

OTAY RANCH VILLAGE 8 EAST

Village Design Plan

April 2024

PREPARED FOR:

HOMEFED OTAY LAND II, LLC
1903 Wright Place, Suite 220
Carlsbad, CA 92008

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CONTRIBUTING CONSULTANTS

Hunsaker & Associates
9707 Waples Street
San Diego, CA 92121
(858) 558-4500

Tributary LA, Inc.
2725 Jefferson Street #14
Carlsbad, CA 92008
(760) 438-3304

RH Consulting Group, LLC
(619) 823-1494
Ranie@RHConsultingGroup.com

WHA, Inc.
2950 Redhill Avenue, Suite 200
Santa Ana, CA 92705-5543
Contact: Julia Malisos
(949) 250-0607

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I. Introduction

The following section describes the requirements and purpose of the Village Design Plan, as articulated in the Otay Ranch General Development Plan (GDP), the companion documents, the future Village Core Master Precise Plan requirements and the site plan review process.

A. Village Design Plan

The Otay Ranch General Development Plan (GDP) requires that a Village Design Plan be prepared for each village at the Sectional Planning Area (SPA) level of planning. The Village Design Plan for Village 8 East was originally approved by the Chula Vista City Council in 2014. This Village Design Plan addresses the land plan changes approved by the Chula Vista City Council on _____.

The Village Design Plan guides planning and development by defining intended character and design elements of the village and provides guidance for developers and designers.

The Village 8 East Design Plan guides the design of sites, buildings and landscapes within the village to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The design plan identifies a theme for Village 8 East and delineates that identity through streetscape and landscape design, community-level signage and architectural and lighting guidelines. Sign regulations are provided in the Village 8 East Planned Community District Regulations (PC District Regulations). The design plan also identifies the village core design concepts that will implement Otay Ranch's planned pedestrian orientation.

This introductory section of the Village Design Plan provides a description of the Design Review process for Village 8 East. Section 2 describes the Village 8 East setting, land use plan, and the design theme of the village. The following sections describe the overall village design features and provide guidelines for the Village Core and multi-family residential developments.

Images and graphics presented in this document are for the purpose of communicating intended character and quality and to illustrate potential outcomes of the PC District Regulation standards and the guidelines herein. Neither are suggestive of architectural styles or intended to be interpreted as development standards or regulations.

B. Companion Documents

There are several companion documents that provide guidance for preparation of the Village Design Plan. These documents are described below.

1. Otay Ranch GDP Overall Design Plan

The Otay Ranch GDP Overall Design Plan provides framework guidelines for Otay Ranch implementation. The Overall Design Plan was adopted in 1993 in conjunction with approval of the Otay Ranch General Development Plan and provides general design guidelines appropriate to the pedestrian and transit-oriented village concepts envisioned for the community.

2. Village 8 East Planned Community (PC) District Regulations

The PC District Regulations establish land use development standards and appropriate regulations (zoning) for all construction within the Village 8 East project area. All proposed developments must adhere to the land uses, setbacks, building heights and similar regulatory criteria specified in the PC District Regulations.

3. Village Core Master Precise Plan

Village Core Master Precise Plan will be prepared to provide additional design direction within the Village Core areas. A Master Precise Plan must be approved prior approval of the first Design Review in the Village Core.

As required by the Otay Ranch GDP, the Master Precise Plan shall address the following design considerations:

- ❖ A design concept plan illustration which identifies the landscape concept, conceptual plaza spaces, village core park relationship, linkages to regional open spaces and adjacent villages. The concept plan should identify special setback conditions and treatments (if applicable), on-street parking, parking lots, and transit linkages (as appropriate).
- ❖ Typical building elevations for commercial and residential, identifying the intended character, scale and proportion, massing, compatibility with surroundings and building materials.
- ❖ Demonstrate the adequacy of development with the intention of supporting pedestrian orientation.

C. Administrative Design Review

An Administrative Design Review process has been established in the Village 8 East PC District Regulations to ensure all development within Village 8 East is consistent with Village 8 East PC District Regulations. The process requires preparation of site, landscape and architectural plans that will be reviewed and approved by the Master Developer. Site plans shall be submitted to the City of Chula Vista for review, along with a Master Developer Approval Letter. The Design Review shall be subject to Administrative City approval (Zoning Administrator) and shall solely focus on ensuring compliance with the requirements in the PC District Regulations and the intent of the Village Design Plan. The

Design Review process is described in greater detail in the Village 8 East PC District Regulations, Chapter 10, Implementation and Administration.

1. Design Review Process

The Village 8 East infrastructure and development parcels will be developed by the Master Developer. Most of the elements described in Section II of this document, including landform grading, village entries, community monuments and streets will be implemented by the Master Developer. The development of commercial, community-serving uses and multi-family residential neighborhoods will be by Merchant Builders and/or builder(s) affiliated with the Master Developer. A review process has been created to facilitate development by Merchant Builders within the unique village planning concepts of the Otay Ranch planned community.

The Village 8 East Design Review process includes two integrated procedures: 1) preliminary review by the Master Developer and 2) Administrative Design Review by the City of Chula Vista. The process requires the Merchant Builder (“builder”) to submit the Design Review package consistent with the Village 8 East Design Review Submittal checklist in the PC District Regulations to the Master Developer for review/approval prior to formal application and review by the City. The Master Developer review is intended to ensure that the builder's intended product and designs meet the standards and criteria for the entire planned community as well as the guiding documents. Following review of the Merchant Builder's schematic design, a continuing exchange of information will be expected as the design is finalized in preparation for the City's Development Plan Review process to be initiated. Upon completion of Master Developer review, the Master Developer will provide the builder with a “Master Developer Approval Letter,” which must be submitted to the City with the Design Review Application and submittal package. Upon City approval, the builder shall provide the Master Developer with a copy of the final approved plans and fully executed Zoning Administrator Notice of Decision.

II. Village Identity

Village identity reflects the physical setting and surrounding design influences, including natural and built environments. The identity of a village or community is further communicated along streetscapes, within public spaces such as schools, parks and gathering spaces and the landscape concepts implemented on perimeter and internal slopes and at village entries. The following sections describe the Village 8 East identity and context.

A. Village Setting and Design Influences

Village 8 East is located north of the Otay River Valley within the Otay Valley Parcel of Otay Ranch. The site slopes from north to south and provides view opportunities across the Otay River Valley to the south and mountains to the east.

Otay Ranch Village 7 is located to the north, Village 8 West Area (Cota Vera) is located to the west, SR-125 forms the eastern boundary and the Otay River Valley and future Otay Ranch Community Park South is located to the south. Village 8 East provides additional synergy and population base to support the community-serving Village 8 West Town Center. A Rapid Bus Route is planned along Main Street and a transit stop/station is proposed in the Village 8 West Town Center just west of Village 8 East. The village core is located in the northern portion of Village 8 East, placing neighborhood serving commercial, a public neighborhood park and an elementary school site within walking distance of a majority of village residents. A large community park is planned south of Village 8 East, within the Otay Valley Regional Park. Pedestrian linkages are planned between the southern residential neighborhoods and the community park.

An Illustrative Plan is provided as **Exhibit 1: Village 8 East Illustrative Plan**, depicting a cohesive plan for implementation of the Village 8 East community. This illustrative plan is presented as one possible conceptual plan for Village 8 East; however, the actual design will be based on final site plans approved within Village 8 East.



Exhibit 1: Village 8 East Illustrative Plan

B. Urban Theme and Character

Contemporary European architectural styles, complementing the Village 8 West architecture, provide the inspiration for the Village Design Plan. European architecture is represented by contemporary representations of Mediterranean, Monterey, Spanish, English, French, Italian, San Francisco, and California Craftsman styles. Contemporary European-inspired architecture is well suited to rectilinear multi-family development that has a strong relationship with the street.

The defining design features of European architecture are particularly applicable to the pedestrian-oriented design of the Village Core. The "main street" panned along Savoria Parkway will be designed with outdoor seating and gathering spaces. Design elements may include awnings, arcades, trellises and a variety of street trees to define and highlight the created spaces. In addition to trees, the landscaping may include planting areas with a variety of colorful shrubs, groundcovers, and vines, decorative hardscape as well as potted and hanging accent plants. Architecture in the village core area will allow for variety but maintain a strong basis in contemporary European-inspired architecture. This design theme may extend to village-serving buildings such as the elementary school and recreational facilities.

C. Pedestrian Orientation

Village 8 East is designed to be consistent with the GDP's goal of creating vibrant communities with a focus on walkability and pedestrian orientation. The orientation of the built environment along pedestrian-oriented streets is a key design feature of the village. Pedestrian-oriented streets are conceptually planned along internal streets, wherever feasible based on proposed site grading. For non-residential uses, the number and location of entrances, the size and distribution of windows, building setbacks from the street, landscaping, along with building design elements such as lighting and awnings, all contribute to the pedestrian experience. For residential uses front door access from the public street and pedestrian oriented architecture, such as street facing windows, courtyards, porches and stoops will promote connectivity between public and private spaces.

Site layout is also important to facilitating pedestrians, cyclists and transit users. The internal street network features enhanced pedestrian walkways, paths and trails designed to create a safe, pleasant and attractive walking experience. Pedestrian-oriented design also helps to make places more walking friendly by providing a range of transportation options. These can include clear, comfortable pedestrian pathways, bicycle connections, bicycle parking, access trails and walkways, and transit options and access to bus stops. **Exhibit 2: Pedestrian Oriented Streets**, depicts the internal streets where pedestrian oriented features may be implemented, depending on final grades. This exhibit is based on the conceptual grades shown on the Village 8 East Tentative Map; however, grades may change during final engineering which may make implementation infeasible or create additional opportunities along other corridors.

Legend - Pedestrian-Oriented Public Streets

 Pedestrian-Oriented Public Streets

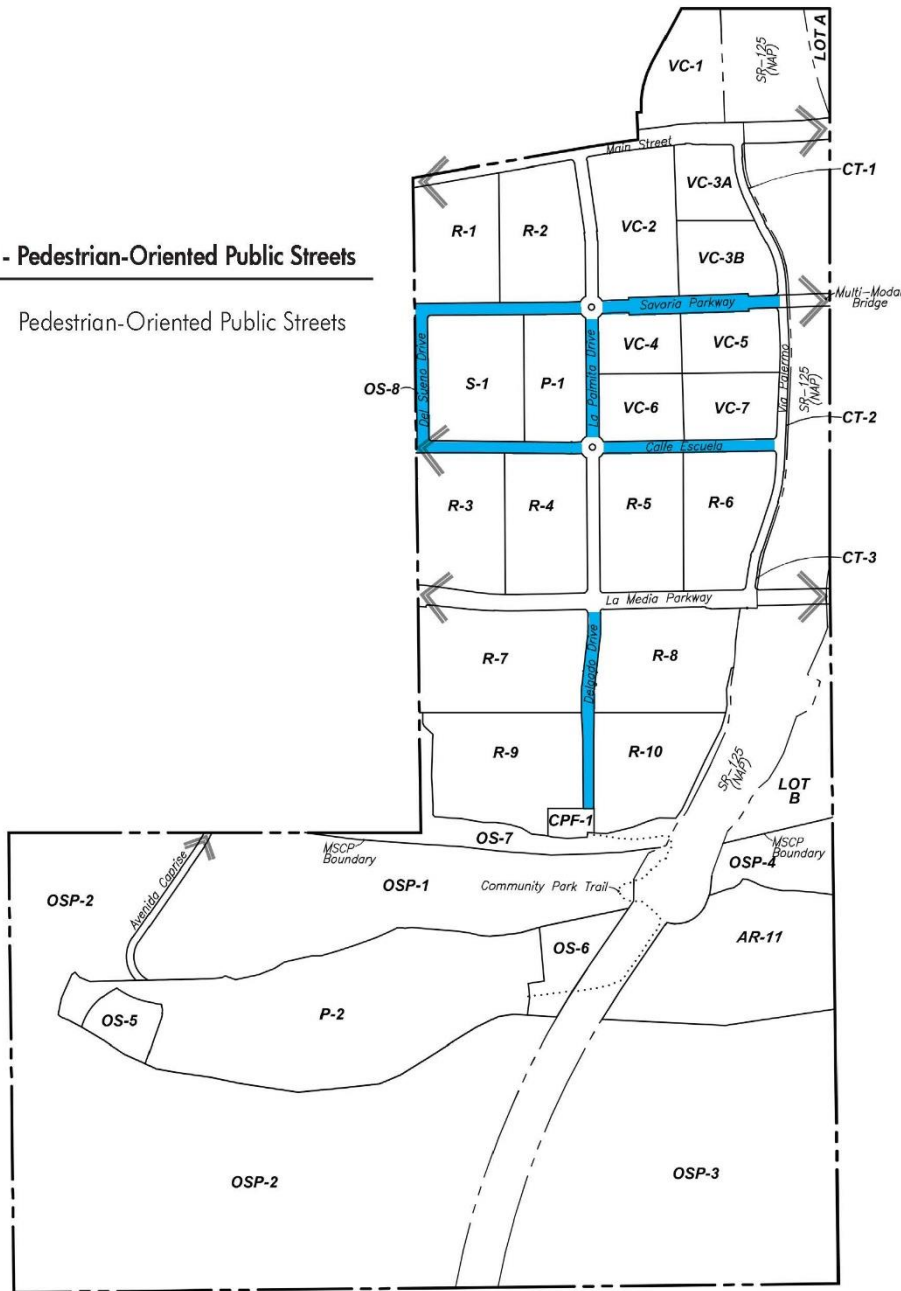


Exhibit 2: Pedestrian-Oriented Streets

D. Conceptual Grading

The natural sloping landform provides the opportunity to tier the site and create a fairly level, pedestrian-oriented village core. On the north side of the village, the topography slopes from north to south from Main Street to the Otay River Valley. The Community Park and Preserve open space is located to the south. The site design of the village generally follows the undulating landform of the canyon, with grades dropping from north to south.

Building sites have been created in terraces and streets are located within the topography to adhere to City horizontal and vertical curve standards.

The design plan for the village strives to create an aesthetically pleasing landform. The following are guidelines for grading and slope design:

- ❖ Create elevation changes within the property that strive for a balance of cut and fill grading.
- ❖ Use grade changes to optimize views to the south and a create sense of spaciousness.
- ❖ Use varied-height trees, shrubs and groundcovers to undulate the surface of slopes.
- ❖ Minimize surface runoff and erosion potential by planting slopes with low water consumptive and drought tolerant plants.
- ❖ Use state-of-the-art erosion control, irrigation and water management practices to protect slopes.

E. Landscape Concept

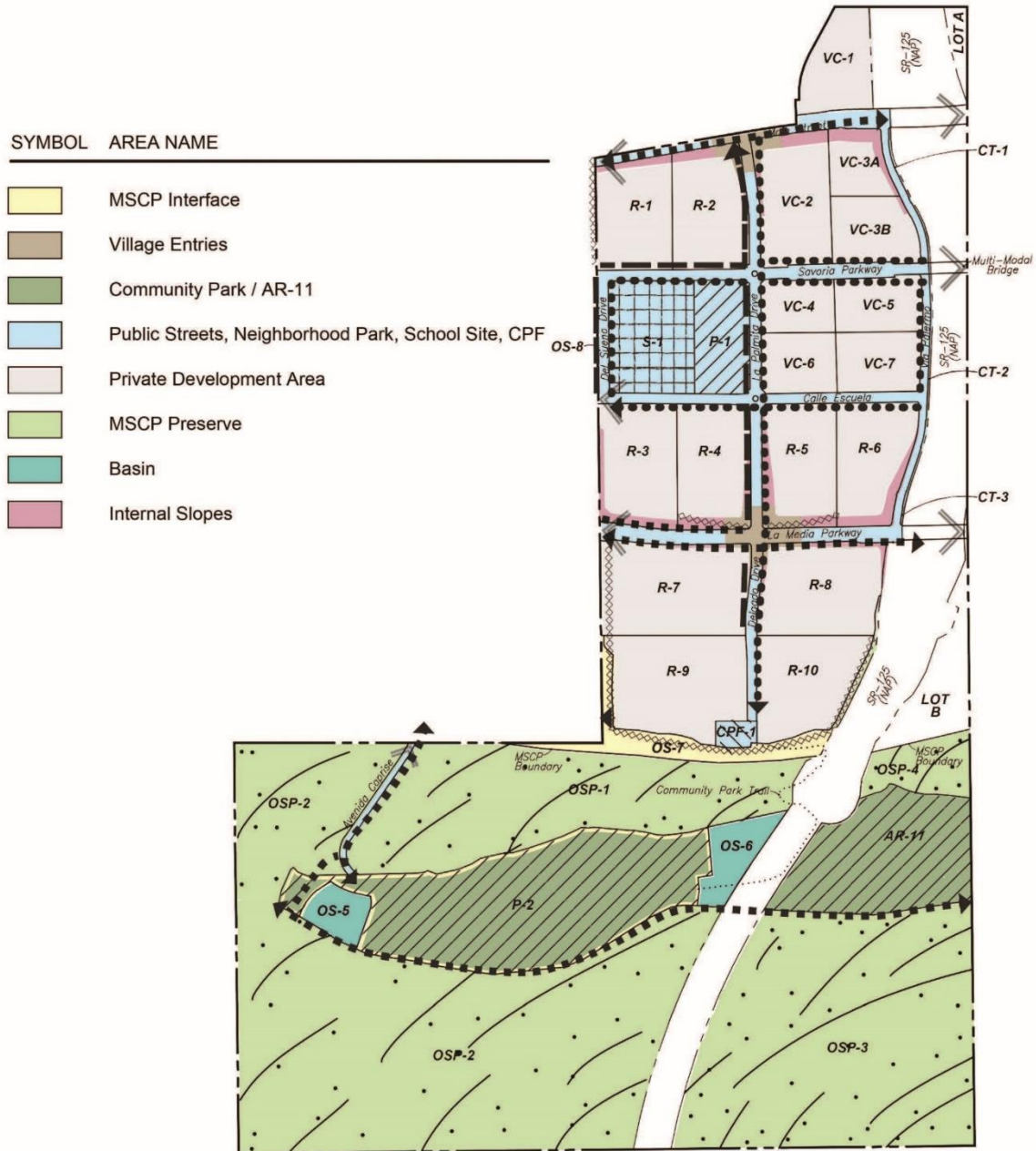
The landscape design is planned to integrate Village 8 East with the overall Otay Ranch design theme and to create a cohesive and well connected village across both Village 8 West and Village 8 East. The Otay Ranch design theme is addressed by extending established arterial streetscape designs and perimeter slope landscape designs into the Village 8 East landscape plan. Within the village, the landscape theme is an assembly of European influences on California's architectural history. Derivatives of the European style including Spanish, Mediterranean, Monterey, French, Italian, San Francisco and California Craftsman Mediterranean, Monterey, Spanish, and California Craftsman styles architecture will complement the landscape.

The use of traditional agrarian trees such as Oak, Olive, fruiting trees and other stately evergreens provide the key linkage between the neighborhoods. Ornate shrubs, groundcovers and vines such as Bougainvillea, Lavender, Rosemary and other vibrant plant materials, accentuate important destinations. The plant palette is a collection of water

efficient material that compliments the diversity in European-inspired architectural styles.

The European-inspired design theme will be created through a comprehensive landscape plan that addresses the design of outdoor spaces, features, furnishings and the use of a wide variety of trees, shrubs and groundcovers. The landscape concept is illustrated in the provided **Exhibit 3: Landscape Concept Plan**. Descriptions of proposed internal and perimeter slopes, streetscape/neighborhood park/Community Purpose Facility, private development areas and the P-2 Community Park landscape design areas are provided in the following sections. Additional information about the Village 8 East landscape plan is provided in the Preserve Edge Plan. The Landscape Master Plan and the Village Core Master Precise Plan, developed after the SPA Plan is approved, will provide more detailed descriptions of the Village landscapes. See Village 8 East Fire Protection Plan, and 2023 addendum and Attachment 2: Approved Plant List, for additional plant palette information.

The Village 8 East landscape theme is a collection of elements reflective of California's and Otay Ranch's agrarian history. Village-wide architectural styles will blend seamlessly with the landscape, providing an elegant and cohesive community.



Otay Ranch
Village 8 East

Exhibit 3: Landscape Concept Plan

F. Slope Landscape Design Concept

The Village 8 East landscape concept is compatible with the established Otay Ranch design theme and the City's Water Conservation Ordinance. Slopes are one of the dominant landscapes visible from public view. The landscape concept for the MSCP Interface slopes balances the need to provide adequate plant cover to minimize erosion, minimize fuel load and water use and ensure compatibility with the adjacent MSCP natural open space areas. The interior slopes are designed to provide for erosion control, while establishing a pleasant backdrop for the village and entry landscape elements. Varied-height trees, shrubs and groundcovers will be utilized to undulate the surface of slopes to create dimension, variation and interest and soften the appearance of slopes visible from the Otay Valley Regional Park.

The following describes the design concepts and approved plant palette that will create slopes complementary to the overall Otay Ranch theme consistent with the Village 8 East Preserve Edge Plan, Otay Valley Regional Park Private Development Guidelines, the Fire Protection Plan University Villages – Village 8 East / 2023 Addendum, the Chula Vista Landscape Water Conservation Ordinance and City of Chula Vista Landscape Manual. Signage within areas adjacent to the MSCP shall be provided and must meet the requirements of the City of Chula Vista and the Otay Ranch Preserve Owner/Manager.

The Otay Valley Regional Park (OVRP) Standards and Guidelines, Section 5, Private Development Guidelines, include principles for private development adjacent to the OVRP. Consistent with these principles, manufactured perimeter slopes adjacent to the OVRP complement and do not negatively impact the park by utilizing the following techniques:

- ❖ Perimeter slopes follow the existing topography to the greatest extent possible, blending the site into natural topography and preserving natural drainages between Village 8 East and the Otay River Valley.
- ❖ Landscape buffers are planted with native plant materials, consistent with the Village 8 East Fire Protection Plan and Preserve Edge Plan.
- ❖ Retaining walls are split into multiple sections to avoid large expanses of blank walls, while providing opportunities to screen the walls with native landscaping in front of the wall and reduce single wall heights.
- ❖ Non-residential fencing at the perimeter is typically post & rail or open tubular steel, permitting views to and from the park.
- ❖ Residential fencing at the perimeter is typically 2' of block with 4' of view fencing, tubular steel or post & rail, permitting views to and from the park.
- ❖ Lighting at the perimeter must be directed away from the Preserve/OVRP by placing light fixtures in appropriate locations and shielding lamps.

1. MSCP Interface Slopes

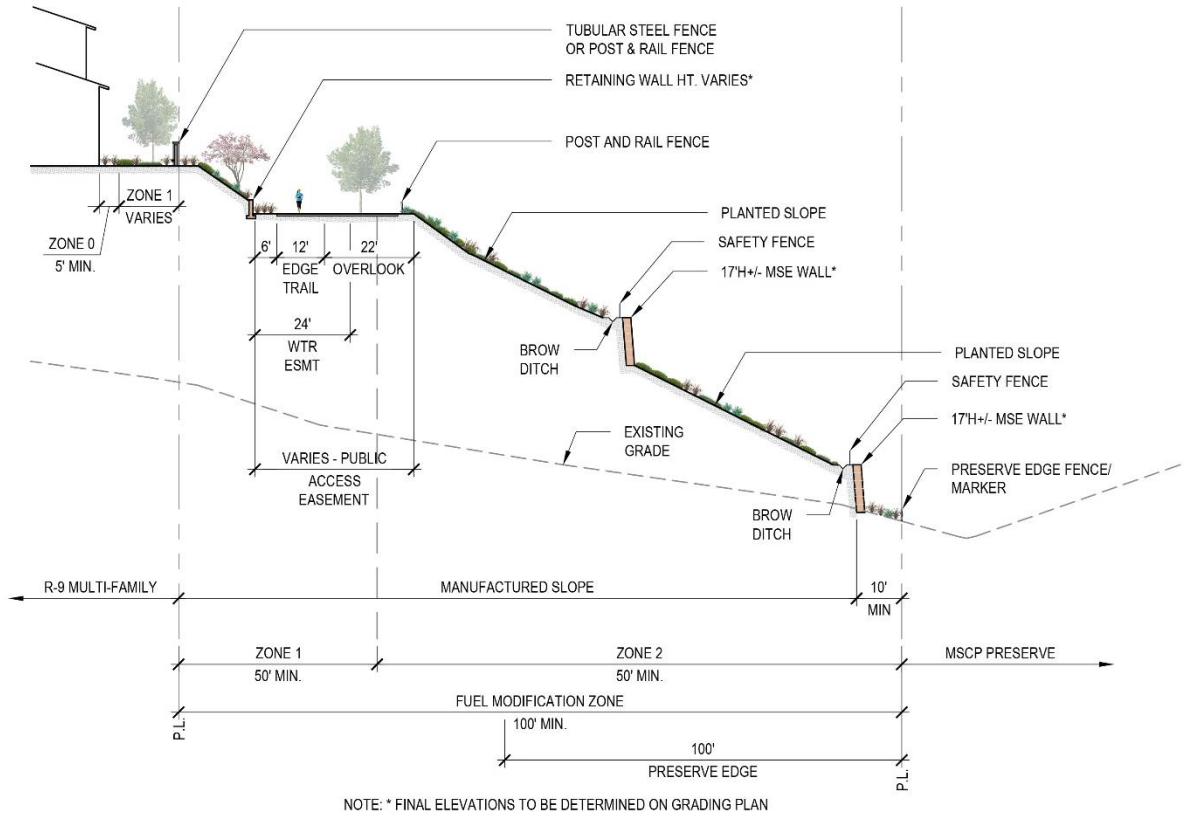
Consistent with the Chula Vista MSCP Subarea Plan, OVRP Design Standards Guidelines (Section 5, Private Development Guidelines) and Preserve Edge Plan, a 100-foot Brush Management Zone (BMZ) / 100-foot Preserve Edge is provided within the development area, outside of the Preserve. The 100-foot BMZ and Preserve Edge overlap in certain portions adjacent to the MSCP Preserve. The BMZ is divided into two zones with a minimum dimension of 50' within each zone. The BMZ is measured from the closest structure outward, with BMZ 1 located adjacent to development and BMZ 2 extending to the MSCP boundary. The 100-foot BMZ is implemented adjacent to residential development parcels R-9 and R-10 and the CPF-1 site, while a 30' BMZ (Zone 2) is implemented at the perimeter of the P-2 Community Park.

The 100' Preserve Edge is measured from the MSCP Boundary toward the development area and is not applicable to the P-2 Community Park, per the City of Chula Vista MSCP Plan and Otay Ranch Resource Management Plan.

Consistent with the Chula Vista MSCP, BMZ Zone 1 will be permanently irrigated and planted with native-compatible plant species. Temporary irrigation may be utilized in BMZ Zone 2 during the plant establishment period, subject to approval of the Director of Development Services or Designee. The "Approved Plant List" is provided in Attachment "A" to this document and is subject to the requirements of the Fire Protection Plan and Addendum and the approval of the Director of Development Services. MSCP Interface Slope Concepts are presented in Exhibits 4 to 7 below.

