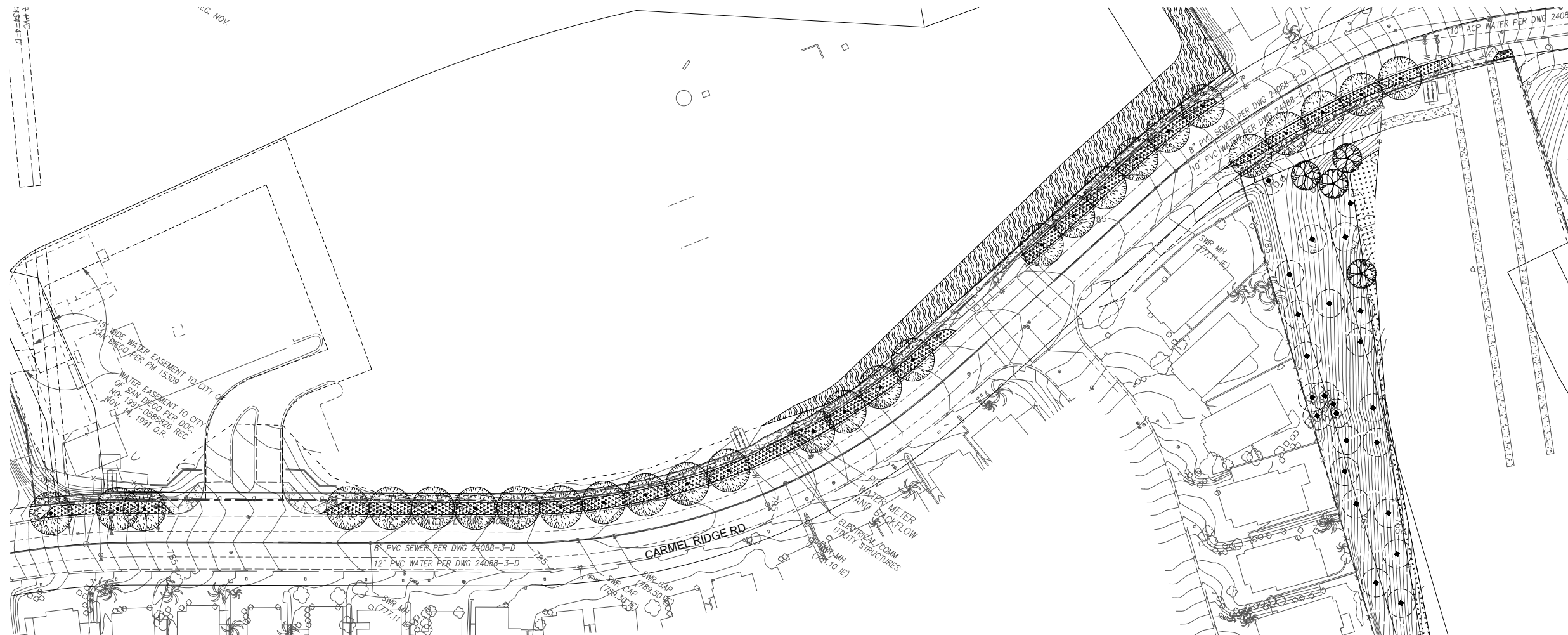


PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13:
PHONE #: (619) 235-6471	REVISION 12:
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11:
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10:
	REVISION 09:
	REVISION 08:
	REVISION 07:
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
SHEET TITLE: L-1, LANDSCAPE DETAILS AND NOTES	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 44 OF 59
	DEP #

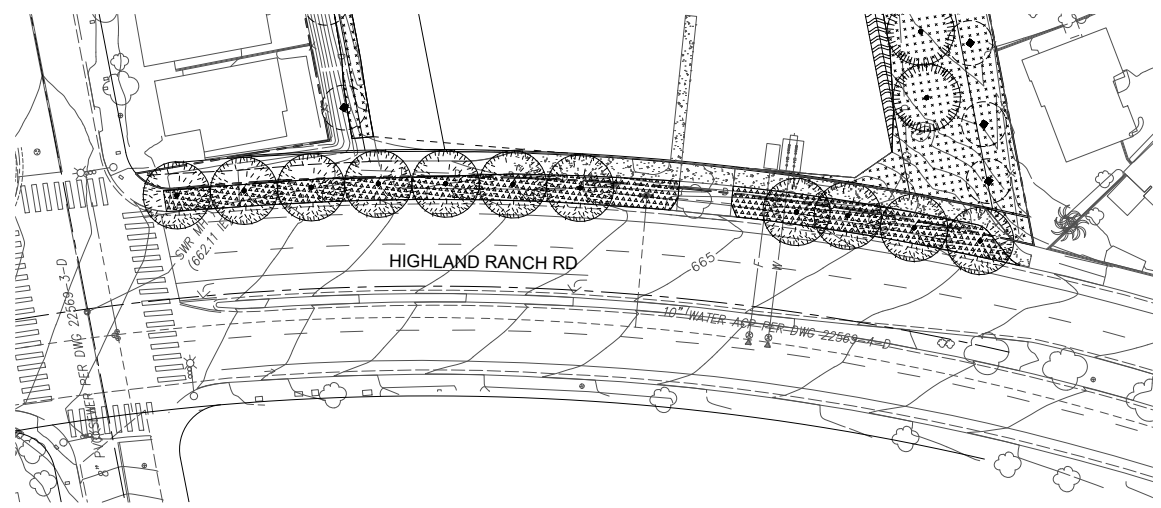
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

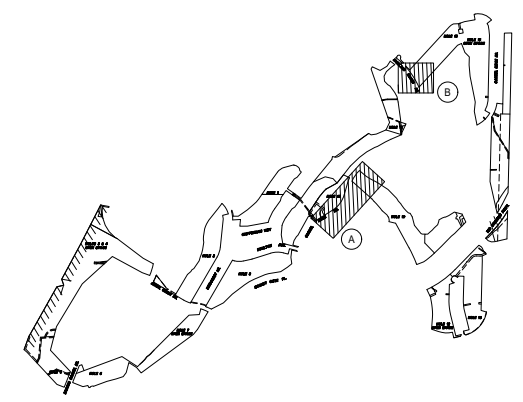
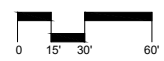
STREET TREE AND UTILITY ENLARGEMENTS



A UNITS 9 AND 10



B UNIT 16



KEY MAP

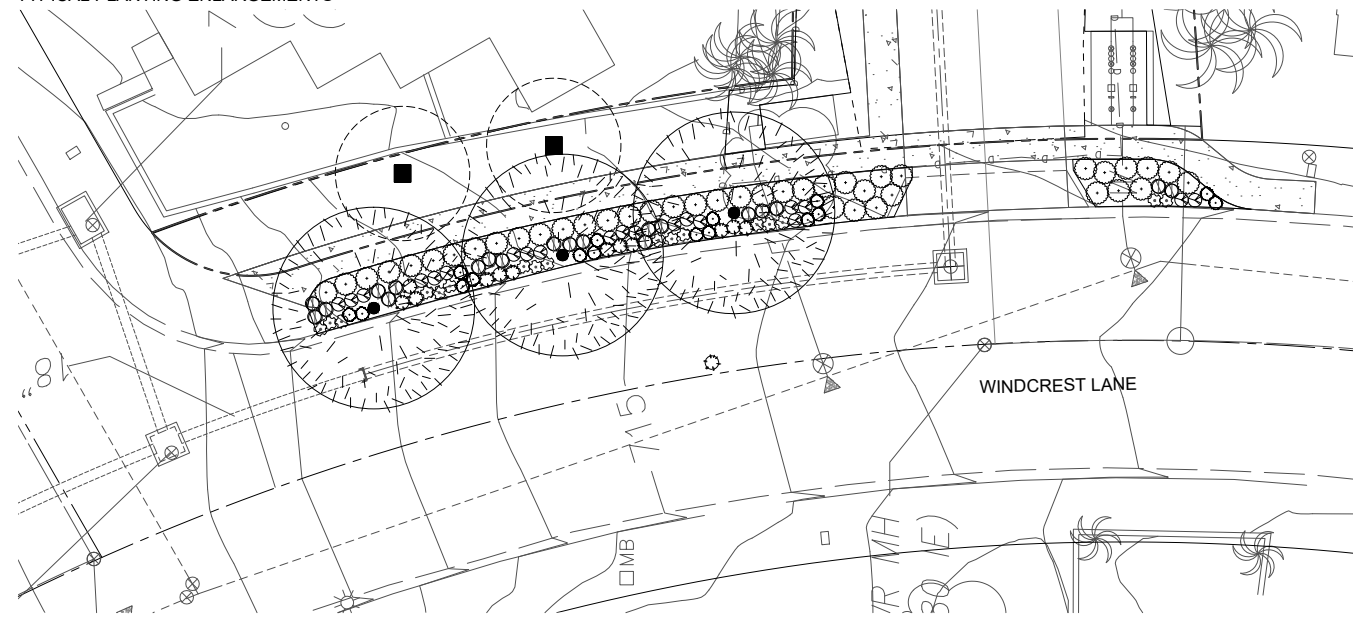


PREPARED BY:	PROJECT DESIGN CONSULTANTS	REVISION 14:	
NAME:		REVISION 13:	
ADDRESS:	701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 12:	
PHONE #:	(619) 235-6471	REVISION 11:	
PROJECT ADDRESS:	14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 10:	
PROJECT NAME:	THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 09:	
		REVISION 08:	
		REVISION 07:	
		REVISION 06:	JUNE 16, 2021
		REVISION 05:	SEPTEMBER 4, 2020
		REVISION 04:	JULY 24, 2020
		REVISION 03:	JUNE 10, 2020
		REVISION 02:	APRIL 13, 2020
		REVISION 01:	JANUARY 30, 2020
SHEET TITLE:	L-2, LANDSCAPE DETAILS	ORIGINAL DATE:	NOVEMBER 14, 2019
		SHEET	45 OF 59
		DEP #	

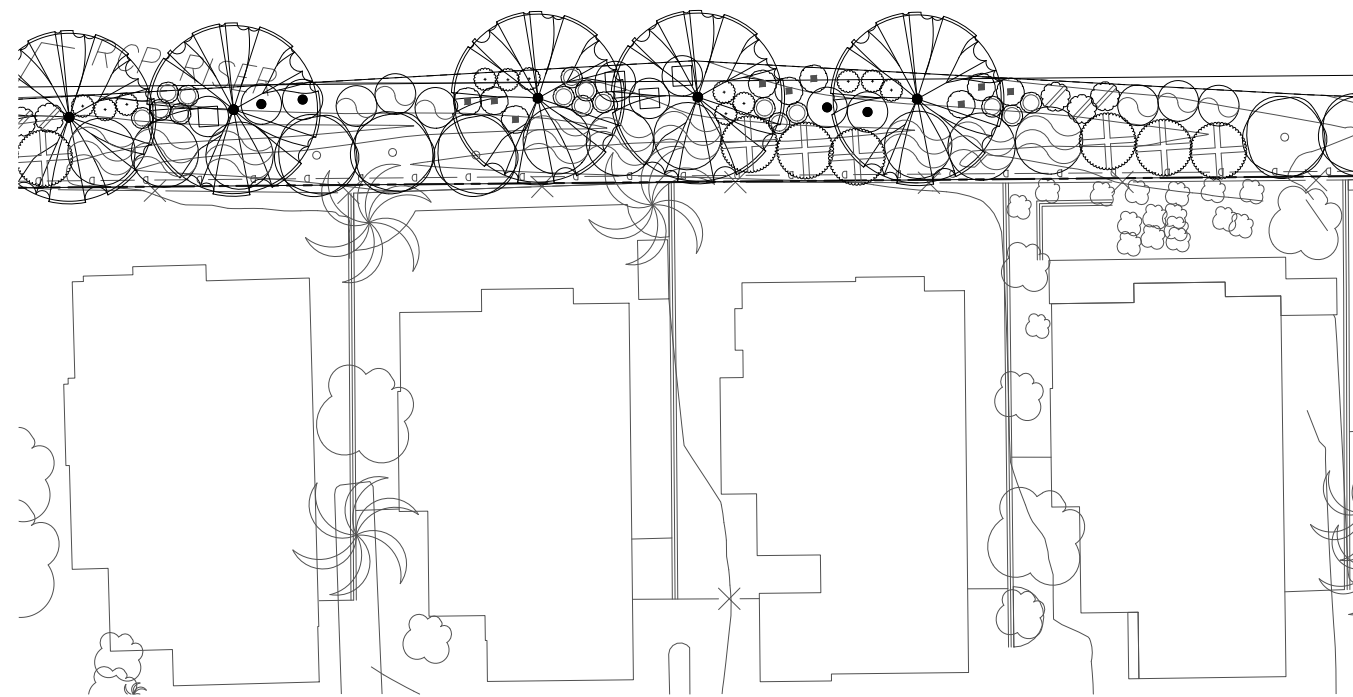
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

TYPICAL PLANTING ENLARGEMENTS



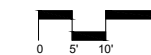
A PARKWAY PLANTING, TYP.



B TRANSITION AND NEIGHBORHOOD SLOPE PLANTING, TYP.

PLANT LEGEND

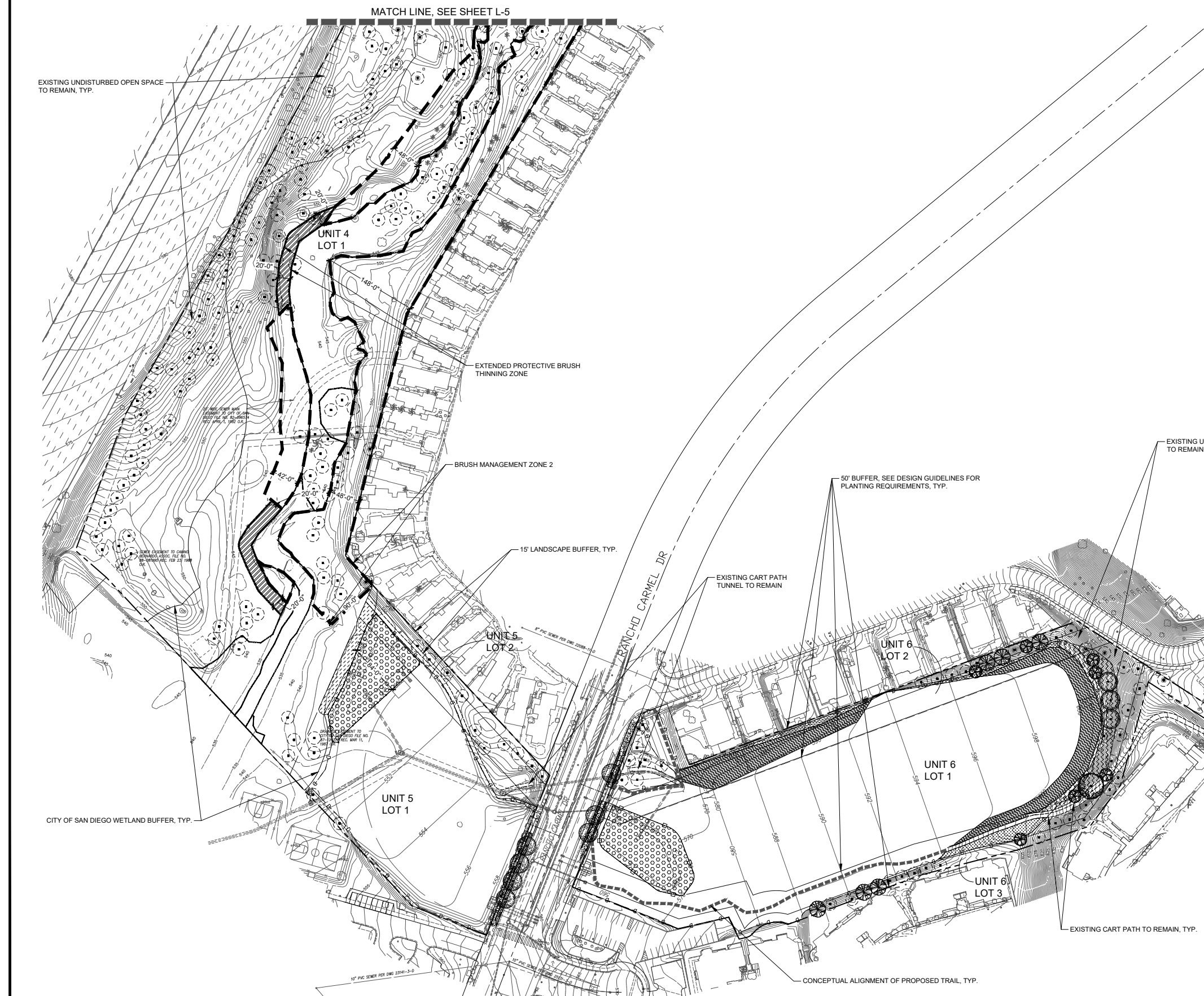
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS	HEIGHT	SPREAD	CA NATIVE
■	EXISTING TREE TO REMAIN							
SCREENING TREES (MATURE SIZE: 15' - 80' HEIGHT X 10' - 35' SPREAD)								
○	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15'	VERY LOW	15' - 30'	10' - 20'	X
○	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	30'	LOW	50' - 80'	20' - 35'	X
○	SAMBUCUS MEXICANA	BLUE ELDERBERRY	5 GALLON	20'	LOW	20' - 30'	20' - 30'	X
○	PRUNUS LYONII	CATALINA CHERRY	5 GALLON	25'	LOW	25' - 35'	20' - 30'	X
STREET TREES								
○	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	20'	MED	25'	25'	
○	LAURUS NOBILIS	SWEET BAY	24" BOX	20'	LOW	15' - 40'	15' - 30'	
○	QUERCUS ILEX	HOLLY OAK	24" BOX	40'	LOW	30' - 60'	30' - 60'	
○	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	25'	MED	30' - 50'	10' - 30'	
○	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	24" BOX	40'	MED	40' - 60'	50' - 70'	
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
○	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GALLON	2'	MOD	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
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	8'	VERY LOW	5' - 10'	10'	X
○	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GALLON	6'	LOW	2'	4' - 8'	
○	SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GALLON	4'	VERY LOW	3'	4'	X
○	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	5 GALLON	3'	LOW	1' - 2'	3'	X
○	YUCCA WHIPPLEI	FOOTHILL YUCCA	5 GALLON	3'	VERY LOW	3'	3'	X



PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13: _____
PHONE #: (619) 235-6471	REVISION 12: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10: _____
SHEET TITLE: L-3, LANDSCAPE DETAILS	REVISION 09: _____
	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 46 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



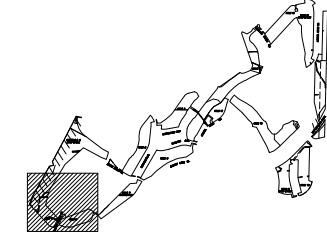
LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4' HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

NOTES:
 1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
 2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

KEY MAP



MIG

0 30' 60' 120' NORTH

PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
	REVISION 09: _____
	REVISION 08: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD	REVISION 07: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
	ORIGINAL DATE: NOVEMBER 14, 2019
SHEET TITLE: L-4 LANDSCAPE AND REVEGETATION PLAN	SHEET 47 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

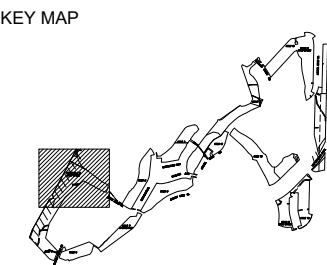
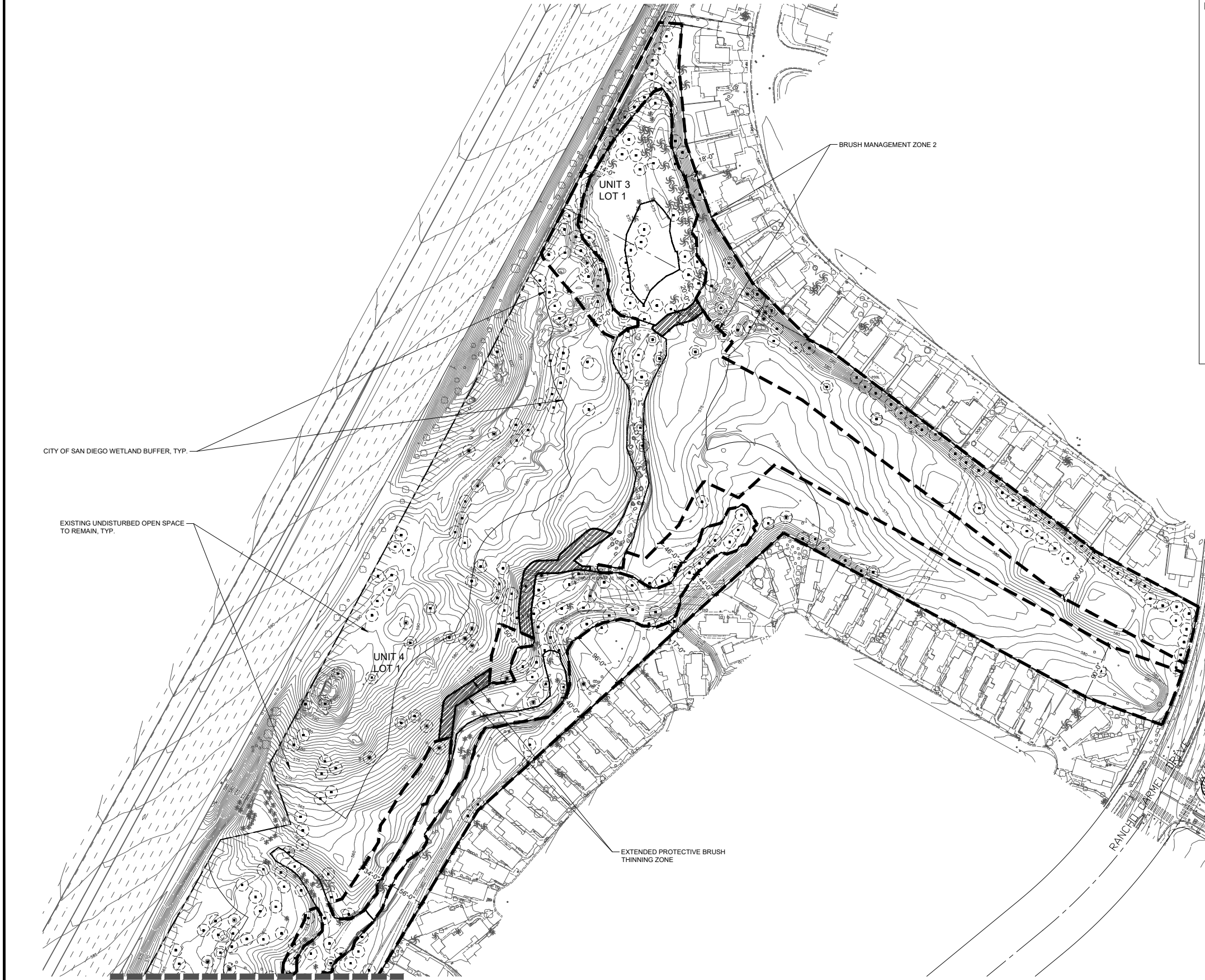
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4' HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

NOTES:
 1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
 2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES



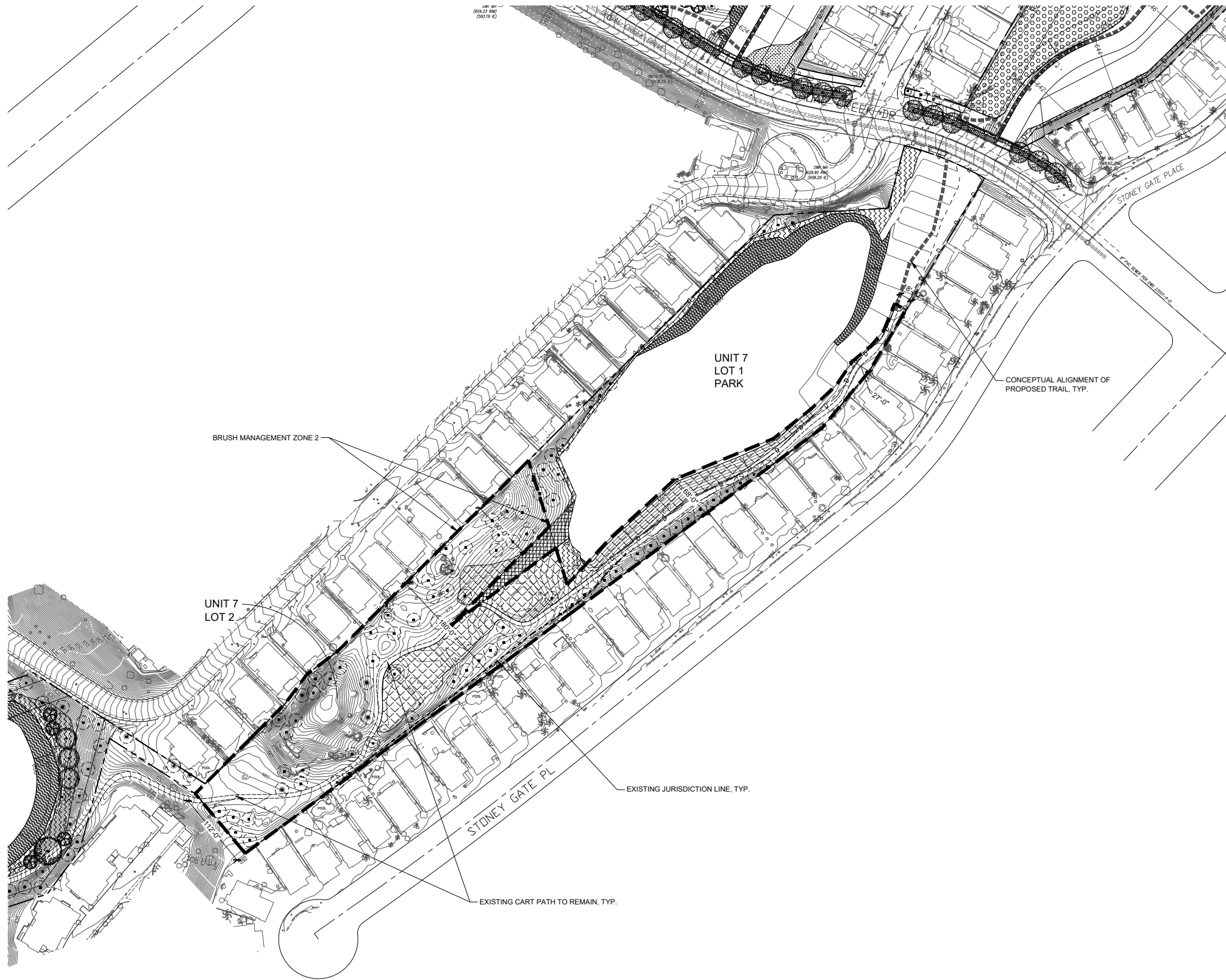
MIG

0 30' 60' 120' NORTH

PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 13: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 12: _____
PHONE #: (619) 235-6471	REVISION 11: _____
PROJECT ADDRESS:	REVISION 10: _____
14050 CARMEL RIDGE ROAD	REVISION 09: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 08: _____
PROJECT NAME:	REVISION 07: _____
THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
SHEET TITLE:	ORIGINAL DATE: NOVEMBER 14, 2019
L-5 LANDSCAPE AND REVEGETATION PLAN	SHEET 48 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

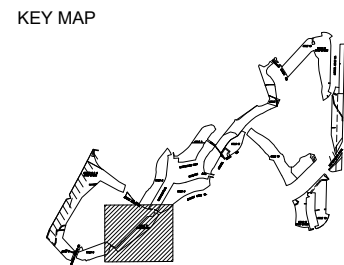


LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4' HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

NOTES:
 1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
 2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES



MIG

0 30' 60' 120' NORTH

PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
	REVISION 09: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD	REVISION 08: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
	ORIGINAL DATE: NOVEMBER 14, 2019
SHEET TITLE: L-6 LANDSCAPE AND REVEGETATION PLAN	SHEET 49 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

MATCH LINE, SEE SHEET L-8

LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4' HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

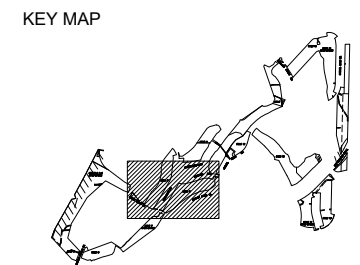
NOTES:
 1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
 2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES



MIG

SEAL OF THE STATE OF CALIFORNIA

0 30' 60' 120' NORTH



PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13: _____
PHONE #: (619) 235-6471	REVISION 12: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10: _____
	REVISION 09: _____
	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
SHEET TITLE: L-7 LANDSCAPE AND REVEGETATION PLAN	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 50 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

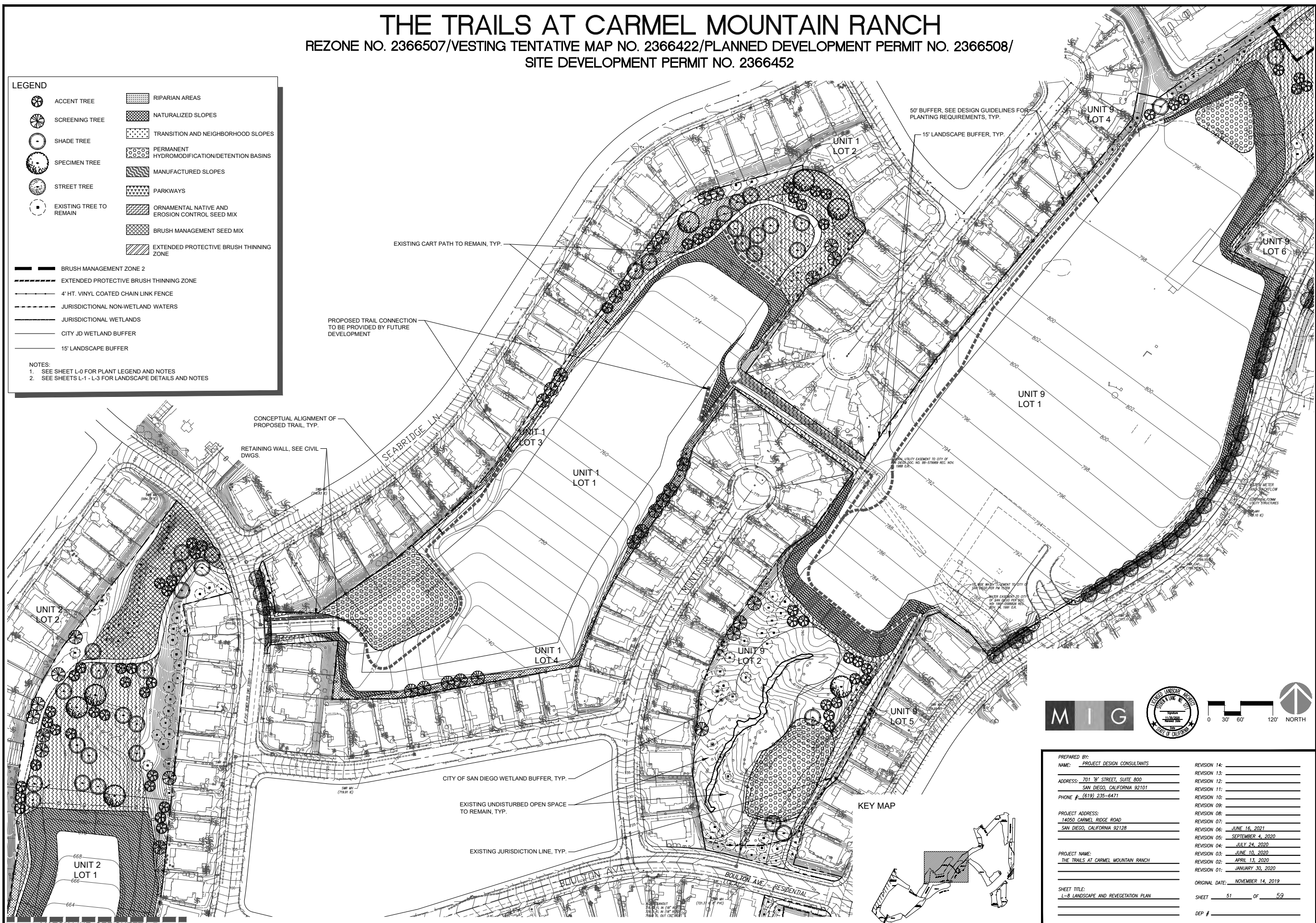
LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4' HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

NOTES:

- SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
- SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES



MIG

<p>PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS</p> <p>ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101 PHONE #: (619) 235-6471</p> <p>PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128</p> <p>PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH</p> <p>SHEET TITLE: L-6 LANDSCAPE AND VEGETATION PLAN</p>	<table border="0"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>JUNE 16, 2021</td></tr> <tr><td>REVISION 05:</td><td>SEPTEMBER 4, 2020</td></tr> <tr><td>REVISION 04:</td><td>JULY 24, 2020</td></tr> <tr><td>REVISION 03:</td><td>JUNE 10, 2020</td></tr> <tr><td>REVISION 02:</td><td>APRIL 13, 2020</td></tr> <tr><td>REVISION 01:</td><td>JANUARY 30, 2020</td></tr> </table> <p>ORIGINAL DATE: NOVEMBER 14, 2019</p> <p>SHEET 51 OF 59</p> <p>DEP # _____</p>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	JUNE 16, 2021	REVISION 05:	SEPTEMBER 4, 2020	REVISION 04:	JULY 24, 2020	REVISION 03:	JUNE 10, 2020	REVISION 02:	APRIL 13, 2020	REVISION 01:	JANUARY 30, 2020
REVISION 14:	_____																												
REVISION 13:	_____																												
REVISION 12:	_____																												
REVISION 11:	_____																												
REVISION 10:	_____																												
REVISION 09:	_____																												
REVISION 08:	_____																												
REVISION 07:	_____																												
REVISION 06:	JUNE 16, 2021																												
REVISION 05:	SEPTEMBER 4, 2020																												
REVISION 04:	JULY 24, 2020																												
REVISION 03:	JUNE 10, 2020																												
REVISION 02:	APRIL 13, 2020																												
REVISION 01:	JANUARY 30, 2020																												

THE TRAILS AT CARMEL MOUNTAIN RANCH

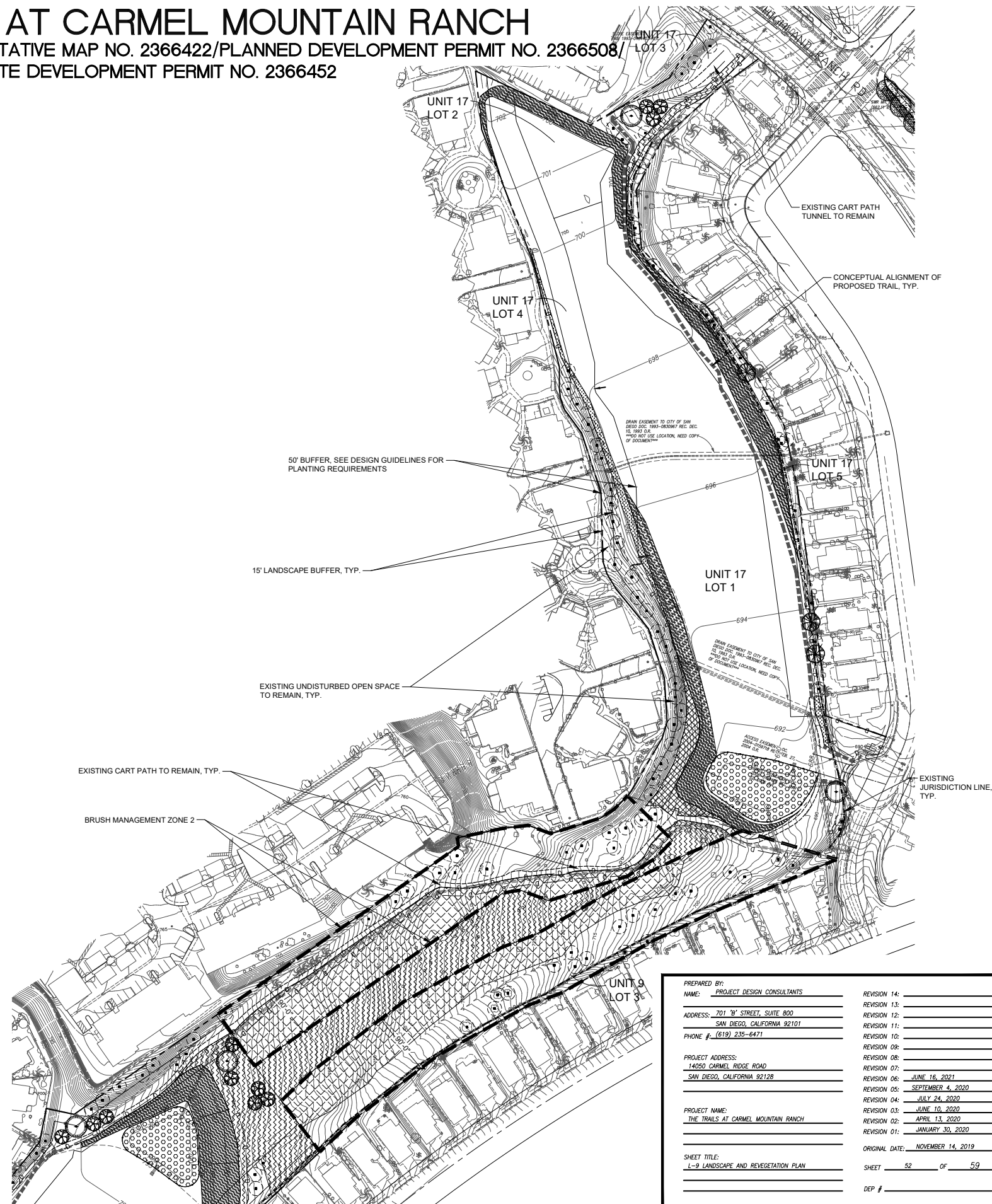
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND

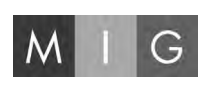
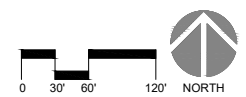
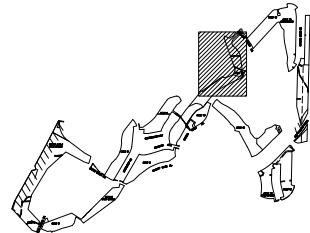
	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
	ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX		BRUSH MANAGEMENT SEED MIX
	EXTENDED PROTECTIVE BRUSH THINNING ZONE		

	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4' HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

NOTES:
 1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
 2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES



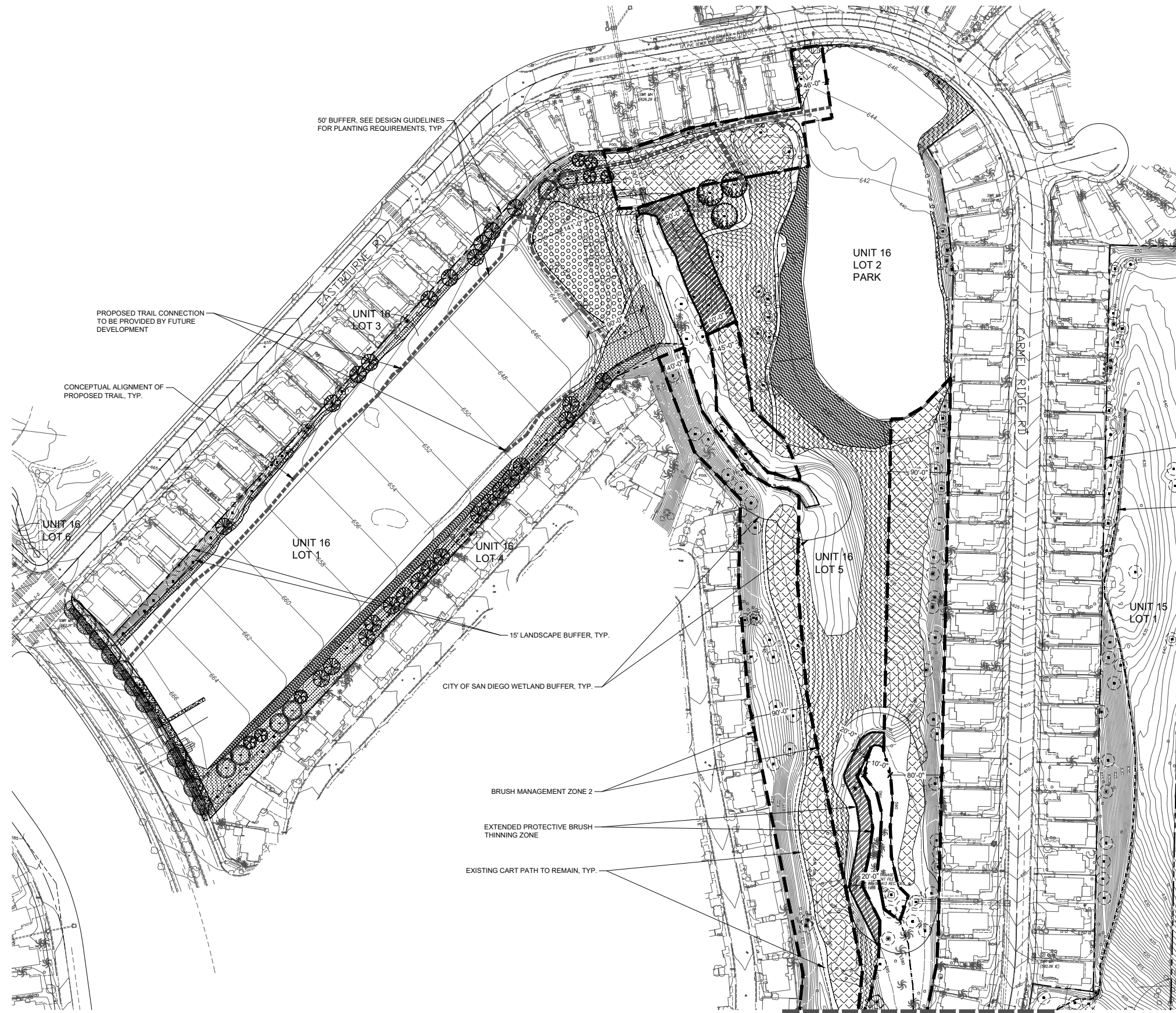
KEY MAP



PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13: _____
PHONE #: (619) 235-6471	REVISION 12: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10: _____
SHEET TITLE: L-9 LANDSCAPE AND VEGETATION PLAN	REVISION 09: _____
	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 52 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4' HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

NOTES:
 1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
 2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

SDGE EASEMENT, CONTACT:
 SEMpra ENERGY
 LAND MANAGEMENT REPRESENTATIVE
 BEACH CITIES DISTRICT
 8335 CENTURY PARK COURT, CP12A
 SAN DIEGO, CA 92123
 (619) 916-7233

EXISTING JURISDICTION LINE, TYP.