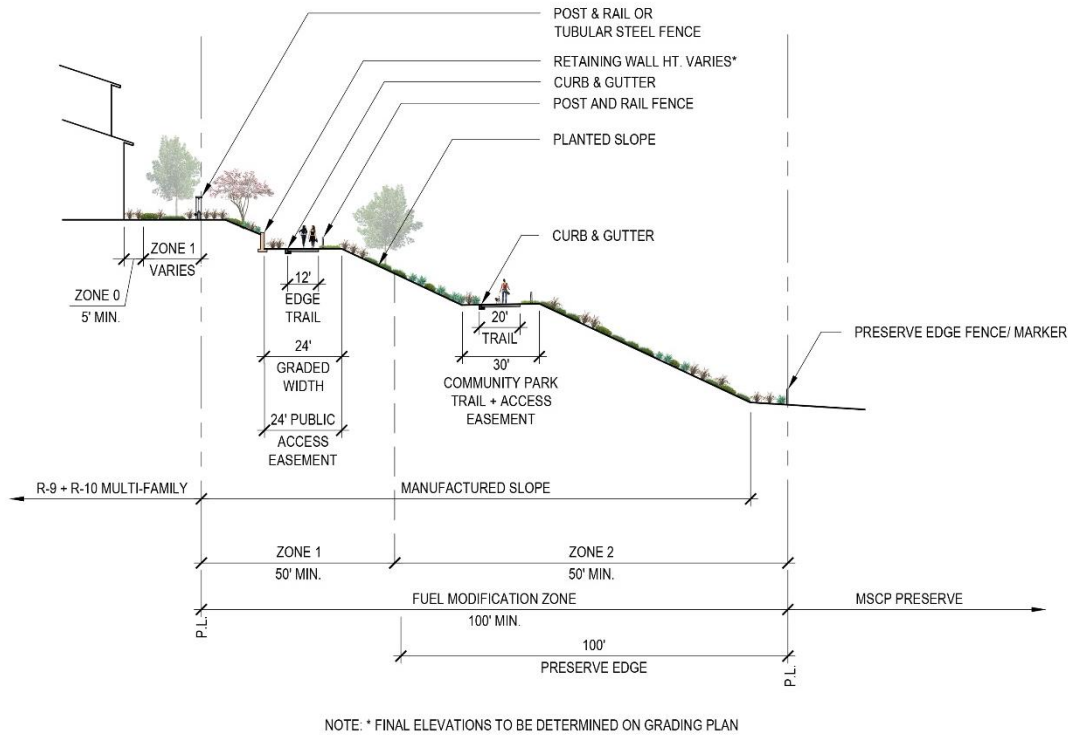
Brush Management Zone Planting Requirements:

Individual trees may be planted in BMZ Zone 1 at an average rate of no less than one tree per 200 lineal feet, no closer than 15 feet from a property line or top of slope (whichever is further) and a minimum of 30 feet between mature canopies. Trees are not permitted within BMZ Zone 2. Planting and irrigation requirements are provided in the Fire Protection Plan and Addendum and Preserve Edge Plan. Slopes adjacent to the MSCP Preserve must be planted with native species and are subject to the Preserve Edge Plan and the "Approved Plant List" provided in Attachment "A" to this document. The primary plant palette for the BMZ includes cacti, shrubs, ground cover and a hydroseed application, compatible with the adjacent natural open space area.



Note: Retaining wall location, height and setback are conceptual, subject to final engineering design.

Exhibit 4: MSCP Interface Slope Concept at R-9 Multi-Family



Note: Retaining wall location, height and setback are conceptual, subject to final engineering design.

Exhibit 5: MSCP Interface Slope Concept at R-9 and R-10 Multi-Family

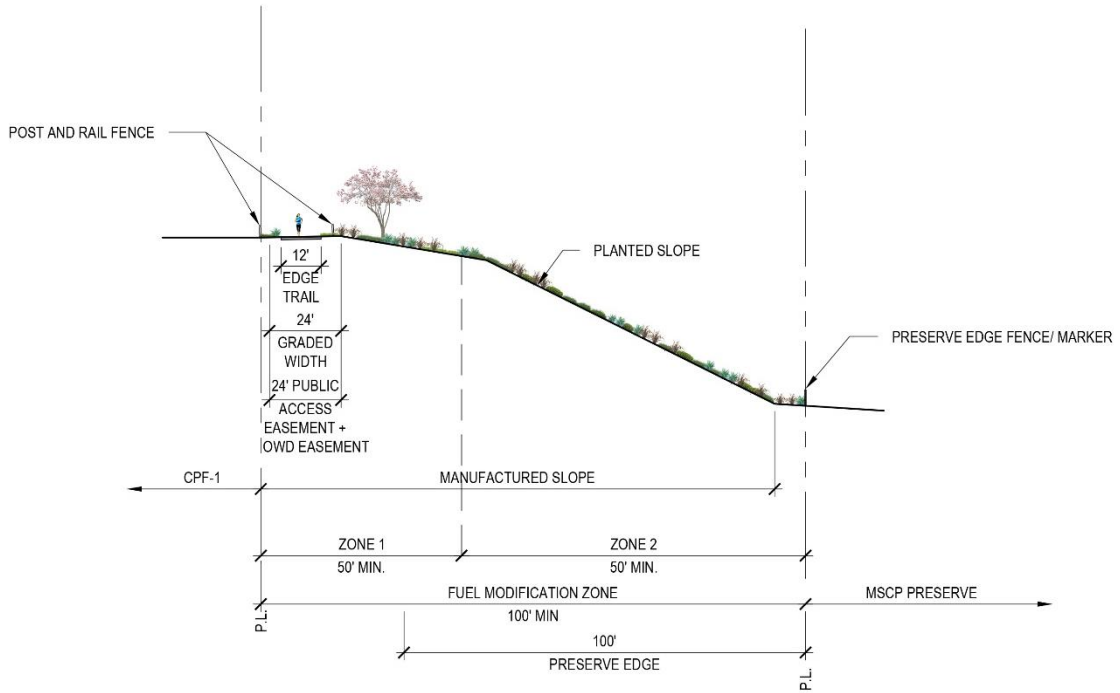


Exhibit 6: MSCP Interface Slope Concept at CPF-1

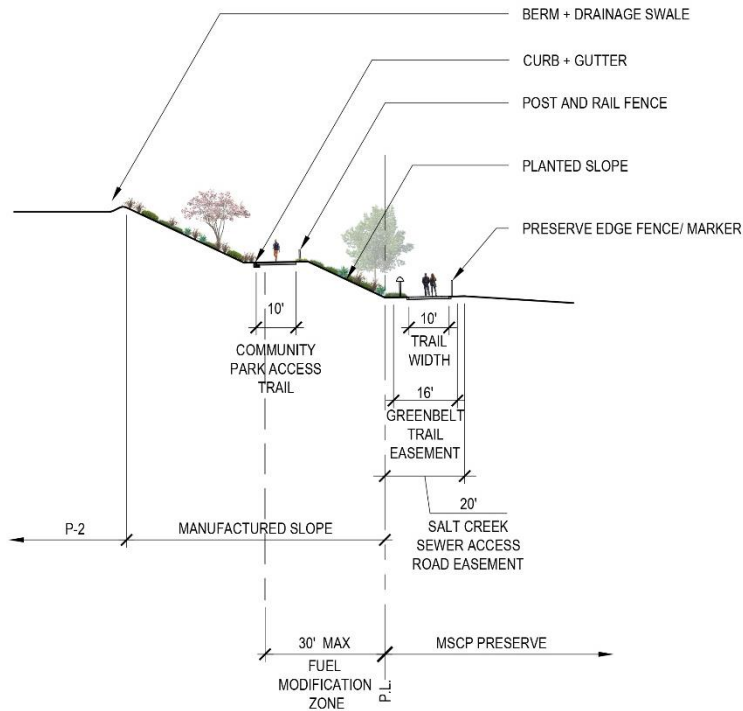


Exhibit 7: MSCP Interface Concept at P-2 Community Park

Plant Palette (MSCP Interface Slopes):

Botanical Name	Common Name
Trees	
<i>Cercis occidentalis</i>	Western Redbud
<i>Heteromeles arbutifolia</i>	Toyon
<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde
<i>Platanus racemosa</i>	California Sycamore
<i>Prosopis chilensis</i>	Chilean Mesquite
<i>Prunus ilicifolia 'ilicifolia'</i>	Hollyleaf Cherry
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus engelmannii</i>	Engelmann Oak
<i>Rhus lancea</i>	African Sumac
Shrubs, Cacti & Ground Covers	
<i>Agave attenuata</i>	Foxtail Agave
<i>Atriplex semibacatta</i>	Berry Saltbush
<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush

Botanical Name	Common Name
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Encelia californica	California Encelia
Encelia farinosa	Brittlebrush
Epilobium californicum	California Fuschia
Epilobium canum	California Fuschia
Galvezia speciosa 'Fire Cracker'	Bush Snapdragon
Heteromeles arbutifolia	Toyon
Isomeris arborea	Bladder Pod
Isocoma menziesii 'Manziesii'	Coast Goldenbush
Ivy hayesiana	San Diego Marsh Elder
Limonium perezii	Statice
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum
Nassella pulchra	Purple Needle Grass
Opuntia littoralis	Coastal Prickly Pear Cactus
Opuntia oricola	No Common Name
Phyla nodiflora	Kurapia
Rhamnus crocea	Redberry
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugarbush
Salvia apiana	White Sage
Simmondsia chinensis	Jojoba
Trichostema lanatum	Woolly Blue Curls
Viguiera laciniata	San Diego Sunflower
Yucca schidigera	Mojave Yucca
Yucca whipplei	Our Lord's Candle

Hydroseed Application

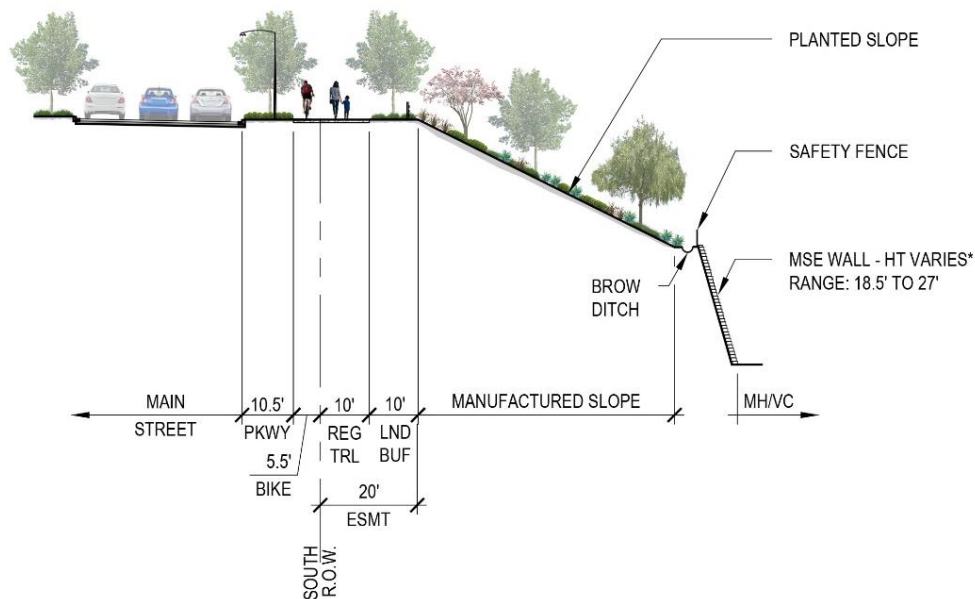
Acmispon americanus	Purshing's lotus
Acmispon heermannii	Heerman's lotus
Corethrogyne filaginifolia	Sand Aster
Cryptantha intermedia	Common cryptantha
Encelia farinosa	California Encelia
Ericameria palmeri	Palmer's goldenbush
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	Coastal California Poppy
Galium angustifolium	Narrow leaved bedstraw
Hazardia squarrosa	Sawtooth goldenbush
Helianthemum scoparium	Sun Rose
Hemizonia fasciculata	Common Tarplant
Isocoma menziesii	Menzies' goldenbush
Iva hayesiana	San Diego Marsh Elder
Lasthenia californica	Dwarf goldfields
Lasthenia gracilis	California Goldfields

Botanical Name	Common Name
Lupinus bicolor	Miniature Lupine
Lupinus excubitus	Grape soda lupine
Sisyrinchium bellum	Blue Eyed Grass
Viguiera laciniata	San Diego Sunflower

2. Internal Slopes

La Palmita Drive at Main Street

The slopes along La Palmita Drive at Main Street follow the grades within Village 8 East as they drop from north to south. At the northern edge, the top of the slope is at grade with Main Street and the slope design is integral to the Village Entry. The landscape concept within this corridor will incorporate the thematic Olive Tree from Village 8 West as it transitions into the community. **See Exhibit 8: Internal Slopes at La Palmita Drive and Main Street** for additional details. The plant palette for internal slopes is provided below. Varied-height trees, shrubs, and groundcovers will be utilized to undulate the surface of slopes and create dimension, variation and interest.



Note: Regional Trail/sidewalk and cycle track may meander in both north and south right-of-way and landscape buffer. Final alignment to be determined during final engineering.

Exhibit 8: Internal Slopes at Main Street and Palmita Drive

La Media Parkway at La Palmita Drive

The internal slopes within this corridor extend down from the residential development parcels north of La Media Parkway. The landscape concept will be a continuation of the landscape palette within Village 8 West. More ornamental shrubs, trees planted in a grove pattern and stone retaining walls will be utilized at the La Palmita Drive intersection to create a sense of arrival and entry and the Secondary Village Entry.

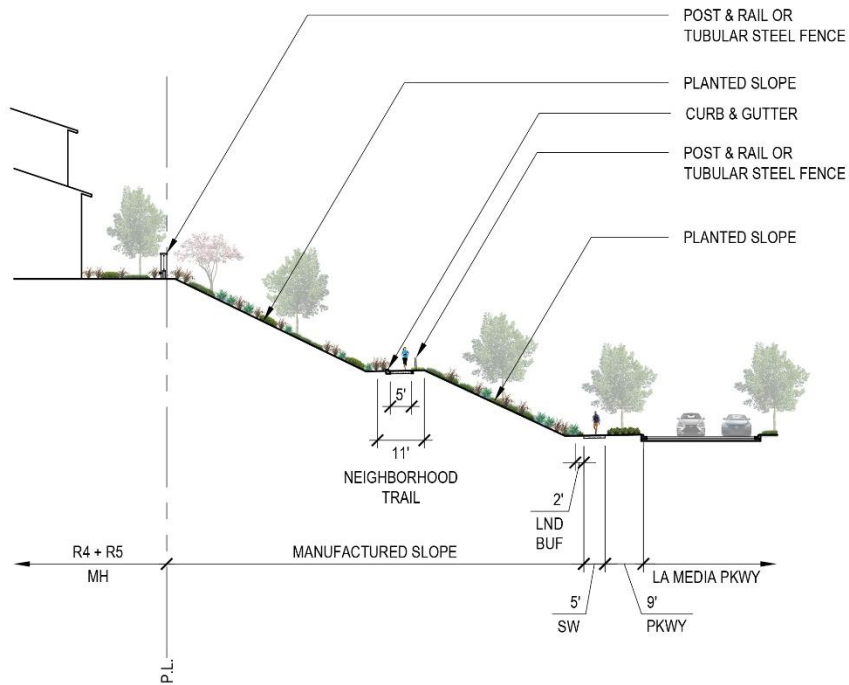


Exhibit 9: Internal Slopes at La Media Parkway and Palmita Drive

Plant Palette (Internal Slopes):

Botanical Name	Common Name
Trees	
Arbutus 'Marina'	Marina Strawberry Tree
Geijera parviflora	Australian Willow
Lophostemon confertus	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
Platanus racemosa	California Sycamore
Prosopis chilensis	Chilean Mesquite
Prunus ilicifolia 'ilicifolia'	Hollyleaf Cherry
Quercus agrifolia	Coast Live Oak
Rhus lancea	African Sumac
Shrubs, Ornamental Grasses & Ground Covers	
Agave attenuata	Foxtail Agave
Aloe species	Aloe
Atriplex semibacatta	Berry Saltbush
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Bougainvillea 'Oo-La-La'	Prostrate Bougainvillea
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Ceanothus cultivars	Ceanothus
Cistus species	Rockrose
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Echium fastuosum	Pride of Maderia
Encelia californica	California Encelia
Heteromeles arbutifolia	Toyon
Lantana 'Spreading Yellow'	Yellow Lantana
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Limonium perezii	Seafoam Statice
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum
Nassella pulchra	Purple Needle Grass
Phormium species	New Zealand Flax
Phyla nodiflora	Kurapia
Portulcaria afra 'Minima'	Elephant's Mat
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugarbush
Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary
Salvia apiana	White Sage
Simmondsia chinensis	Jojoba
Trachelospermum jasminoides	Star Jasmine
Hydroseed Application	
Baileya multiradiata	Desert Marigold

Botanical Name	Common Name
Camissonia cheiranthifolia	Beach Evening Primrose
Encelia farinosa	Brittlebrush
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Gaillardia pulchella	Indian Blanket
Gazania splendens	Gazania Splendens
Lasthenia californica	Dwarf goldfields
Limonium californicum	Coastal Statice
Linaria maroccana	Toad Flax
Lobularia maritima	Sweet Alyssum
Lupinus excubitus	Grape Soda lupine
Verbena tenuisecta	Moss Verbena
Viguiera laciniata	San Diego Sunflower

III. Community and Village Monument Concept

Entry landscape, features and monument signs identify the village and contribute to the establishment of the village design theme. A hierarchy of entries has been established to help direct visitors to community, village and neighborhood areas of the village. Community entry features include community monuments within the eastern portion of the Main Street and La Media Parkway medians and at the western entry plaza at the Multi-Modal Bridge. Unifying design elements will be utilized at the Main Street / La Palmita Drive intersection consistent with the established Village 8 West gateway entry theme at the La Media Parkway couplet. A complementary entry feature is planned at the intersection of La Media Parkway and La Palmita Drive. The conceptual locations are provided in **Exhibit 10: Conceptual Community and Village Monument Location Plan.**

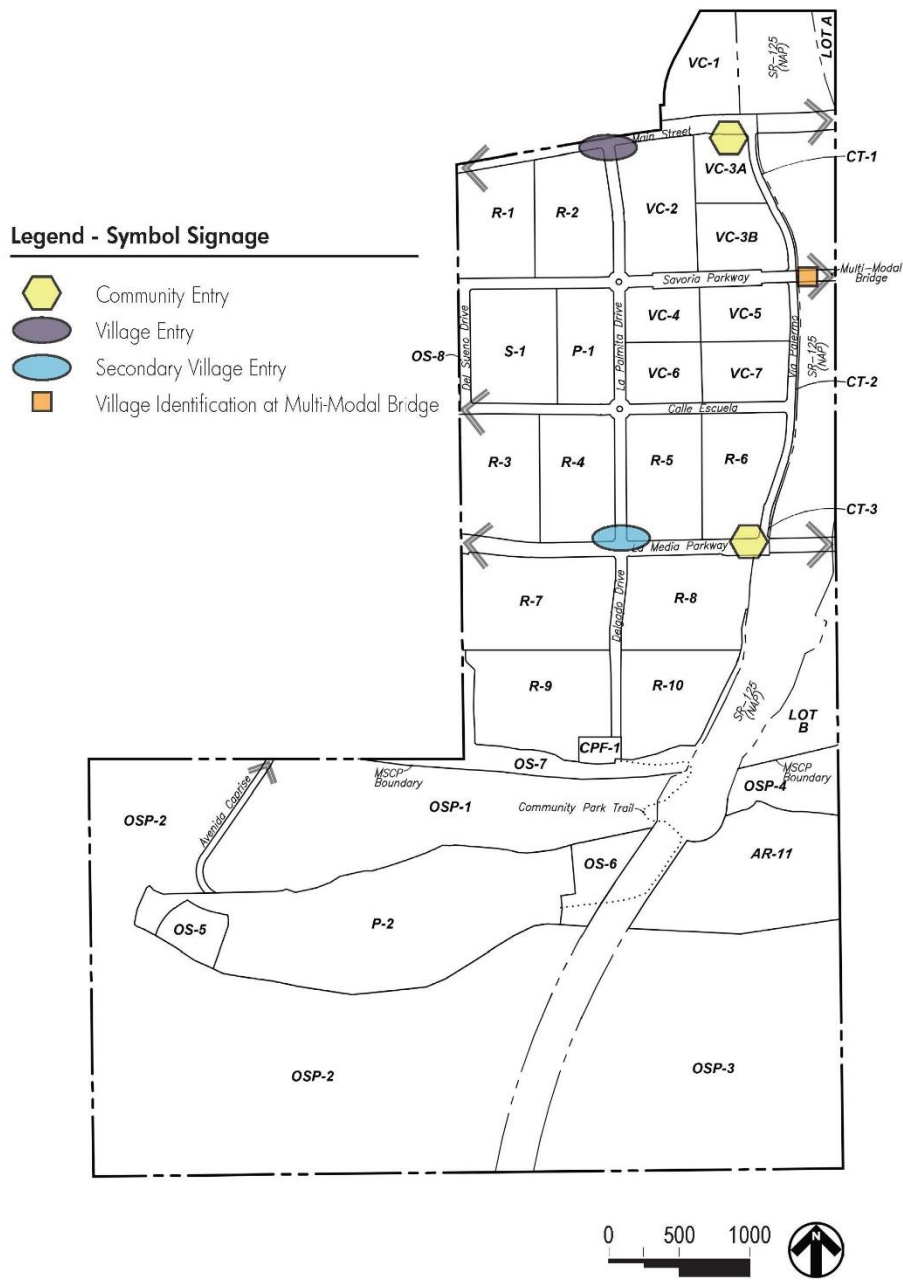


Exhibit 10: Conceptual Community and Village Monument Location Plan

A. Community Entry Monuments

Cota Vera community entry monuments are planned within the medians along Main Street and La Media Parkway west of the SR-125 interchange. This monument announces entry into the larger Cota Vera Community (Villages 8 West and East) and features a curved wall with the “Cota Vera” identification on the north side of the wall. Enhanced shrub planting and columnar planting frame the entry wall. Enhanced shrub planting and columnar planting frame the entry wall.

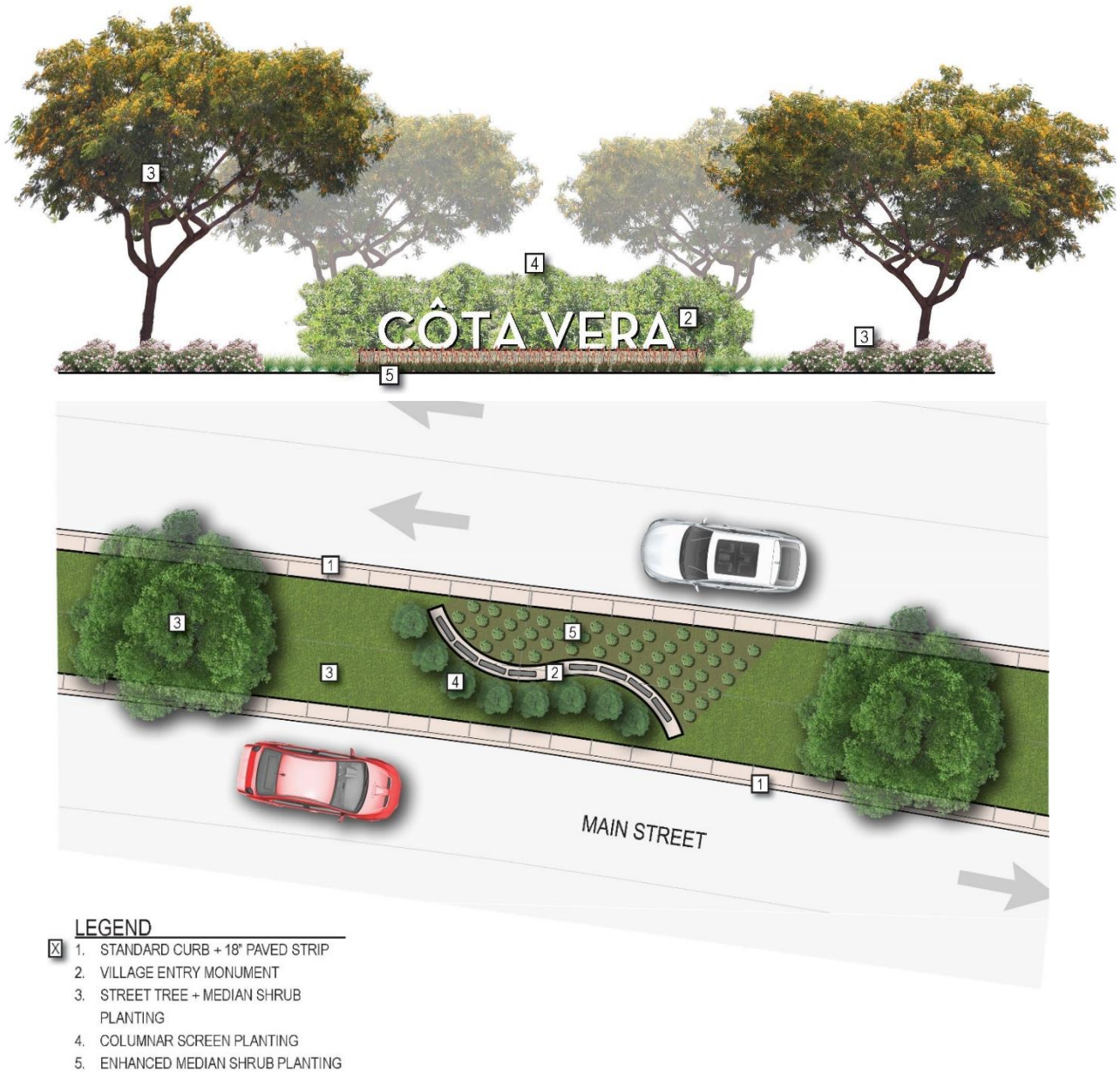
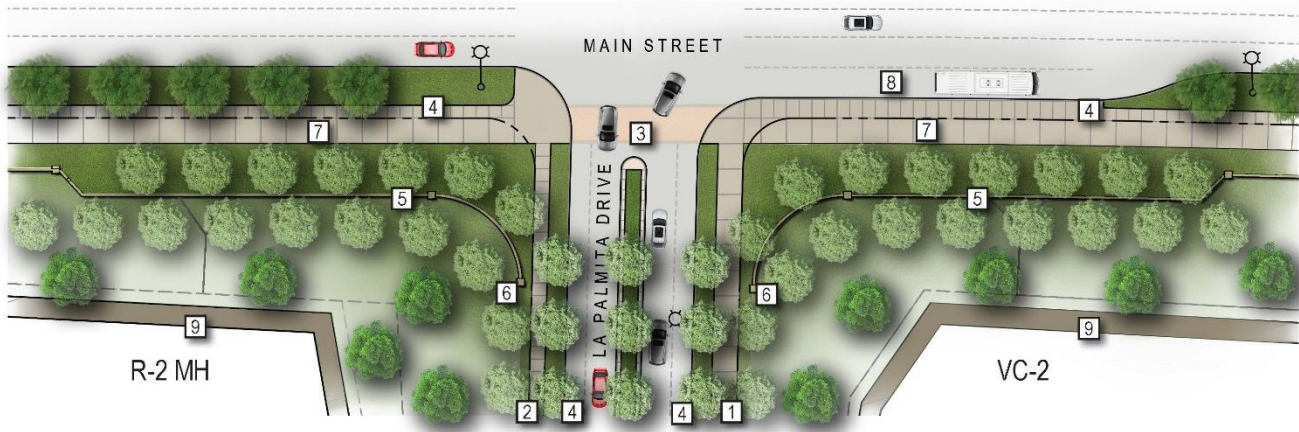


Exhibit 11: Conceptual Community Entry Monument

B. Village Entry – North Grove (Main Street)

The North Grove Village Entry at Main Street and La Palmita Drive comprised of a grove of olive trees and stone veneer retaining walls and pilasters marks the northern gateway into the community. This entry frames the south portion of the intersection and brings residents and visitors into the community through the heart of the Village Core. A variety of plant species representative of the agrarian landscape theme will be used to complement the European-inspired architectural theme of Village 8.



LEGEND

- 1. VILLAGE PATHWAY
- 2. SIDEWALK
- 3. ENHANCED CROSSWALK
- 4. BIKE PATH / LANE
- 5. ENTRY WALL WITH STONE VENEER & GROVE TREE PLANING
- 6. ENTRY PILASTER WITH STONE VENEER
- 7. REGIONAL TRAIL
- 8. BUS TURNOUT / EMERGENCY PARKING
- 9. MSE WALL

Exhibit 12: Village Entry Concept Plan (North Grove)

C. Secondary Village Entry – South Grove (La Media Parkway)

The Secondary Village Entry at La Media Parkway and La Palmita Drive is comprised of a grove of olive trees and a series of stone veneer retaining walls and pilasters marking the southern gateway into the community. This entry frames the north portion of the intersection and brings residents and visitors into the community through the heart of the Village Core. A variety of plant species representative of the agrarian landscape theme will be used to complement the European-inspired architectural theme of Village 8.



- LEGEND**
- 1. VILLAGE PATHWAY
 - 2. SIDEWALK
 - 3. ENHANCED CROSSWALK
 - 4. BIKE LANE
 - 5. ENTRY WALL WITH STONE VENEER & GROVE TREE PLANTING
 - 6. NEIGHBORHOOD TRAIL

Exhibit 13: Secondary Village Entry Concept Plan (South Grove)

D. Village Entry – Multi-Modal Bridge

The future multi-modal bridge will accommodate pedestrian, bicycle and NEV travel connecting the Village 8 East Village Core to future Village 9. This entry concept would create whimsical entry elements located in a plaza at the western end of the bridge. The plaza planned on the east side of the intersection of Savoria Parkway and Via Palermo will create a “landing” and gathering space and direct users to the signalized Via Palermo crossings. The conceptual design for the entry element may feature bright colors and patterns, lighting and the “Cota Vera” village identification. A “green” wall is planned as the backdrop to the village entry identification signage.