KEY MAP

MIG

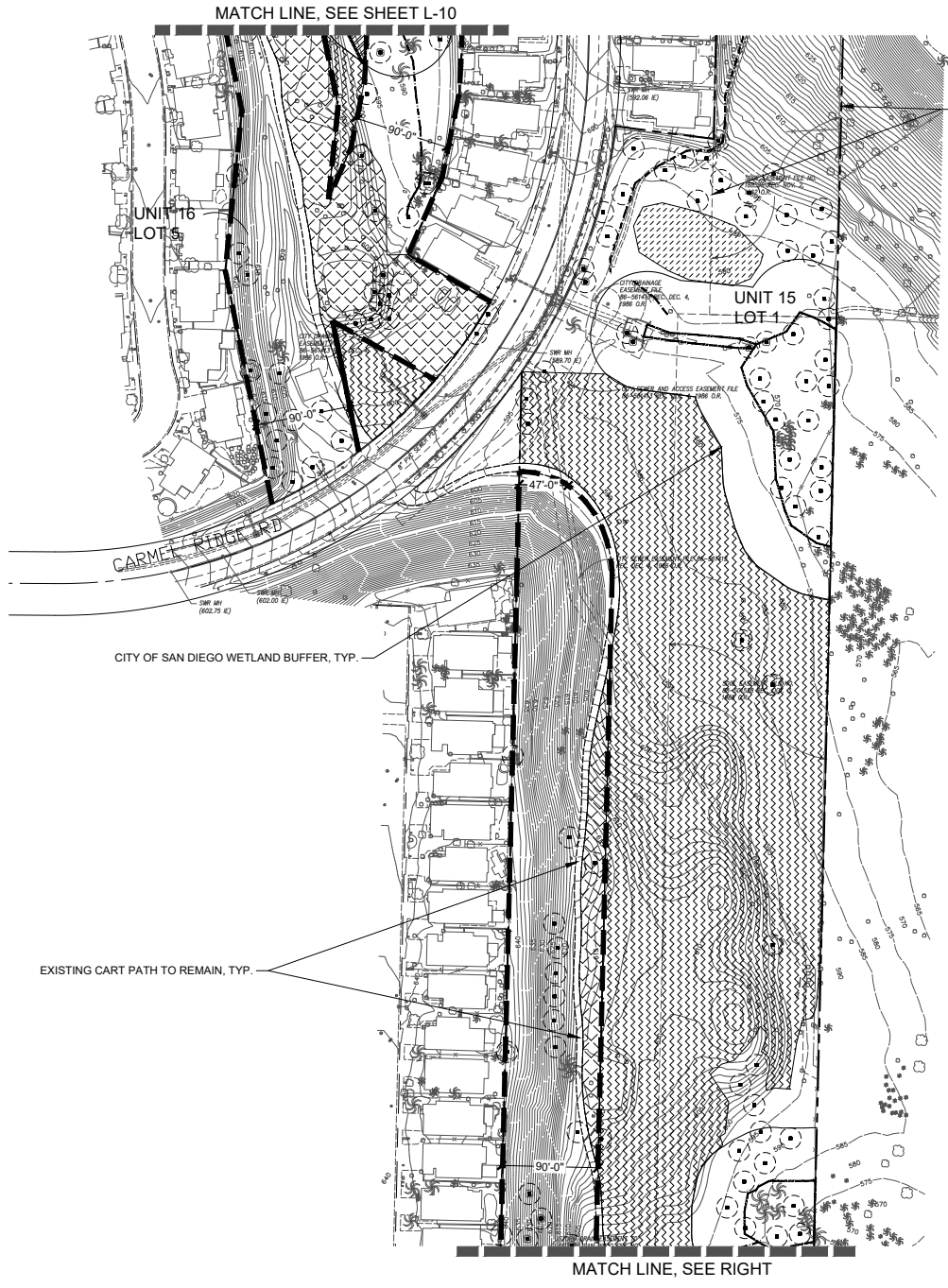
0 30' 60' 120' NORTH

PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13: _____
PHONE #: (619) 235-6471	REVISION 12: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10: _____
	REVISION 09: _____
	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
SHEET TITLE: L-10 LANDSCAPE AND REVEGETATION PLAN	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 53 OF 59
	DEP # _____

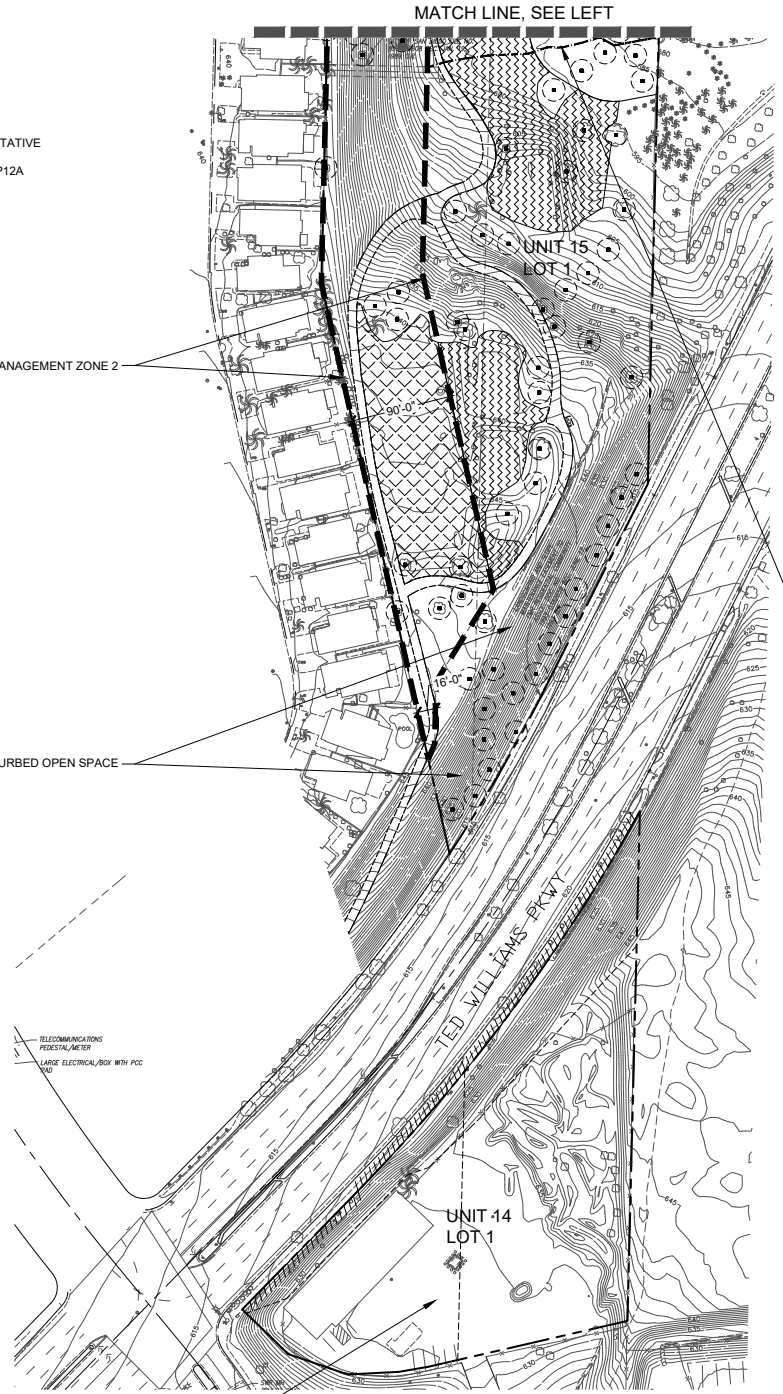
MATCH LINE, SEE SHEET L-11

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



SDGE EASEMENT CONTACT:
SEMPRA ENERGY
LAND MANAGEMENT REPRESENTATIVE
BEACH CITIES DISTRICT
8335 CENTURY PARK COURT, CP12A
SAN DIEGO, CA 92123
(619) 916-7233



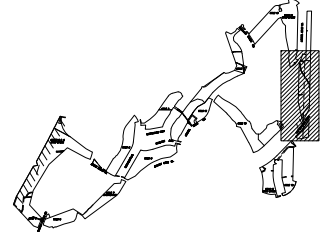
LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4' HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

NOTES:
1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

KEY MAP



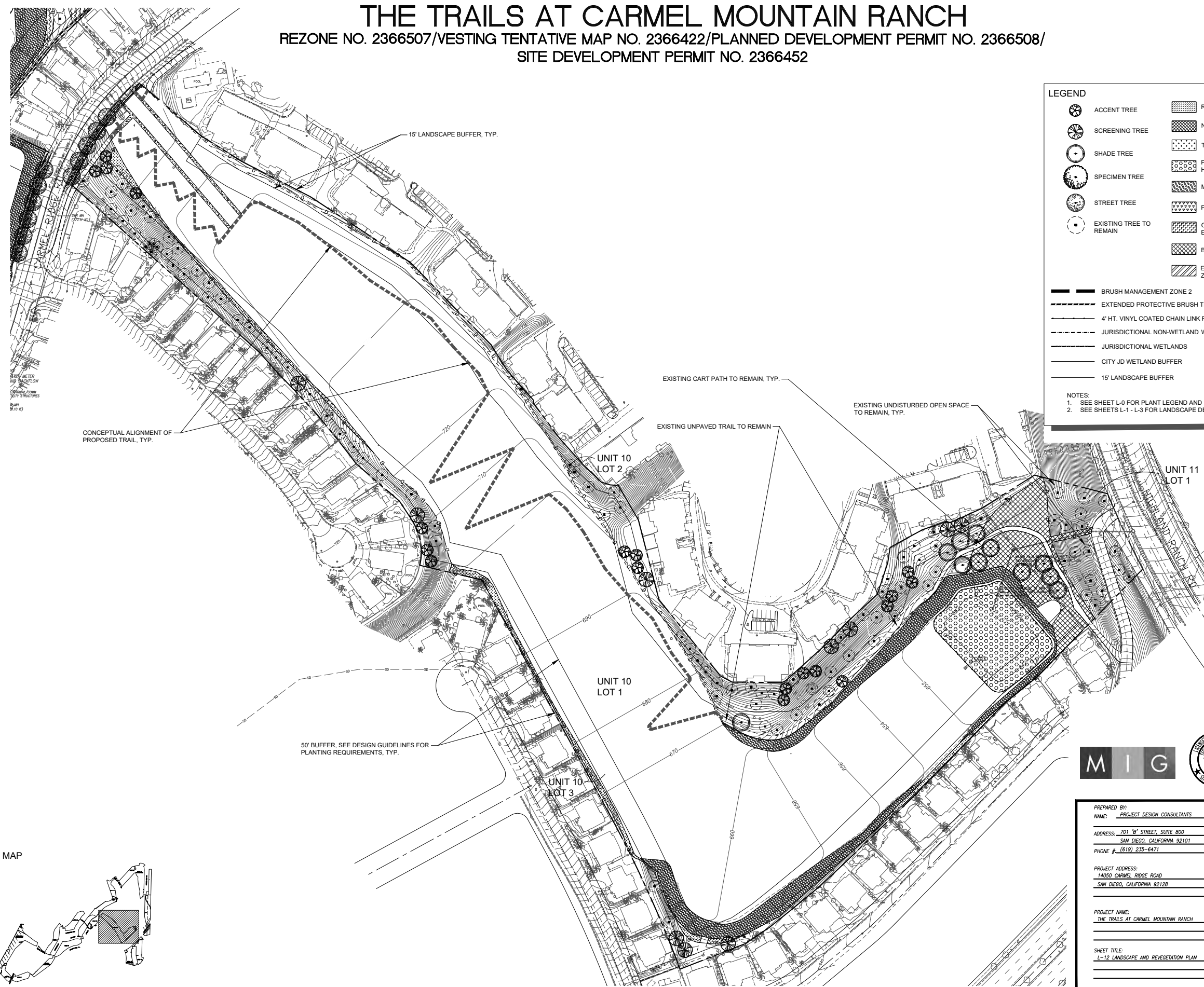
MIG

0 30' 60' 120' NORTH

PREPARED BY: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
	REVISION 09: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD	REVISION 08: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
	ORIGINAL DATE: NOVEMBER 14, 2019
SHEET TITLE: L-11 LANDSCAPE AND REVEGETATION PLAN	SHEET 54 OF 59
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

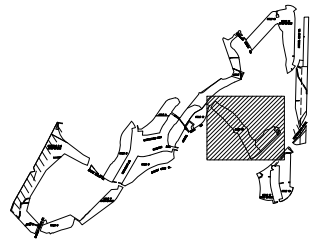


LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

NOTES:
 1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
 2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

KEY MAP

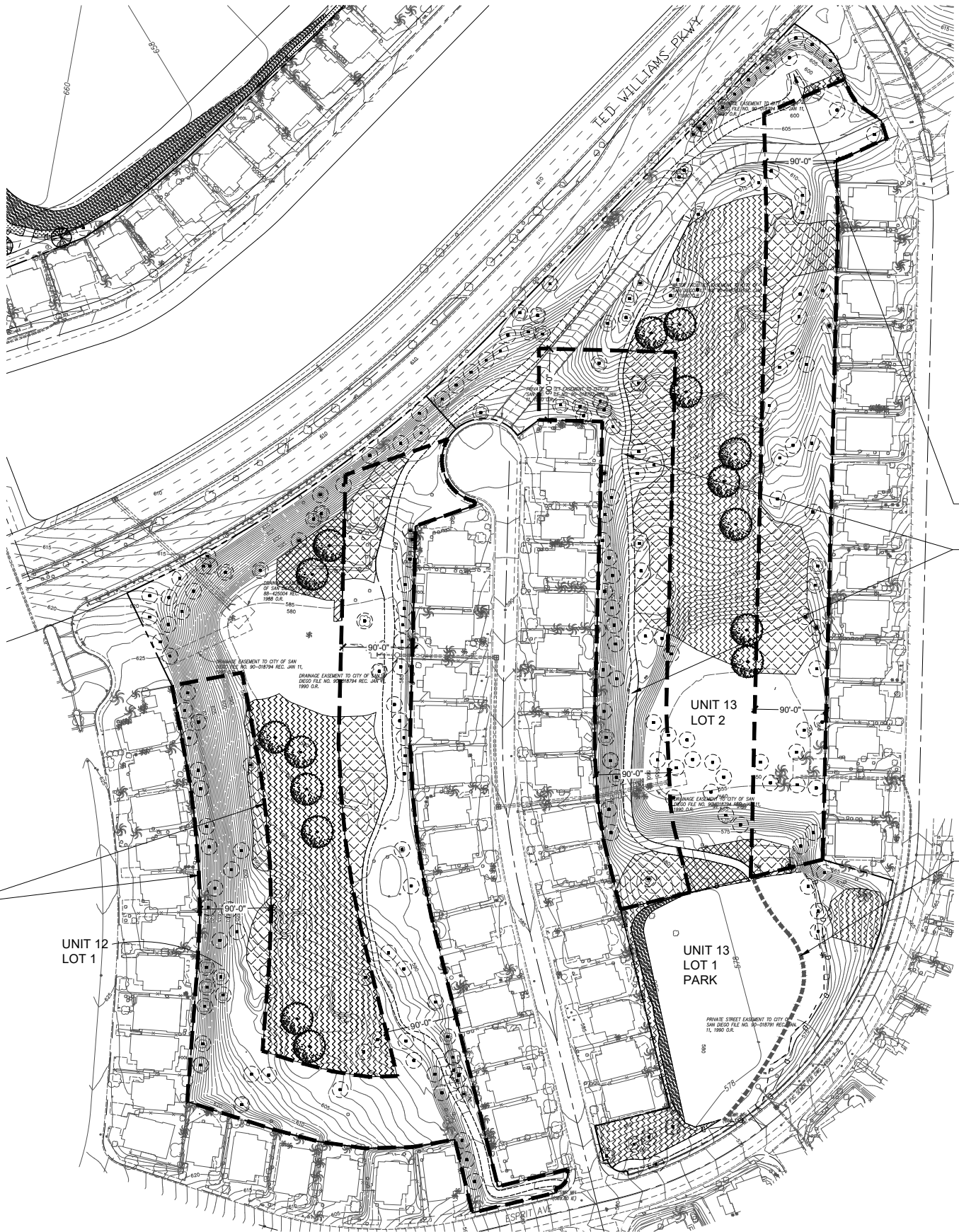


M I G

<p>PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101 PHONE #: (619) 235-6471</p> <p>PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128</p> <p>PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH</p> <p>SHEET TITLE: L-12 LANDSCAPE AND REVEGETATION PLAN</p>	<table border="0"> <tr><td>REVISION 14:</td><td>_____</td></tr> <tr><td>REVISION 13:</td><td>_____</td></tr> <tr><td>REVISION 12:</td><td>_____</td></tr> <tr><td>REVISION 11:</td><td>_____</td></tr> <tr><td>REVISION 10:</td><td>_____</td></tr> <tr><td>REVISION 09:</td><td>_____</td></tr> <tr><td>REVISION 08:</td><td>_____</td></tr> <tr><td>REVISION 07:</td><td>_____</td></tr> <tr><td>REVISION 06:</td><td>JUNE 16, 2021</td></tr> <tr><td>REVISION 05:</td><td>SEPTEMBER 4, 2020</td></tr> <tr><td>REVISION 04:</td><td>JULY 24, 2020</td></tr> <tr><td>REVISION 03:</td><td>JUNE 10, 2020</td></tr> <tr><td>REVISION 02:</td><td>APRIL 13, 2020</td></tr> <tr><td>REVISION 01:</td><td>JANUARY 30, 2020</td></tr> </table> <p>ORIGINAL DATE: NOVEMBER 14, 2019</p> <p>SHEET 55 OF 59</p> <p>DEP # _____</p>	REVISION 14:	_____	REVISION 13:	_____	REVISION 12:	_____	REVISION 11:	_____	REVISION 10:	_____	REVISION 09:	_____	REVISION 08:	_____	REVISION 07:	_____	REVISION 06:	JUNE 16, 2021	REVISION 05:	SEPTEMBER 4, 2020	REVISION 04:	JULY 24, 2020	REVISION 03:	JUNE 10, 2020	REVISION 02:	APRIL 13, 2020	REVISION 01:	JANUARY 30, 2020
REVISION 14:	_____																												
REVISION 13:	_____																												
REVISION 12:	_____																												
REVISION 11:	_____																												
REVISION 10:	_____																												
REVISION 09:	_____																												
REVISION 08:	_____																												
REVISION 07:	_____																												
REVISION 06:	JUNE 16, 2021																												
REVISION 05:	SEPTEMBER 4, 2020																												
REVISION 04:	JULY 24, 2020																												
REVISION 03:	JUNE 10, 2020																												
REVISION 02:	APRIL 13, 2020																												
REVISION 01:	JANUARY 30, 2020																												

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452



LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

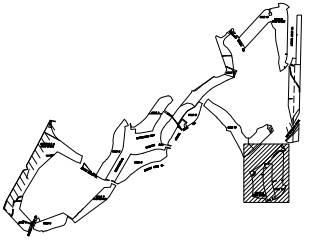
	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4' HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

NOTES:
 1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
 2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES

EXISTING CART PATH TUNNEL TO REMAIN

EXISTING CART PATH TO REMAIN, TYP.

KEY MAP



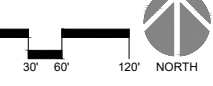
CONCEPTUAL ALIGNMENT OF PROPOSED TRAIL, TYP.