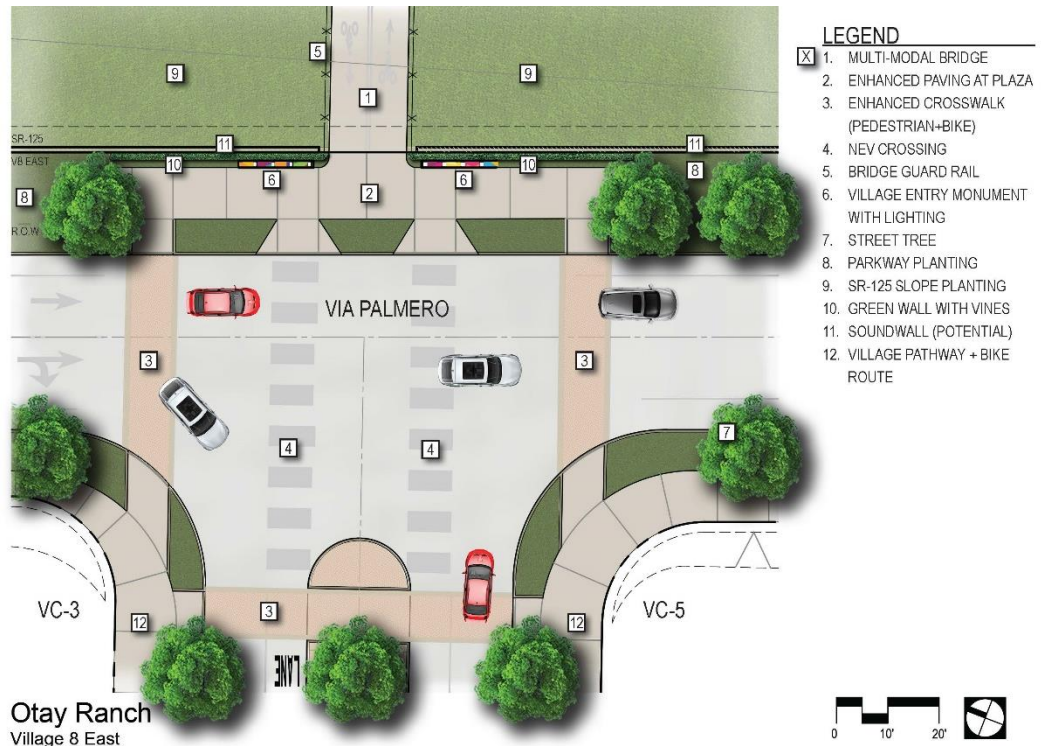
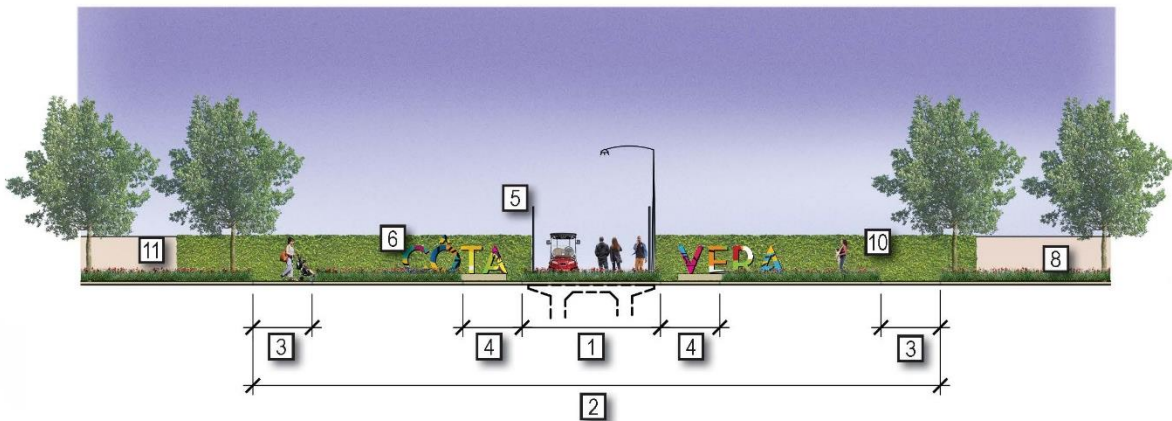


Exhibit 14: Village Entry Concept Plan (Multi-Modal Bridge)

Plant Palette (Village Entry):

Botanical Name	Common Name
Trees	
Arbutus 'Marina'	Marina Strawberry Tree
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle
Magnolia grandiflora	Magnolia
Olea europea 'Willsonii'	Fruitless Olive
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Tipuana tipu	Tipu Tree
Ulmus parvifolia 'Drake'	Drake Evergreen Elm
Shrubs, Ornamental Grasses & Ground Covers	
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Dianella species	Flax Lily
Lantana 'Spreading Yellow'	Yellow Lantana
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Festuca 'Marathon II'	Dwarf Tall Fescue
Phyla nodiflora	Kurapia
Senecio mandraliscae	Blue Chalksticks

IV. Streetscape Design Concept

Streetscapes are an important component in creating the village design theme. Streetscapes identify the edges of Village 8 East and major points of entry and serve as the unifying design theme. The streetscapes for the surrounding major streets will adhere to the Otay Ranch “ranch theme” landscape and must comply with the City Landscape Water Conservation Ordinance and Shade Tree Policy. Within the village, the design of the streetscapes will emphasize the village pedestrian-oriented concept by providing tree-shaded walkways, lighting, and shortened or enhanced crosswalks. The Conceptual Vehicular Circulation Plan shows the surrounding and internal street designations for the village. A description of each street classification and cross sections are provided to illustrate the conceptual street landscape plan. A comprehensive plant palette has been established for all streets within the SPA Plan area. In addition, a Street Tree Master Plan was prepared that connects Village 8 West and Village 8 East through a complementary street tree program. The conceptual design of proposed traffic calming measures is also provided.

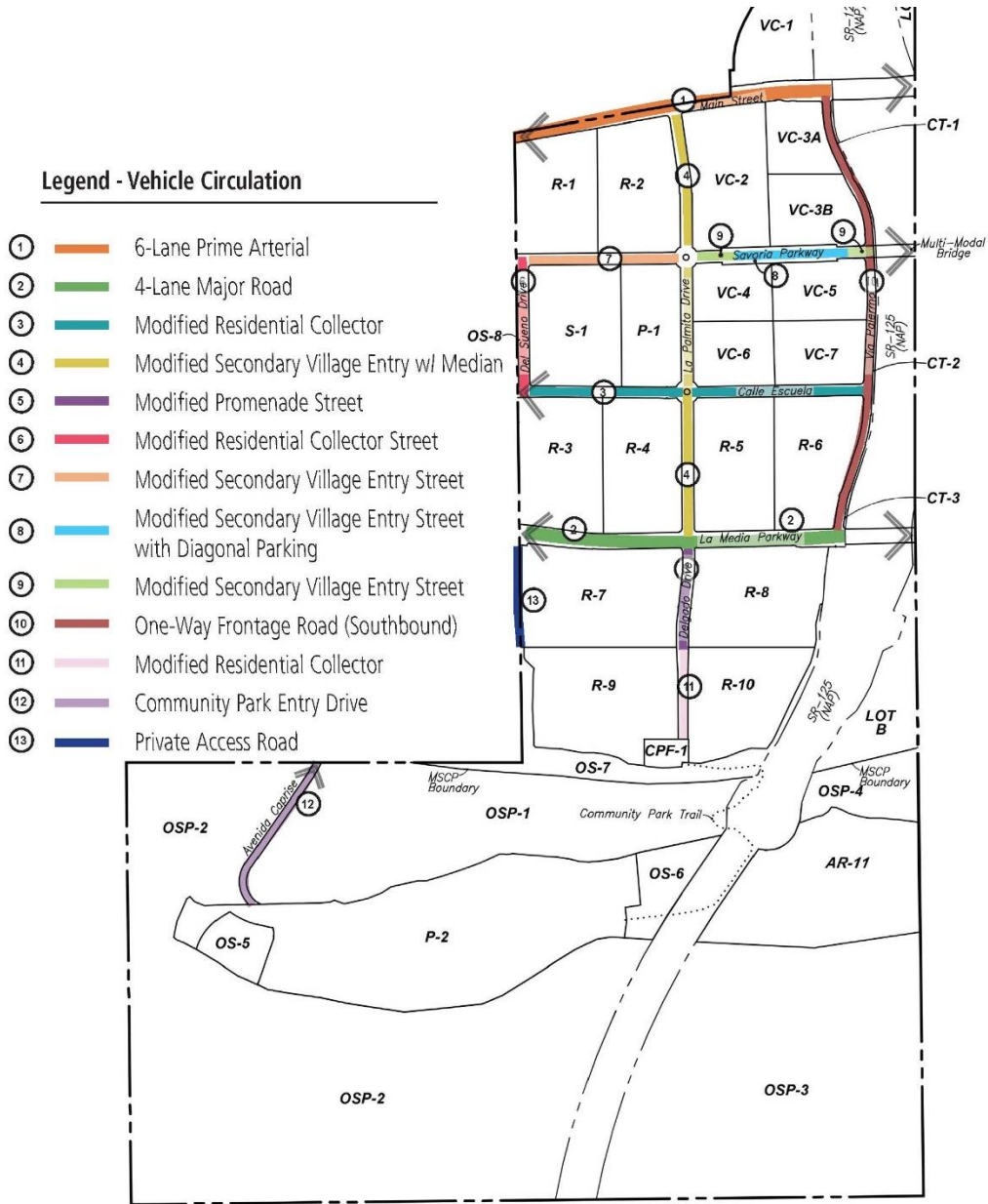


Exhibit 15: Conceptual Vehicular Circulation Plan

TREE LEGEND









SYMBOL	BOTANICAL NAME	COMMON NAME
	Lagerstromia indica 'Natchez'	Natchez Crape Myrtle
	Magnolia grandiflora 'Variety'	Magnolia
	Olea europea	Olive
	Platanus acerifolia 'Columbia'	London Plane Tree
	Pyrus calleryana 'Aristocrat'	Callery Pear
	Quercus Ilex	Holly Oak
	Tipuana tipu	Tipu Tree
	Ulmus parvifolia 'Drake'	Drake Elm



Exhibit 16: Conceptual Street Tree Master Plan

A landscape palette comprised of trees, shrubs, ornamental grasses, turf and ground cover has been prepared for the streetscape. This palette will be utilized across all of the streets described below.

Plant Palette (Streetscape):

Botanical Name	Common Name
Trees	
Arbutus 'Marina'	Marina Strawberry Tree
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle
Magnolia grandiflora	Magnolia
Olea europea 'Willsonii'	Fruitless Olive
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Tipuana tipu	Tipu Tree
Ulmus parvifolia 'Drake'	Drake Evergreen Elm
Turf	
Festuca Aquawise Sportsclub Mix (from seed)	Dwarf Tall Fescue (sod)
Cynodon dactylon 'Bandera'	Bandera Bermuda Turf
Paspalum vaginatum 'Seashore'	Aloha Seashore Paspalum
Shrubs, Ornamental Grasses & Ground Covers	
Carissa macrocarpa 'Boxwood Beauty'	Thornless Natal Plum
Dianella species	Flax Lily
Lantana 'Spreading Yellow'	Yellow Lantana
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Festuca 'Marathon II'	Dwarf Tall Fescue
Phyla nodiflora	Kurapia
Senecio mandraliscae	Blue Chalksticks

Thematic Street Trees:



Marina Arbutus



Natchez Crape Myrtle



Holly Oak

A. Six-Lane Prime Arterial - Main Street

The Main Street landscape design will be compatible with the established Otay Ranch design themes for arterial streets and the City’s Water Conservation Ordinance. The thematic street trees will be planted in the parkways and medians in consistently spaced rows. Community Entry monumentation and enhanced landscaping is also planned within the median west of SR-125.

Thematic Street Tree:



Tuscarora Crape Myrtle

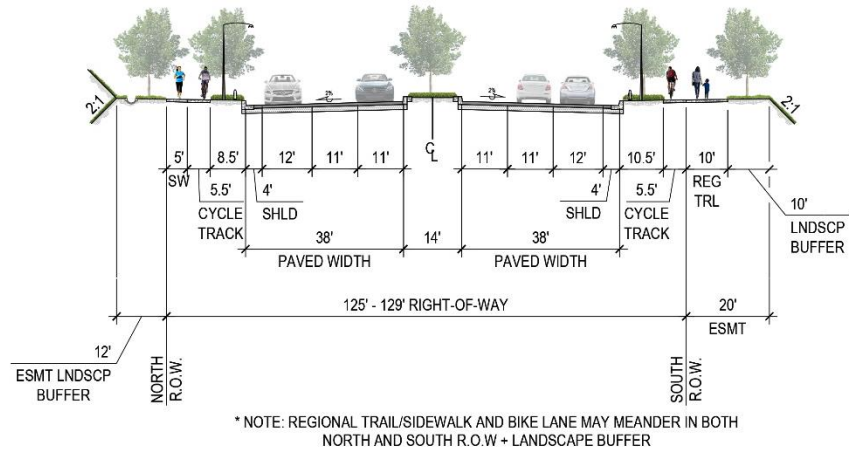


Exhibit 17: Six Lane Prime Arterial

Not to Scale

Main Street

B. Four-Lane Major Road – La Media Parkway

La Media Parkway is a four-lane major road that connects Village 8 West, Village 8 East and future Village 9. La Media Parkway includes an expanded 17-foot-wide Chula Vista Regional Trail, designed to provide a two-way NEV / cycle track and a separate pedestrian walkway on the south side. The thematic street trees will be planted in the parkways and medians in consistently spaced rows. Community Entry monumentation and enhanced landscaping is also planned within the median west of SR-125.

Thematic Street Tree:



Tipu Tree

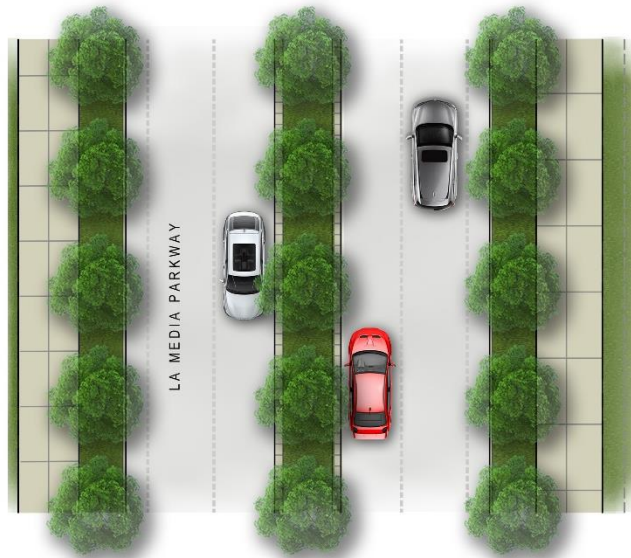
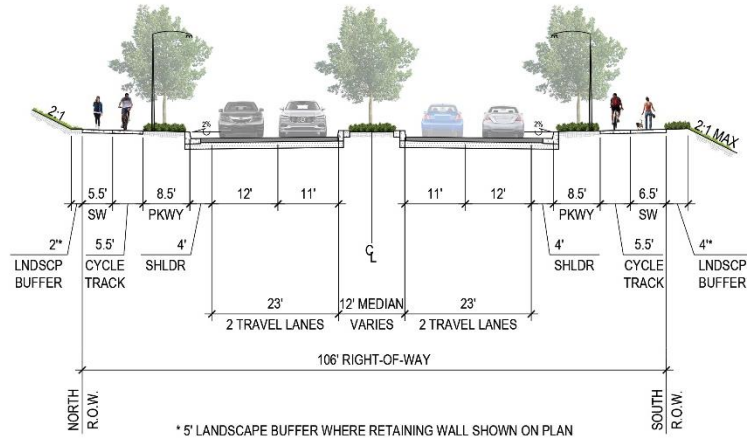


Exhibit 18: Four Lane Major Road

Not to Scale

La Media Parkway – Westerly project boundary to La Palmita Drive

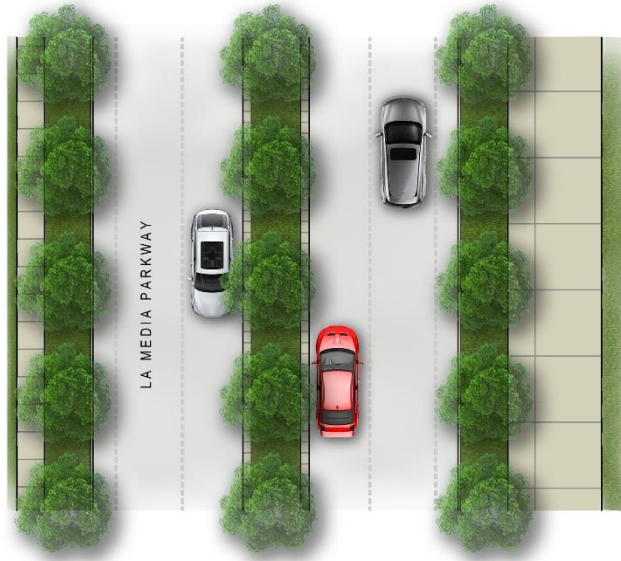
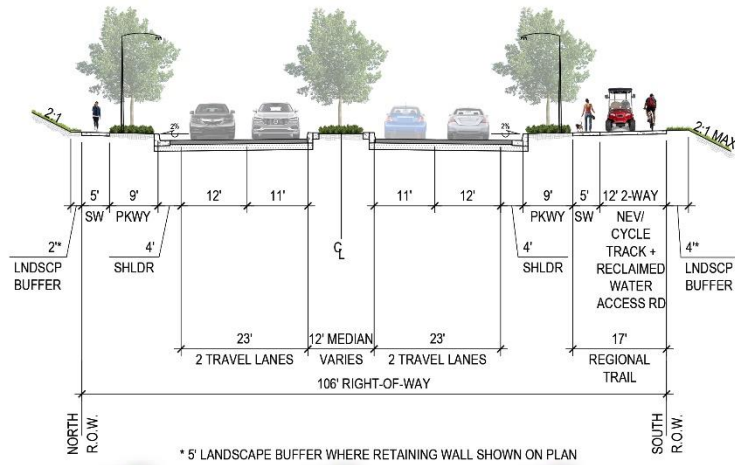


Exhibit 18: Four Lane Major Road (continued)

Not to Scale

La Media Parkway –La Palmita Drive to easterly project boundary

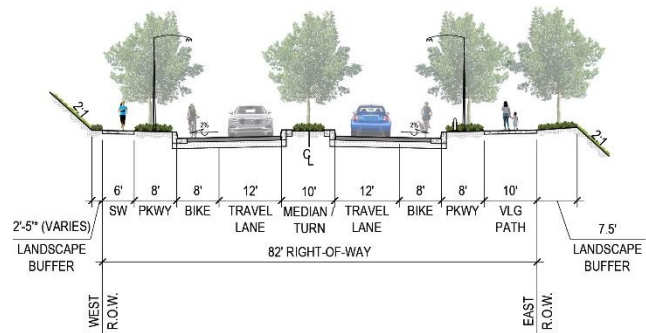
C. Modified Secondary Village Entry Street with Median - La Palmita Drive

La Palmita Drive is the primary north-south circulation street through Village 8 East. This street unifies the varied village land uses with a continuous village theme streetscape. The Village Pathway is the primary circulation route for pedestrian travel and provides a bicycle path separate from the roadway. The street design includes two travel lanes and Class 2 bike lanes. Trees will be planted in the parkways and medians in consistently spaced rows. The Village Pathway is located on the east side of the street and the Promenade Trail is on the west side.

Thematic Street Tree:



Callery Pear



*LANDSCAPE BUFFER VARIES DEPENDING ON SLOPE CONDITION

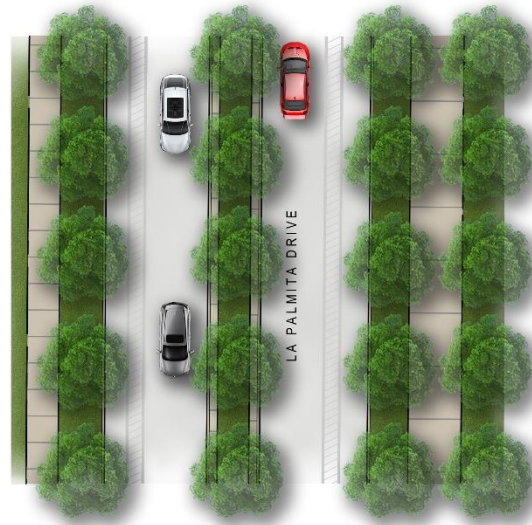


Exhibit 19: Modified Secondary Village Entry with Media

Not to Scale

La Palmita Drive

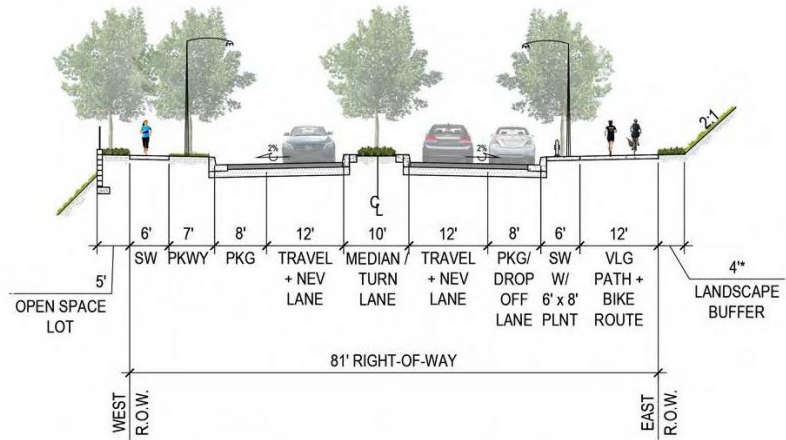
D. Modified Residential Collector - Del Sueño Drive

Del Sueño Drive is located along the western edge of the school site. This street features two travel lanes, a 10-foot median, the 12-foot-wide Village Pathway that accommodates a Class I Bike Lane and pedestrian access and parking / drop off lane. Trees will be planted in the parkways and medians in consistently spaced rows.

Thematic Street Tree:



Drake Elm



*5' MIN. LANDSCAPE BUFFER WHERE RETAINING WALL SHOWN ON PLANS



Exhibit 20: Modified Residential Collector

Del Sueño Drive

Not to Scale

E. Modified Secondary Village Entry Street -Savoria Parkway

Savoria Parkway is a key vehicular and east/west multi-modal link through the Village Core area that provides one of two connections to Via Palermo. Along the school and park, Savoria Parkway includes a 12-foot Village Pathway designed to accommodate an off-street Class I Bike Lane and pedestrians along the south side. The promenade trail is provided along the north side. Two travel lanes, parking/drop off-lane and a landscaped median and parkways are also planned. East of the roundabout, Savoria Parkway is expanded to provide for on-street NEV and vehicular, a 12-foot Village Pathway on both sides and head in parking. Trees will be planted in the parkways and medians in consistently spaced rows.

Thematic Street Tree:



Magnolia

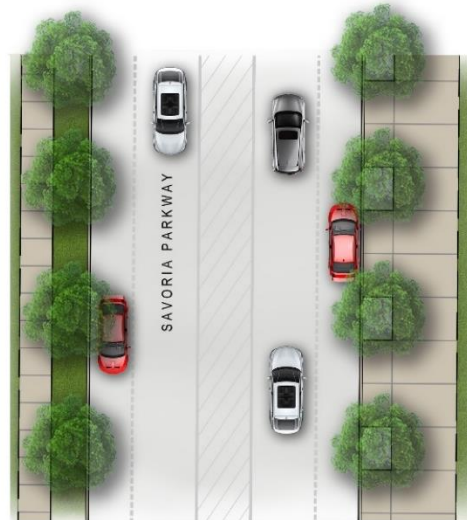
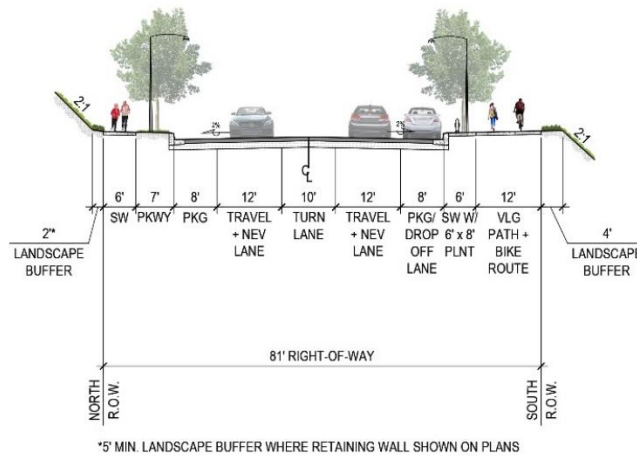


Exhibit 21: Modified Secondary Village Entry Street

Not to Scale

Savoria Parkway – west of La Palmita Drive

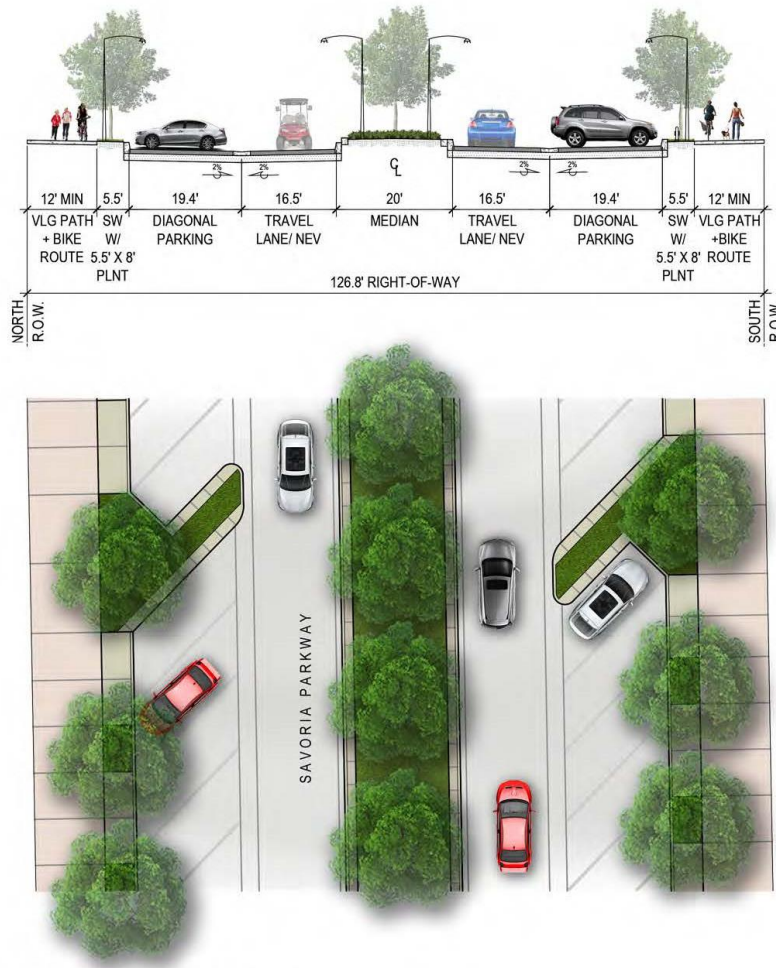


Exhibit 16: Modified Secondary Village Entry Street (Continued)

Not to Scale

Savoria Parkway – East of La Palmita Drive

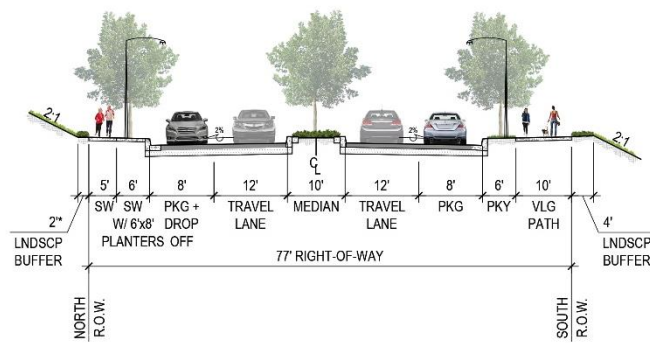
F. Modified Residential Collector - Calle Escuela

Calle Escuela is an east-west link from Village 8 West, through Village 8 East and providing one of two connections to Via Palmero, the SR-125 southbound frontage street. The Village Pathway provides an off-street pedestrian and bicycle connection adjacent to the elementary school and the neighborhood park. Parkway with tree planters and walkways extended to the curb are planned along the school and park site located adjacent to parking/drop off areas to facilitate pedestrian circulation. Parking is also permitted along the south side of Calle Escuela. Trees will be planted in the parkways and medians in consistently spaced rows.