BRUSH MANAGEMENT ZONE 2

UNIT 12 LOT 1

UNIT 13 LOT 2

UNIT 13 LOT 1 PARK



PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101 PHONE #: (619) 235-6471 PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128 PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH SHEET TITLE: L-13 LANDSCAPE AND REVEGETATION PLAN	REVISION 14: _____ REVISION 13: _____ REVISION 12: _____ REVISION 11: _____ REVISION 10: _____ REVISION 09: _____ REVISION 08: _____ REVISION 07: _____ REVISION 06: JUNE 16, 2021 REVISION 05: SEPTEMBER 4, 2020 REVISION 04: JULY 24, 2020 REVISION 03: JUNE 10, 2020 REVISION 02: APRIL 13, 2020 REVISION 01: JANUARY 30, 2020 ORIGINAL DATE: NOVEMBER 14, 2019 SHEET 56 OF 59 DEP # _____
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

THE TRAILS AT CARMEL MOUNTAIN RANCH

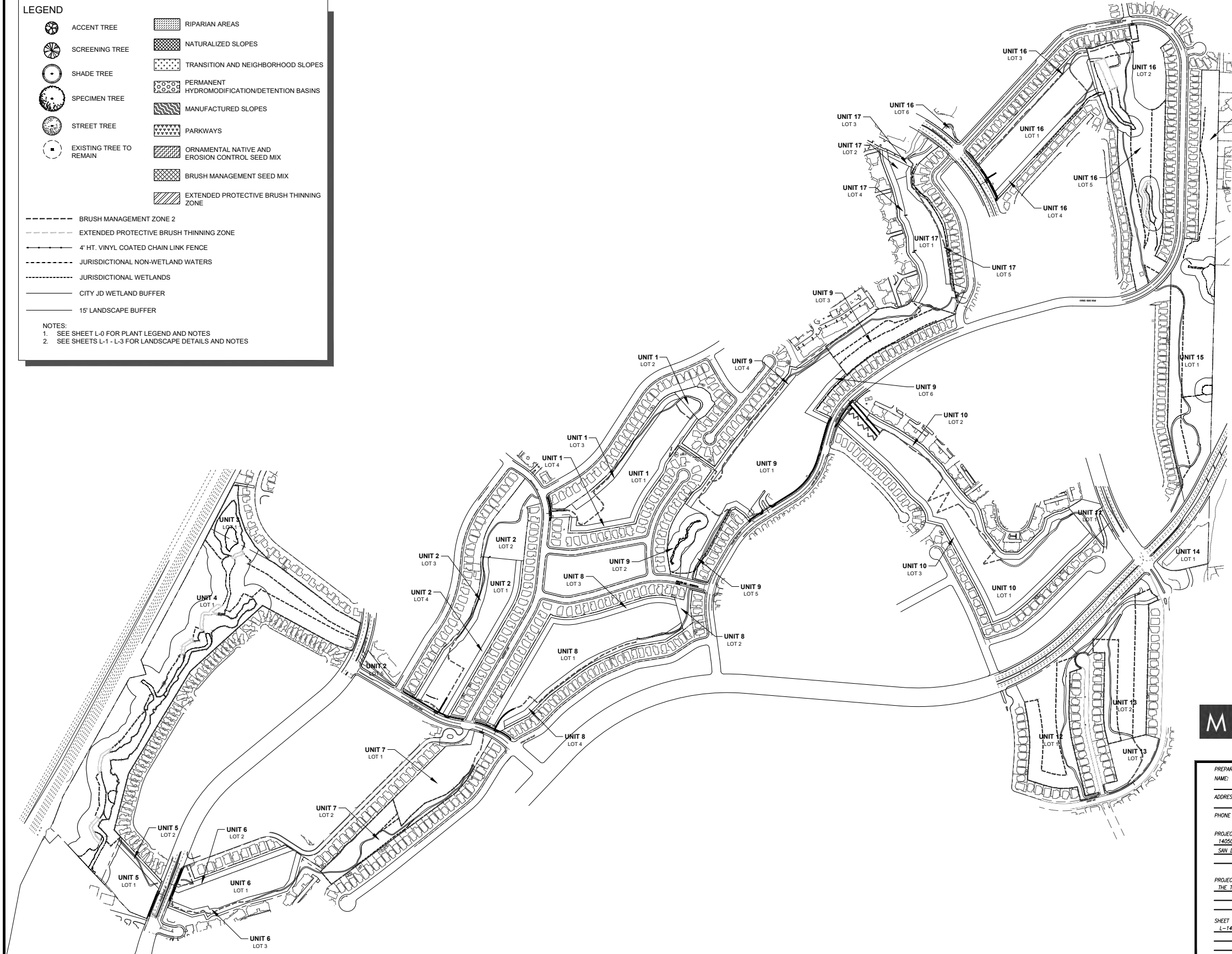
REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND

	ACCENT TREE		RIPARIAN AREAS
	SCREENING TREE		NATURALIZED SLOPES
	SHADE TREE		TRANSITION AND NEIGHBORHOOD SLOPES
	SPECIMEN TREE		PERMANENT HYDROMODIFICATION/DETENTION BASINS
	STREET TREE		MANUFACTURED SLOPES
	EXISTING TREE TO REMAIN		PARKWAYS
			ORNAMENTAL NATIVE AND EROSION CONTROL SEED MIX
			BRUSH MANAGEMENT SEED MIX
			EXTENDED PROTECTIVE BRUSH THINNING ZONE

	BRUSH MANAGEMENT ZONE 2
	EXTENDED PROTECTIVE BRUSH THINNING ZONE
	4 HT. VINYL COATED CHAIN LINK FENCE
	JURISDICTIONAL NON-WETLAND WATERS
	JURISDICTIONAL WETLANDS
	CITY JD WETLAND BUFFER
	15' LANDSCAPE BUFFER

NOTES:
 1. SEE SHEET L-0 FOR PLANT LEGEND AND NOTES
 2. SEE SHEETS L-1 - L-3 FOR LANDSCAPE DETAILS AND NOTES



MIG

0 125' 250' 500' NORTH

PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14: _____
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101	REVISION 13: _____
PHONE #: (619) 235-6471	REVISION 12: _____
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11: _____
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 10: _____
	REVISION 09: _____
	REVISION 08: _____
	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
SHEET TITLE: L-14 BRUSH MANAGEMENT PLAN	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET 57 OF 59
	DEP # _____

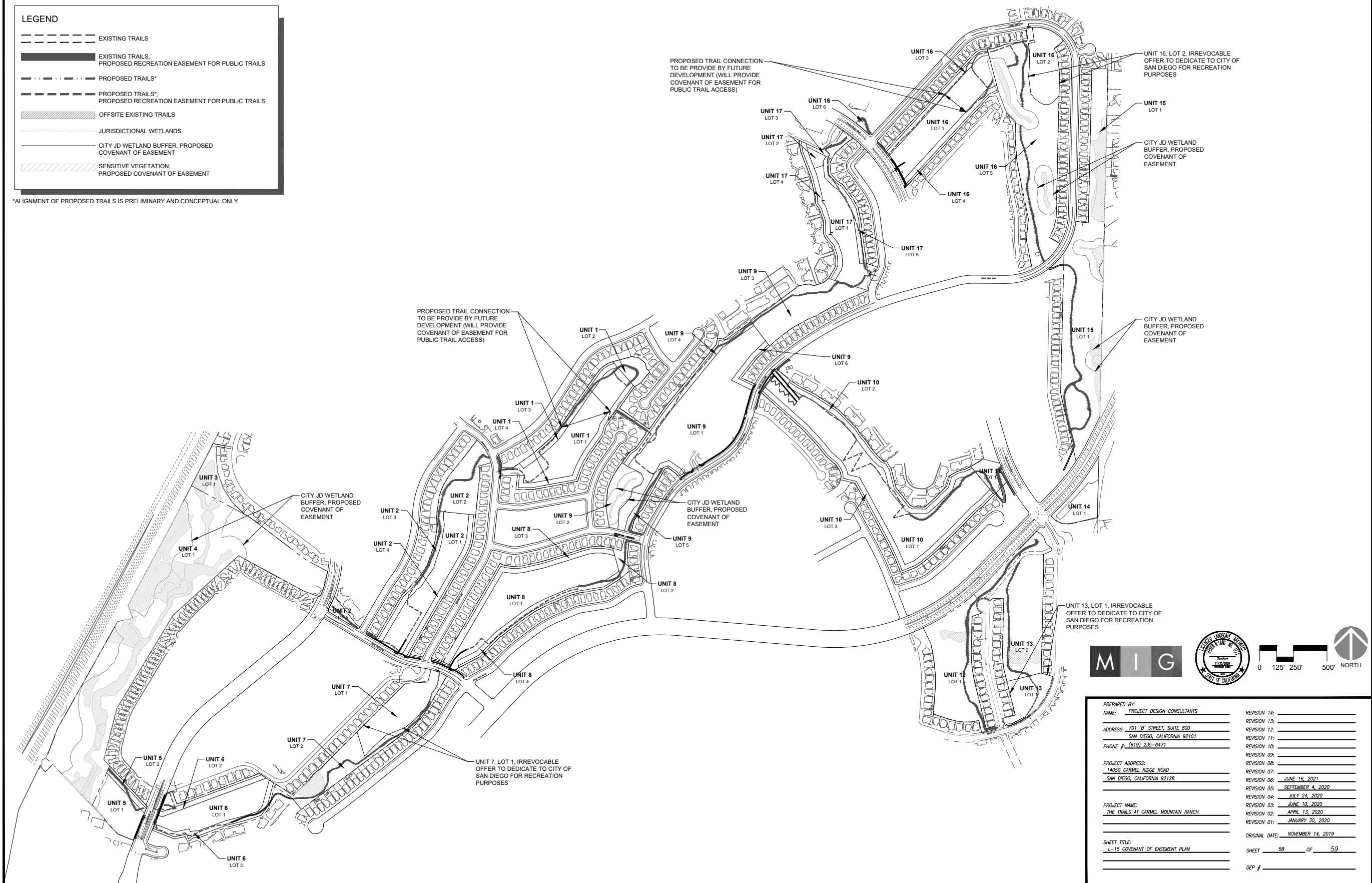
THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

LEGEND

- EXISTING TRAILS
- EXISTING TRAILS, PROPOSED RECREATION EASEMENT FOR PUBLIC TRAILS
- PROPOSED TRAILS*
- PROPOSED TRAILS*, PROPOSED RECREATION EASEMENT FOR PUBLIC TRAILS
- OFFSITE EXISTING TRAILS
- JURISDICTIONAL WETLANDS
- CITY JD WETLAND BUFFER, PROPOSED COVENANT OF EASEMENT
- SENSITIVE VEGETATION, PROPOSED COVENANT OF EASEMENT

*ALIGNMENT OF PROPOSED TRAILS IS PRELIMINARY AND CONCEPTUAL ONLY.



MIG

0 125' 250' 500'

PREPARED BY:	REVISION 14: _____
NAME: PROJECT DESIGN CONSULTANTS	REVISION 13: _____
ADDRESS: 701 'B' STREET, SUITE 800	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92101	REVISION 11: _____
PHONE #: (619) 235-6471	REVISION 10: _____
PROJECT ADDRESS:	REVISION 09: _____
14050 CARMEL RIDGE ROAD	REVISION 08: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 07: _____
PROJECT NAME:	REVISION 06: <u>JUNE 16, 2021</u>
THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 05: <u>SEPTEMBER 4, 2020</u>
	REVISION 04: <u>JULY 24, 2020</u>
	REVISION 03: <u>JUNE 10, 2020</u>
	REVISION 02: <u>APRIL 13, 2020</u>
	REVISION 01: <u>JANUARY 30, 2020</u>
SHEET TITLE:	ORIGINAL DATE: <u>NOVEMBER 14, 2019</u>
L-15 COVENANT OF EASEMENT PLAN	SHEET <u>58</u> OF <u>59</u>
	DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

Trail Take-offs				
Unit Numbers	Existing Trail (Miles)	Offsite Existing Trail (Miles)	Existing Unpaved Trail (Miles)	Proposed Trail (Miles)
1	0.22	0	0	0.22
2	0.30	0	0	0.16
3	0	0	0	0
4	0	0	0	0
5	0.08	0	0	0
6	0.08	0.04	0	0.17
7	0.26	0	0	0.04
8	0.13	0.02	0	0.25
9	0.37	0	0	0.28
10	0.06	0.05	0.08	0.46
11	0.10	0.05	0	0
12	0.22	0	0	0
13	0.33	0	0	0.07
14	0	0	0	0
15	0.38	0.05	0	0
16	0.40	0	0	0.36
17	0.07	0	0	0.18
TOTAL	3.00	0.21	0.08	2.19

Unit 7-Lot 1, Unit 13-Lot 1, and Unit 16-Lot 2 will be dedicated to the City. These lots should have no encumbrances and need to remain free and clear of any deed of trust until the City of San Diego accepts ownership. All trash, abandoned irrigation systems and utilities, illegal use and associated structures must be removed.



- ### Legend
- Proposed Conveyance to City:**
Public Park (7.86 AC.)
- Recreation Amenities:**
 Existing Trails (3.00 Miles)
 Offsite Existing Trails (0.21 Miles)
 Existing Unpaved Trails (0.08 Miles)
 Proposed Trails (2.19 Miles)
 Trails
 Park
 Private Recreation
 Mobility Hub
- Existing and Proposed Utilities
 Jurisdictional Wetlands
 City JD Wetland Buffer
 Jurisdictional Non-wetland Waters
- Bridge
 Pedestrian Tunnel
 Trailhead
 Unit Numbers
- Private Stormwater Basin
 Undisturbed Open Space
 Revegetation
 Building Setback
 Development Area
- Trees:**
 Existing Tree
 Accent Tree
 Riparian Tree
 Screening Tree
 Shade Tree
 Specimen Tree
 Street Tree

MIG

PREPARED BY: _____	REVISION 14: _____
NAME: MIG, INC.	REVISION 13: _____
ADDRESS: 3321 GRANADA AVENUE	REVISION 12: _____
SAN DIEGO, CALIFORNIA 92104	REVISION 11: _____
PHONE #: (619) 682-3841	REVISION 10: _____
PROJECT ADDRESS: _____	REVISION 09: _____
14050 CARMEL RIDGE ROAD	REVISION 08: _____
SAN DIEGO, CALIFORNIA 92128	REVISION 07: _____
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2019
	ORIGINAL DATE: NOVEMBER 14, 2019
SHEET TITLE: _____	SHEET 1 OF 4
MASTER PLANNED DEVELOPMENT PERMIT EXHIBIT A	DEP # _____
PARKS AND TRAILS PLAN	

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

PHASE 1:

- **PUBLIC PARKS:** UNIT 16 PARK TO BE COMPLETED AND OPEN PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 610TH RESIDENTIAL UNIT
- **TRAILS:** SEGMENTS ON UNITS 1, 6, 7, 8, 9, 16 AND 17 SHALL BE OPEN AND ACCESSIBLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 610TH RESIDENTIAL UNIT
- **REVEGETATION:** UNITS 9, 16, COMPLETE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 610TH RESIDENTIAL UNIT

PHASE 2:

- **PUBLIC PARKS:** NONE
- **TRAILS:** SEGMENT ON UNIT 2 SHALL BE OPEN AND ACCESSIBLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 795TH RESIDENTIAL UNIT

PHASE 3:

- **PUBLIC PARKS:** UNIT 7 PARK TO BE COMPLETED AND OPEN PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 1,001TH RESIDENTIAL UNIT
- **TRAILS:** SEGMENTS ON UNIT 5 SHALL BE OPEN AND ACCESSIBLE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 1,001ST RESIDENTIAL UNIT
- **REVEGETATION:** UNIT 7 COMPLETE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 1,001ST RESIDENTIAL UNIT

PHASE 4:

- **PARKS:** UNIT 13 PARK TO BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 1,200TH RESIDENTIAL UNIT
- **TRAILS:** SEGMENTS ON UNITS 10, 11, 12, 13, 15 SHALL BE OPEN AND ACCESSIBLE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 1,200TH RESIDENTIAL UNIT
- **REVEGETATION:** UNITS 11, 12, 13, 15 PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 1,200TH RESIDENTIAL UNIT

NOTES:

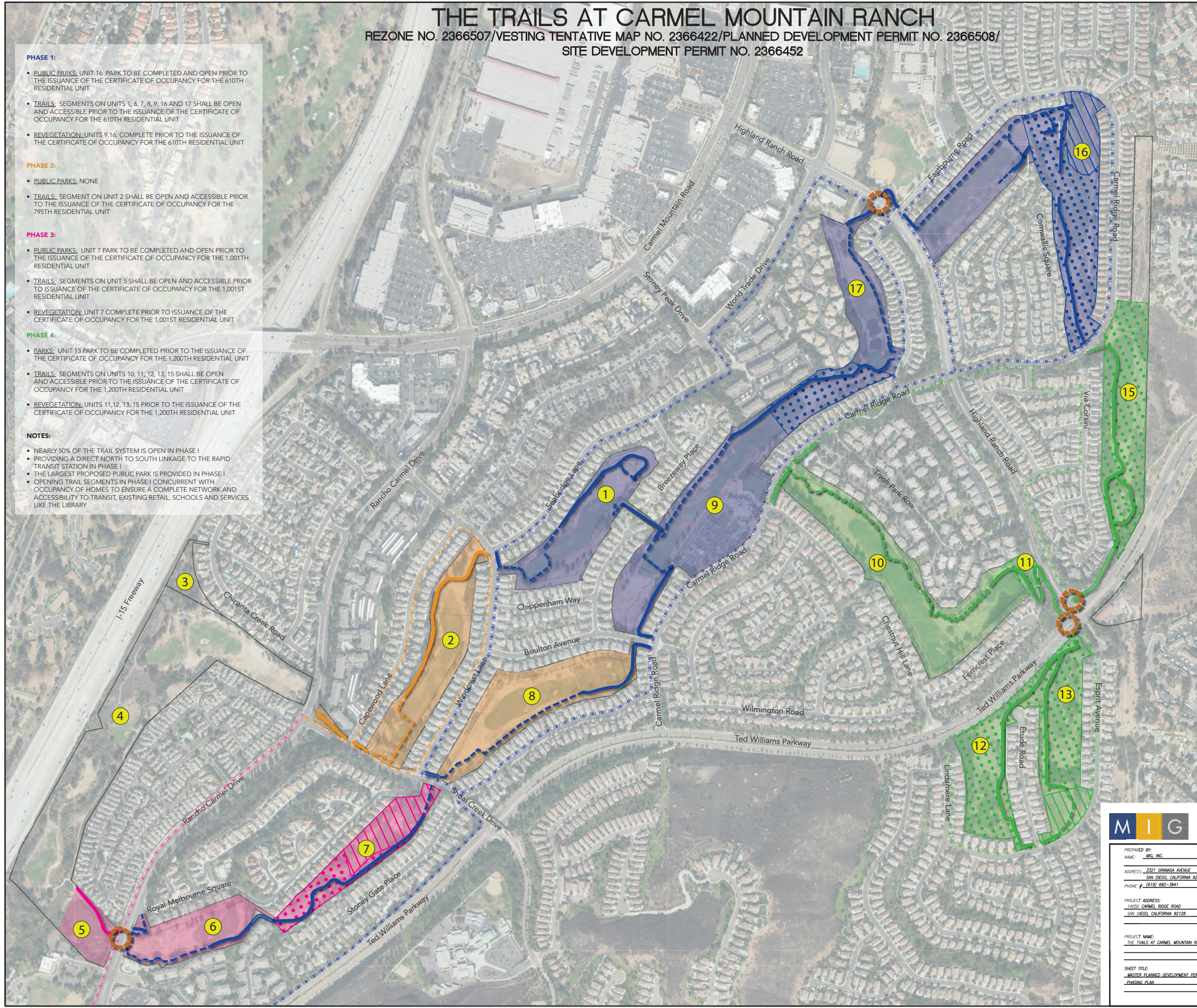
- NEARLY 50% OF THE TRAIL SYSTEM IS OPEN IN PHASE I
- PROVIDING A DIRECT NORTH TO SOUTH LINKAGE TO THE RAPID TRANSIT STATION IN PHASE I
- THE LARGEST PROPOSED PUBLIC PARK IS PROVIDED IN PHASE I
- OPENING TRAIL SEGMENTS IN PHASE I CONCURRENT WITH OCCUPANCY OF HOMES TO ENSURE A COMPLETE NETWORK AND ACCESSIBILITY TO TRANSIT, EXISTING RETAIL, SCHOOLS AND SERVICES LIKE THE LIBRARY

Legend

Phasing

- Phase 1
 - Existing Trails
 - Proposed Trails
 - Offsite Existing Trails
 - Alternate Public Access Route
 - Public Park
 - Removal of Invasives/Planting
- Phase 2
 - Existing Trails
 - Proposed Trails
 - Alternate Public Access Route
- Phase 3
 - Existing Trails
 - Proposed Trails
 - Alternate Public Access Route
 - Public Park
 - Removal of Invasives/Planting
- Phase 4
 - Existing Trails
 - Existing Unpaved Trails
 - Proposed Trails
 - Offsite Existing Trails
 - Alternate Public Access Route
 - Park
 - Removal of Invasives/Planting
- # Unit Numbers
- ⊗ Pedestrian Tunnel

Notes:
All phases will be based on existing market conditions. All other amenities will be phased alongside the associated units.



MIG

PREPARED BY: MIG, INC.

ADDRESS: 3321 GRANADA AVENUE
SAN DIEGO, CALIFORNIA 92104

PHONE: (619) 682-3841

PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD
SAN DIEGO, CALIFORNIA 92128

PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH

SHEET TITLE: MASTER PLANNED DEVELOPMENT PERMIT EXHIBIT A
PHASING PLAN

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 09: _____

REVISION 08: _____

REVISION 07: _____

REVISION 06: JUNE 16, 2021

REVISION 05: SEPTEMBER 4, 2020

REVISION 04: JULY 24, 2020

REVISION 03: JUNE 10, 2020

REVISION 02: APRIL 13, 2020

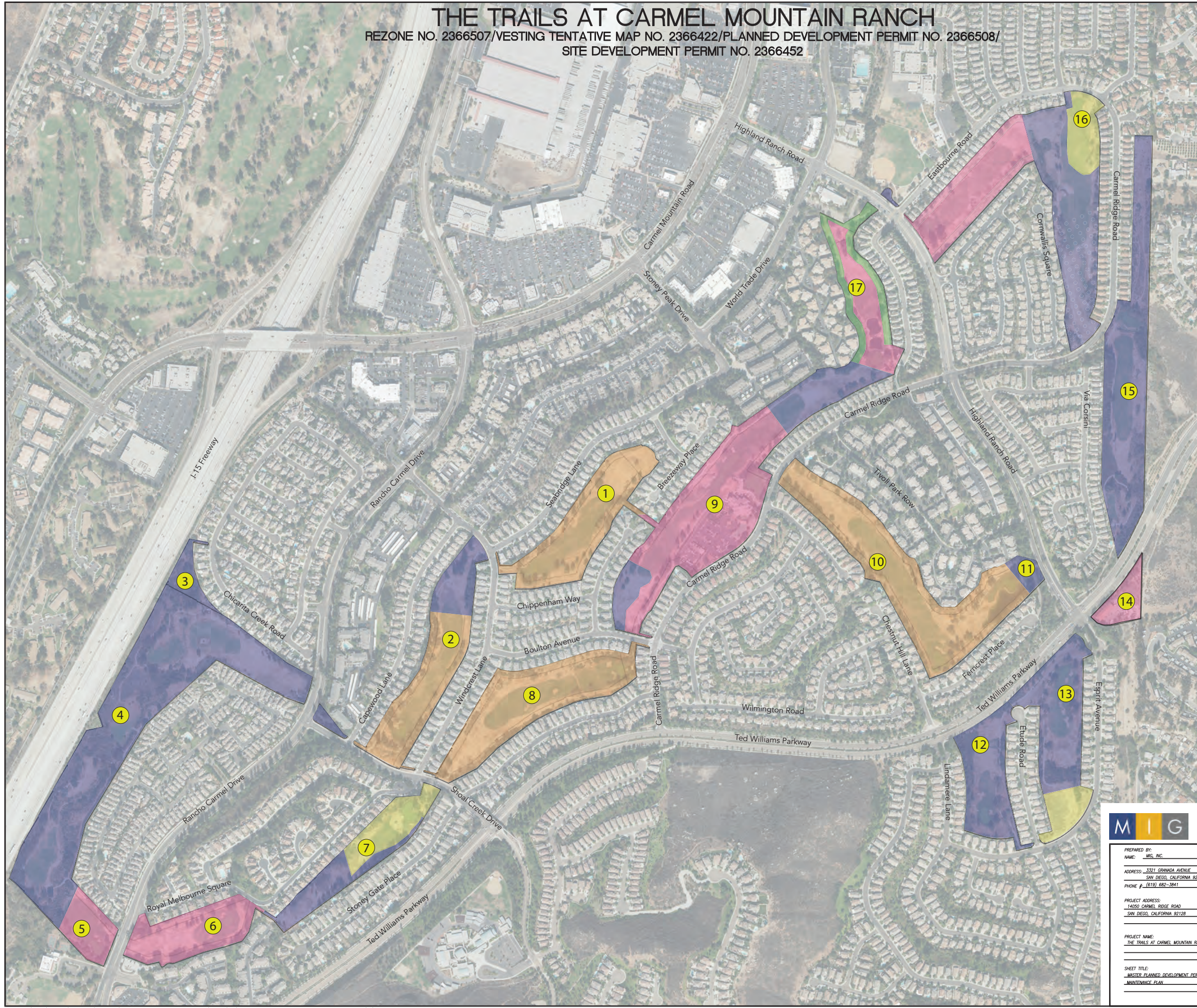
REVISION 01: JANUARY 30, 2020

ORIGINAL DATE: NOVEMBER 14, 2019

SHEET 2 OF 4

DEP # _____

THE TRAILS AT CARMEL MOUNTAIN RANCH
 REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
 SITE DEVELOPMENT PERMIT NO. 2366452



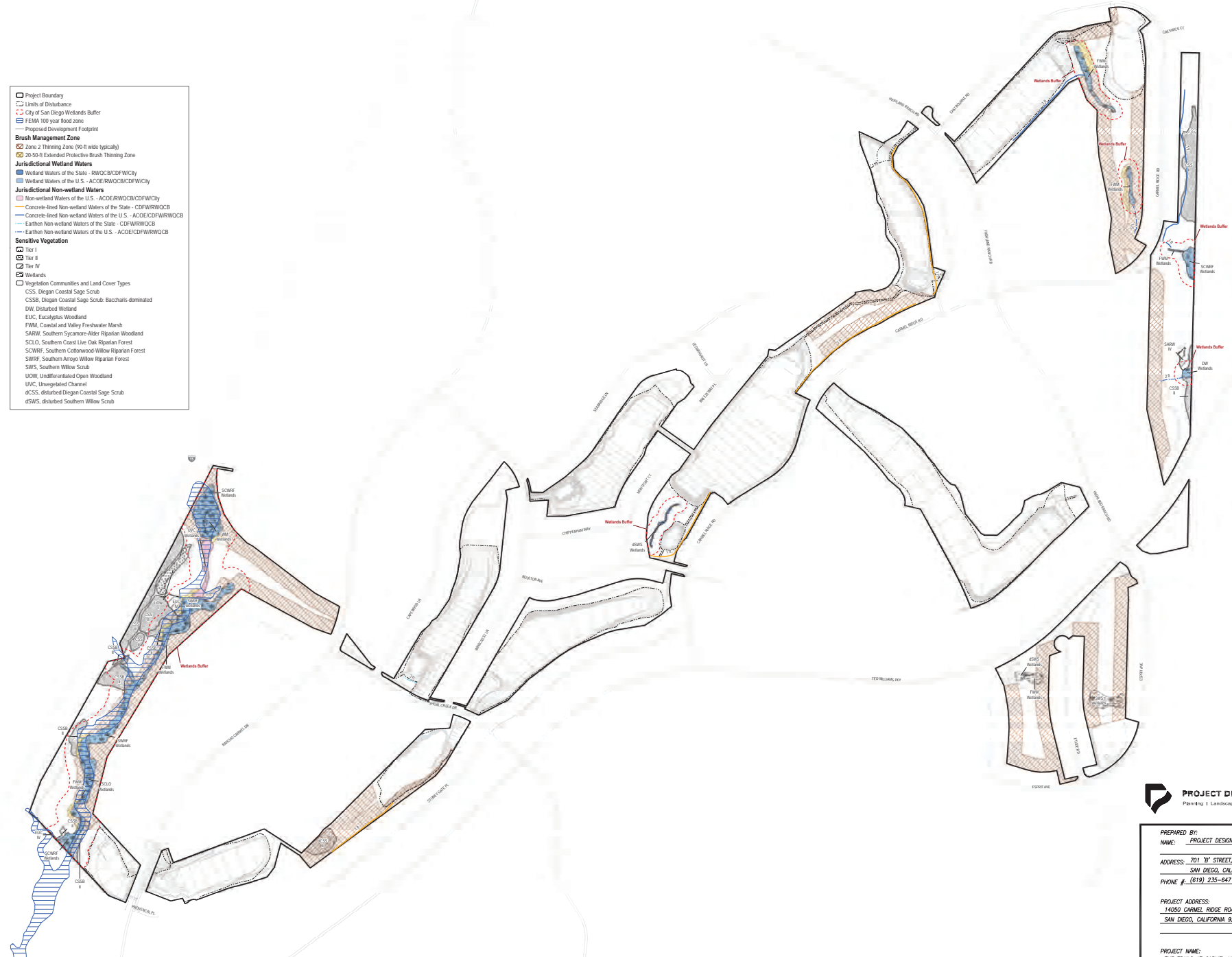
- Legend**
- City Parks & Rec
 - Owner - Lot 1
 - Master HOA
 - Sub Association
 - Owner
 - Unit Numbers

<p>PREPARED BY: _____ NAME: <u>MIG, INC.</u></p> <p>ADDRESS: <u>3321 GRANADA AVENUE</u> <u>SAN DIEGO, CALIFORNIA 92104</u></p> <p>PHONE #: <u>(619) 682-3841</u></p> <p>PROJECT ADDRESS: _____ <u>14050 CARMEL RIDGE ROAD</u> <u>SAN DIEGO, CALIFORNIA 92128</u></p> <p>PROJECT NAME: _____ <u>THE TRAILS AT CARMEL MOUNTAIN RANCH</u></p> <p>SHEET TITLE: _____ <u>MASTER PLANNED DEVELOPMENT PERMIT EXHIBIT A</u> <u>MAINTENANCE PLAN</u></p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">REVISION 14: _____</td><td style="width: 50%;">REVISION 14: _____</td></tr> <tr><td>REVISION 13: _____</td><td>REVISION 13: _____</td></tr> <tr><td>REVISION 12: _____</td><td>REVISION 12: _____</td></tr> <tr><td>REVISION 11: _____</td><td>REVISION 11: _____</td></tr> <tr><td>REVISION 10: _____</td><td>REVISION 10: _____</td></tr> <tr><td>REVISION 09: _____</td><td>REVISION 09: _____</td></tr> <tr><td>REVISION 08: _____</td><td>REVISION 08: _____</td></tr> <tr><td>REVISION 07: _____</td><td>REVISION 07: _____</td></tr> <tr><td>REVISION 06: <u>JUNE 16, 2021</u></td><td>REVISION 06: <u>JUNE 16, 2021</u></td></tr> <tr><td>REVISION 05: <u>SEPTEMBER 4, 2020</u></td><td>REVISION 05: <u>SEPTEMBER 4, 2020</u></td></tr> <tr><td>REVISION 04: <u>JULY 24, 2020</u></td><td>REVISION 04: <u>JULY 24, 2020</u></td></tr> <tr><td>REVISION 03: <u>JUNE 10, 2020</u></td><td>REVISION 03: <u>JUNE 10, 2020</u></td></tr> <tr><td>REVISION 02: <u>APRIL 13, 2020</u></td><td>REVISION 02: <u>APRIL 13, 2020</u></td></tr> <tr><td>REVISION 01: <u>JANUARY 30, 2020</u></td><td>REVISION 01: <u>JANUARY 30, 2020</u></td></tr> <tr><td>ORIGINAL DATE: <u>NOVEMBER 14, 2019</u></td><td>ORIGINAL DATE: <u>NOVEMBER 14, 2019</u></td></tr> <tr><td>SHEET <u>3</u> OF <u>4</u></td><td>SHEET <u>3</u> OF <u>4</u></td></tr> <tr><td>DEP # _____</td><td>DEP # _____</td></tr> </table>	REVISION 14: _____	REVISION 14: _____	REVISION 13: _____	REVISION 13: _____	REVISION 12: _____	REVISION 12: _____	REVISION 11: _____	REVISION 11: _____	REVISION 10: _____	REVISION 10: _____	REVISION 09: _____	REVISION 09: _____	REVISION 08: _____	REVISION 08: _____	REVISION 07: _____	REVISION 07: _____	REVISION 06: <u>JUNE 16, 2021</u>	REVISION 06: <u>JUNE 16, 2021</u>	REVISION 05: <u>SEPTEMBER 4, 2020</u>	REVISION 05: <u>SEPTEMBER 4, 2020</u>	REVISION 04: <u>JULY 24, 2020</u>	REVISION 04: <u>JULY 24, 2020</u>	REVISION 03: <u>JUNE 10, 2020</u>	REVISION 03: <u>JUNE 10, 2020</u>	REVISION 02: <u>APRIL 13, 2020</u>	REVISION 02: <u>APRIL 13, 2020</u>	REVISION 01: <u>JANUARY 30, 2020</u>	REVISION 01: <u>JANUARY 30, 2020</u>	ORIGINAL DATE: <u>NOVEMBER 14, 2019</u>	ORIGINAL DATE: <u>NOVEMBER 14, 2019</u>	SHEET <u>3</u> OF <u>4</u>	SHEET <u>3</u> OF <u>4</u>	DEP # _____	DEP # _____
REVISION 14: _____	REVISION 14: _____																																		
REVISION 13: _____	REVISION 13: _____																																		
REVISION 12: _____	REVISION 12: _____																																		
REVISION 11: _____	REVISION 11: _____																																		
REVISION 10: _____	REVISION 10: _____																																		
REVISION 09: _____	REVISION 09: _____																																		
REVISION 08: _____	REVISION 08: _____																																		
REVISION 07: _____	REVISION 07: _____																																		
REVISION 06: <u>JUNE 16, 2021</u>	REVISION 06: <u>JUNE 16, 2021</u>																																		
REVISION 05: <u>SEPTEMBER 4, 2020</u>	REVISION 05: <u>SEPTEMBER 4, 2020</u>																																		
REVISION 04: <u>JULY 24, 2020</u>	REVISION 04: <u>JULY 24, 2020</u>																																		
REVISION 03: <u>JUNE 10, 2020</u>	REVISION 03: <u>JUNE 10, 2020</u>																																		
REVISION 02: <u>APRIL 13, 2020</u>	REVISION 02: <u>APRIL 13, 2020</u>																																		
REVISION 01: <u>JANUARY 30, 2020</u>	REVISION 01: <u>JANUARY 30, 2020</u>																																		
ORIGINAL DATE: <u>NOVEMBER 14, 2019</u>	ORIGINAL DATE: <u>NOVEMBER 14, 2019</u>																																		
SHEET <u>3</u> OF <u>4</u>	SHEET <u>3</u> OF <u>4</u>																																		
DEP # _____	DEP # _____																																		

THE TRAILS AT CARMEL MOUNTAIN RANCH

REZONE NO. 2366507/VESTING TENTATIVE MAP NO. 2366422/PLANNED DEVELOPMENT PERMIT NO. 2366508/
SITE DEVELOPMENT PERMIT NO. 2366452

- Project Boundary
- Limits of Disturbance
- City of San Diego Wetlands Buffer
- FEMA 100 year flood zone
- Proposed Development Footprint
- Brush Management Zone**
- Zone 2 Thinning Zone (96-8 wide typically)
- 20-SM Extended Practice Brush Thinning Zone
- Jurisdictional Wetland Waters**
- Wetland Waters of the State - RWOCB/CDFW/City
- Wetland Waters of the U.S. - ACDE/RWOCB/CDFW/City
- Jurisdictional Non-wetland Waters**
- Non-wetland Waters of the U.S. - ACDE/RWOCB/CDFW/City
- Concrete-lined Non-wetland Waters of the State - CDFW/RWOCB
- Concrete-lined Non-wetland Waters of the U.S. - ACDE/CDFW/RWOCB
- Earthen Non-wetland Waters of the State - CDFW/RWOCB
- Earthen Non-wetland Waters of the U.S. - ACDE/CDFW/RWOCB
- Sensitive Vegetation**
- Tier I
- Tier II
- Tier IV
- Wetlands
- Vegetation Communities and Land Cover Types
- CSS, Diegoan Coastal Sage Scrub
- CSSB, Diegoan Coastal Sage Scrub: Baccharis-dominated
- DW, Disturbed Wetland
- EWC, Eucalyptus Woodland
- FWM, Coastal and Valley Freshwater Marsh
- SARW, Southern Sycamore-Alder Riparian Woodland
- SCLO, Southern Coast Live Oak Riparian Forest
- SCWF, Southern Cottonwood Willow Riparian Forest
- SWRF, Southern Willow Riparian Forest
- SWS, Southern Willow Scrub
- UOW, Undisturbed Open Woodland
- UVC, Unvegetated Channel
- dCSS, disturbed Diegoan Coastal Sage Scrub
- dSWS, disturbed Southern Willow Scrub



SOURCE: SANGIS 2019; FEMA; Project Design 2020



PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey
 707 B Street, Suite 202
 San Diego, CA 92101
 619.235.6471
 619.235.6452 fax

PREPARED BY: NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:
ADDRESS: 701 'B' STREET, SUITE 200 SAN DIEGO, CALIFORNIA 92101	REVISION 13:
PHONE #: (619) 235-6471	REVISION 12:
PROJECT ADDRESS: 14050 CARMEL RIDGE ROAD SAN DIEGO, CALIFORNIA 92128	REVISION 11:
	REVISION 10:
	REVISION 09:
	REVISION 08:
	REVISION 07:
	REVISION 06: JUNE 16, 2021
	REVISION 05: SEPTEMBER 4, 2020
	REVISION 04: JULY 24, 2020
PROJECT NAME: THE TRAILS AT CARMEL MOUNTAIN RANCH	REVISION 03: JUNE 10, 2020
	REVISION 02: APRIL 13, 2020
	REVISION 01: JANUARY 30, 2020
SHEET TITLE:	ORIGINAL DATE: NOVEMBER 14, 2019
	SHEET OF 59
	DEP #



Rendering by KTG Architects

The Trails at Carmel Mountain Ranch

||||| *Design Guidelines*

Final Revisions - June 17, 2021

Prepared For: New Urban West

Prepared By: Citythinkers | MIG

In Collaboration With:

Atlantis Group
Dudek Environmental
Project Design Consultants

Final Revisions

November 23, 2020
February 22, 2021
March 25, 2021
April 6, 2021
April 30, 2021
June 17, 2021

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

DRAFT

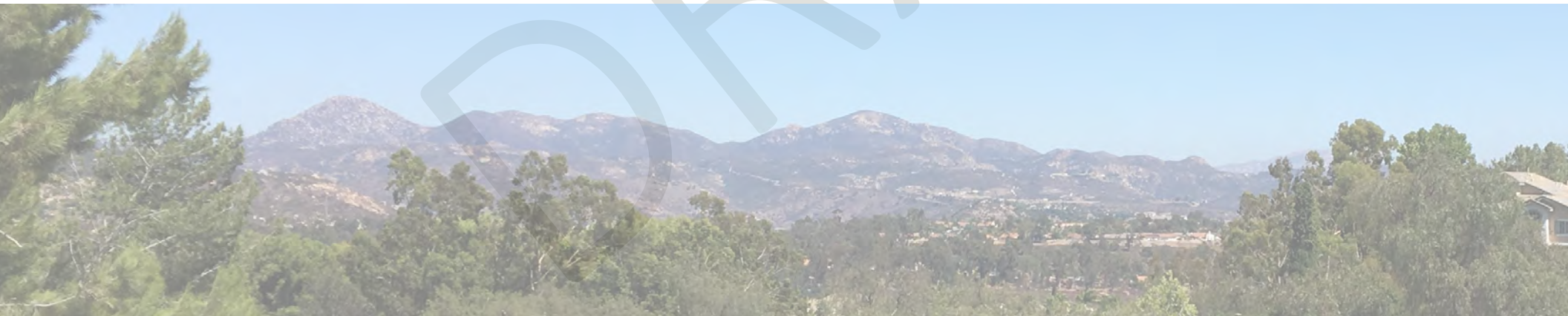


Table of Contents

1.0 Introduction
 1-A. Location.....5
 1-B. Vision.....5
 1-C. Purpose & Intent of Guidelines.....5
 1-D. Implementation5
 1-E. Relationship to Master Planned Development Permit.....7

2.0 Guiding Principles of Design
 2-A. Guiding Principles7

3.0 Site Design & Planning Standards
 3-A. Development Standards8
 3-B. Supplemental Regulations for Planned Development Permits8
 3-C. Deviations9
 3-D. Building Siting, Access & Orientation.....12
 3-E. Landform & Topography13
 3-F. Transitions, Buffers, Edges & Screening14
 3-G. Circulation & Parking15
 3-H. Gateways17

4.0 Architectural Design Standards
 4-A. Building Scale, Massing & Articulation17
 4-B. Building Corners17
 4-C. Roofline Variation.....18
 4-D. Materials, Finishes & Colors.....18
 4-E. Sustainable Design Features19
 4-F. Building Typologies & Defining Features20

5.0 Landscape Design Standards
 5-A. Recreational & Open Space Typologies22
 5-B. Landscape Elements40
 5-C. Landscape Screening at Buffer Areas.....41
 5-D. Landscape Palette43

6.0 Fire Protection and Safety
 6-A. Fire Protection Plan (FPP) and Wildland Fire Evacuation Plan....46
 6-B. Fire Fuel Load Modeling Report (FFLMR)46

List of Tables

Table 1 - Lot Zoning Deviations.....9
 Table 2 - Development Standards.....12

1 Introduction

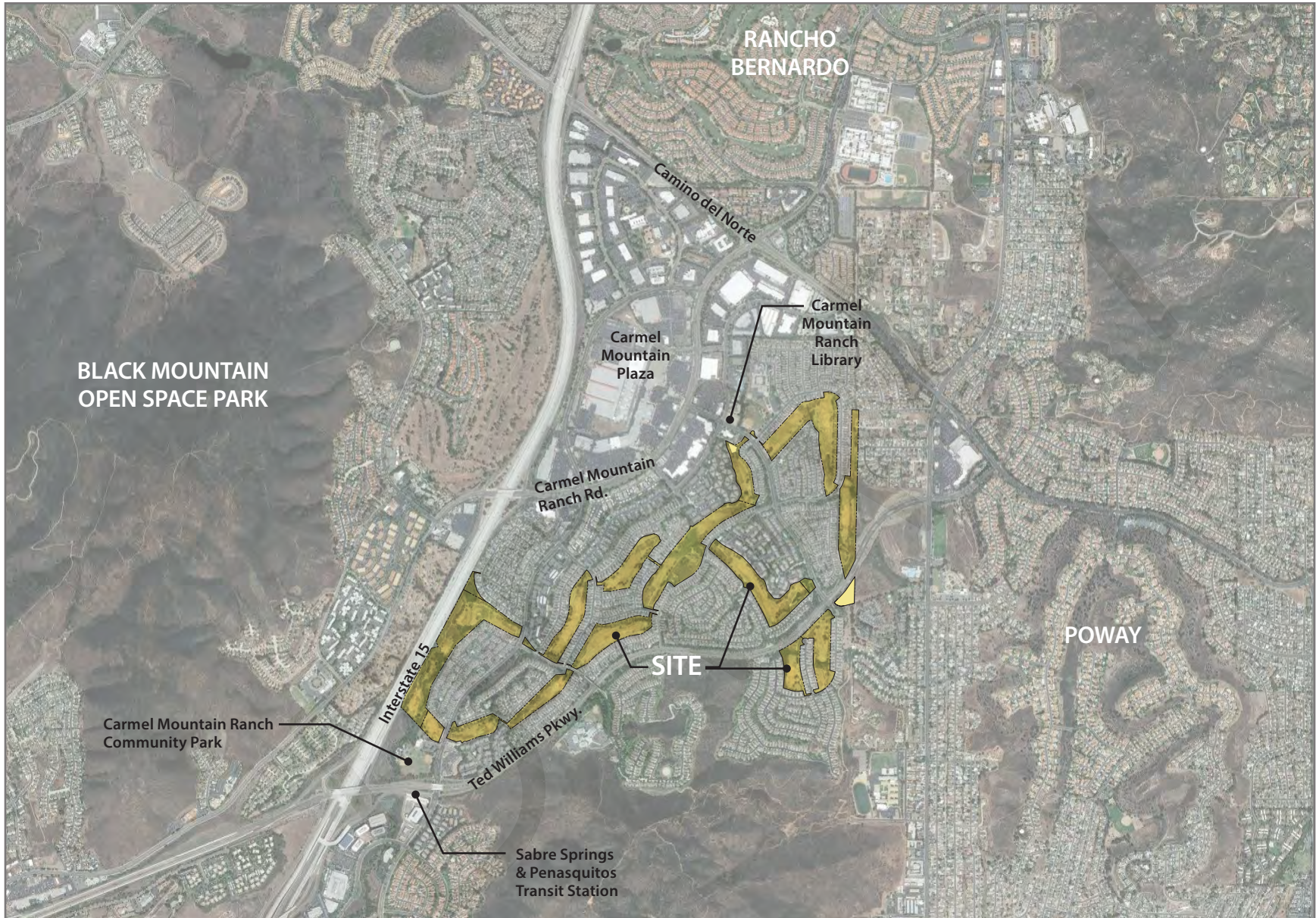


Figure 1 - Regional Map

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 Site Design and Planning Standards

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 MPDP Permit No. 2366508 has been reviewed for conformance to the Supplemental Regulations for Planned Development Permits under LDC §143.0410 and LDC §143.0420. An open space exhibit shall be provided at the time of SCR review to demonstrate open space compliance. Compliance with the requirements of LDC §143.0420 related to

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

recreational facilities may be satisfied by providing any of the open space typologies in Chapter 5 of these guidelines. Building Coverage under LDC §143.0420(d) will be measured on the basis of the sum of areas of all lots within each development unit. LDC § 143.0410(j) does not apply to future SCR-Process 1 implementing projects.