Thematic Street Tree:



Natchez Crepe Myrtle



*5' MIN. LANDSCAPE BUFFER WHERE RETAINING WALL SHOWN ON PLAN

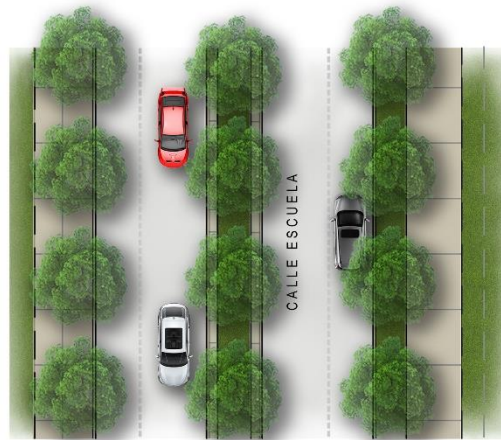


Exhibit 22: Modified Residential Collector

Not to Scale

Calle Escuela

G. Modified Promenade Street - Delgado Drive

Delgado Drive provides primary access to the residential neighborhoods located south of La Media Parkway. This two-lane roadway features a landscaped median and parkways, and the Village Pathway with parking provided on both sides of the street. The Promenade Trail is provided on the west side. Trees will be planted in the parkways in consistently spaced rows. The median is eliminated and the Promenade Trail transitions to a standard sidewalk south of Parcel R-7.

Thematic Street Tree:



Callery Pear

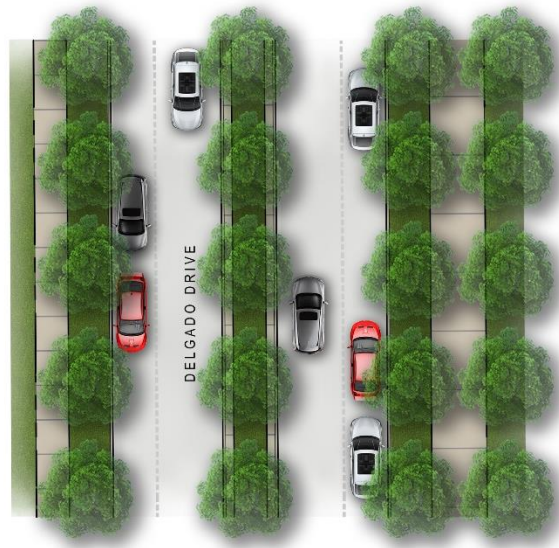
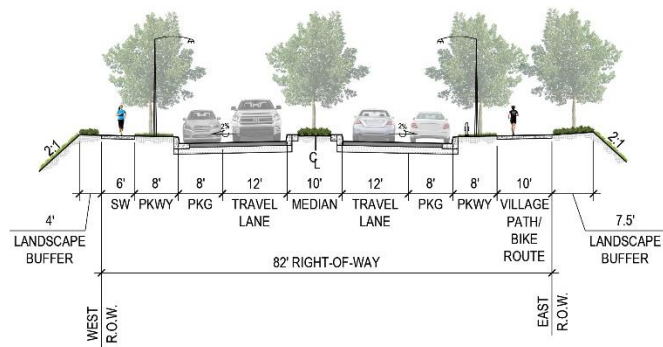


Exhibit 23: Modified Promenade Street

Delgado Drive – La Media Parkway to R-7

Not to Scale

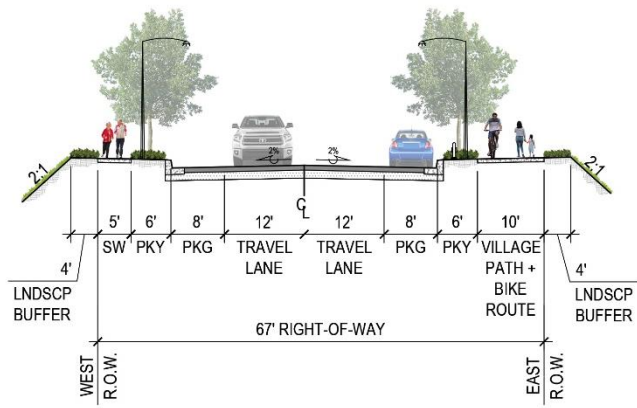


Exhibit 23: Modified Promenade Street (Continued)

Not to Scale

Delgado Drive – R-7 to CPF-1

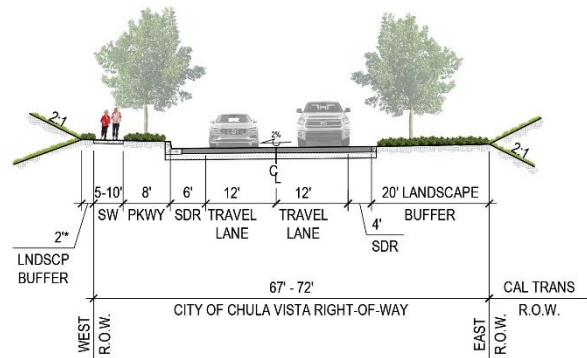
H. One-Way Frontage Road – Via Palermo

Via Palermo is a two-lane one-way frontage road providing southbound access to SR-125. Located along the eastern edge of Village 8 East, Via Palermo includes a 5/10-foot-wide Village Pathway/Sidewalk and a landscaped parkway on the west side. The eastern right-of-way includes a 20-foot-wide landscape buffer area designed to accommodate a plaza at the terminus of the multi-modal bridge, circulation and access for NEVs, bicycles and pedestrians and potential noise attenuation walls.

Thematic Street Tree:



Holly Oak



*5' MIN. LANDSCAPE BUFFER WHERE DOWN SLOPE OR RETAINING WALL SHOWN ON PLANS



Exhibit 24: One-Way Frontage Street (South Bound)

Not to Scale

Via Palermo

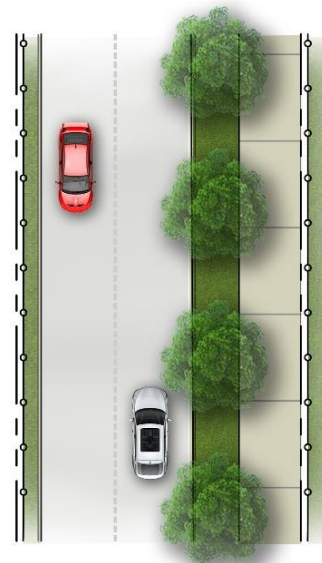
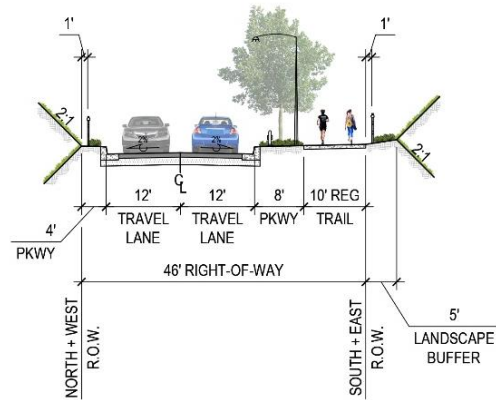
I. Community Park Entry Drive – Avenida Caprise

The Community Park Entry Drive provides a pedestrian and vehicular connection to the community park south of Village 8 East. The road features two travel lanes and the 10’ Chula Vista Regional Trail on the east side of the road providing views of the Otay Valley. A landscaped parkway on one side of the street and narrowed travel lanes are designed to slow traffic and create a comfortable pedestrian experience along this road. Landscaping on slopes created along the Community Park Entry Drive must be landscaped with native species consistent with the Village 8 East Preserve Edge Plan and the Approved Plant List (Attachment A).

Thematic Street Tree:



Holly Oak



Note: The Community Park Entry Drive (Avenida Caprise) was included in the adopted Village 8 West SPA and Tentative Map as an off-site improvement. This illustrative representation is consistent with the Village 8 West approved design and is provided for reference only.

Exhibit 25: Community Park Entry Drive

Not to Scale

Village 8 West Avenida Caprise

J. Private Access Road

The proposed Private Access Road is planned along the western edge of Parcel R-7. The proposed private road provided secondary access to the residential development parcels south of La Media Parkway. This two-lane private road includes a landscaped parkway and the Edge Trail on the western side, providing an additional connection to the Regional Trail along the south side of La Media Parkway.

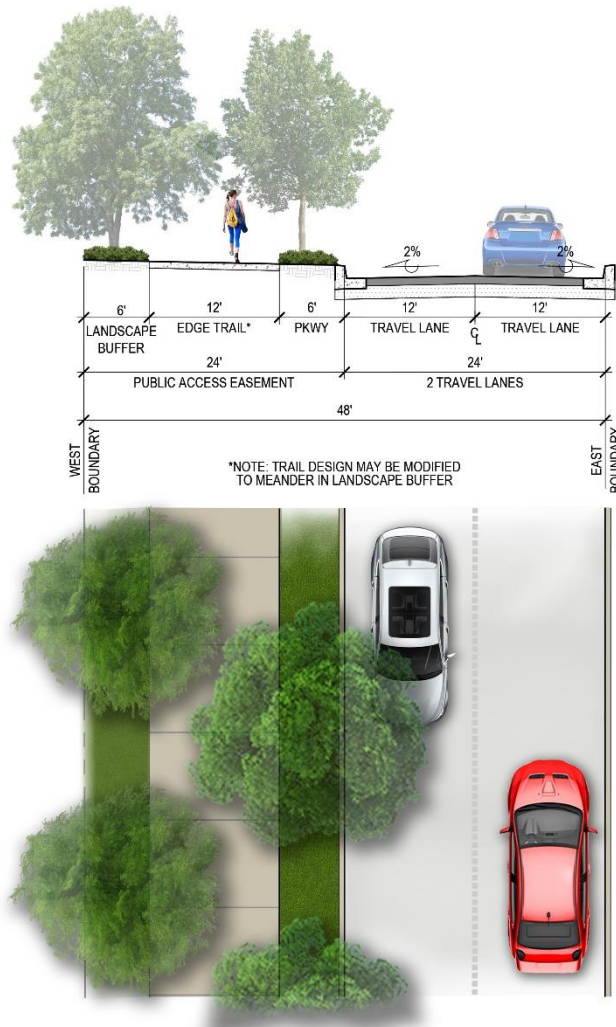


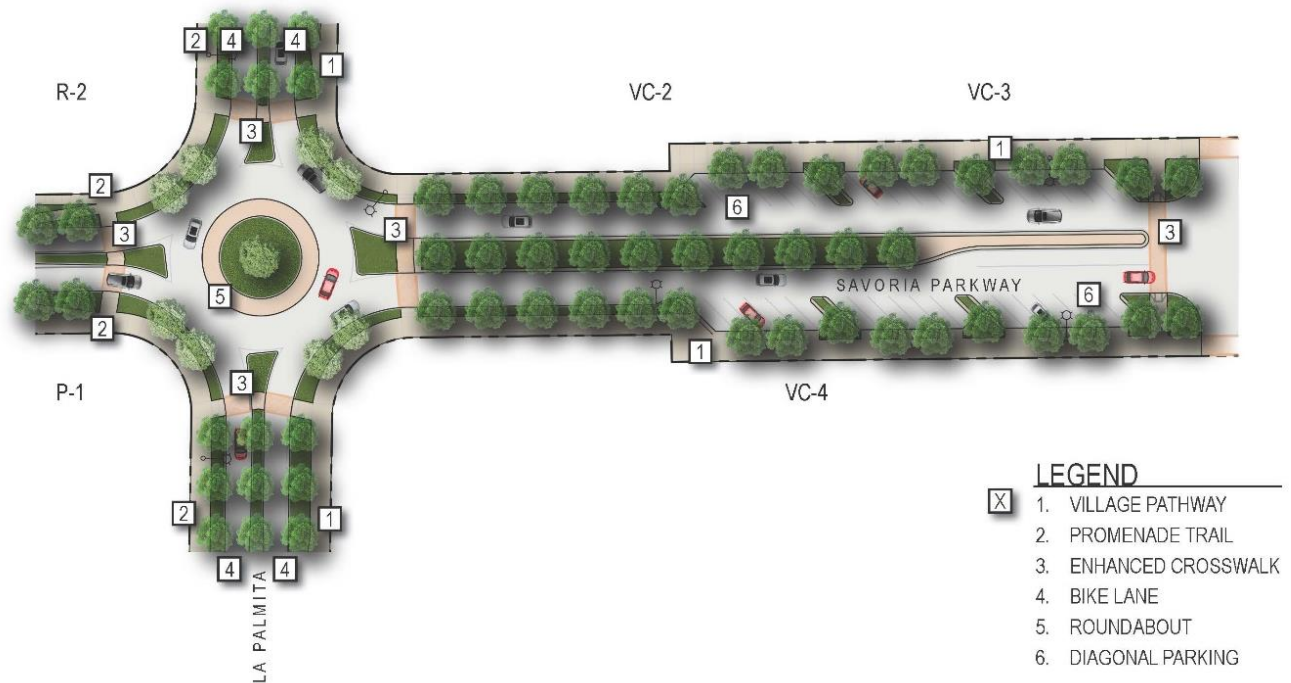
Exhibit 26: Private Access Road

Western Edge of R-7 to La Media Parkway

Not to Scale

K. Traffic Calming Measures

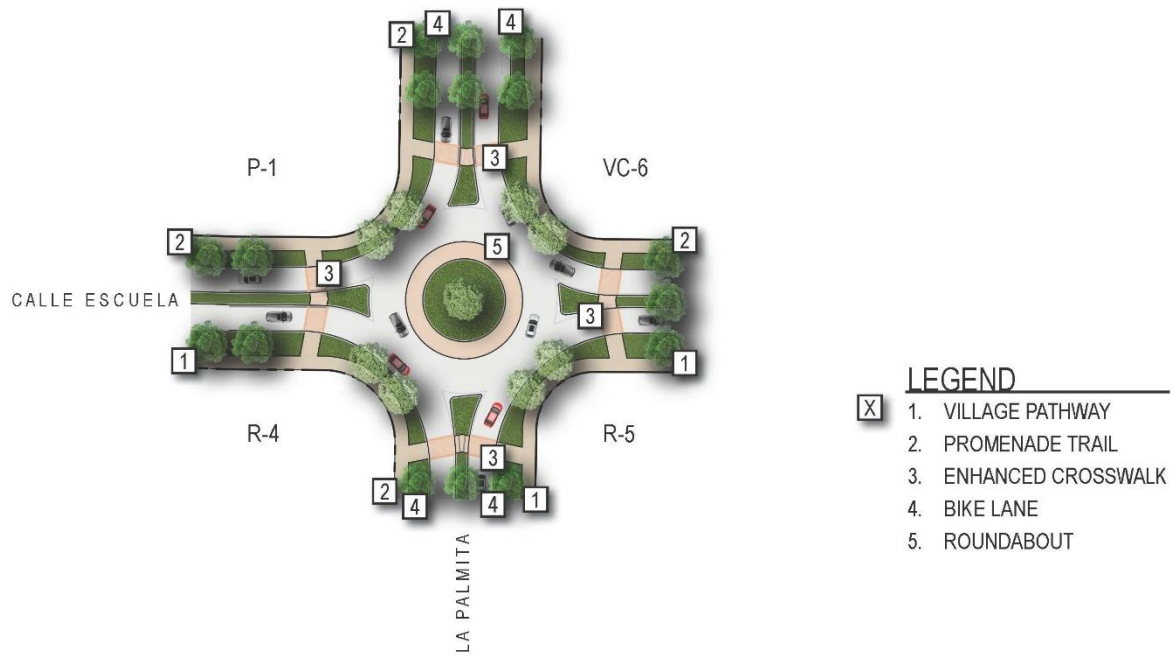
Traffic calming measures are planned along internal streets in Village 8 East. Roundabouts are planned at the intersections of La Palmita Drive and Savoria Parkway and La Palmita Drive and Calle Escuela. Roundabouts are designed to slow traffic through the roundabout but provide continuous movement through the roundabout. Roundabouts include a raised center landscaped island, special paving, splitter islands, accessible pedestrian crossings and pedestrian/bike refuge islands and ramps. The roundabout at Savoria Parkway creates a gateway into the Village Core. The conceptual roundabout designs are provided below.



Roundabout at La Palmita Drive & Savoria Parkway

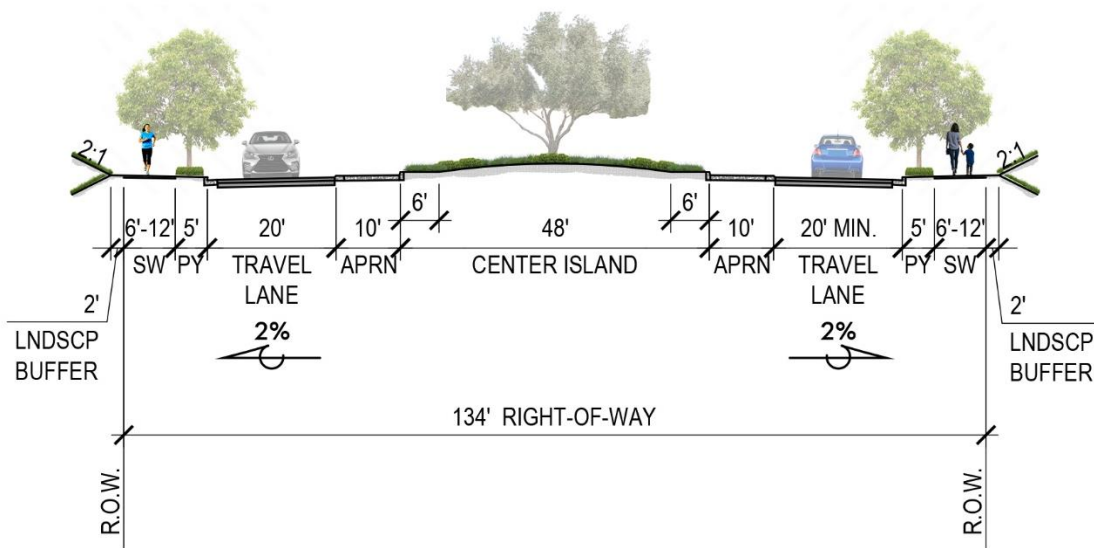
Exhibit 27: Conceptual Traffic Calming Measures

Not to Scale



- LEGEND**
- X 1. VILLAGE PATHWAY
 - 2. PROMENADE TRAIL
 - 3. ENHANCED CROSSWALK
 - 4. BIKE LANE
 - 5. ROUNDABOUT

Roundabout at La Palmita Drive & Calle Escuela



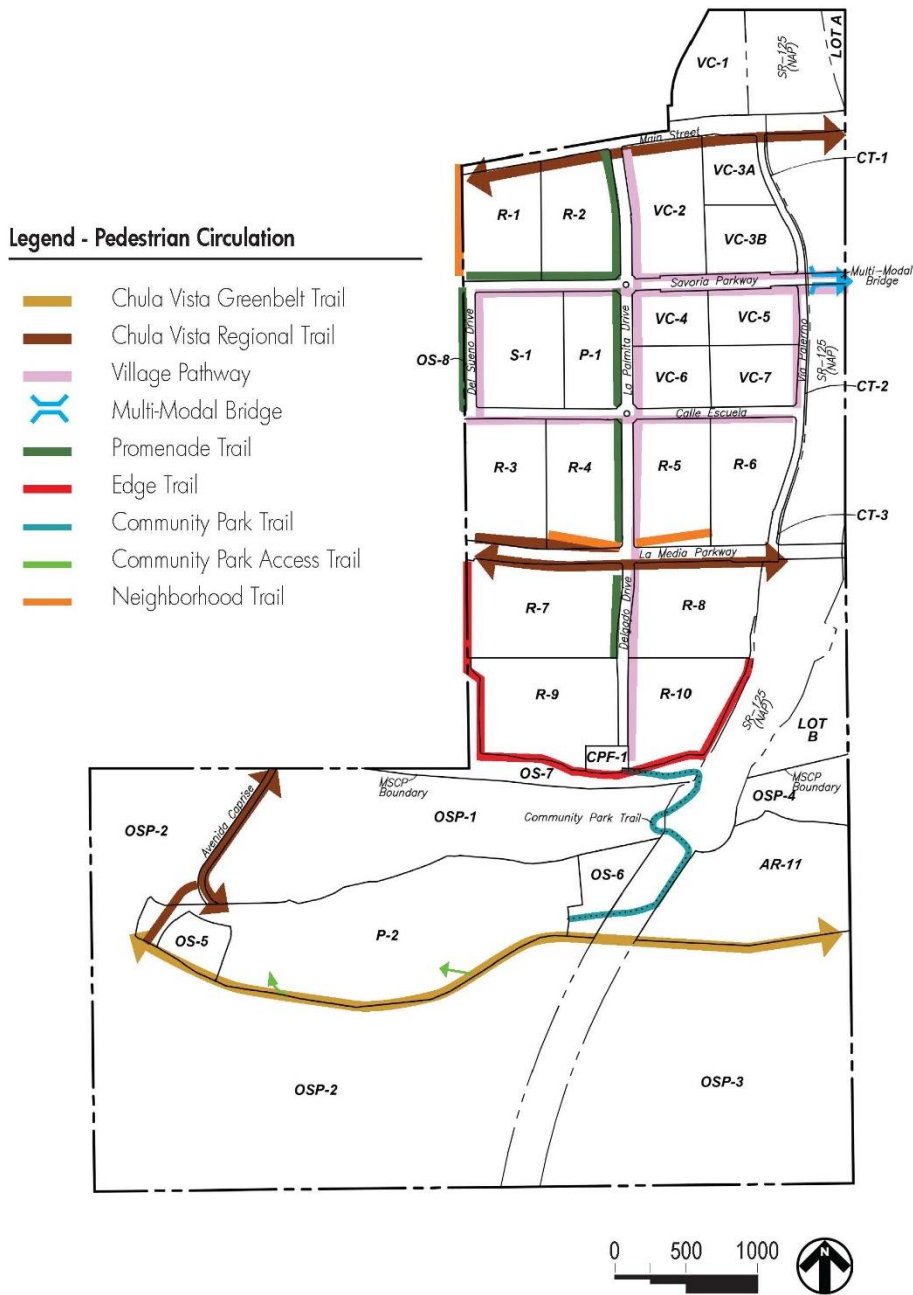
Typical Roundabout Cross Section

Exhibit 27: Conceptual Traffic Calming Measures (Continued)

Not to Scale

V. Conceptual Pedestrian Circulation Plan

A well-designed pedestrian circulation system is a fundamental component of the village concept. The previous Streetscape Design Concept section includes illustrations of pedestrian amenities including sidewalks and shade trees. This section describes the pedestrian circulation system in terms of the Otay Ranch, City and OVRP trail systems. An overall plan is provided as well as descriptions of the types of pedestrian paths provided in the Plan area.



Note: Retaining wall location, height and setback are conceptual, subject to final engineering design.

Exhibit 28: Conceptual Pedestrian Circulation Plan

A. Chula Vista Greenbelt Trail/Otay Valley Regional Park (OVRP) Trail

As described in the Chula Vista Greenbelt Master Plan, planned multi-use trails, including equestrian trails, would extend south from Salt Creek on the east side of Village 11, connecting with the Otay Lakes Trail just south of Village 11. At least one trail will extend westerly, on a maintenance road for the Salt Creek Sewer, on the north side of the Otay River Valley. This portion of the Greenbelt Trail is located south of Village 8 East. Access to this trail network from Village 8 East is provided via the Community Park Trail and the Regional Trail planned along Avenida Caprise. Access to the Community Park from the Greenbelt Trail is provided via Community Park Access Trail segments.

The OVRP Concept Plan also identifies a multi-use trail system through the Otay River Valley. The portion of the Greenbelt Trail described above coincides with the OVRP trail. Consistent with the Chula Vista MSCP, this trail is co-located within the existing Salt Creek Sewer maintenance road to avoid impacts to sensitive habitat in the river valley and control access along the Otay Ranch Preserve edge. A 3/4-mile segment of the Greenbelt Trail is within the Village 8 East SPA boundary. The surface treatment within the existing Salt Creek Sewer Easement is PMB – Processed Miscellaneous Base. The Greenbelt Master Plan requires surface treatment comprised of “Decomposed Granite / Concrete / Asphalt/Soil-stabilized treatment” and the OVRP Trail Guidelines require “D.G. or Native Soil” on Type “A” Trails. The existing surface treatment is consistent with these requirements. Proposed trail improvements are limited to fencing and signage within the easement area, to the satisfaction and approval of the Director of Development Services. Trail signage shall conform to the Greenbelt Master Plan.

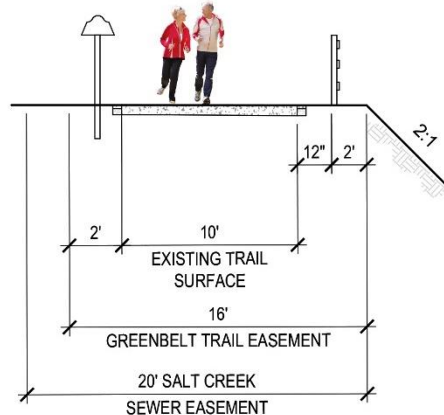
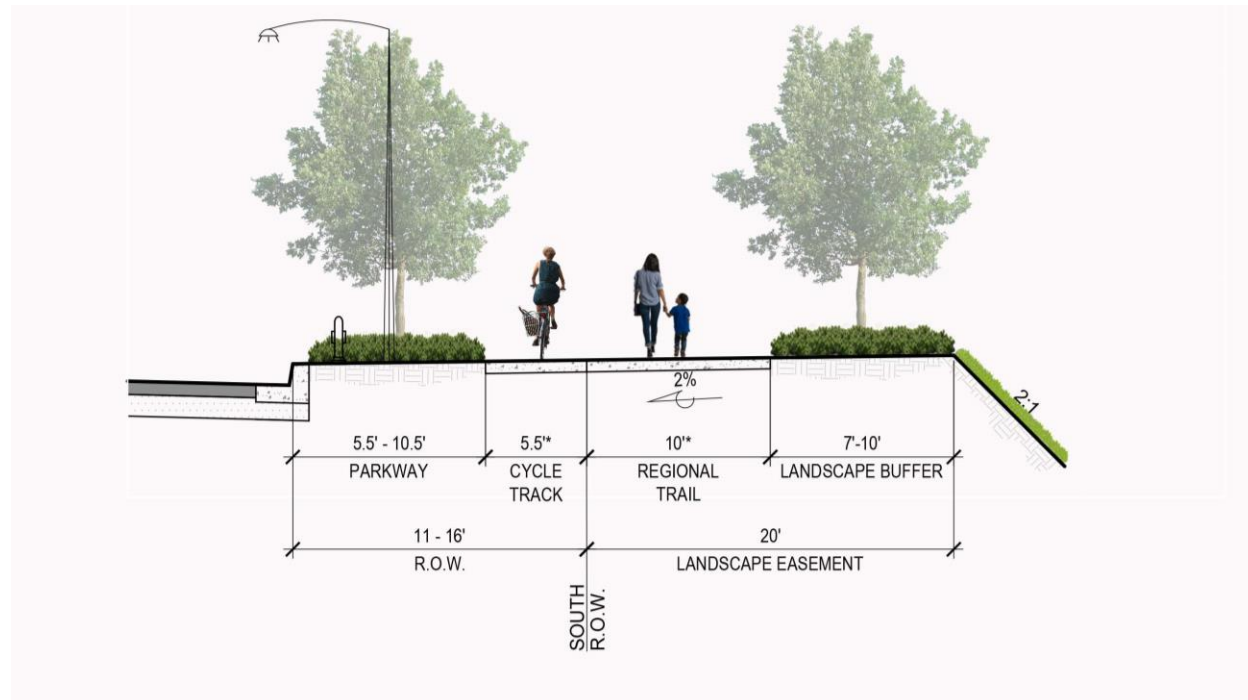


Exhibit 29: Chula Vista Greenbelt Trail

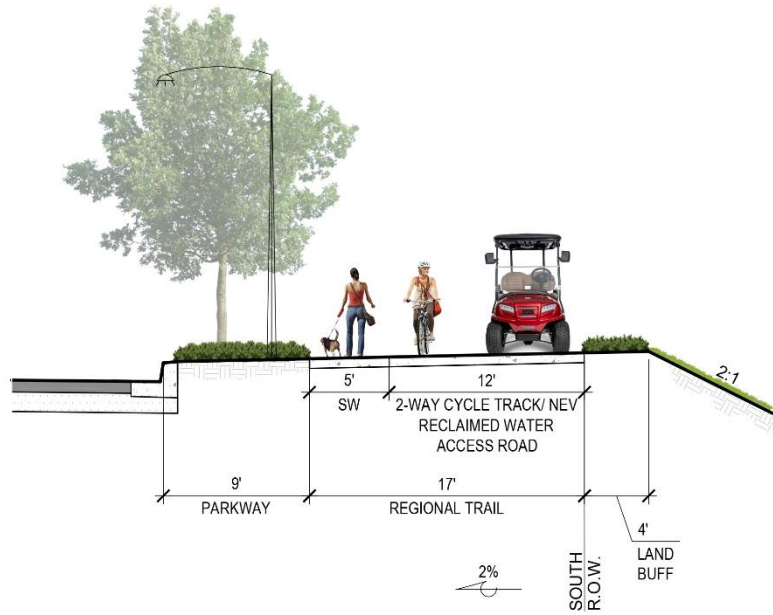
B. Chula Vista Regional Trail

The Chula Vista Regional Trail provides off-street pedestrian and bicycle connections throughout Chula Vista. Chula Vista Regional Trails are located on the south side of Main Street and south side of La Media Parkway. These trails are located adjacent to the roadways within landscape buffers. The trails are 10 -17 feet wide and may be decomposed granite or concrete. Regional Trail segments serve a variety of users including pedestrians, bicyclists and NEVs as shown below. The Regional Trail along Main Street will meander within the 10’ buffer to accommodate the bus turnout and the location of potential trail amenities. Trail signage shall be subject to Director of Development Services approval.