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 40 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

3 Zoning Map

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)
- 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		Per LDC Table 131-04G									0'	0.1 acres
Min. Lot Width		Per LDC Table 131-04G										50'
Min. Lot Depth		Per LDC Table 131-04G										
Min. Street Frontage		Per LDC Table 131-04G						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										
Min. Rear Setback ²		0'	0'	0'	0'	0'	0'					
Max. Height ³		37'	37'	48'	48'	48'	48'					
Max. Lot Coverage		Per LDC §143.0420(d)										
Max. Floor Area Ratio		Per LDC Table 131-04G										
Parking ⁴	Per LDC Table 142-05C						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 ⁵	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. Relocation of existing Wireless Communications Facilities ("WCF's") within Unit 9 are permitted, provided the relocated WCF is housed in a fully integrated and concealed architectural projection, as a modified monopalm, or as a new monopalm. Any such relocation will be subject to an SCR Process 1 substantial conformance review and shall have a maximum height of 58'
4. 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.
5. See Section 3-B. LDC § 143.0410(j) does not apply to future SCR-Process 1 implementing projects. Supplemental Open Space requirements may be satisfied through a combination of private and common open space.

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.

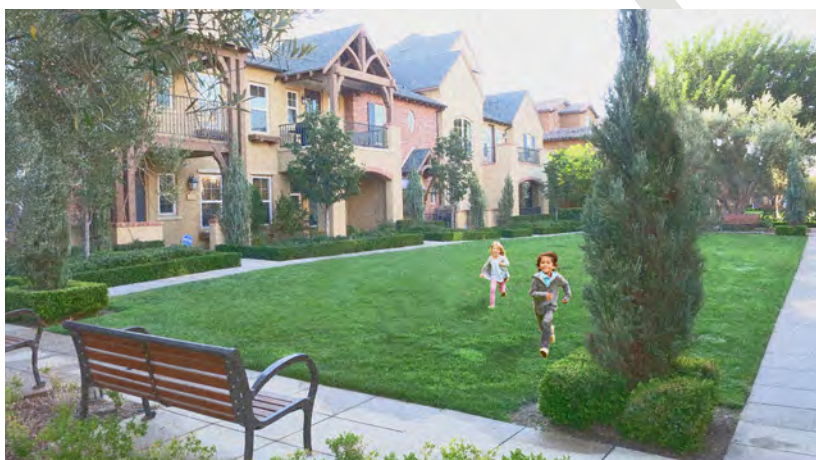


Figure 6 - Building Orientation to Courtyard Lawn
Buildings arranged around a central open space/ court



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

Rendering by KTG Architects

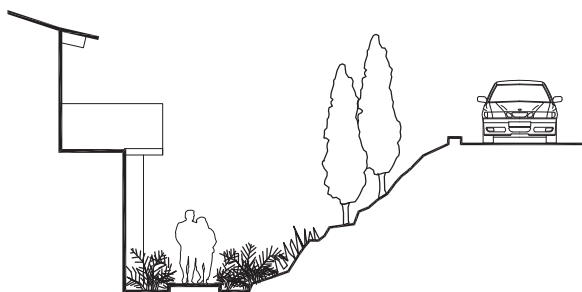


Figure 8 - Bottom of Slope

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.

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).



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-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).

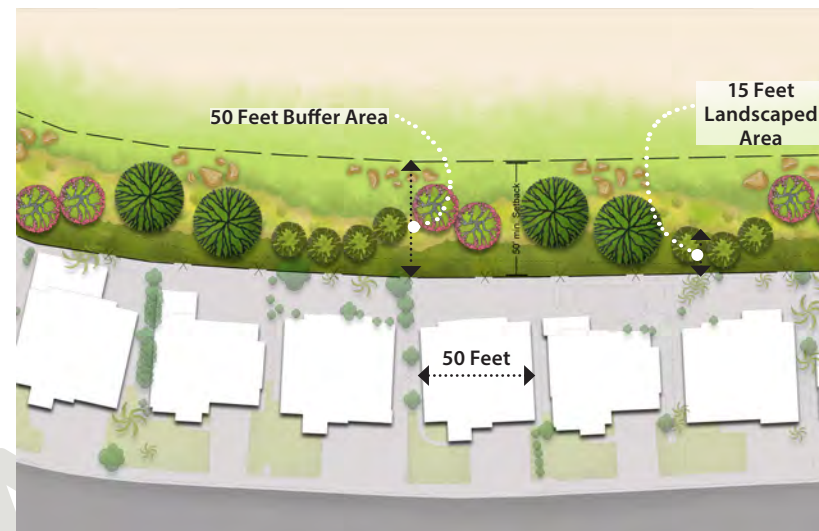


Figure 11 - Landscape Buffers

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

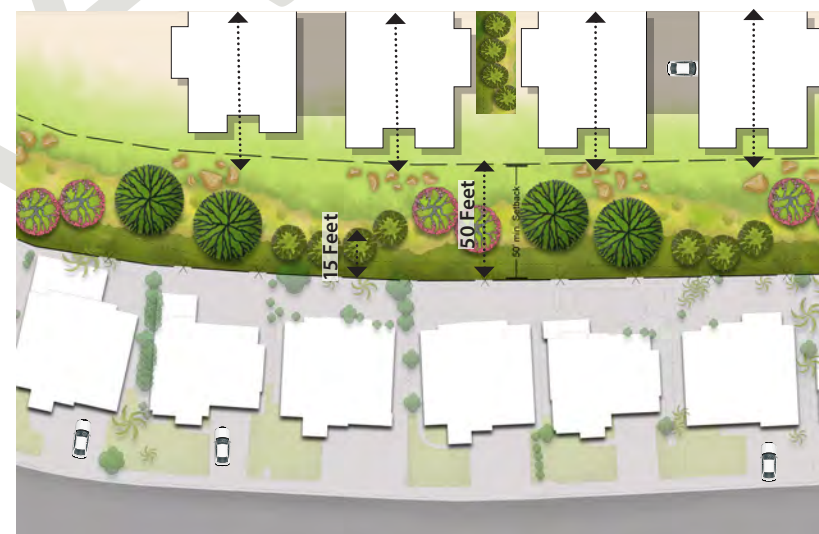


Figure 12 - Building Orientation to Single-Family

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

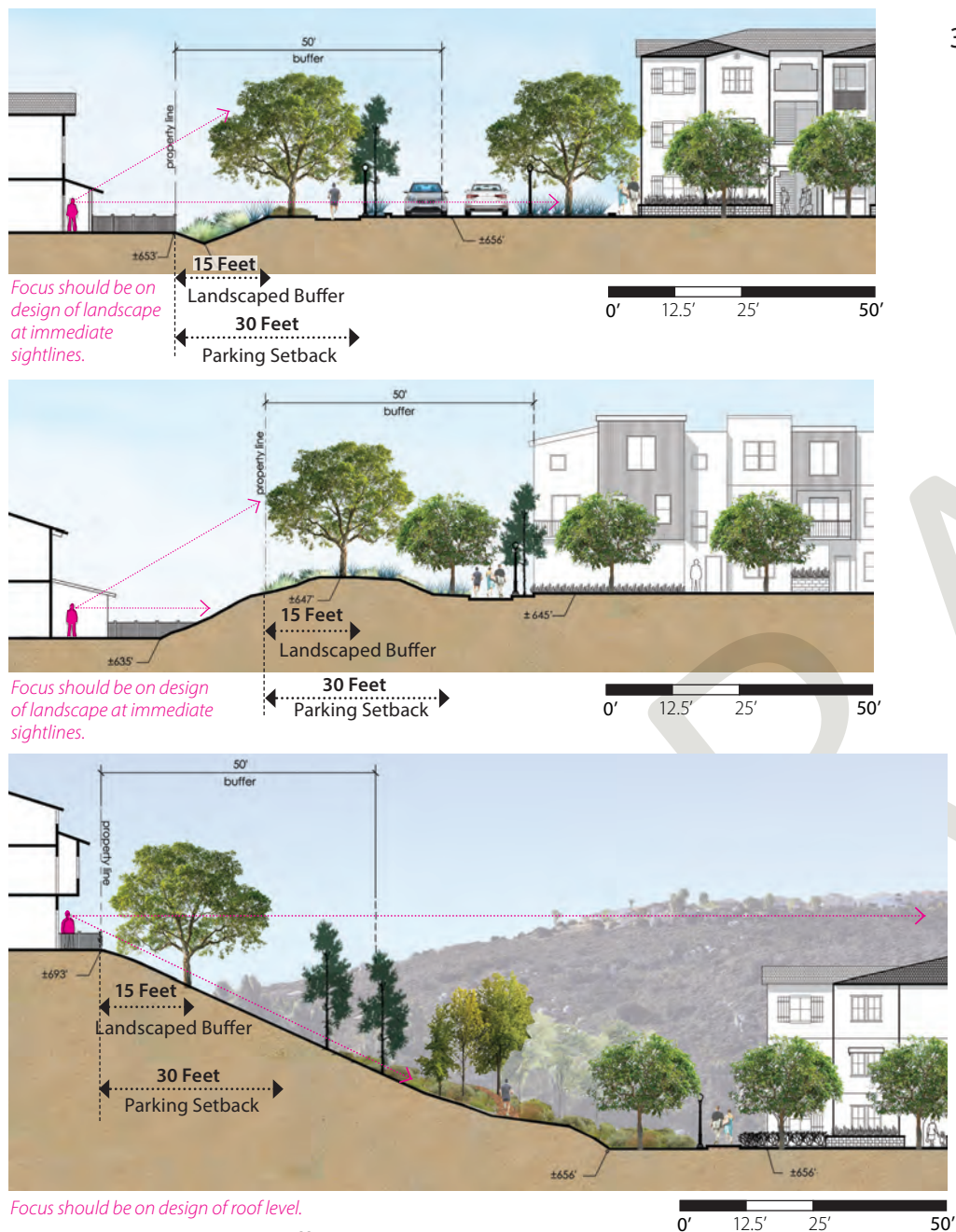


Figure 13 - Landscaped Buffers & Screening

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

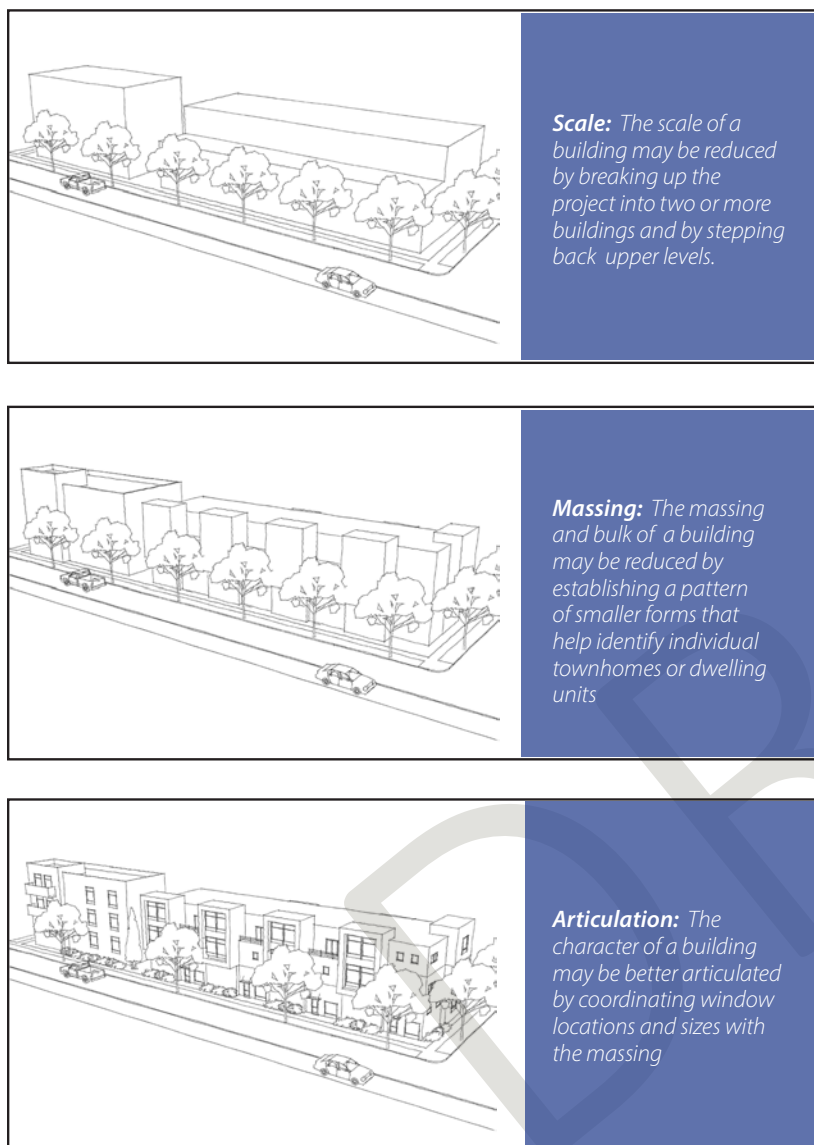


Figure 18 - Building Scale, Massing & Articulation

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 Architecture

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.

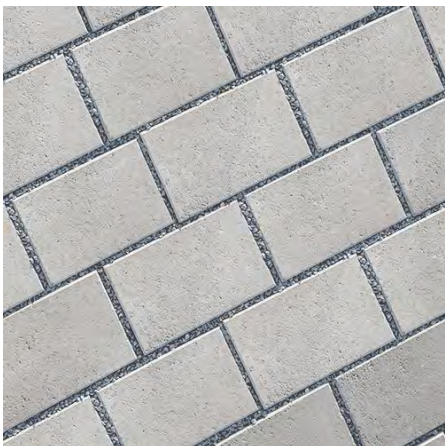


Figure 23 - Permeable Paving

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

4 Architecture

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)

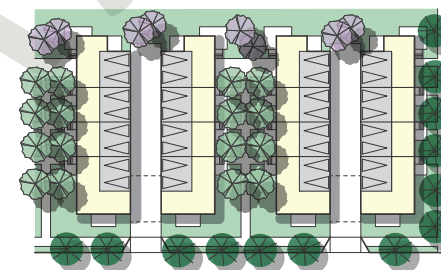
4- F Building Typologies and Defining Features

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.

TOWNHOMES



Illustrative Example of Townhomes



Illustrative Example of Typical Townhome Site Plan

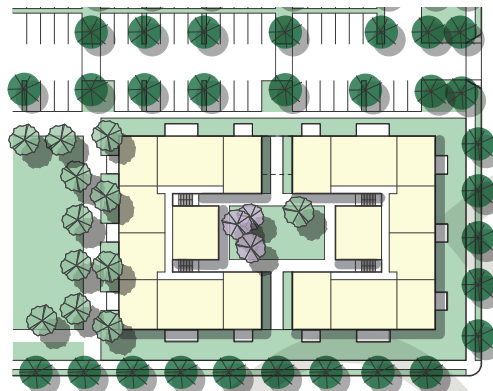
- **2-3 story / 37' Height (max.)**
- **3-4 bedrooms**
- **For sale**
- **Front porches, patios and yards**
- **Common recreation areas**

Figure 24 - Building Typologies: Townhomes

GARDEN WALK-UPS



Illustrative Example of Garden Apartments



Illustrative Example of Garden Apartments

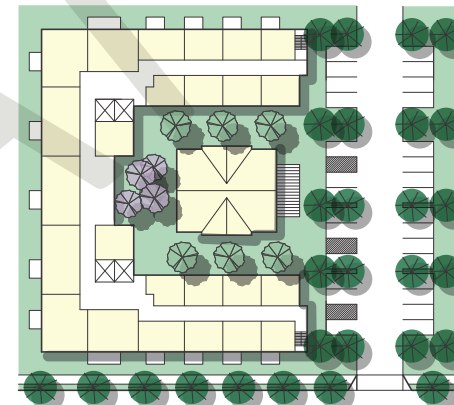
- 3 story / 37' Height (max.)
- 1-3 bedrooms; studios
- For rent apartments
- Patios and balconies
- Common recreation areas

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 Landscape Design and Site Amenities

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.



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



Discover 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



Native Revegetation

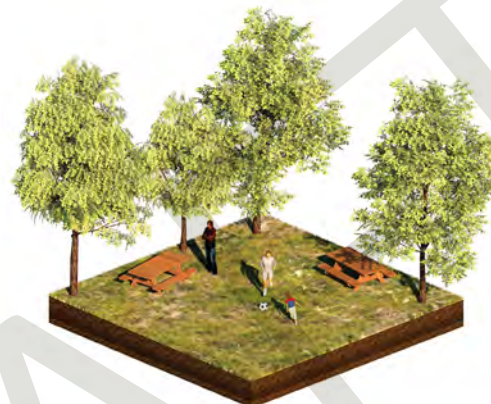
Nature revegetation includes the restoration of California native planting in open space areas.





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 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

5 Landscape Design and Site Amenities



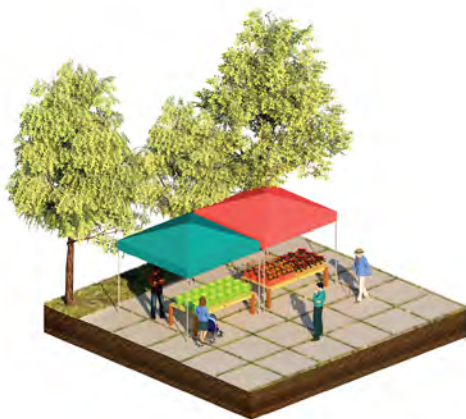
Gathering Space

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.



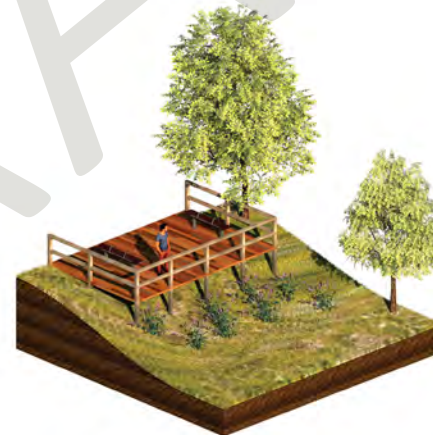
Community Gardens

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 gardens 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.

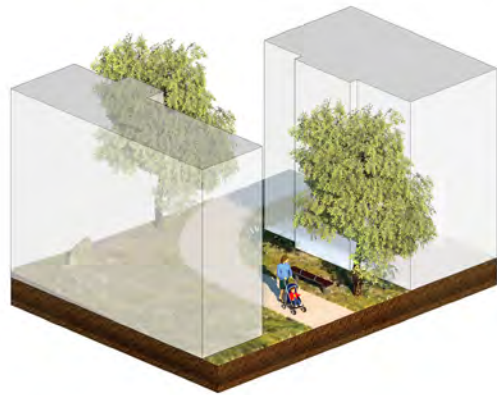


Overlook/Seating

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

5 *Landscape Design and Site Amenities*



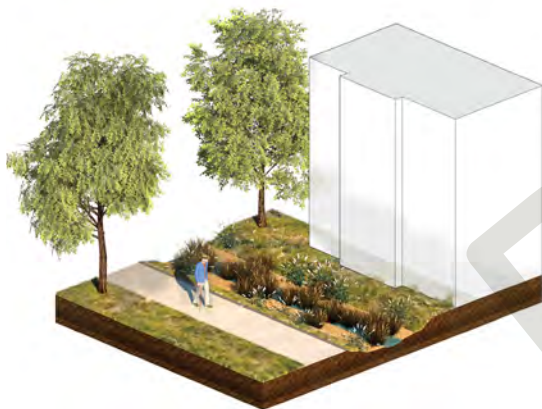
Paseo Between Buildings

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



Discovery Play (Private Recreation)