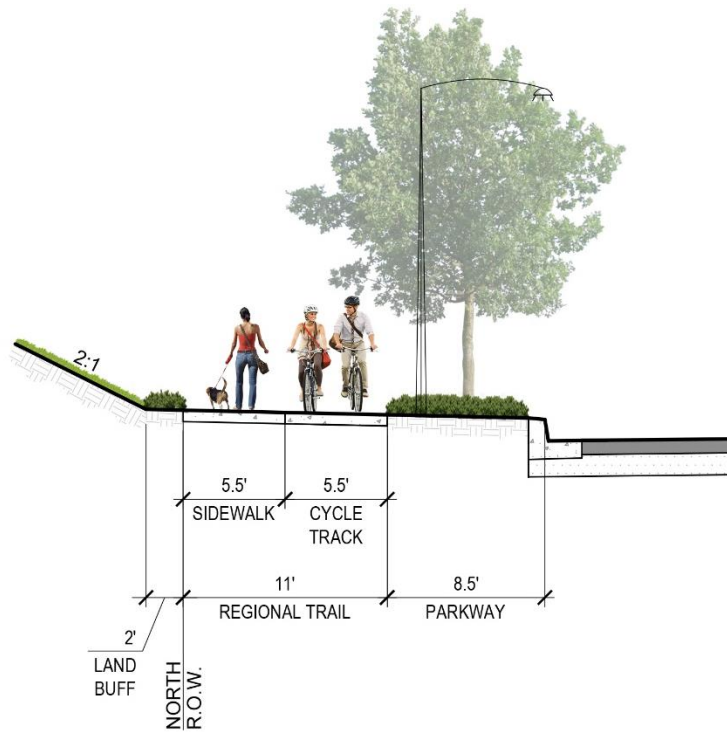


Main Street (South ROW)

Exhibit 30: Chula Vista Regional Trail

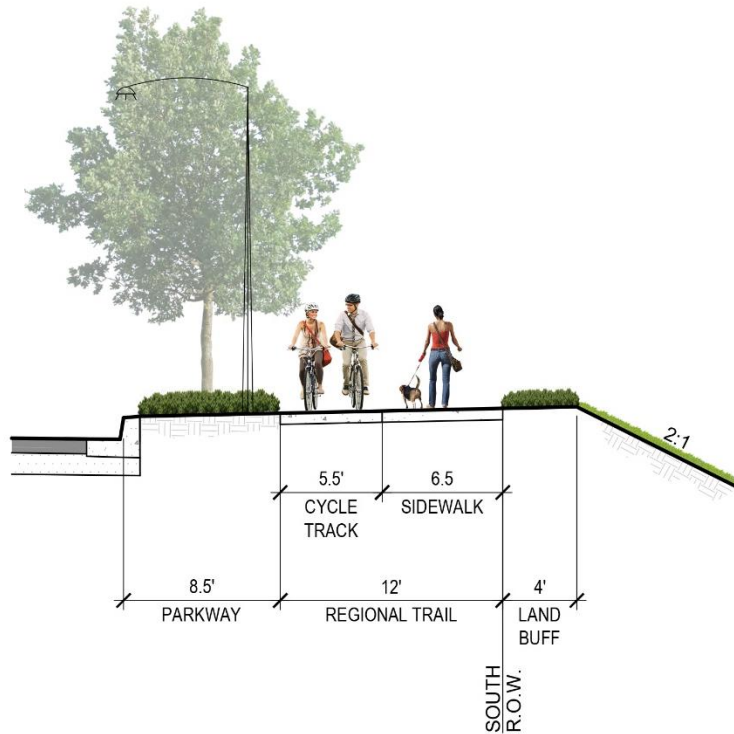


La Media Parkway – La Palmita Drive to easterly project boundary (South ROW)

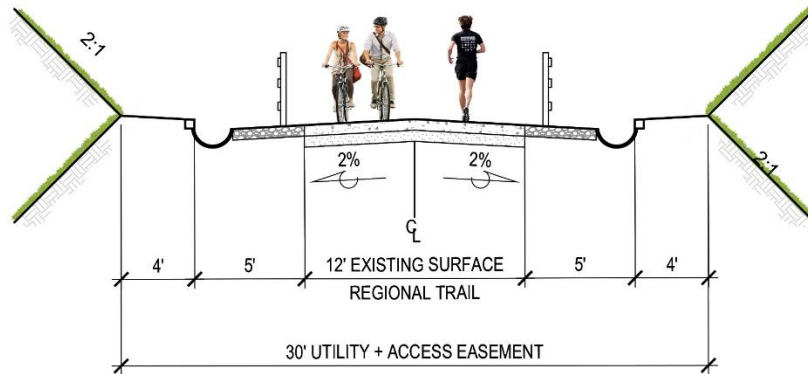


La Media Parkway – Westerly project boundary to La Palmita Drive (North ROW)

Exhibit 30: Chula Vista Regional Trail (Continued)



La Media Parkway – Westerly project boundary to La Palmita Drive (South ROW)



NOTE: * POST AND RAIL FENCE LOCATIONS TO BE DETERMINED IN FIELD

South of Avenida Caprise to Chula Vista Greenbelt Trail

Note: Grading and surface improvements within the 30' Utility & Access Easement were approved with the Village 8 West SPA, Tentative Map and Grading Plan as an off-site improvement. Implementation of the Regional Trail component within the 30' utility corridor is limited to fencing, to be determined based on field conditions. This illustrative representation is consistent with the approved design and is provided for reference only.

Exhibit 30: Chula Vista Regional Trail (Continued)

C. Village Pathway

Village Pathways are inter-village multi-purpose paths that link all of the Otay Valley Parcel villages and provide access to the regional transit stations. The Village Pathway is a 10 to 12 feet concrete path, separated from the street by a landscaped, tree-lined parkway. The Village Pathway may be colored concrete (Davis, Otay Ranch Tan) with a light brush finish.

The Village Pathway is proposed to extend through the village core along both sides of Savoria Parkway. Both pedestrians and bicyclists are accommodated off-street through the core area. The Village Pathway also extends through Village 8 East along La Palmita Drive, from Main Street south to La Media Parkway and then south along Delgado Drive to the CPF-1 Site. The pedestrian network continues via the optional Edge Trail and the Community Park Trail, providing a continuous connection to the P-2 Park and the Chula Vista Greenbelt Trail. Additional segments of the Village Pathway are also planned adjacent to the school and park to provide for off-street pedestrian and bicycle access.

A Multi-Modal bridge over SR-125 provides a NEV, bicycle and pedestrian connection to neighboring Village 9.

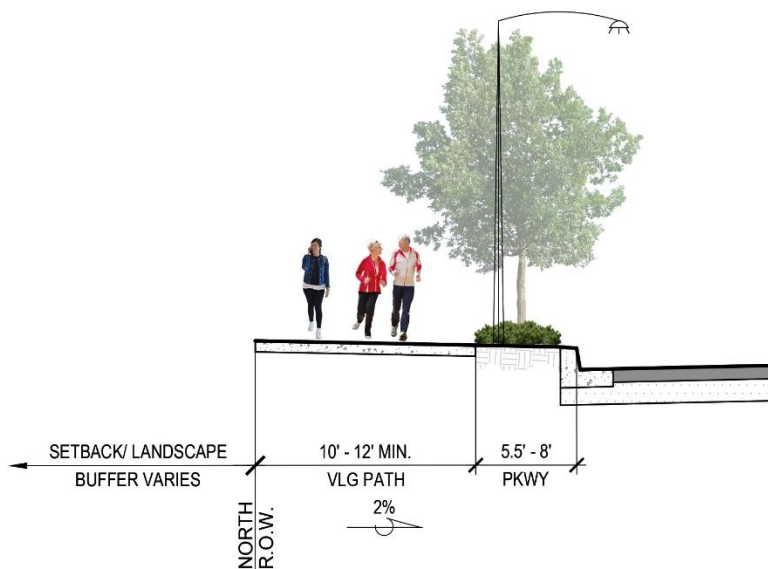
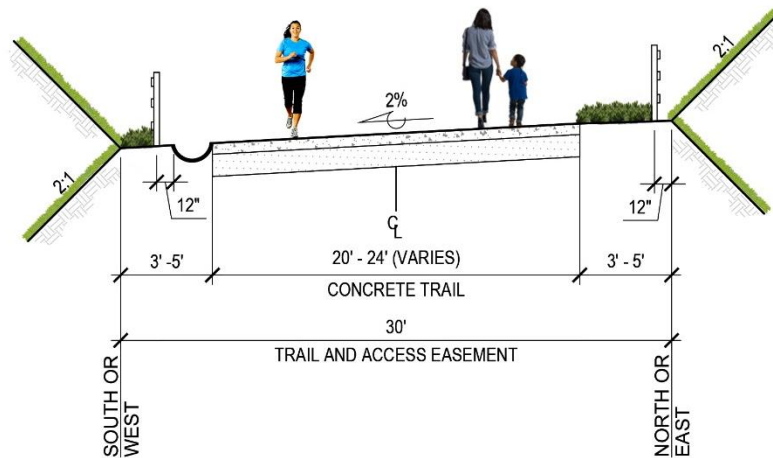


Exhibit 31: Village Pathway

D. Community Park Trail with Emergency/Maintenance Access

The Community Park Trail provides direct pedestrian access between Village 8 East, the Community Park and the Chula Vista Greenbelt Trail system located in the Otay River Valley. This trail is co-located with utilities necessary to serve Village 8 East and the Community Park and AR-11 and is comprised of a 20 foot concrete surface and post and rail fencing, as necessary. Secondary emergency access to the Community Park and maintenance access for the public utilities are also provided along this corridor. The facility is widened to 24 feet to provide vehicular access between P-2 and AR-11. Portions of the Community Park Trail are within the MSCP Preserve. Please see Village 8 East Preserve Edge Plan for additional details.



Note: Utilities shown for reference only – Trail co-located with utility corridor

Exhibit 32: Community Park Trail

E. Community Park Access Trail

The Community Park Access Trail segments are planned within the Community Park to provide direct access to the Chula Vista Greenbelt Trail. These trails are located along the southern edge of the Community Park. Trail improvements include a 10' minimum trail surface, post and rail fencing, as necessary and trail signage. The final design to be determined during final park design and may be modified to address drainage.

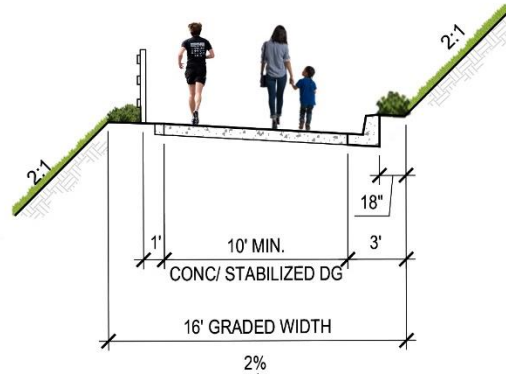
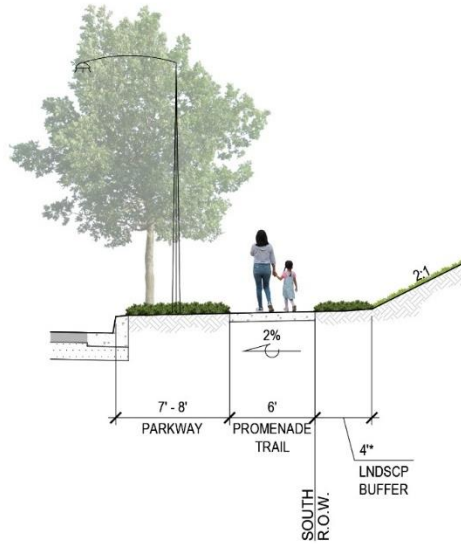


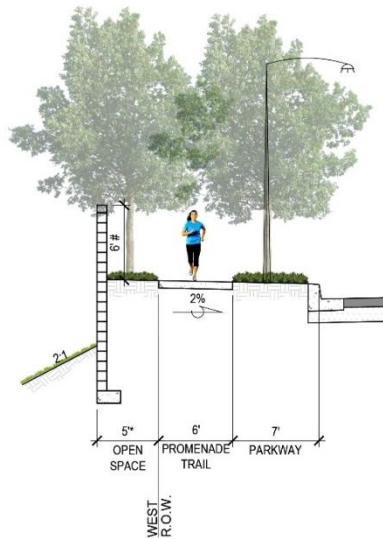
Exhibit 33: Community Park Access Trail

F. Promenade Trail

The Promenade Trail is a 6-foot-wide paved sidewalk enhanced with shade trees and may include pedestrian-scaled lighting. Promenade Trails in the village provide wider tree-lined walks designed to enhance the pedestrian experience and convenience throughout the village.



Promenade Trail along La Palmita Drive



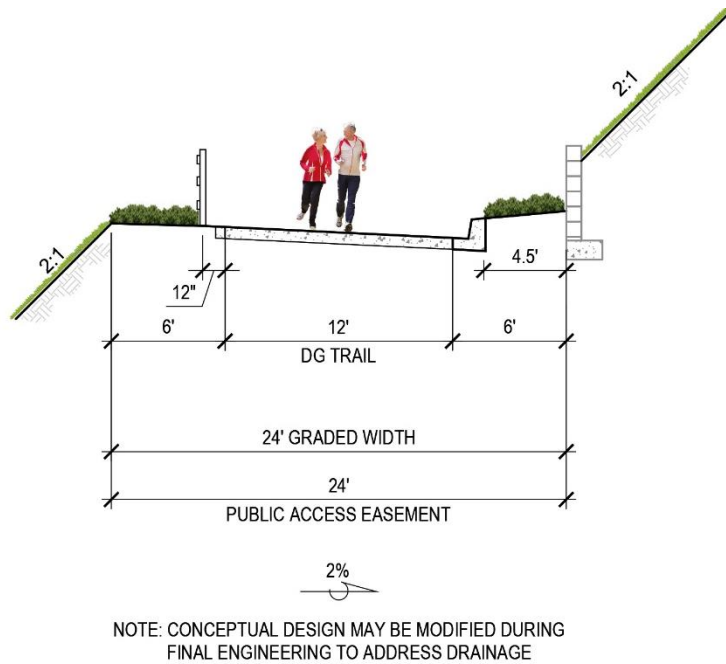
*5' MIN. LANDSCAPE BUFFER WHERE RETAINING WALL SHOWN ON PLANS
 # FINAL WALL HEIGHT TO BE DETERMINED BY SOUND STUDY

Promenade Trail along west side of Del Sueno Drive

Exhibit 34: Promenade Trail

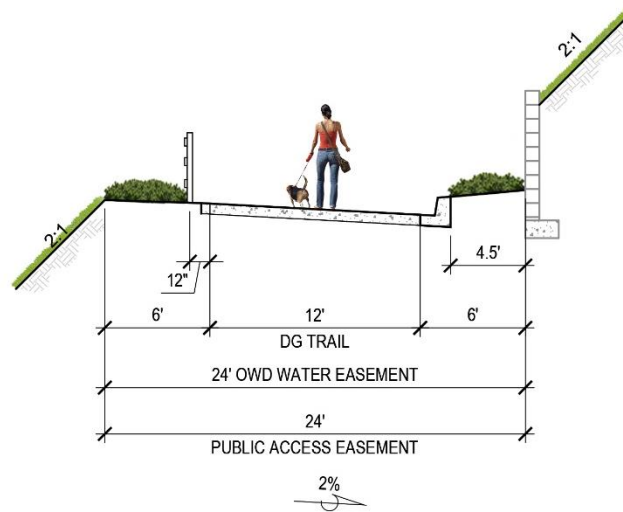
G. Edge Trail

The Edge Trail is comprised of 12-foot-wide D.G. trail within a 24-foot wide Public Access Easement at the perimeter of the neighborhoods south of La Media Parkway (R-7, R-9 and R-10) and provides a pedestrian linkage between the Regional Trail on La Media Parkway and the Community Park Trail leading to the Community Park and Chula Vista Greenbelt Trail system in the Otay River Valley. A portion of this trail segment will be located within a 24-foot wide utility easement along the southern edge of Village 8 East. The Edge Trail is conceptual. The design may be refined during final engineering to address drainage.



Edge Trail at perimeter R-7, R-9 and R-10. See TM Street Section 13 for Edge Trail condition at R-7.

Exhibit 35: Edge Trail



Edge Trail within OS-7

Note: If trail grade exceeds 5%, trail surface may be concrete. Conceptual design may be modified during final engineering to address drainage.

Exhibit 36: Edge Trail

H. Neighborhood Trail

The Neighborhood Trail is a 5-foot-wide trail connects neighborhoods R-4 and R-5 to the Chula Vista Regional Trail along La Media Parkway. If trail grade exceeds 5%, the trail surface shall be concrete. The Neighborhood Trail design is conceptual. The design may be modified during final engineering to address drainage.

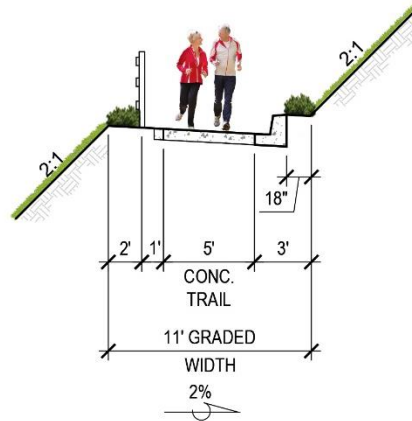


Exhibit 37: Neighborhood Trail

VI. Village Park Concept

As described in the Chula Vista Parks and Recreation Master Plan, Village 8 East is planned to include a public neighborhood and community park. The P-1 neighborhood park is located adjacent to the Village Core area adjacent to the site designated for an elementary school. The P-2 Community Park is located south of Village 8 East, adjacent to the Otay River Valley. The Active Recreation (AR-11) site is located southeast of Village 8 East, within the SPA boundary; however, the design will be addressed by the City of Chula Vista (property owner) in the future. Public park facilities within Village 8 East are further described below. The final design of the public parks may be refined or modified during the Park Master Plan process to include other facilities or amenities that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City's parks mission.

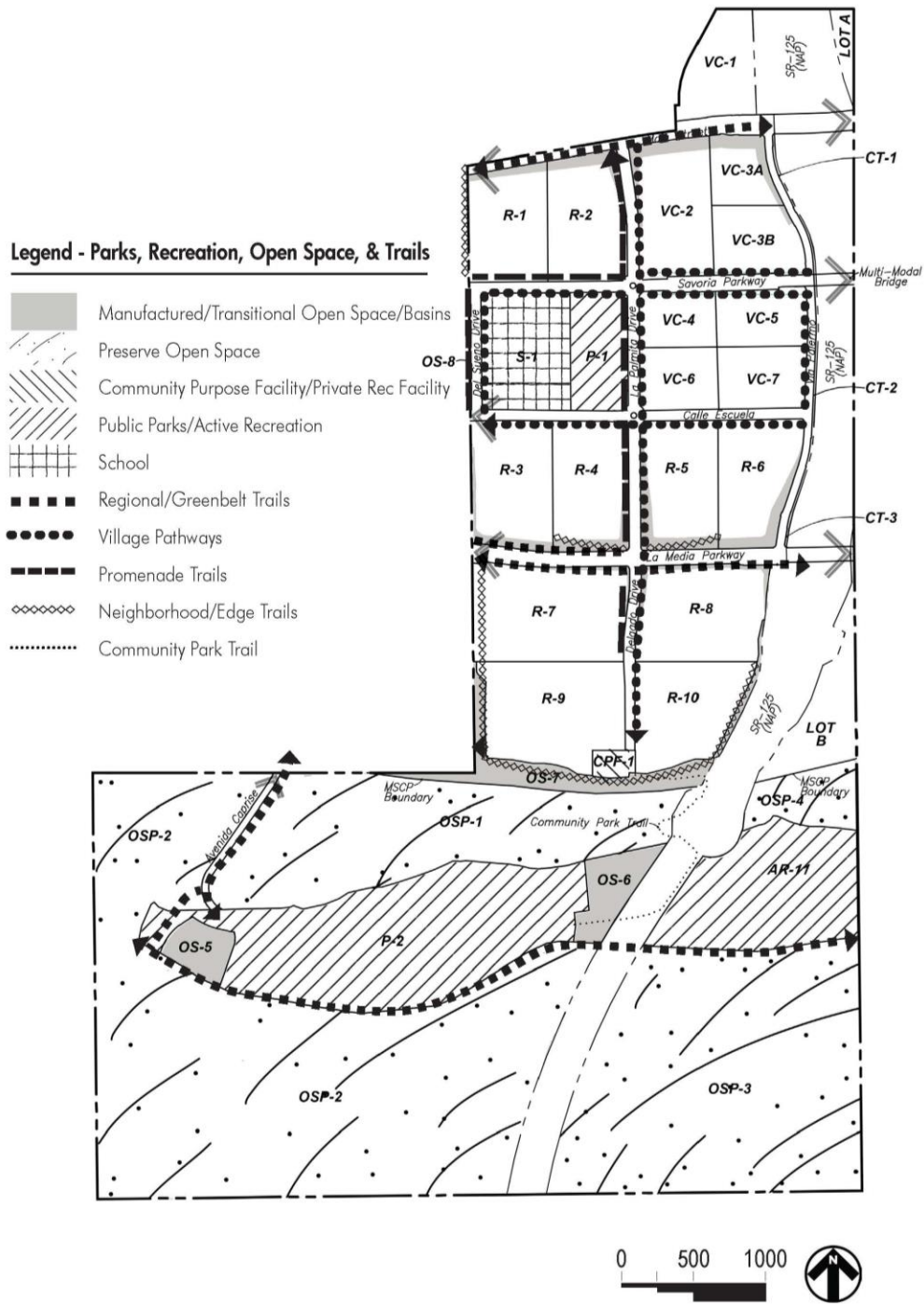


Exhibit 38: Parks, Recreation, Open Space and Trails Plan

A. P-1 Neighborhood Park

The 6.5 acre (net) public neighborhood park located adjacent to the elementary school will provide active and passive recreational opportunities. The location adjacent to the elementary school creates an expanse of open space and combines active recreational activities conveniently located within the village core. Access to the adjacent school site should be coordinated with park site design and be appropriate for the street grades, potentially along the northern and eastern edges. Park amenities will be in conformance with the requirements of the City Park and Recreation Master Plan (2018) and may include multi-purpose open lawn areas, ball field(s), sports courts, picnic shelters, a dog park, tot lot(s) and restroom and maintenance buildings. Parking will be accommodated on-site and/or on adjacent streets. The final design of the public parks may be refined or modified during the Park Master Plan process to include other facilities or amenities that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City’s parks mission. The Village 8 East Tentative Map includes an alternative configuration for the S-1 School Site and P-1 Park, which would increase the school site from 11.3 (10.0 net) to 13.4 (12.0 net) acres and reduce the P-1 Park from 7.3 (6.5 net) acres to 5.2 (4.6 net) acres.

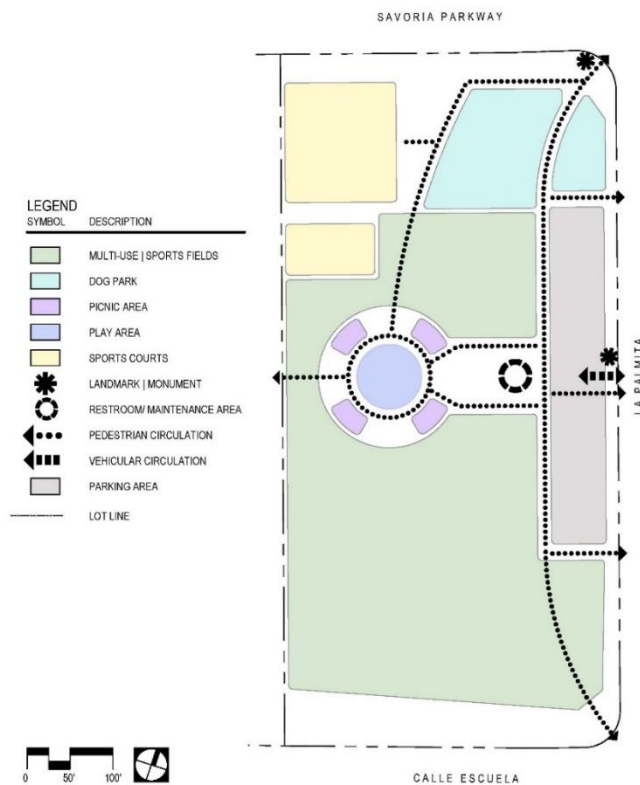


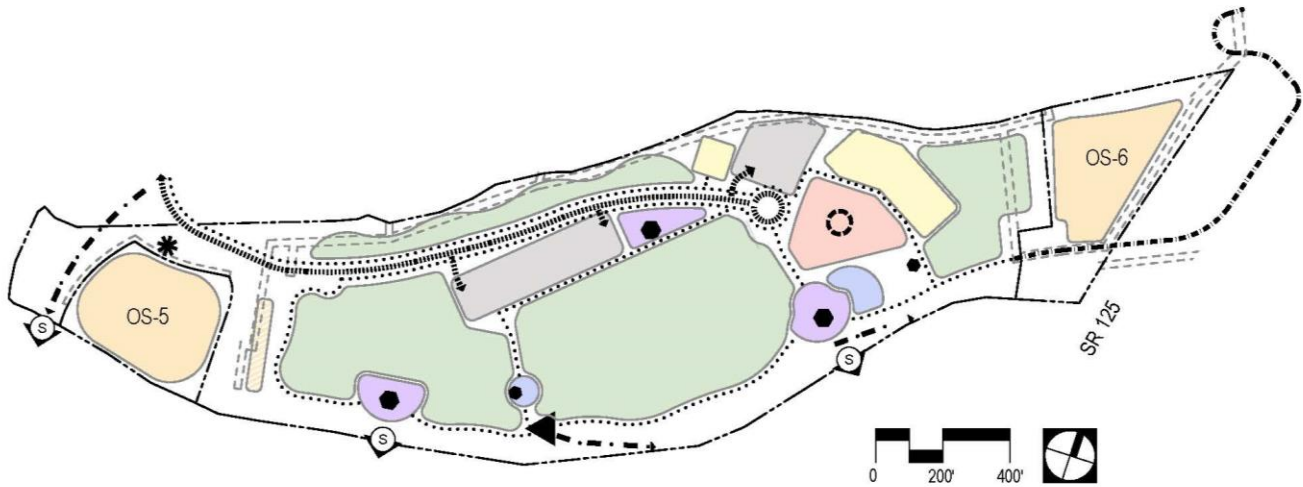
Exhibit 39: P-1 Neighborhood Park Concept Plan

B. P-2 Community Park – Otay Ranch Community Park South

The 36.3 acre (net) P-2 Community Park is located south of Village 8 East within the Otay River Valley. The MSCP Preserve area surrounds the park and provides opportunities for views to expanded open space. The park serves the active recreational needs of the southern Otay Ranch villages with lighted play fields and sport courts, a community center, children's play areas and parking areas. Passive recreational areas will be located adjacent to the Otay River Valley as a transition between developed and natural open space. This park will contain amenities and facilities described in the City of Chula Vista Parks and Recreation Master Plan (2018). Two points of access are planned from the north via the Community Park Entry Drive and Community Park Trail. Access between the community park and the Chula Vista Greenbelt Trail is provided at two points along the southern park edge. Vehicular access between the P-2 Community Park and AR-11 to be determined during final park design.