Passive Seating/Picnic Areas



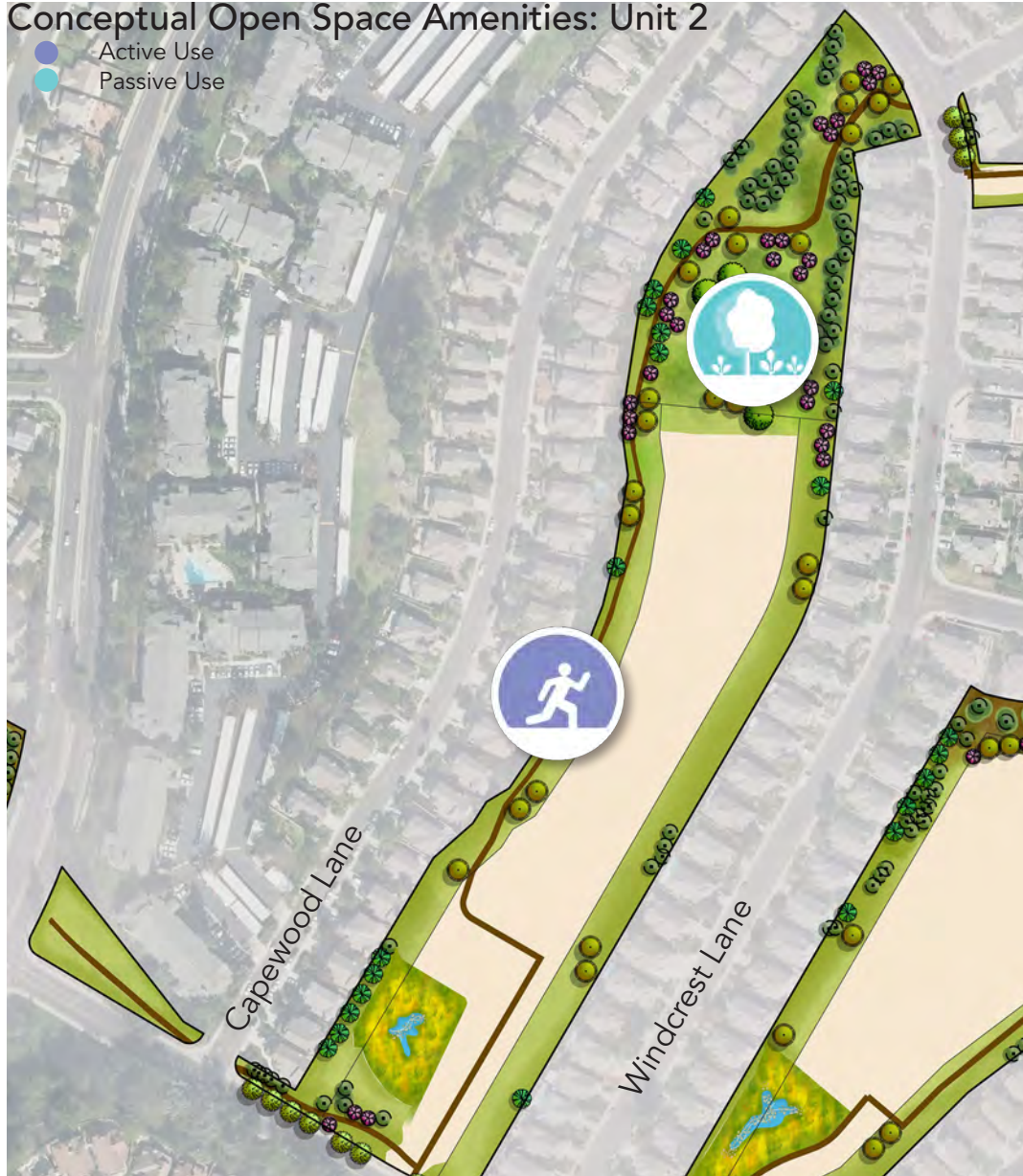
Active Trail

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

5 Landscape Design and Site Amenities

Conceptual Open Space Amenities: Unit 2

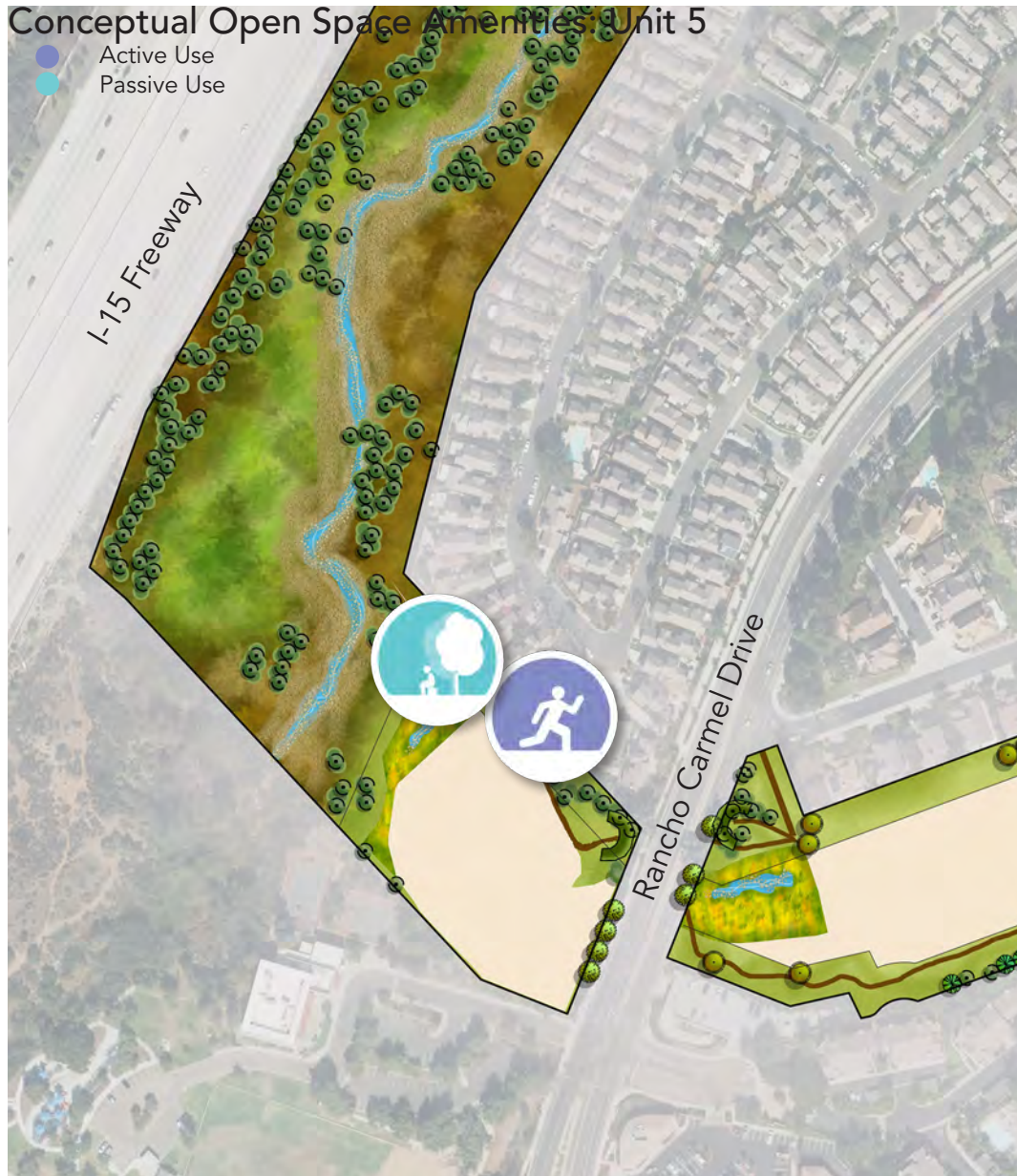
- Active Use
- Passive Use



Active Trail



Revegetation of Native Planting



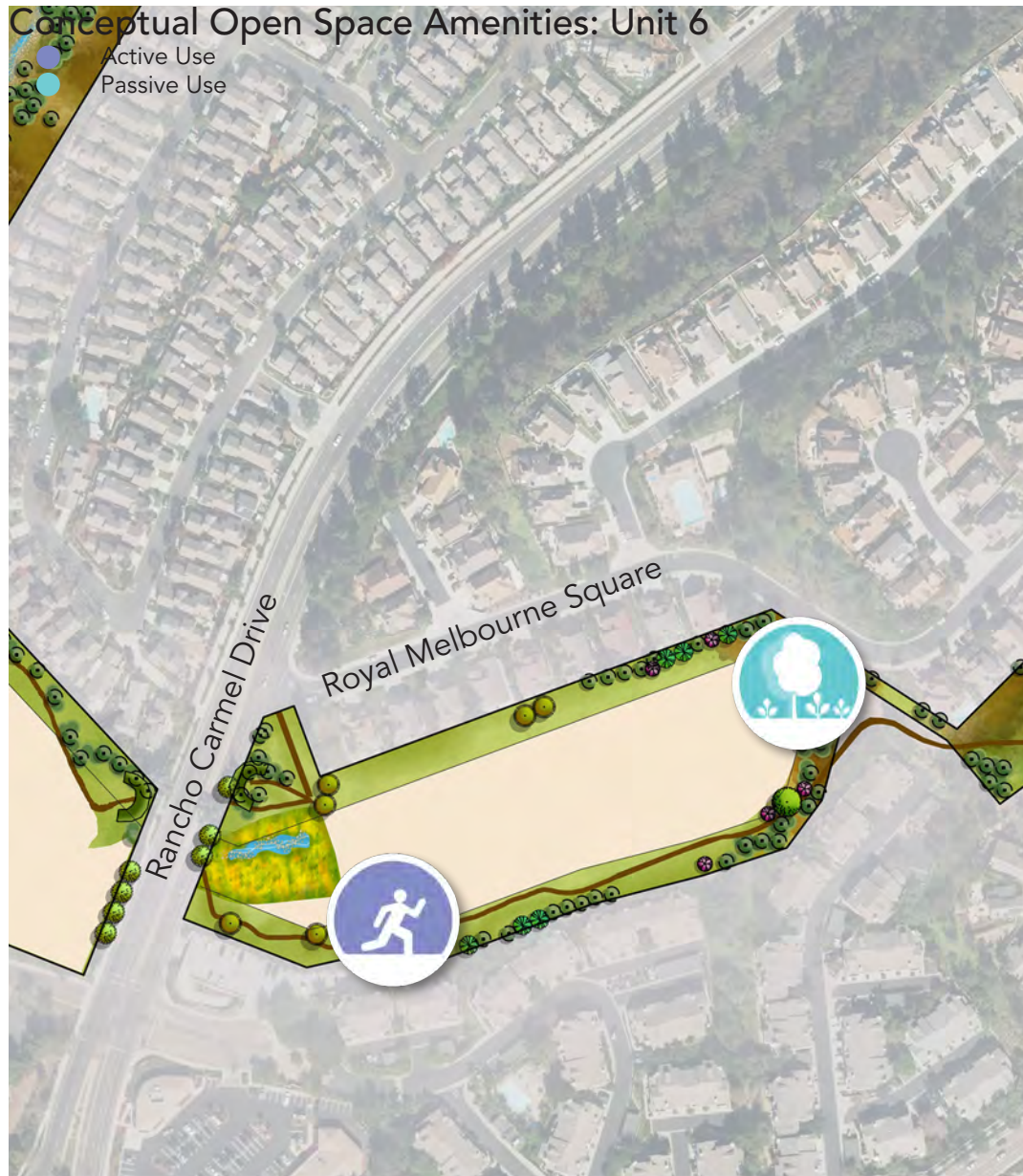
Active Trail



Shaded Seating Areas

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

5 Landscape Design and Site Amenities



Active Trail



Revegetation of Native Planting



Revegetation of Native Planting



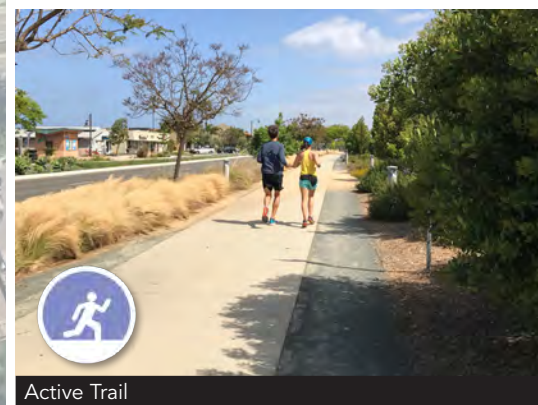
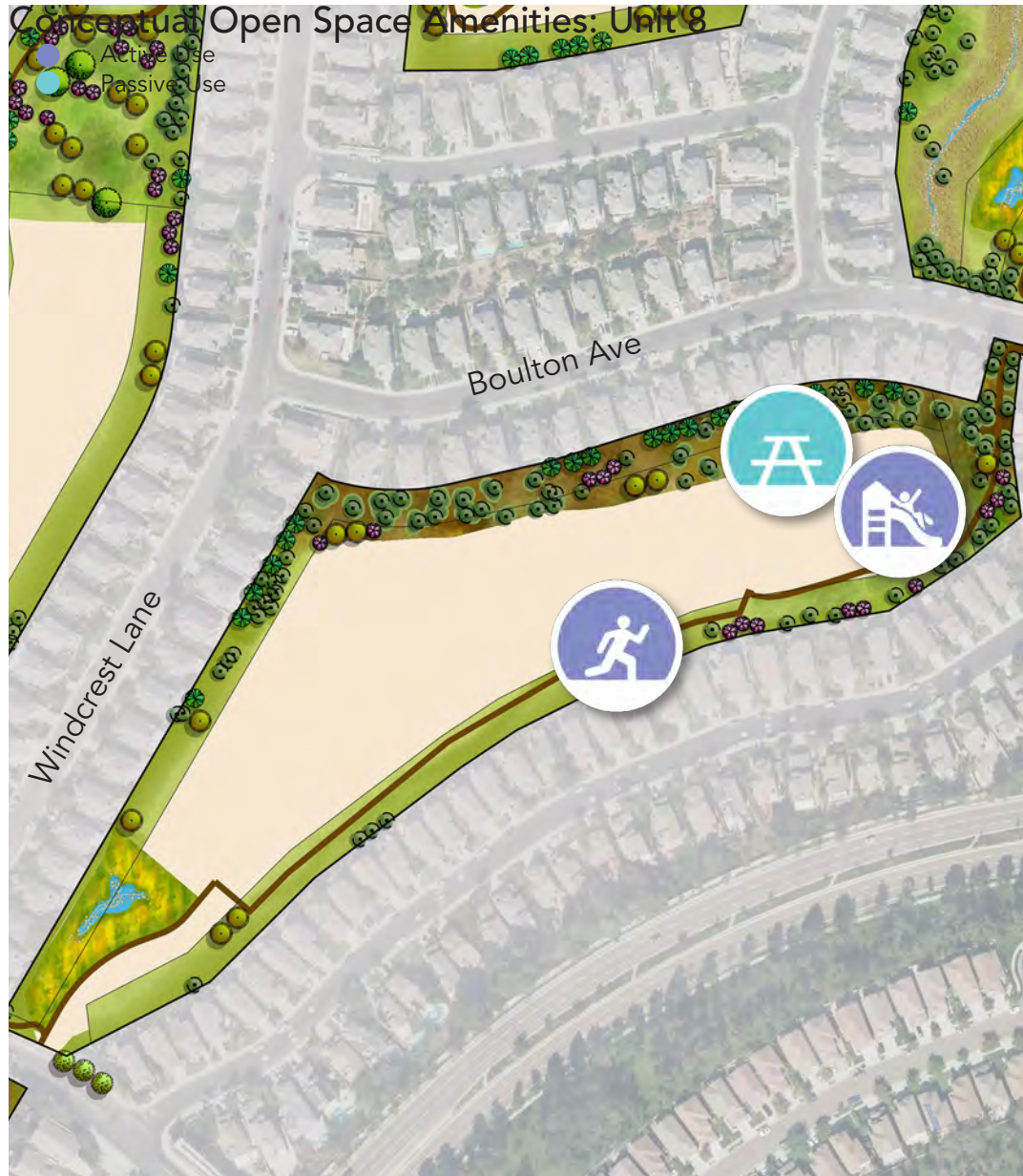
Passive Seating/Picnic Areas/Open Lawn

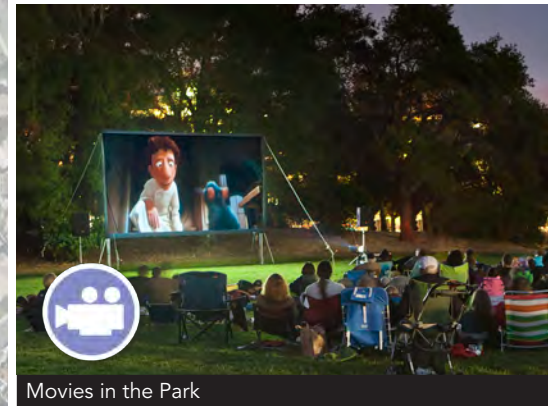
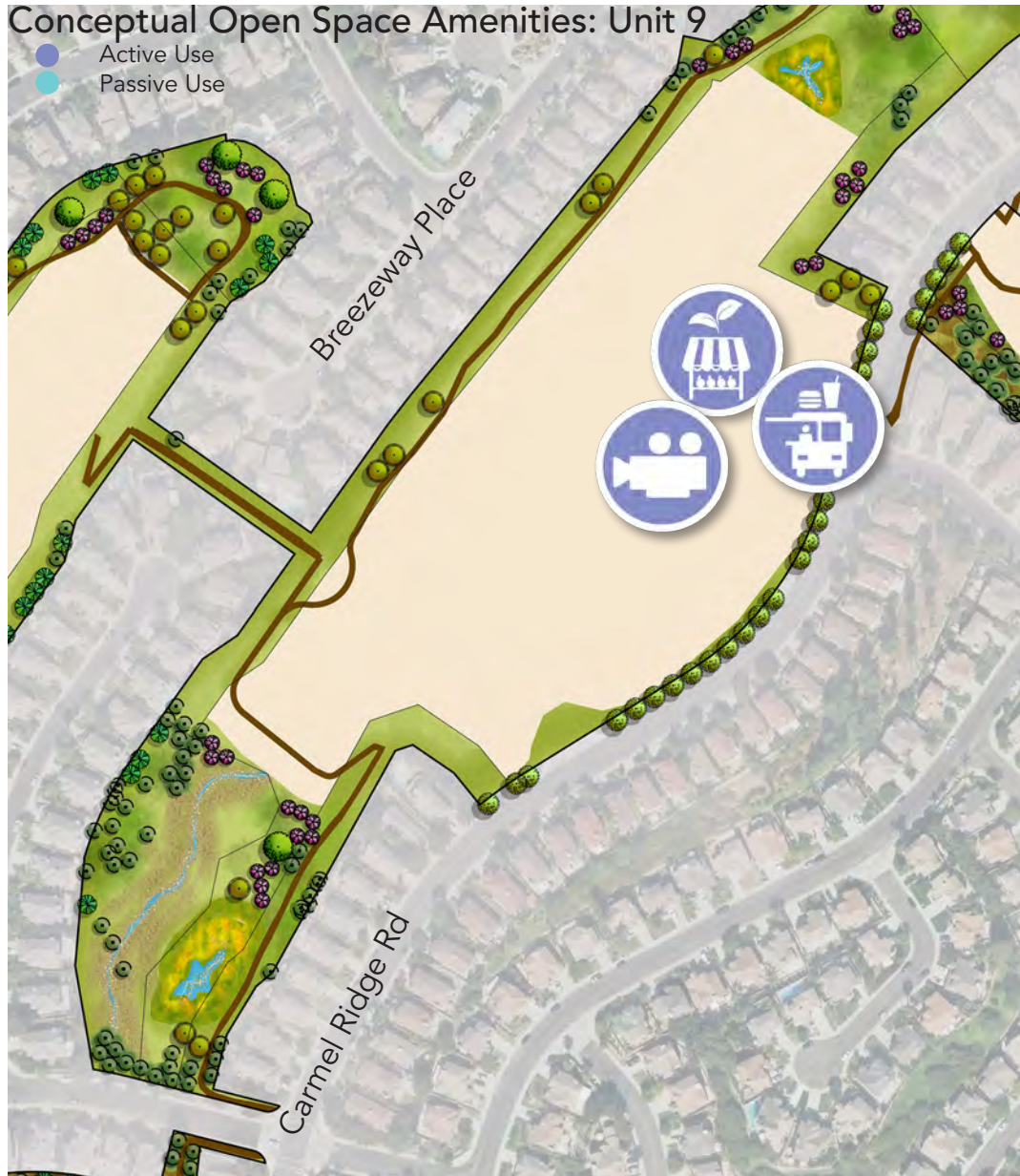


Gathering Space

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

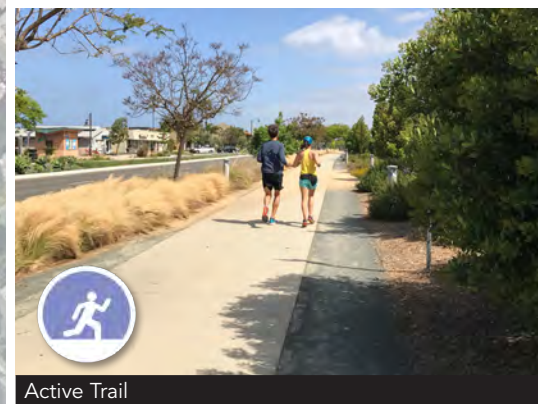
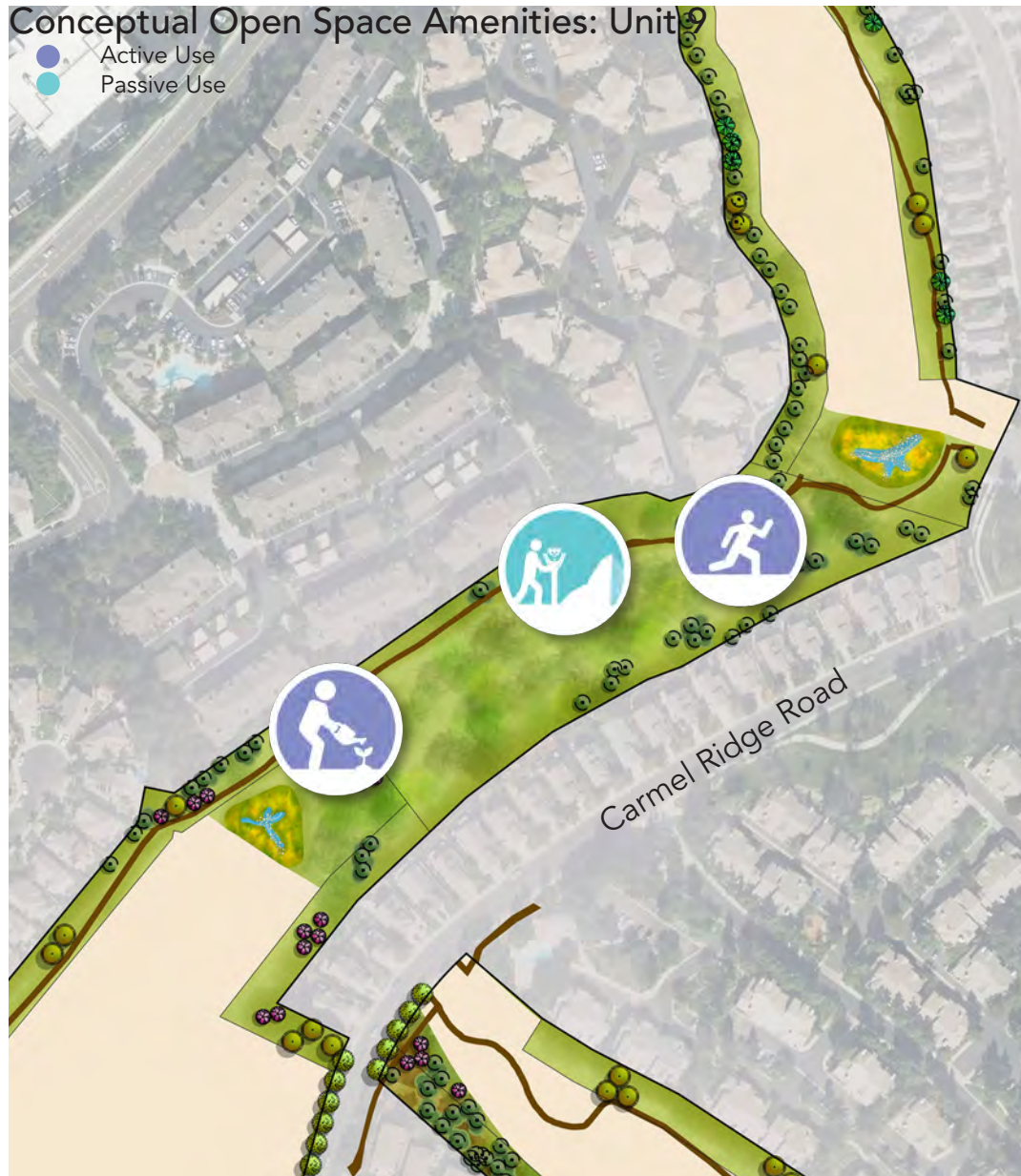
5 Landscape Design and Site Amenities