Landscaping within the P-2 Community Park shall be consistent with the 2023 Fire Protection Plan Amendment Approved Plant List and Attachment A to this plan. A 30-foot wide BMZ Zone 2 (vegetation thinning zone) will be implemented along the perimeter of the Community Park and a 100-foot wide BMZ Zone 1 will be implemented around all structures. The Community Park will likely be developed by the City of Chula Vista; accordingly, all design standards and guidelines shall be determined by the City. A trail staging area will also be provided within the community park to direct trail users to the Chula Vista Greenbelt Trail/OVRP Trail. As required in the project EIR, lighting within the P-2 Park shall be directed away from adjacent Preserve areas and shielded to prevent light spillage. The final design of the public parks may be refined or modified during the Park Master Plan process to include other facilities or amenities that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City's parks mission.





LEGEND

SYMBOL DESCRIPTION

	COMMUNITY CENTER		PEDESTRIAN CIRCULATION		TRAIL STAGING AREA
	MULTI-USE SPORTS FIELDS		VEHICULAR CIRCULATION		30' FUEL MOD ZONE
	PICNIC AREA		COMMUNITY PARK TRAIL (MAINTENANCE + EMERGENCY ACCESS)		LOT LINE
	PLAY AREA		GREENBELT TRAIL CONNECTION		EASEMENT
	SPORTS COURTS		PARKING AREA		
	WATER QUALITY DETENTION BASIN		SCENIC OVERLOOK		
	CONCEPTUAL PARK WATER QUALITY DETENTION BASIN		LARGE SHADE STRUCTURE		
	LANDMARK MONUMENT		SMALL SHADE STRUCTURE		
	RESTROOM MAINTENANCE				

Exhibit 40: P-2 Community Park Concept Plan

Plant Palette (Community Park):

Botanical Name	Common Name
Trees	
Arbutus 'Marina'	Marina Strawberry Tree
Brachychiton populneus	Bottle Tree
Cassia leptophylla	Gold Medallion Tree
Citrus species	Citrus
Cupaniopsis anacardioides	Carrotwood
Dracaena draco	Dragon Tree
Eriobotrya deflexa	Bronze Loquat
Geijera parviflora	Australian Willow
Jacaranda mimisifolia	Jacaranda
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Ligustrum lucidum	Glossy Privet
Lophostemon confertus	Brisbane Box
Magnolia grandiflora	Magnolia
Metrosideros excelsa	New Zealand Christmas Tree
Olea europea 'Willsonii'	Fruitless Olive
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Quercus engelmannii	Englemann Oak
Quercus ilex	Holly Oak
Rhus lancea	African Sumac
Tipuana tipu	Tipu Tree
Ulmus parvifolia 'Drake'	Drake Evergreen Elm
Shrubs, Cacti, Ornamental Grasses & Ground Covers	
Agave attenuata	Foxtail Agave
Aloe species	Aloe
Anigozanthos species	Kangaroo Paw
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Bougainvillea species	Bougainvillea
Callistemon citrinus 'Little John'	Little John Bottlebrush
Carex species	Sedge
Ceanothus cultivars	Ceanothus
Chondropetalum tectorum	Cape Rush
Cistus species	Rockrose
Clematis species	Evergreen Clematis Vine
Cordyline australis 'Atropurpurea'	Bronze Dracena
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Crassula species	Crassula

Botanical Name	Common Name
Cynodon dactylon 'Bandera'	Bandera Bermuda Turf
Dietes vegeta	Fortnight Lily
Echium fastuosum	Pride of Maderia
Encelia californica	California Encelia
Encelia farinose	Brittlebrush
Euonymus species	Euonymus
Feijoa sellowiana	Pineapple Guava
Festuca species	Fescue
Festuca Aquawise 'Sportsclub Mix'	Aquawise Sports Turf
Festuca 'Marathon II'	Dwarf Tall Fescue
Ficus pumila	Creeping Fig
Grevillea 'Noellii'	Noel Grevillea
Grewia occidentalis	Lavender Starflower
Helichrysum petiolare 'Limelight'	Limelight Licorice Plant
Hesperaloe species	Red Yucca
Heteromeles arbutifolia	Toyon
Ilex species	Holly
Lantana species	Lantana
Leucophyllum species	Texas Ranger
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Ligustrum japonicum 'Texanum'	Texas Privet
Limonium perezii	Seafoam Statice
Mahonia aquifolium	Oregon Grape
Mimulus cardinalis	Scarlet Monkeyflower
Muhlenbergia rigens	Deergrass
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum
Myrtus communis	Myrtle
Nassella pulchra	Purple Needle Grass
Nephrolepis cordifolia	Sword Fern
Phormium species	New Zealand Flax
Paspalum vaginatum 'Seashore'	Aloha Seashore Paspalum
Phyla nodiflora 'Campagna Verde'	Kurapia S1
Phyla nodiflora	Kurapia
Pittosporum crassifolium 'Compactum'	Evergreen Pittosporum
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum
Podocarpus 'Icee Blue' (Columnar)	Icee-Blue Yellow-Wood
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
Portulacaria afra	Elephant's Food
Prunus caroliniana	Carolina Cherry
Pyracantha species	Firethorn
Rhaphiolepis indica	Indian Hawthorn
Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorne

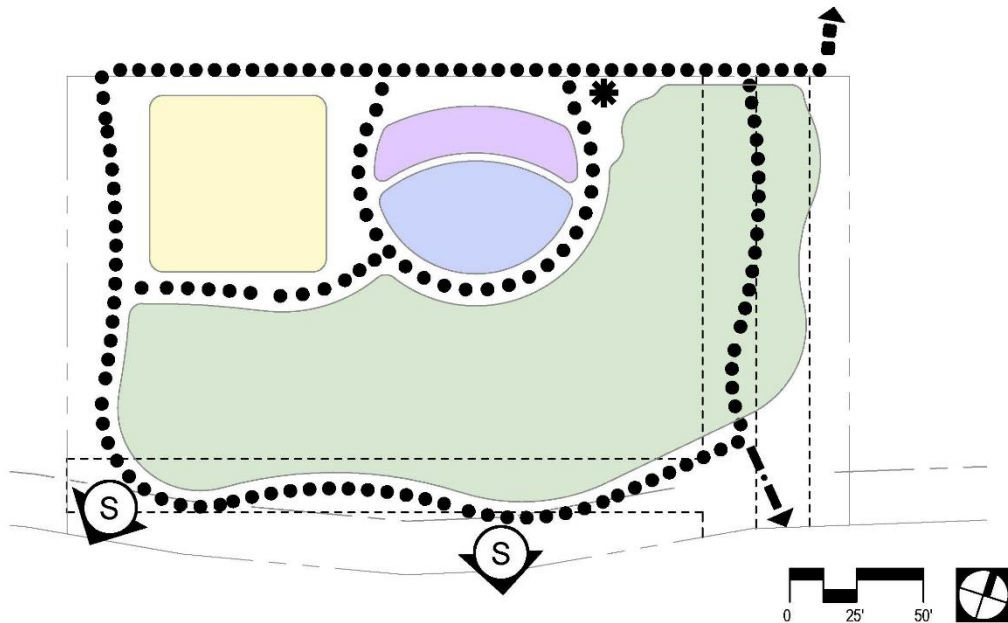
Botanical Name	Common Name
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Rhus ovata</i>	Sugarbush
<i>Rosmarinus species</i>	Rosemary
<i>Salvia apiana</i>	White Sage
<i>Scaevola 'Mauve Clusters'</i>	
<i>Strelitzia nicolai</i>	Giant Bird of Paradise
<i>Strelitzia reginae</i>	Bird of Paradise
<i>Tecoma species</i>	Esperanza
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Thuja occidentalis 'Degroots Spire'</i>	Degroots Spire Arbovitae
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Tulbaghia violacea</i>	Sweet Garlic
<i>Westringia fruticosa 'Mundi'</i>	Low Coast Rosemary
<i>Wisteria sinensis</i>	Chinese Wisteria
Turf	
<i>Festuca Aquawise Sportclub Mix (from seed)</i>	Sports Field Fescue Mix
<i>Dwarf Tall Fescue (sod)</i>	Marathon II
<i>Cynodon dactylon 'Bandera'</i>	Bandera Bermuda Grass
Hydroseed Application	
<i>Acmispon americanus</i>	Purshing's lotus
<i>Acmispon heermannii</i>	Heerman's lotus
<i>Cryptantha intermedia</i>	Common cryptantha
<i>Eschscholzia californica</i>	Coastal California Poppy
<i>Helianthemum scoparium</i>	Sun Rose
<i>Lasthenia gracilis</i>	California Goldfields
<i>Lupinus bicolor</i>	Miniature Lupine
<i>Sisyrinchium bellum</i>	Blue Eyed Grass
<i>Corethrogyne filaginifolia</i>	Sand Aster
<i>Encelia farinosa</i>	California Encelia
<i>Ericameria palmeri</i>	Palmer's goldenbush
<i>Eriophyllum confertiflorum</i>	Golden Yarrow
<i>Galium angustifolium</i>	Narrow leaved bedstraw
<i>Hazardia squarrosa</i>	Sawtooth goldenbush
<i>Hemizonia fasciculata</i>	Common Tarplant
<i>Isocoma menziesii</i>	Menzies' goldenbush
<i>Iva hayesiana</i>	San Diego Marsh Elder
<i>Lasthenia californica</i>	Dwarf goldfields
<i>Lupinus excubitus</i>	Grape soda lupine
<i>Viguiera laciniata</i>	San Diego Sunflower

Note: Refer to Attachment A – Village 8 East Approved Plant List for BMZ 2 plant palette applicable to 30-foot vegetation thinning zone at perimeter of the P-2 Community Park.

VII. Community Purpose Facilities

Community purpose facilities are defined in Chula Vista Municipal Code 19.48 PC – Planned Community Zone, with uses and development standards defined in the Village 8 East PC District Regulations. A portion of the Village 8 CPF obligation is satisfied through the provision of an on-site CPF site. The balance of the Village 8 CPF obligation is pursuant to a separate agreement between the Applicant and the City of Chula Vista.

The 1.2-acre CPF-1 site is a Private Recreation Facility (“PRF”) located at the southern portion of Village 8 East and is planned to provide recreational amenities with view and trail access to the Otay River Valley and the P-2 Community Park. The CPF-1 facility will be privately maintained by the HOA. The facility creates a focal point in the village and is connected through the village pedestrian circulation system. The CPF-1 facility will be designed to complement the surrounding neighborhood and amenities will be tailored to the specific needs of the neighborhood. The concept plan for the CPF-1 site is provided below and represents one design; however, the concept plan may be modified during final design.



LEGEND

SYMBOL DESCRIPTION












-  MULTI-USE | SPORTS FIELDS | LAWN AREA
-  PICNIC + BBQ AREA
-  PLAY AREA
-  SPORTS COURTS
-  LANDMARK | MONUMENT
-  PEDESTRIAN CIRCULATION
-  VILLAGE PATHWAY + BIKE ROUTE CONNECTION
-  EDGE TRAIL + COMMUNITY PARK TRAIL CONNECTION
-  SCENIC OVERLOOK
-  LOT LINE
-  EASEMENT

Exhibit 41: CPF-1 Concept Plan

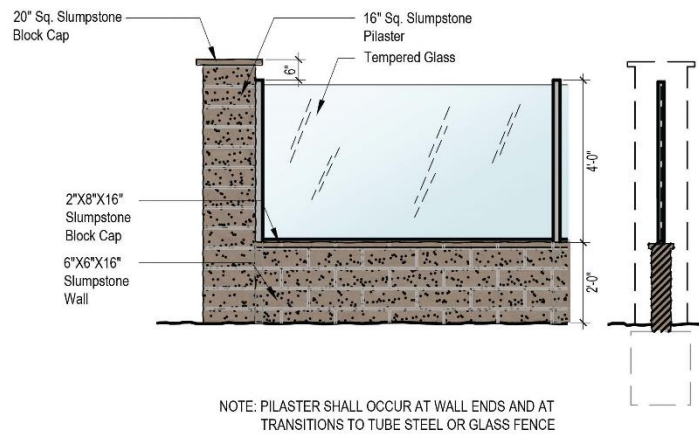
VIII. Wall and Fence Concepts

The Ranch-wide theme will be maintained through a comprehensive system of walls and fences. Walls at the Village entry will be designed to accent the entries and establish the European inspired architectural character. Entry monumentation and architectural walls will be comprised of a light stucco finish and will provide screening, sound attenuation, security and neighborhood identity. Community perimeter walls will be constructed of integral color concrete block. An enhanced wall design may be implemented at key locations within the village core and at community entries. Wall type and location to be determined during the Development Plan Review process.

A. Community Walls

The following represents the conceptual community wall details. The final materials, colors and details to be determined during preparation of the Landscape Master Plan.

6' Perimeter View Fence (Exterior View)



6' Perimeter Wall (Side Yard Conditions)

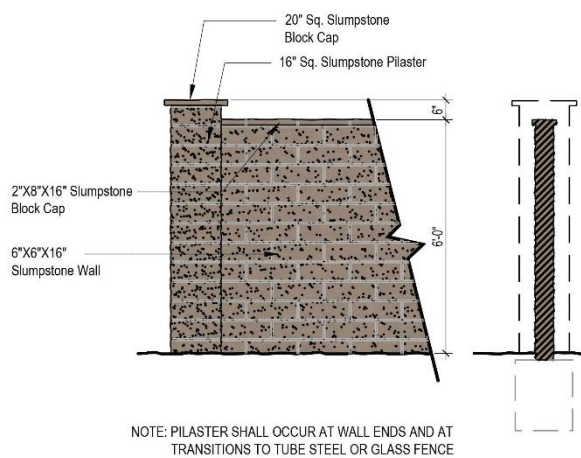
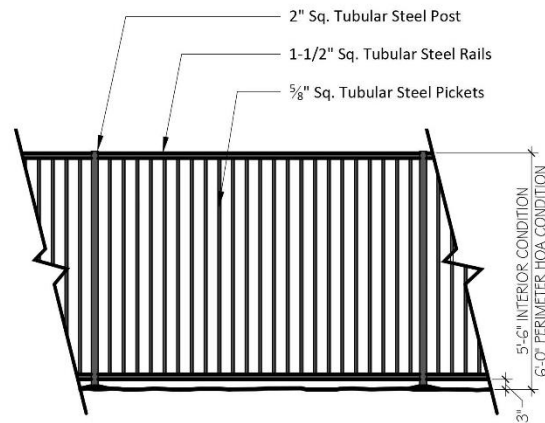


Exhibit 42: Community Wall Details

B. Community Fencing

The following represents the conceptual community fencing details. The final materials, colors and details to be determined during preparation of the Landscape Master Plan and preparation of Design Review plans.

Production Tubular Steel Fence (Perimeter Conditions)



5'6\"/>

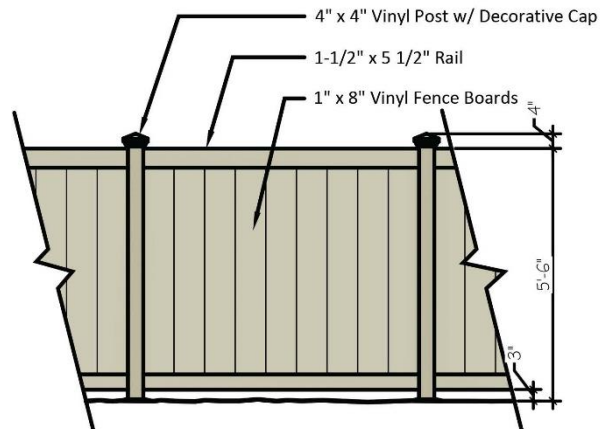
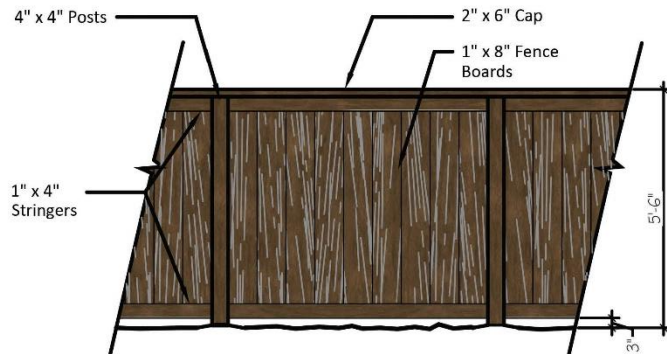
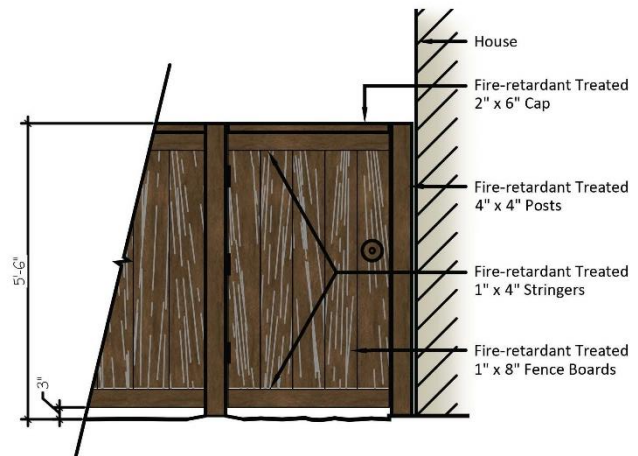


Exhibit 43: Community Fencing Details

5'6" Production Wood Fence (Side Yard Condition)



5'6" Fire Retardant Wood Fence Return (Side Yard Condition)



48" High Trail Fencing (Trail & Preserve Edge Conditions)

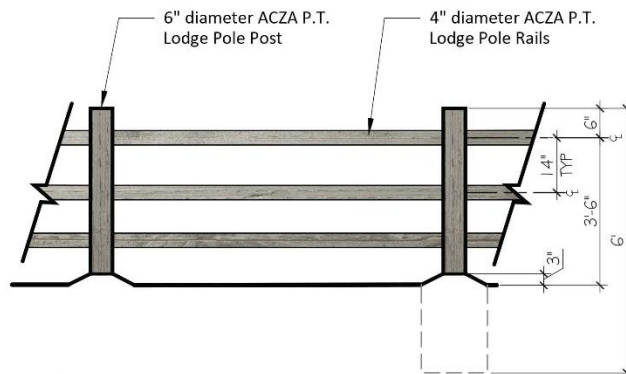


Exhibit 42: Community Fencing Details (Continued)

C. Retaining Walls

The project includes both interior and perimeter retaining walls. Interior retaining walls will be compatible in color and materials with the freestanding community walls described above. The final materials, colors and details to be determined during preparation of the Landscape Master Plan. MSE walls located along the southern perimeter of the project, will be constructed of Belgard Diamond Pro Stone Cut materials in a 3-color blend (Toscana, Bella and Montecito), as depicted below. The 3-color blend was chosen to blend with the natural setting and minimize the appearance of the walls from the Otay Valley Regional Park.



IX. Lighting Concepts

The village lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors must be human in scale, closer spaced and lower than is typically found on an urban street. Light standards should be manufactured of high-quality materials that are visually pleasing. The base, pole and light fixture must be attractive and suitable to the design theme of the village. Street light and Village Pathway fixtures, within the Village Core, shown below are conceptual. Final fixture design will be determined in the Village 8 East Master Precise Plan. The objectives for exterior lighting are as follows:

- ❖ To contribute to the safe and efficient use of all public and private areas in the village.
- ❖ To increase the perception of personal and property safety.
- ❖ To complement and reinforce the architectural and landscape character of public and private spaces.
- ❖ To contribute to the ease of way finding through the village.
- ❖ To meet all applicable public and environmental standards, including energy conservation.

- ❖ To provide a consistent quality of lighting throughout the village.
- ❖ To avoid adverse impacts such as excessive glare and light spill.
- ❖ To reinforce the identity of each component of the village, including private and public space improvements.
- ❖ To avoid adverse impacts to sensitive biological resources within the adjacent Otay Ranch Preserve by directing light away from Preserve areas through the placement and shielding of light fixtures.
- ❖ Special accent lighting may be proposed within the Village Core commercial uses, parks and the CPF site (See Exhibit 43). Special accent lighting may include architectural, pathway and/or lighting on signage. All special accent lighting proposed within the 100' Preserve Edge must be shielded and directed away from the Preserve to minimize/avoid light spillage into Preserve areas. Detailed lighting plans and photometric analyses will be provided at the improvement/site plan level, as appropriate.

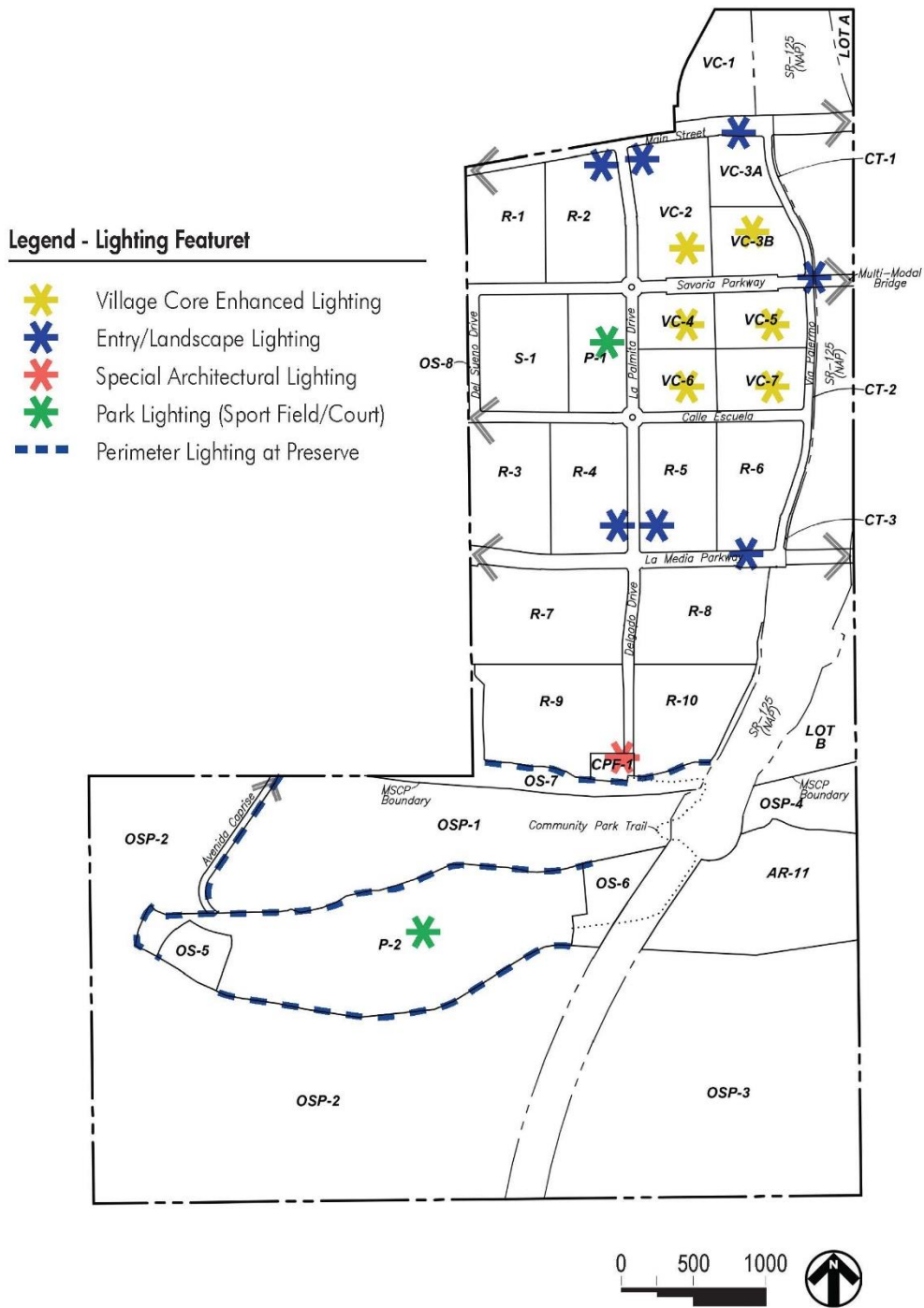


Exhibit 43: Lighting Concept Plan

A. Public Park Lighting

Public parks may include lighting of sports fields and courts. Pathway/sidewalk, parking lot and architectural lighting may also occur within public parks. As determined during the park master plan process, sport court and field lighting may be provided to accommodate night-time use of sports fields and courts. Light fixtures must be shielded to minimize light spillage into Preserve areas and other adjacent land uses. Final lighting design and specific lighting fixtures and lamps will be determined during the park master planning process and preparation of park construction budgets.



Note: Lighting within the Community Park and along the Community Park Entry Road and Community Park Trail is subject to MSCP Adjacency Guidelines and EIR Mitigation Measures. Special accent lighting to be determined in conjunction with improvement/site plans and must be accompanied by a photometrics analysis demonstrating light spillage into the MSCP is avoided to the greatest extent possible.

B. Village Core Street Lighting

Special street lights will be placed in an alternating pattern in the median and parkways along Savoria Parkway to minimize impacts to pedestrian circulation and planting areas. Pedestrian-scaled light may be provided along the Village Pathway.

1. Street Lights

Street Light Pole: Concrete, approximately 22 feet tall for street lights and painted metal theme character.

Fixture Type: Street lights – Standard “Cobra Style” with cut-off shield for street light; concrete pole; reduced arm length.

2. Pathway Lights

Pathway lights: Design and color complimentary to the Village design theme.

Lamp Type: LED Lamp

All light fixtures, including trail lighting (if any) located adjacent to Preserve Open Space areas shall include shields to direct light away for Preserve areas.

C. Parking Lot Lighting

Parking lot lighting is to be consistent throughout the village, in terms of fixture height, spacing, light source and performance characteristics. Fixture style may differ between projects. Parking lots should be adequately lit with pole mounted fixtures. Parking lot lighting adjacent to residential uses should be located to minimize light intrusion and be adequately shielded.

Pole: Painted metal, 20 feet tall, triangularly spaced.

Fixture Type: Single or double mount, full cut-off fixtures.

Lamp Type: LED Lamp



Note: Light fixtures presented for thematic design only. Final fixtures to be determined during final design.

Exhibit 444: Conceptual Light Fixtures

X. Village Core Design Concept

The unique character intended within the Village Core precludes the use of fixed or mandated design solutions. Instead, the critical elements of the Village Core, general character statements and identification of important design and site planning features are utilized to create a high-quality setting.

The following design guidelines are not standards or requirements but rather provide design guidance for the creation of Village Core parcels with a mix of uses or single uses. It is important to provide design flexibility to respond to changing market conditions that may occur between initial project planning and final site planning.

A vibrant, walkable community provides residents with the opportunity to shop, work and enjoy entertainment and services close to their homes. The Village Core provides a location for these activities by allowing a mix of retail, commercial and residential uses in a pedestrian-focused urban environment. In a pedestrian scaled urban environment, the relationship of the buildings to the street plays the primary role in defining public pedestrian spaces including sidewalks, plazas and courtyards. These outdoor settings provide a comfortable, pedestrian atmosphere and activate the overall street scene for aesthetic, pedestrian and commercial interest.

A Village Core Master Precise Plan will be prepared subsequent to this SPA/Design Plan approval. The Master Precise Plan will expand on the design concepts and themes of this document and provide more detailed guidelines for architecture, signage, lighting, street furnishings and landscape.

A. Village Design Features

This section highlights important features that contribute to the creation of a quality village core and provides guidelines to inform merchant builder submittals to the Master Developer. Characteristics contributing to a successful Village Core include consideration of the following:

- ❖ Buildings define the street edge, public plazas and pedestrian spaces to create quality pedestrian environments and opportunities for seating, dining and social gathering.
- ❖ Building facades include variety and spontaneity that activate the pedestrian experience.
- ❖ Building entries and common areas remain the primary emphasis of the public street elevation while parking is located to the side and rear of buildings to minimize the visual impact of parking lots on the public streetscape.
- ❖ Building and site design anticipates and accommodates pedestrian and vehicle circulation to reduce traffic impacts on neighboring streets and jointly optimize

- pedestrians and vehicles.
- ❖ Individual entries for commercial spaces and shops appropriately define each interior unit to create individuality and uniqueness.
 - ❖ Building mass and differentiation of roof forms, materials, color and apparent floor heights reduce building bulk and create variety within the building façade.
 - ❖ Enhanced architecture on all four sides conveys high quality design.
 - ❖ Building and site design promote connections between indoor and outdoor spaces.
 - ❖ Massing and architectural elements define street corners for Pedestrian-Oriented Streets and primary building entries.

B. Site Planning and Pedestrian Orientation

The character of the Village Core will be established by the site design and placement of high-density residential and potentially commercial buildings with a mix of uses that form the streetscape, define pedestrian pathways, and establish urban spaces. Within the Village Core, individual parcels may be designed with a single use or multiple uses, as permitted in the Village 8 East Planned District Regulations. See **Exhibit 45: Village Site Planning Concept** for a conceptual representation of how site design may be implemented in the Village, with a more detailed focus in the Village Core area.

Providing a variety in building type and form will foster the vertical and horizontal mixed-use nature of the Village Core to provide a range of residential, retail, commercial and neighborhood serving uses. The following should be considered:

- ❖ Orient larger buildings and tenant entries toward the pedestrian-oriented street frontage, whenever possible.
- ❖ Where pedestrian-oriented building placement is not possible or desirable based on grade considerations or potential noise impacts, design building form to be visually interesting and present a unified architectural theme for the Village Core.
- ❖ Parking or utilities areas may be sited adjacent to noise generating uses (i.e., SR-125) to provide a buffer.
- ❖ Arrange buildings to create connective outdoor pedestrian spaces including paseos, courtyards, plazas, squares, eating areas, arcades and/or usable open spaces with a strong relationship to the public streets.
- ❖ Site buildings to define pedestrian-oriented streets and scale the street scene.
- ❖ Design open areas that are large enough to be useable but not so large they appear empty or deserted.

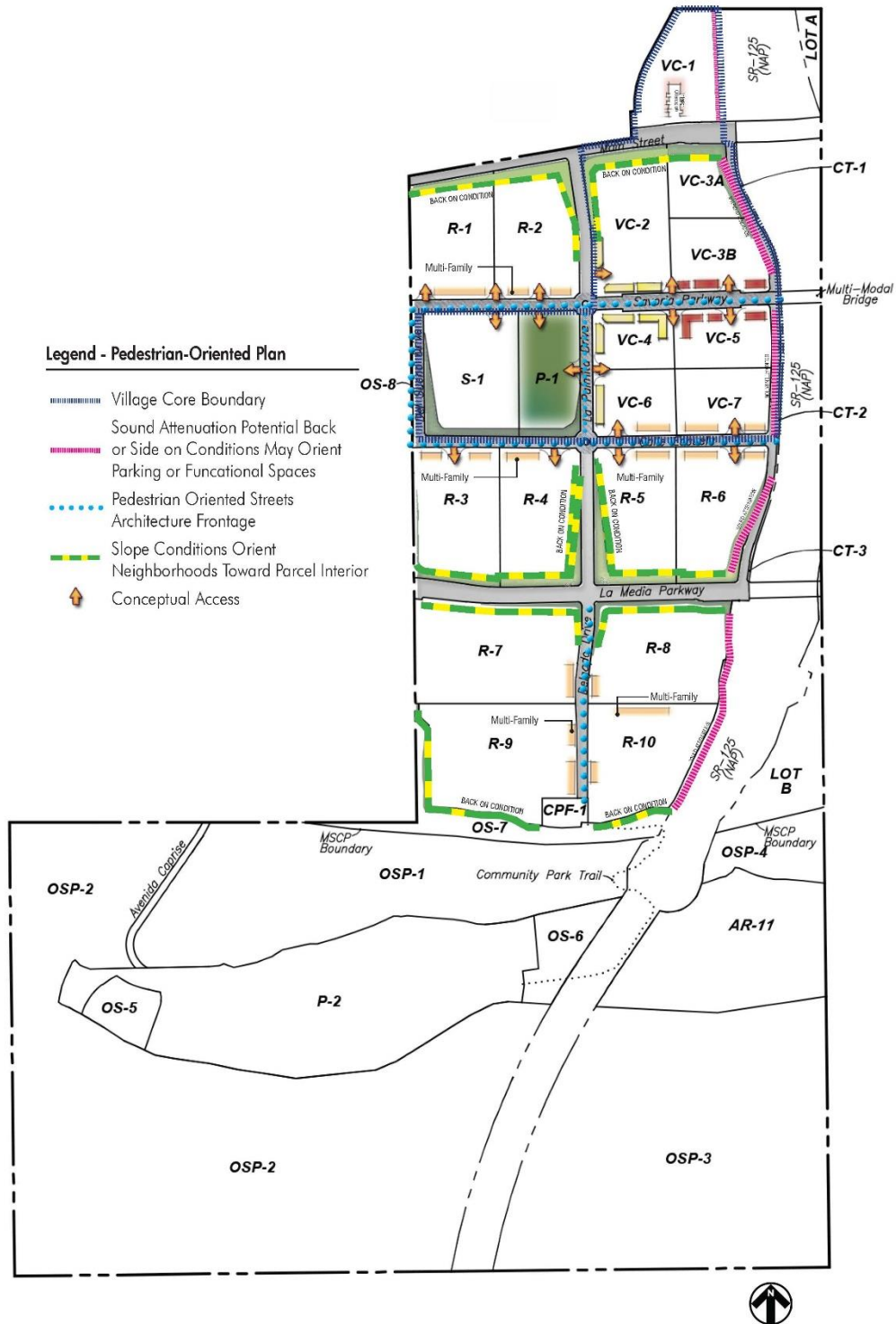


Exhibit 45: Village Site Planning Concept

- ❖ Design pedestrian and vehicular circulation routes that are intuitive, well-defined and easily discernible for appropriate and functional and safe maneuverability and activity levels.
- ❖ Provide well-planned pedestrian linkages that are as direct as possible between key sites such as the neighborhood park, schools, and the CPF site that support walkability and the economic viability of the Village Core.

C. Building and Roof Form

Architectural building and roof forms greatly impact how light strikes and frames the building, having a significant impact on how the space is perceived in the pedestrian environment. The following elements should be considered to facilitate and create dynamic interrelationships between light, depth and place along the streetscape and within other pedestrian spaces:

- ❖ Buildings that include courtyards, plazas and other usable pedestrian spaces are encouraged.
- ❖ Provide pedestrian paseos or sidewalks on each block to connect parking areas to the street/commercial frontage, where feasible.
- ❖ Design building forms to be aesthetically pleasing and well-proportioned, resulting in a balanced composition of elements along public streets.
- ❖ Layer wall planes and volumes to provide a rhythm of dynamic building forms and shadows.
- ❖ Provide massing elements at major corners, project entries, building entries, pedestrian nodes or major pedestrian-oriented street intersections.
- ❖ Incorporate elements that enhance publicly visible frontages to provide architectural relief. Two of the following elements should be considered:
 - Planter walls
 - Seating opportunities
 - Accent or festive lighting
 - Focal objects (water, murals, sculpture, topiary)
 - Outdoor dining spaces
 - Awnings
 - Building overhangs
 - Bay windows
 - Openings and entry ways
- ❖ Design roofs for functionality while enhancing or complementing the overall architectural design of the building.

- ❖ Integrate form, materials, fascia and/or cornice elements into the overall design vocabulary, where appropriate.
- ❖ When used, create contiguous parapets and incorporate them into side/rear elevation returns.
- ❖ Use roof forms to screen mechanical equipment from public view to the greatest extent possible.
- ❖ Encourage the use of cool roofs, photovoltaics, or other energy saving materials and features.
- ❖ Design roof decks to activate the street and consider privacy of residents, as applicable.

D. Façade Treatments

The following should be considered to facilitate the creation of interesting and attractive façade treatments:

- ❖ Articulate buildings and/or provide architectural detailing along public streets to enhance pedestrian scaling and visual interest along the pedestrian-oriented streetscapes and internal private streets.
- ❖ Avoid monolithic buildings of singular form, height, wall plane or materials visible to the public to the greatest extent possible. When buildings of a single form and height are used, consider articulating the building with layered wall planes, banding, architectural details and/or materials.
- ❖ Use projections, overhangs, recesses, banding and other architectural details to provide shadow, articulation, and scale to building elevations as appropriate to the architectural style.
- ❖ Avoid identical architectural appearance or use of the same materials or color palette in the design of adjacent buildings containing a mix of uses unless mirrored architecture is an integral feature of the project design vocabulary.
- ❖ Incorporate façade design techniques to enhance building architecture and reduce overall mass. Two of the following design techniques should be considered:
 - Color change/color variation
 - Combination of different exterior materials
 - Change in textures
 - Vertical/horizontal wall plane projections/recesses
 - Variation of roofline (height or form)
 - Architectural elements significantly different from main building in mass or height
 - Projections
 - Balconies

- Window groupings or treatment
- ❖ Express a unified design for all elevations of a single building visible from a public street or pedestrian space; however, elements and materials are not required to wrap the building on elevations that are not visible to the public.
- ❖ Enhance entries through massing, articulation architectural design elements, and/or signage.
- ❖ Where appropriate, utilize glass at the ground level.

E. Mechanical Equipment, Service, Waste, and Utility Areas

Due to the strong emphasis on pedestrian activity within the Village Core, location and screening of unsightly service and utility areas is critical to ensuring the creation of a comfortable pedestrian atmosphere. The placement of service and utility areas and equipment are subject to City standards. The following should be considered in the location and design of mechanical equipment, utilities, service and loading areas and waste collection facilities:

- ❖ Provide appropriate loading and service areas for each building/tenant.
- ❖ Locate above-ground equipment, outdoor storage, trash/recycling storage, and loading and service areas on lanes, to the side or rear of the building, or within parking areas or structures. The precise location of trash/recycling storage area(s) to be included on the site plan.
- ❖ Shield loading, service, and storage areas with walls, berms or landscaping to limit visibility from public streets or pedestrian spaces, as feasible.
- ❖ Integrate screening of mechanical equipment, waste enclosures, service areas and other service-oriented building necessities into the site and building design.
- ❖ Incorporate similar colors and materials as the principal building into the design of the screening, enclosures and/or service buildings.
- ❖ Locate waste containers away from the public rights-of-way of pedestrian-oriented streets, building entries, and pedestrian spaces and screen from public view to the greatest extent feasible.
- ❖ Screen all roof-mounted equipment from public view with parapets, screen walls, fencing, equipment wells, structural enclosures or similar features.
- ❖ Install exterior, on-site utilities underground, where feasible. For utilities required to be above ground, screen and incorporate into the landscaping to the greatest extent possible.
- ❖ Mount electrical equipment onto the interior of a building whenever practical. When interior mounting is impractical, screen electrical equipment from public view with walls, berms, or landscaping.

F. Landscaping Design Guidelines

Design landscape and open space areas to be an integral part of the overall site plan design, with a style and amenity level consistent with the surrounding environment and preserve edge.

- ❖ Utilize a plant palette that maximizes visibility, while providing a positive pedestrian experience and includes canopy or accent trees, low shrubs and ground covers. Turf is prohibited as a ground cover, except as permitted per City standards.
- ❖ Use of urban landscape forms such as raised planters, containers, tree grates, and green walls is encouraged.
- ❖ Utilize consistent tree planting patterns. Trees shall be limbed up to 8 feet minimum in pedestrian areas and 13'6" in vehicular areas.
- ❖ Incorporate social spaces with outdoor seating areas and sidewalk cafes fronting pedestrian-oriented streets.
- ❖ Changes in paving texture, color or material in access areas, pedestrian spaces or along internal pathways are encouraged.
- ❖ Include focal elements such as specimen plantings, water features or public art.
- ❖ Street tree planting must comply with the City of Chula Vista Shade Tree Policy Number 576-19. The objective is to maximize shade cover to the greatest extent possible.
- ❖ Landscaping should reinforce the urban character of the area and reflect ordered, formal plantings rather than random, natural appearing materials. Trees should be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.

G. Surface Parking Area Landscape Guidelines

- ❖ Provide parking in surface lots, parking structures, below grading parking garages, podium parking or any combination of these.
- ❖ Utilize shared parking to the maximum amount feasible to reduce areas devoted to parking.
- ❖ Generally located surface parking lots, podium parking and above-ground structured parking behind or to the side of buildings to reduce their frontage on pedestrian-oriented streets. It is understood that some parking frontage along pedestrian-oriented streets is necessary for circulation functionality.
- ❖ Subterranean parking garages that encroach into public rights-of-way are subject to City Engineer approval and shall require an encroachment permit/agreement. Enhanced street construction may be required and utility coordination is necessary.

- ❖ Surface parking lots should be landscaped and maintained with a combination of trees, shrubs and groundcover.
- ❖ Trees should be distributed throughout the surface parking area.
- ❖ Shade trees must be provided for all new parking lots that will achieve 50% canopy cover over the parking stall areas five to 15 years after planting, pursuant to Chula Vista Shade Tree Policy Number 576-19 (May 22, 2012).

H. Lighting, Signing and Street Furnishings

- ❖ The Village Core commercial retail street should be well lit to encourage evening use. Street lighting fixtures should relate to the pedestrian scale.
- ❖ Architectural accent lighting is encouraged.
- ❖ Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- ❖ Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- ❖ Thematic street furnishings are provided below; however, final street furnishing selections shall be made during preparation of street improvement plans (for furnishings within the public right-of-way and/or during site plan preparation for parcels within the Village Core).
- ❖ A Village Core Planned Sign Program will be developed to establish design parameters for signage within the Village Core. Signage should inform and direct but not dominate the visual character of the area.



Exhibit 46: Conceptual Street Furnishings

XI. Multi-Family Residential Design Guidelines

The following design guidelines are not standards or requirements, but rather provide guidance for the design of multi-family parcels. Multi-family residential neighborhoods are intended to be much like small villages. Each neighborhood should be cohesively designed, using a blend of building types, complementary architectural styles and a tastefully balanced palette of colors and materials to provide subtle contrast for diversity and variation within each neighborhood. A variety of housing types and building configuration/types can be provided within the same attached multi-family residential community.

A. Design Fundamentals

Quality attached residential neighborhoods generally follow these design fundamentals:

- ❖ Common buildings, facilities or open spaces serve as focal points for the neighborhoods.
- ❖ Building entries and common areas, not parking, should be the primary emphasis of the public street elevation.
- ❖ Individual entries define each unit appropriate to the building form.
- ❖ Building mass and differentiation of roof forms reduce the apparent building bulk and define common and pedestrian spaces.
- ❖ Color and material changes define architectural styles, highlight massing differentiation and create diversity between buildings.
- ❖ Enhanced architecture on all publicly visible elevations conveys high quality design.
- ❖ Architecture on all publicly visible elevations conveys high quality design.
- ❖ Connections between indoor and outdoor spaces are enhanced in building and site design.
- ❖ All buildings, common facilities, maintenance structures, and service area enclosures express compatible architectural style, color, and materials.

B. Neighborhood Design Guidelines

The design of multi-family neighborhoods should focus on two primary placemaking goals:

1. Creating active architectural edges facing Pedestrian-Oriented Public Streets to support an engaging and walkable village, and
2. Creating a livable neighborhood setting internal to the parcel in a manner that supports a neighborhood identity.

The following neighborhood design guidelines, as illustrated in Exhibit 47, apply to residential parcels within the RM-1 and RM-2 zoning districts with the intent to achieve the placemaking goals of Village 8 East.

Design residential products and the site plan to enable front doors and/or active architecture as the predominant features facing Pedestrian-Oriented Public Streets.

- ❖ Orient front doors, porches, stoops, courtyards (private or shared), cluster access, balconies, primary windows, massing offsets, or similar active architectural features toward Pedestrian-Oriented Public Streets.
- ❖ Variation in massing, rooflines or forms, building heights, wall planes, or plotting of color and/or architectural style facing Pedestrian-Oriented Public Streets is encouraged.
- ❖ Pedestrian pathways are encouraged to provide connections through the neighborhood (direct or indirect) that connect to the Pedestrian-Oriented Public Streets.
- ❖ Carefully design fencing along public streets to maintain walkability and neighborhood engagement. Perimeter fences or walls adjacent to Pedestrian-Oriented Public Streets are discouraged where the street setback is less than 6 feet unless walls are required for sound attenuation.

Design neighborhoods to have a fine grain texture through mixing of products and architectural design that creates interest and variation of the streetscape.

- ❖ Parcels or projects (two parcels planned together) are encouraged to include two or more product types into a cohesive site plan.
- ❖ Products should be differentiated by lifestyle, price point, or unit types.
- ❖ Residential products should be designed to have massing, building height, and color variation that set them apart from each other in an architecturally compatible manner.
- ❖ Lower scale buildings or massing elements should be plotted along the Pedestrian-Oriented Public Streets and village edges wherever feasible.
- ❖ Pedestrian walkways should be integrated into the site plan to create internal neighborhood circulation is encouraged and can be counted as CUOS when minimum dimensions are met.

Parcel or projects should feature a Private Drive as the primary circulation and central organizing feature to support wayfinding and livability of each neighborhood.

- ❖ The Private Drive should be extended further into the parcel/project than the neighborhood entry statement.
- ❖ Private Drive Aisles should not be the primary circulation feature in a

parcel/project.

- ❖ The majority of Private Drive Aisles should take access from a Private Drive (See **Exhibit 48: Conceptual Private Drive**).
- ❖ The majority of garages should take access from a Private Drive Aisle.
- ❖ Front doors and active architecture are encouraged to face or front on the Private Drive.
- ❖ Large CUOS features should be visible and accessed from a Private Drive.

CUOS is encouraged to be designed as a central gathering space shared among products, or as a sequence of CUOS spaces distributed throughout the neighborhood.

- ❖ When multiple products are mixed in a neighborhood, combined central CUOS is encouraged.
- ❖ Where central or combined larger open spaces is not feasible, CUOS is encouraged to be designed as a sequence of meaningful spaces that create gathering and livability options for residents.
- ❖ Consistent with the PC District Regulations, CUOS is not required to be allocated to separate product areas.

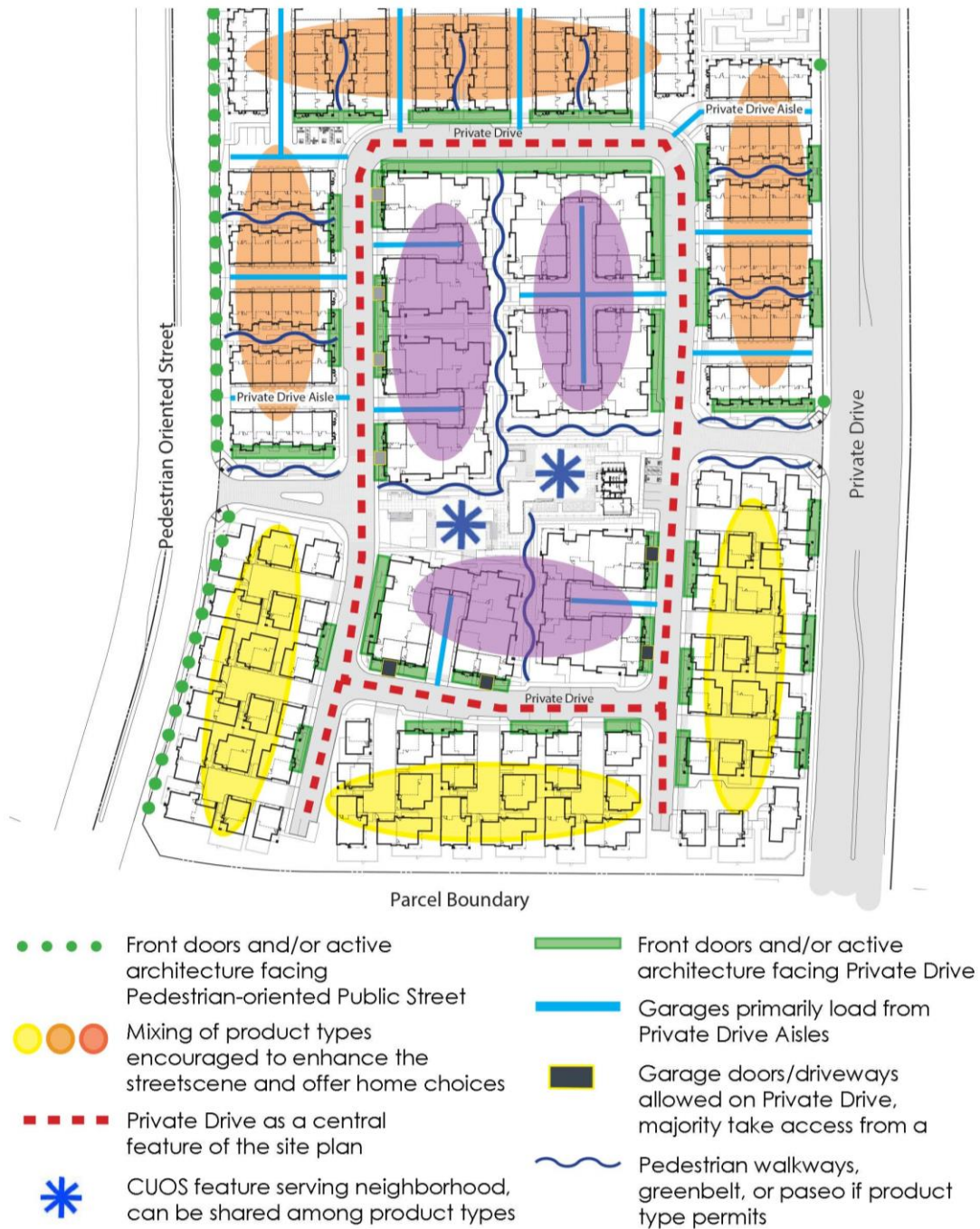
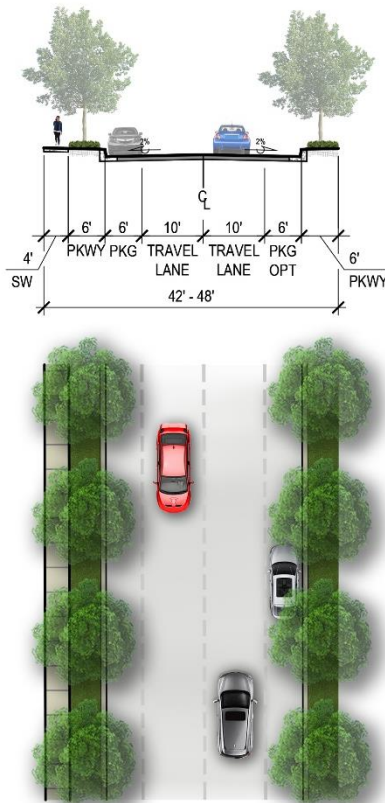


Exhibit 457: Conceptual Neighborhood Design



Note: The Private Drive diagram is conceptual and parking on one side is optional.

Exhibit 48: Conceptual Private Drive

B. Site Planning and Building Plotting

Site planning and building placement play an important role in reinforcing the small village feel by defining the common areas that unify the community. The following should be considered in site planning and building placement:

- ❖ Orient buildings to provide a front door presence along the pedestrian-oriented streets. Internally, orient buildings toward private streets, common open space areas and major pathways whenever possible.
- ❖ Create a sense of arrival at major vehicular and pedestrian entries through landscaping, location of common areas and/or placement and design of common buildings.
- ❖ Design pedestrian and vehicular circulation routes that are intuitive, well-defined and easily discernible for appropriate and functional maneuverability, safety and activity levels.

- ❖ Emphasize a front door presence along the pedestrian-oriented streets, pedestrian access and connections to public sidewalks, trails, open space systems and adjacent neighborhoods to avoid creating a walled enclave.
- ❖ Arrange buildings to define common areas in centralized and convenient locations.
- ❖ Design open areas which are usable for a variety of purposes and are sized appropriately for the neighborhood.
- ❖ When surface parking or carports are utilized, minimize large parking areas through thoughtful building placement and site design.
- ❖ Where appropriate, provide architectural treatments, structures and/or landscaping that shelters pedestrian walkways, such as arbors or pergolas.
- ❖ Integrate non-residential uses (where permitted or located in adjacent parcels) into the community in a manner that preserves the residential character.
- ❖ Design private and common open spaces areas in attached residential developments to substantially conform to the City's Multi-Family Open Space Guidelines, except as modified in the PC District Regulations.

C. Form and Massing

Massing and roof forms play an important role in establishing variation along the skyline and distinguishing individual units, common areas, and primary entries. The following should be considered to create dynamic interrelations of light, depth and place along the streetscape, within common areas and along internal pathways:

- ❖ Minimize blank, singular planes oriented toward public views unless it is true to the architectural style. Provide enhanced elevations on all sides of the building visible from streets, lanes, common areas, and other public and common spaces by incorporating architectural elements similar to those found on the front elevation.
- ❖ Consider intended styles in conjunction with the development of building plans, massing forms, architectural elements, details and colors.
- ❖ Carefully consider the building massing, materials, details and color in developing the architectural character of the project.
- ❖ Design buildings to define outdoor spaces with floor plans that have a logical and functional relationship between indoor and outdoor spaces.
- ❖ Articulate roof lines to express a variety of conditions to minimize the visual impact of repetitious flat planes, building mass and similar ridge heights.
- ❖ Provide vertical roof plane breaks, changes in building/ridge height or other accent roof forms as appropriate to style.
- ❖ Use a variety of front-to-rear and side-to-side gables, hipped roofs, and/or the introduction of articulated stories.
- ❖ Integrate form, materials, fascia and/or cornice elements into the overall design

vocabulary.

- ❖ Encourage the use of cool roofs, photovoltaics or other energy saving materials and features.

D. Facade Elements

Facade treatments play an important role in defining individual units and reinforcing the overall design character of the neighborhood. Typically, the location of windows and doorways are determined by the practical considerations of room layout, furniture placement, views and privacy. Design emphasis here is of particular concern as windows and doors play an important role in the exterior architectural character of buildings. Materials and colors help to reduce overall mass and provide visual interest.

- ❖ Use entries to create an initial impression, locate and frame the doorway, and act as an interface between public and private spaces.
- ❖ Wherever possible, orient front doors and provide access toward the pedestrian-oriented street, internal private street or entry courtyard.
- ❖ Incorporate appropriate roof elements, columns, feature windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways as appropriate to building configuration.
- ❖ Within the appropriate style requirements, group and coordinate windows with other design elements to create a composition and order.
- ❖ Where appropriate to style, building configuration and window form use of multi-paned windows is encouraged.
- ❖ Use appropriate scale and proportion typical of the architectural style in window and door design to strengthen the elevation style.
- ❖ Use color, materials, windows, doors and architectural details to provide variation and articulation and avoid unrelieved, continuous walls.

E. Trash Enclosures, Utilities, and Service Areas

Since common utility and service areas can often create a nuisance, their design and placement must be carefully considered. The design and placement of trash enclosures, utilities and service areas is subject to City standards. The following guidelines are intended to reduce the impact of service and utility areas on the community:

- ❖ Provide an adequate number of enclosures to accommodate the volume and types of refuse and recycling containers required by the local disposal company.
- ❖ Locate enclosures in a convenient area for the majority of residents.
- ❖ Minimize impact on adjacent residences and neighborhood developments by keeping enclosures away from the parcel edges so that they are not visible from the pedestrian-oriented streets.

- ❖ Construct trash enclosures with substantial masonry walls in a style and wall finish that is consistent with the overall architectural character of the development.
- ❖ Equip all trash enclosures with complementary gates of durable construction, hinged to self-supporting steel posts.