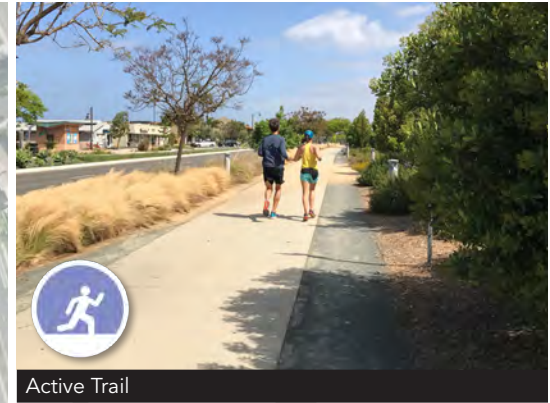
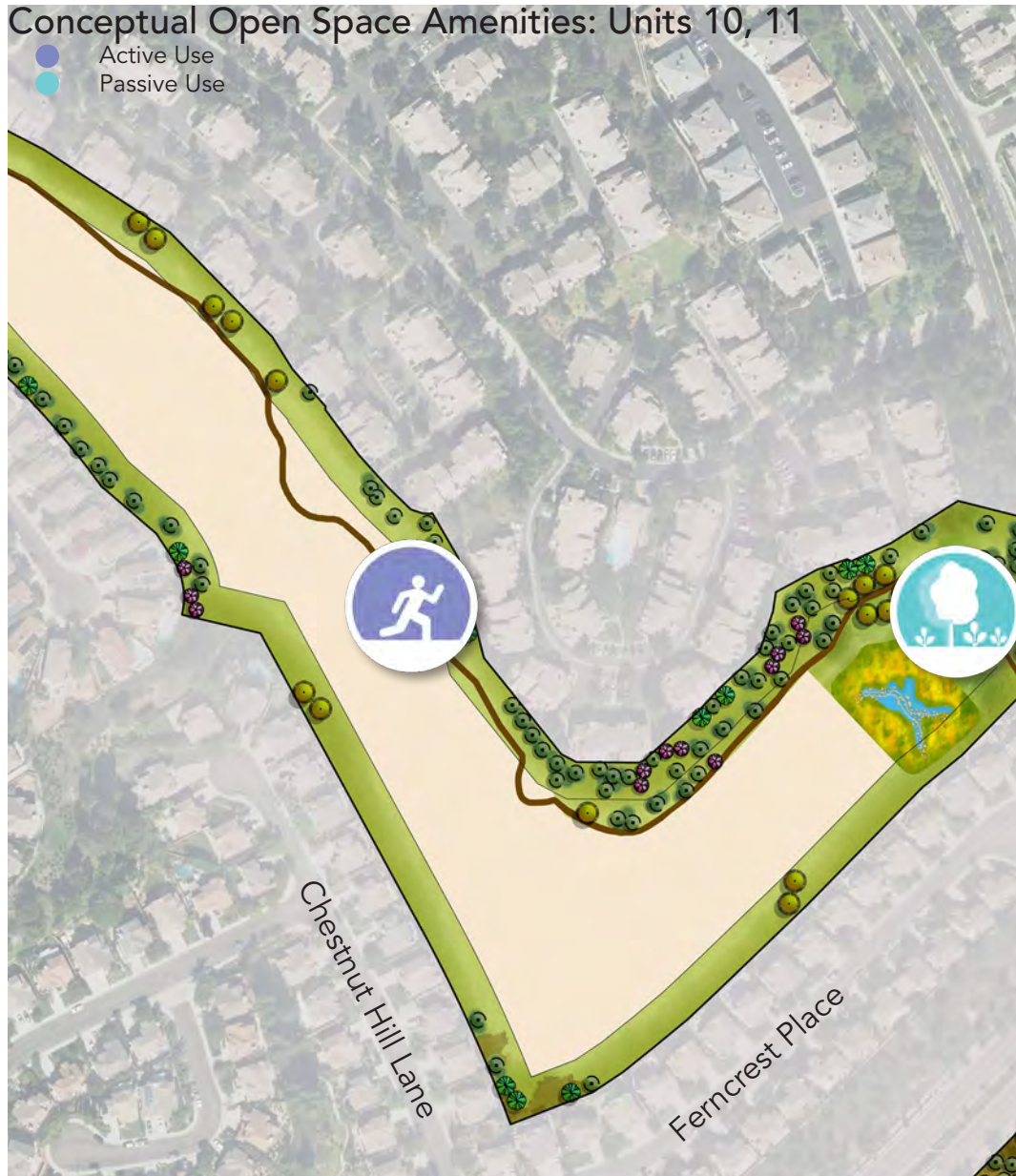




NOTE: All graphics shown above are conceptual and provided for illustrative purposes only

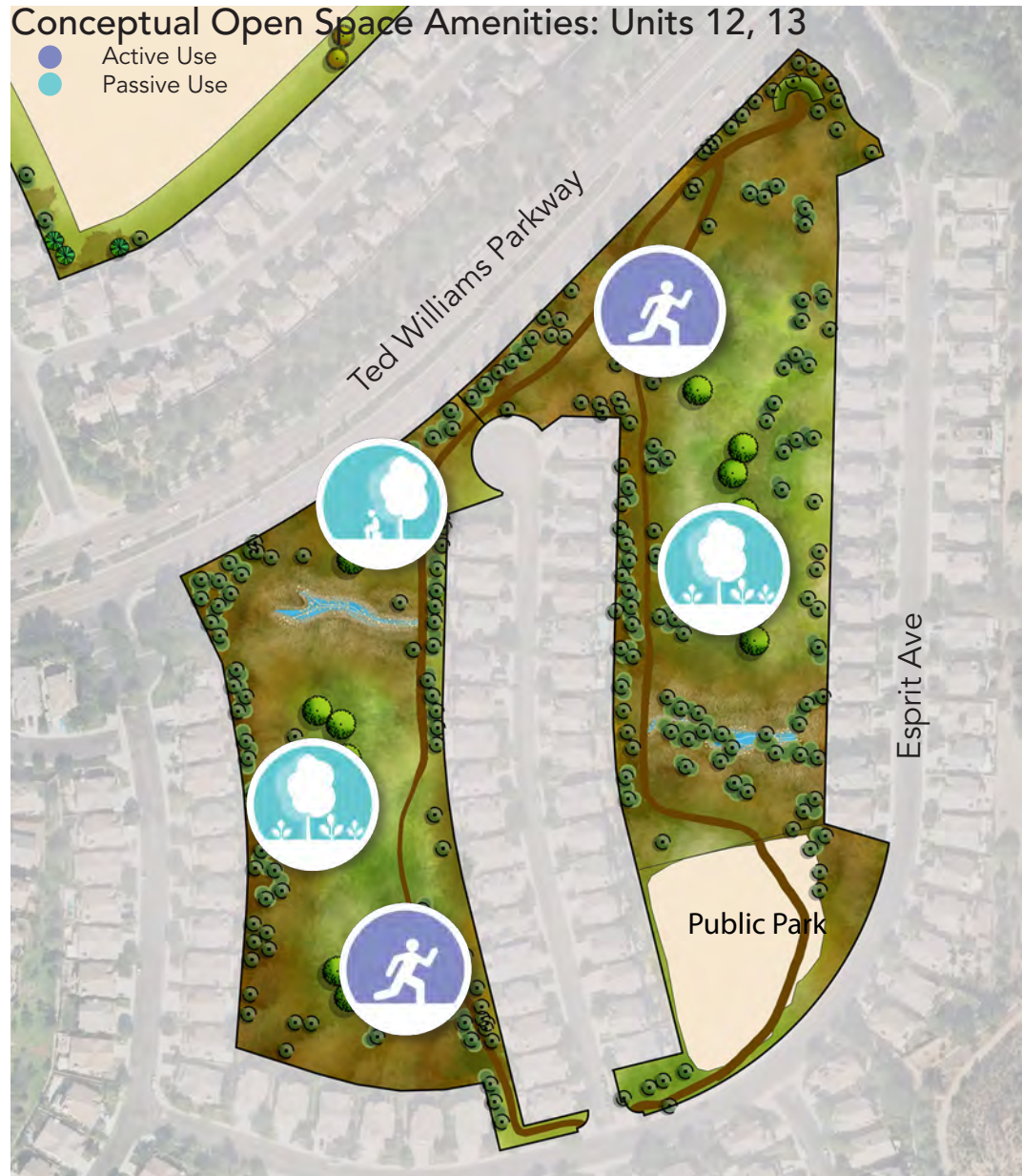
5 Landscape Design and Site Amenities





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

5 Landscape Design and Site Amenities



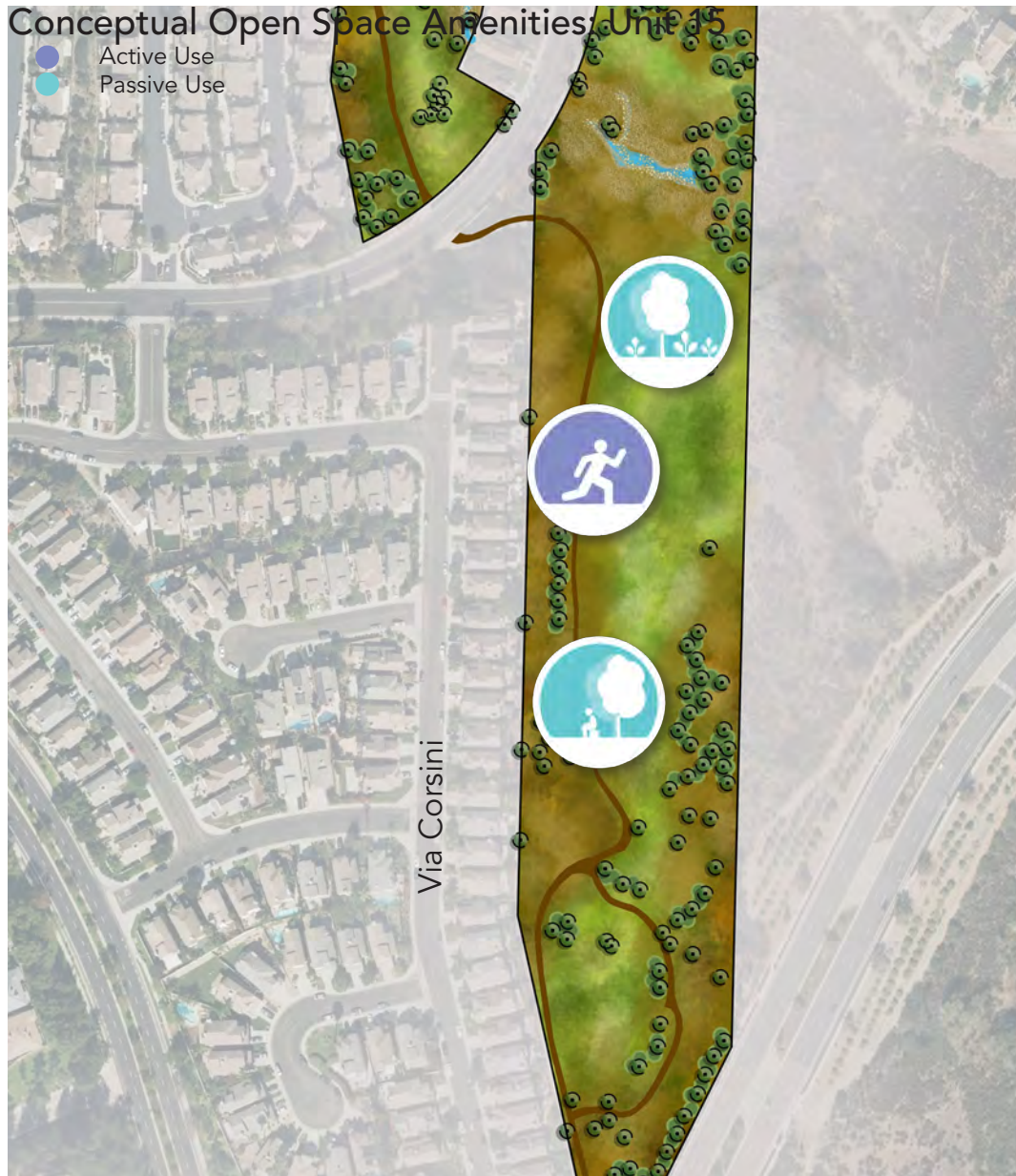
Revegetation of Native Planting



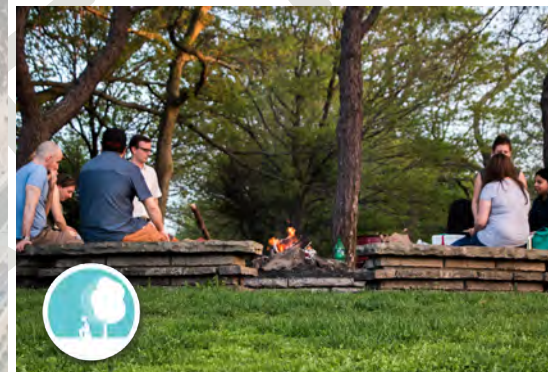
Shaded Seating Areas



Active Trail



Revegetation of Native Planting



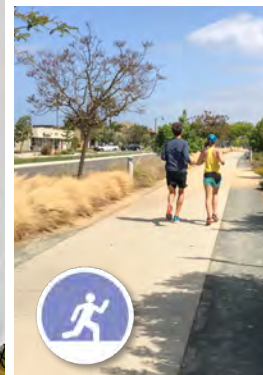
Shaded Seating Areas



Active Trail

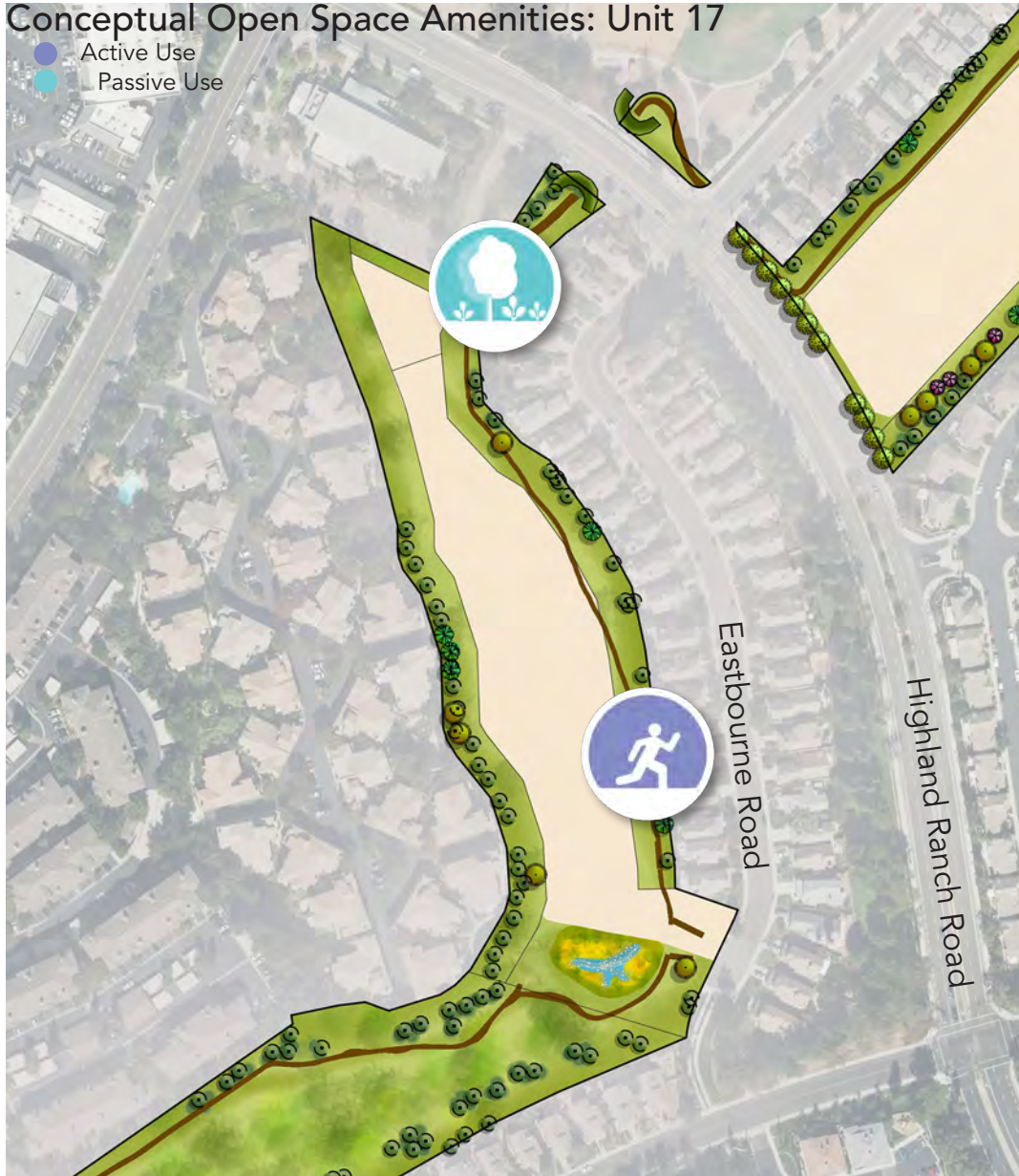
The Trails at Carmel Mountain Ranch

5 Landscape Design and Site Amenities



Conceptual Open Space Amenities: Unit 17

- Active Use
- Passive Use



Active Trail



Revegetation of Native Planting

5 Landscape Design and Site Amenities

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.



Figure 27 - Private Drive Tree Spacing based on Clustering



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

5 Landscape Design and Site Amenities

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).

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

5 Landscape Design and Site Amenities

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)								
	Artemisia 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'	X
	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'	X
	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

6 Fire Protection and Safety

6-A. Fire Protection Plan (FPP) and Wildland Fire Evacuation Plan

A Fire Protection Plan (FPP) and Wildland Fire Evacuation Plan have been prepared for the Project, which would become Homeowners Association (HOA) documents. All new structures would be constructed to ignition-resistant standards that exceed the San Diego Fire-Rescue Department (SDFRD) Fire Code, including requirements of the California Building Code (CBC) Chapter 7A "Materials and Construction Methods for Exterior Wildfire Exposure," and California Fire Code (CFC) Chapter 49 "Requirement for Wildland-Urban Interface Areas." These requirements address roofs, eaves, exterior walls, vents, appendages, windows, and doors, and result in hardened structures that have been proven to perform at high levels (resist ignition) during the typically short duration of exposure to burning vegetation from wildfires. In addition, the Project would include fire-resistive landscaping. The Community HOA would oversee enforcement of fire-safe landscaping, ensure continued incorporation and maintenance of fire-resistive building materials, and provide for continued education of residents regarding evacuation plans.

6-B. Fire Fuel Load Modeling Report (FFLMR)

A Fire Fuel Load Modeling Report (FFLMR) has been prepared for the Project, which is an alternative approach that provides for an existing irrigation zone (existing rear or side yards) and a thinning brush management zone (BMZ) that isolate the riparian drainages and minimize the potential for a vegetation fire to transition into a riparian tree crown fire (Dudek 2020). This approach minimizes impacts to undisturbed native or naturalized vegetation where possible, while meeting the purpose and intent of Section 142.0412 of the San Diego Municipal Code (Brush Management) to reduce fire hazards around structures and provide an effective fire break.

An important component of a fire protection system is the BMZ, which are typically designed to gradually reduce fire intensity and flame lengths from advancing fire by strategically placing thinning zones and irrigated zones adjacent to each other. Zone 1 consists of a minimum 10-foot irrigated area within the rear yards of the existing single-family residential homes adjacent to the Project. Zone 2 consists of a minimum 90-foot thinning zone, measured from the property line of the adjacent existing residences as much as 90 feet into the project site. In order to mitigate for the inability to thin within the riparian wetland areas, an extended protective brush thinning zone is proposed as additional brush management where Zone 2 does not extend

beyond the riparian areas. The extended protective brush thinning zone consists of an additional minimum 20 feet and up to 50 feet of vegetation thinning around all sides of the riparian wetland areas to create a buffer and reduce the potential of a ground fire transitioning into a crown fire. The modified BMZ widths are considered appropriate for this project because the extended protective brush thinning zone around the riparian areas will create a fuel reduction buffer, reducing the potential of a ground fire transitioning into a crown fire (Dudek 2020).

The Project proposes revegetation of previously disturbed areas that will remain as open space. As part of the planting and revegetation approach, areas that fall within a BMZ that are previously disturbed and require revegetation will be revegetated with a brush management appropriate seed mix, which includes native shrub and groundcover species for naturalized, low fuel areas. Select slopes around the Chicarita Creek area also include proposed riparian shrub and groundcover container planting, for slope stabilization purposes.