F. Landscape Design

Street facing and street visible landscaping is most impactful to the community and will be designed to adhere to the overall Village design theme. Design of landscape internal to the site (common and private outdoor spaces) promotes multi-family livability. All guidelines in this section are intended to be consistent with the Chula Vista Landscape Water Conservation Ordinance, Chula Vista Design Manual and Landscape Manual. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the village design theme. The following landscape guidelines apply to the setbacks, common areas and pathways of attached residential neighborhoods:

- ❖ Use planting to reinforce design patterns and serve as unifying elements.
- ❖ Utilize plant materials consisting of trees, shrubs and ground covers.
- ❖ Provide permanent irrigation systems for planting areas.
- ❖ Landscape street yard areas in a manner complimentary to the village streetscape design
- ❖ Design mailbox structures and trash/recycling enclosures to complement adjacent residential homes.
- ❖ Locate utility boxes and equipment as unobtrusively as possible and screen with landscaping, berms or fencing.
- ❖ Common open space areas may include amenities such as outdoor eating and seating areas, play grounds, swimming pools and sport courts. Decorate water features are permitted, subject to water budget calculations.
- ❖ Use trees to define streets, neighborhoods and corridors to accent entries and landmarks.
- ❖ Avoid large expanses of asphalt paving, softening the appearance through the use of landscaping where possible.

G. Plotting Examples

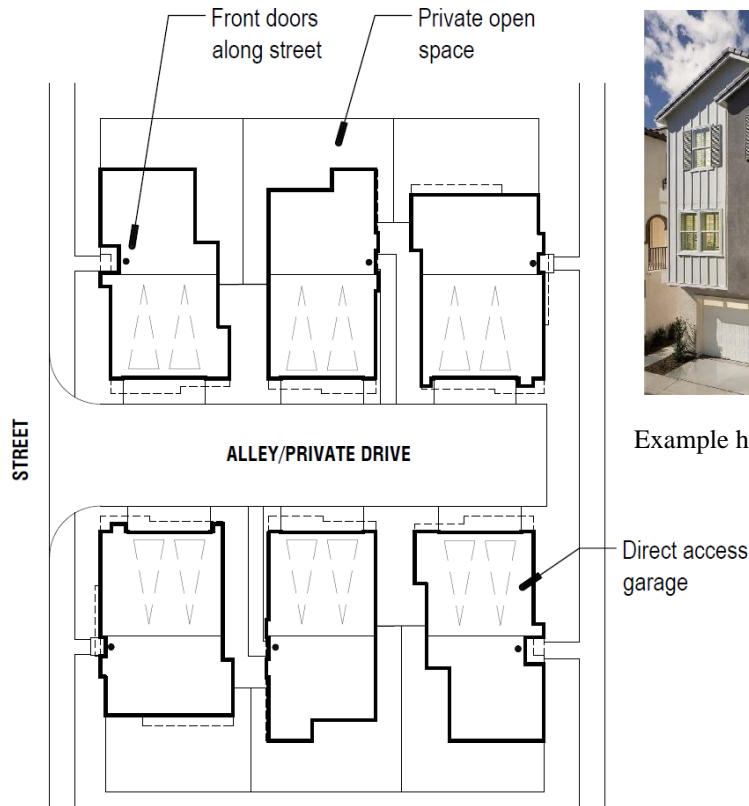
A broad range of residential product types are allowed and encouraged within the village design theme. Home types may range from small lot detached units, multi-plex buildings (duplex, triplex, etc.), cluster homes, townhomes, wrap buildings, podium buildings, or other multi-family configurations. A broad range of typologies intentionally fosters a vibrant village with multi-family variety that is adaptable to evolving architectural technology, ingenuity, demographics and market economics. Exclusion of a product type, garage configuration or vehicle storage solution from these guidelines or the PC District

Regulations shall not be considered rationale for denying such a solution; only the development standards of the PC District Regulations (density, height, street setback, building separations) shall limit the types of configurations allowed in each Zoning District.

The following plotting examples represent potential design solutions and plotting based on the PC District Regulations; however, they do not limit product types, configurations or other architectural solutions not represented.

Example Multi-family detached home type: Alley Home

Alley-loaded detached configuration that orients front doors to the street, internal private drive, and/or potentially a paseo or street frontage. Typically, three to four stories. May or may not have a private yard; PUOS typically provided in a porch, balcony, or roof deck. Appropriate in any Multi-family or Village Core zoning district.



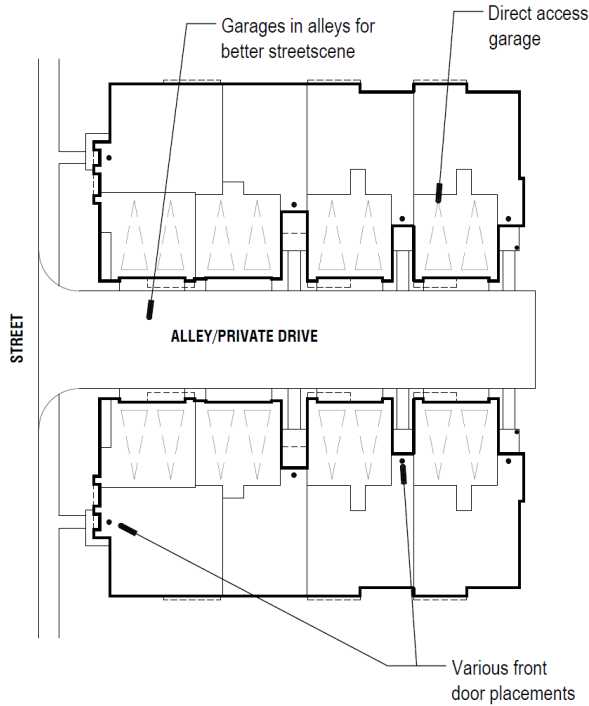
Example plotting for Alley Homes



Example home type/elevations for Alley Homes

Example Multi-family attached home type: Townhome

Townhome attached configuration that is typically alley-loaded. Front doors orient toward the street, internal private drive, and/or potentially a paseo or street frontage. Typically, two to four stories. PUOS typically provided in a porch, balcony, or roof deck. Appropriate in any Multi-family or Village Core zoning district.



Example plotting for Townhomes

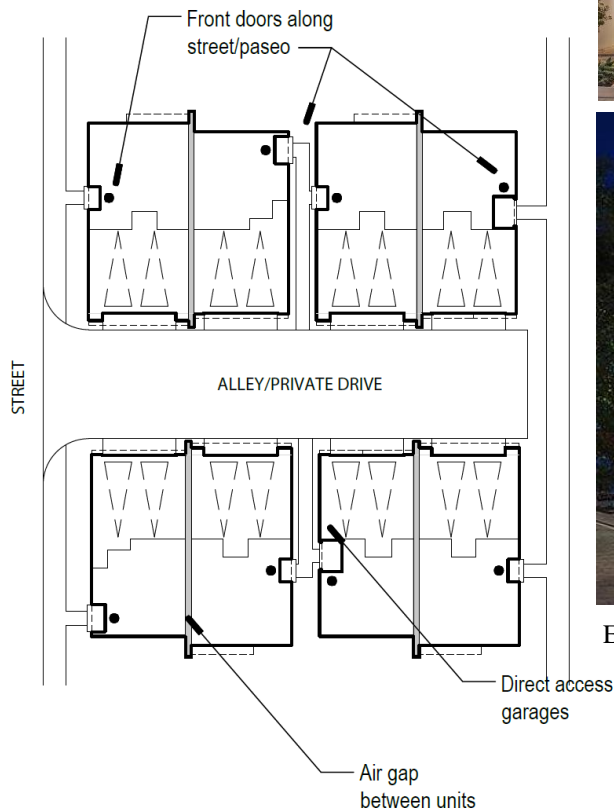


Example home type/elevations for Townhomes

Example Multi-family detached home type: Air Gap Homes

Detached configuration with a building code air gap between units, may be in duplex or multi-plex buildings. Typically, alley loaded, however may be in a cluster configuration with a variety of driveway lengths, or garages may load directly from a private street. May be two to four stories in height. PUOS typically provided in a porch, balcony, or roof deck. Appropriate in any Multi-family or Village Core zoning district.

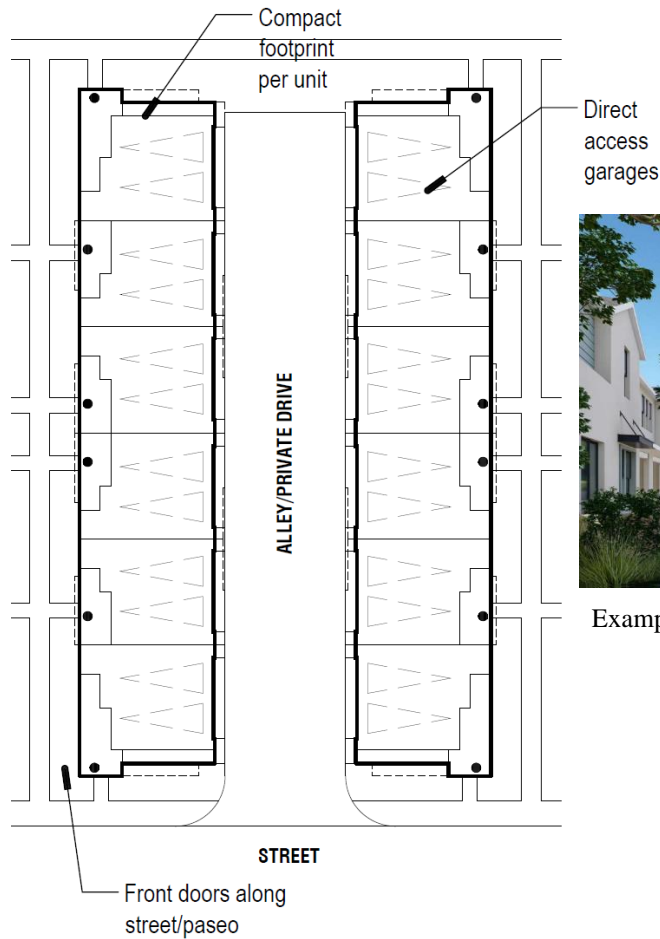
Example plotting for Air Gap Homes



Example home type/elevations for Air Gap Homes

Example Multi-family attached home type: Paseo Homes

Attached homes typically orienting front elevation and doors toward a shared paseo. Typically, alley loaded, however may be in a cluster configuration. May be two to four stories in height. PUOS typically provided in a porch, balcony, or roof deck. Typically, higher-density home type, likely most appropriate in the RM-2 or Village Core zoning district.

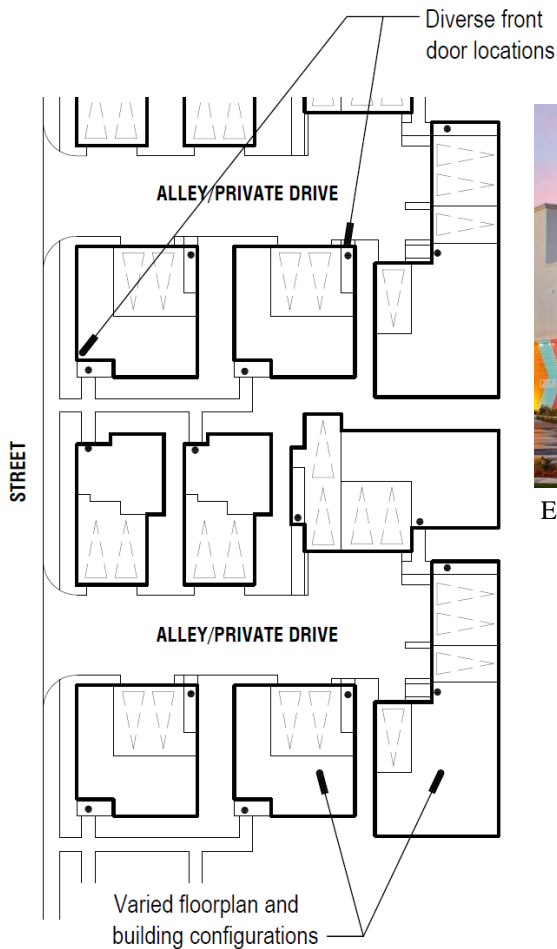


Example home type/elevations for Paseo Homes

Example plotting for Paseo Homes

Example Multi-family detached home type: Cluster Homes

Configuration that may include detached homes in a cluster around a shared private drive or parking court; may also include a combination of attached and detached homes in a cluster. May include a variety of garage types including single car garages, two car garages, and tandem garages. Typically three to four stories in height. May include use of zero lot line to allow for private yards; PUOS typically provided in a porch, balcony, or roof deck. Appropriate in any Multi-family or Village Core zoning district.



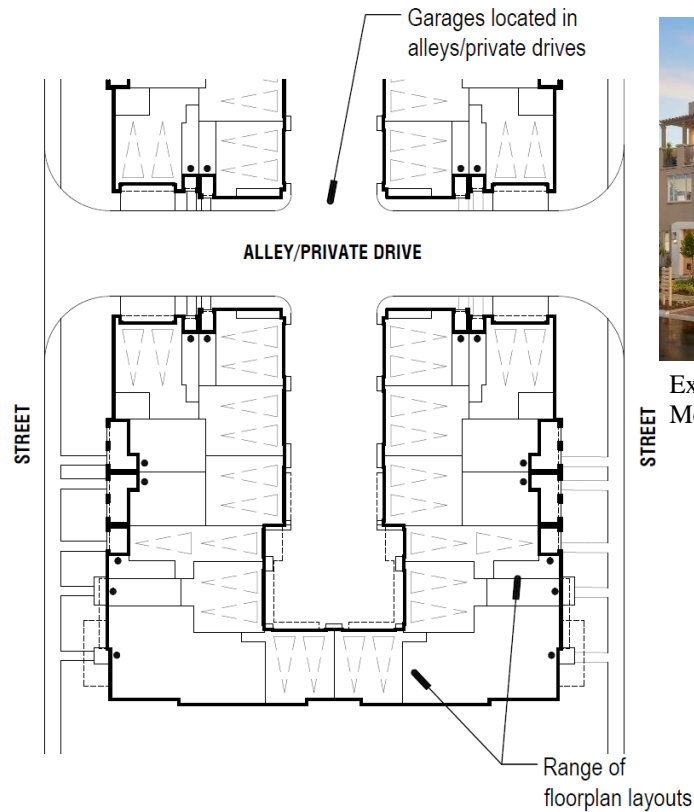
Example plotting for Cluster Homes



Example home type/elevations for Cluster Homes

Example Multi-family attached home type: Motor Court Homes

Building configuration of attached homes with garages facing an interior motor court. May include a variety of garage types including single car garages, two car garages, and tandem garages. Allows for active architecture on three sides; plotting may include paseos or common open space between buildings. Typically, three to four stories in height. PUOS typically provided in a porch, balcony, or roof deck. Appropriate in any Multi-family or Village Core zoning district.

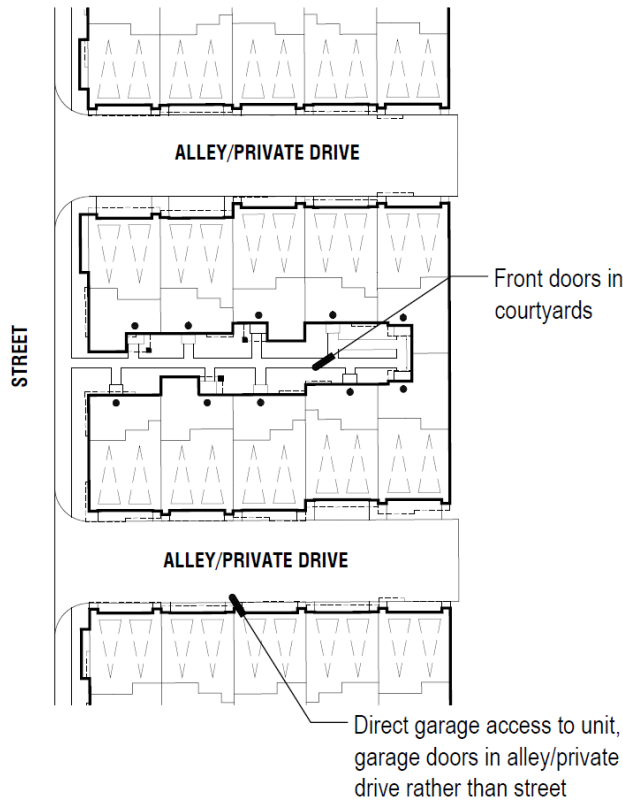


Example home type/elevations for Motorcourt Homes

Example plotting for Motorcourt Homes

Example Multi-family attached home type: Interior Court Homes

Building configuration of attached homes with front doors facing an interior courtyard. Garages are accessed from an alley or private drive. Typically, three to four stories in height. PUOS typically provided in a porch, balcony, or roof deck. Appropriate in any Multi-family or Village Core zoning district.



Example home type/elevations for Interior Court Homes

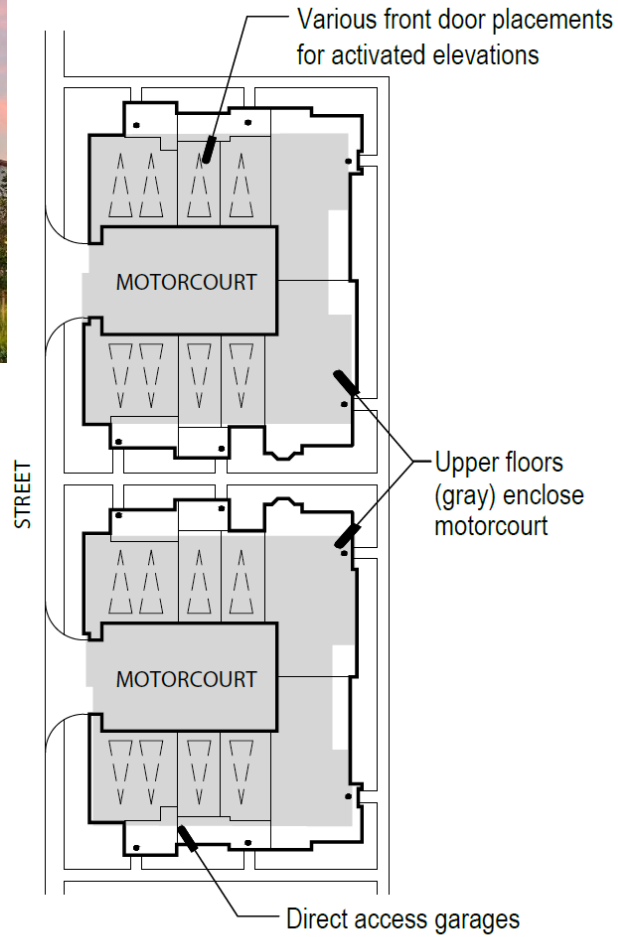
Example plotting for Interior Court Homes

Example Multi-family attached home type: Villa Homes

Building configuration of attached homes with garages accessed from an interior motor court with upper floors enclosing the parking area. Front doors face out on two to three sides of the building making the streetscape appear as a single large villa. Typically, three to four stories in height. PUOS typically provided in a porch, balcony, or roof deck. Appropriate in any Multi-family or Village Core zoning district.



Example home type/elevations for Villa Homes



Example plotting for Villa Homes

Example Multi-family attached home type: Courtyard Homes

Building configuration of attached homes with garages accessed from alleys or private drives allowing front doors and PUOS to face an interior courtyard. May include a variety of garage types including single car garages, two car garages, and tandem garages. Typically, three to four stories in height. PUOS typically provided in a porch, balcony, or roof deck. Appropriate in any Multi-family or Village Core zoning district.



Example home type/elevations for Courtyard Homes



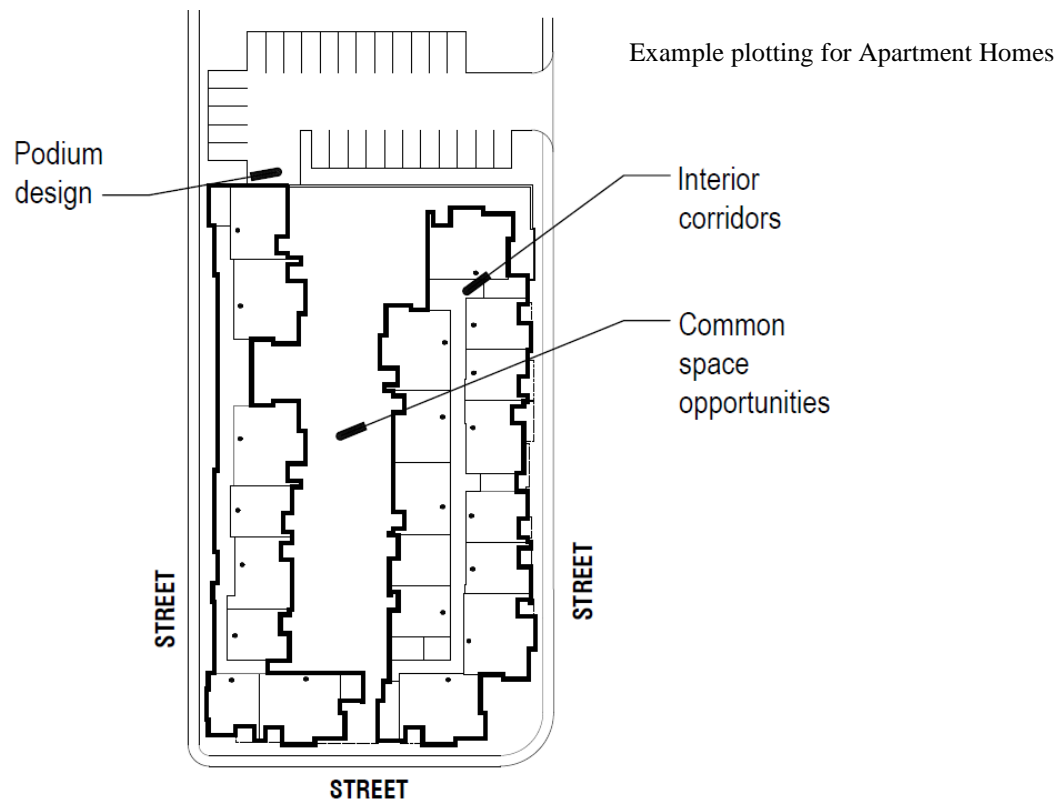
Example plotting for Courtyard Homes

Example Multi-family attached home type: Apartment Homes

Building configuration of attached apartment or condominium homes. Typically, parking is provided separately from the unit in garaged, covered, or open parking spaces. Front doors may be from the exterior of the building or interior corridors. Typically, three to five stories in height. PUOS typically provided in a porch, balcony, or roof deck. Appropriate in any Multi-family or Village Core zoning district based on density.

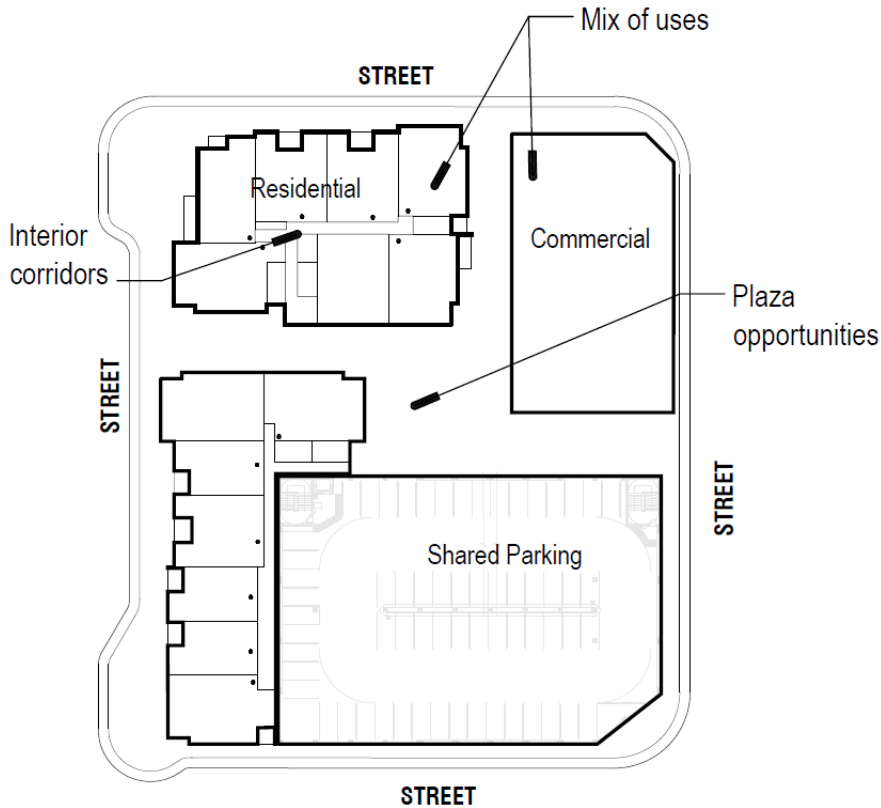


Example home type/elevations for Apartment Homes



Example attached combined uses: Horizontal and/or Vertical Mixed-Use

Appropriate for the Village Core residential and non-residential uses may be configured in a horizontal relationship that allows for shared parking (at-grade or structured). May be configured in a variety of ways to create a horizontal mixed-use setting (single use buildings next to each other) or a vertical mixed-use setting (retail ground floor on residential buildings). Typically, three to five stories in height. PUOS typically provided in a porch, balcony, or roof deck. Appropriate in the Village Core zoning district.



Example plotting for Mixed-Use Configurations

XII. Crime Prevention through Environmental Design

Both safety and security are key components of a quality lifestyle. Proper design and effective use of the built environment can reduce the fear and incidence of crime and thereby improve the overall quality of life. Crime Prevention through Environmental Design (CPTED) strategies and design objectives should be considered during the Design Review process.

Attachment "A"
Approved Plant List

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Fuel Modification (Zone 0)

Trees Not Permitted

Shrubs, Ornamental Grasses & Ground Covers

Botanical Name	Common Name	FMZ	Notes
Aeonium arboreum	Tree Aeonium	0	
Agapanthus africanus	Lily-of-the-Nile	0	
Ajuga reptans 'Burgundy Glow'	Carpet Bugle	0	
Armeria maritima	Amie Thrift	0	
Anigozanthos species	Kangaroo Paw	0	
Aloe species	Aloe	0	
Asparagus densiflorus 'Myers'	Myers Asparagus	0	
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	0	
Campanula portenschlagiana	Dalmation Bellflower	0	
Carex species	Sedge	0	
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum	0	
Chondropetalum tectorum	Cape Rush	0	
Clivia miniata	Kaffir Lily	0	
Codiaeum variegatum 'Pictum'	Croton	0	
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	0	
Crassula species	Crassula	0	
Dianella species	Flax Lily	0	
Dymondia margaretae	Dymondia	0	
Encelia californica	California Encelia	0	
Euphorbia species	Euphorbia	0	
Festuca glauca 'Elijah Blue'	Canyon Prince Wild Rye	0	
Festuca rubra	Creeping Red Fescue	0	
Furcraea foetida 'Mediopicta'	Variegated Mauritius Hemp	0	
Hedera helix 'Needle Point'	Dwarf English Ivy	0	
Hemerocallis hybrids	Daylily	0	
Hesperaloe species	Red Yucca	0	
Lantana 'Spreading Yellow'	Yellow Lantana	0	
Lavendula species	Lavender	0	
Limonium perezii	Seafoam Statice	0	
Liriope muscari	Big Blue Lily Turf	0	
Lomandra hystrix	Katie Belles	0	
Festuca 'Marathon II'	Dwarf Tall Fescue	0	
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	0	
Ophiopogon japonicus	Mondo Grass	0	
Osteospermum fruticosum	Trailing African Daisy	0	
Paspalum vaginatum 'Aloha'	Aloha Paspalum	0	
Pelargonium peltatum	Ivy Geranium	0	
Phyla nodiflora	Kurapia	0	
Portulacaria afra	Elephant's Food	0	

Senecio mandraliscae	Blue Chalksticks	0
Sisyrinchium bellum	Blue Eyed Grass	0
Strelitzia reginae	Bird of Paradise	0
Trachelospermum jasminoides	Star Jasmine	0
Tradescantia pallida 'Purpurea'	Purple Heart	0
Tulbaghia violacea	Sweet Garlic	0
Verbena species	Verbena	0
Vinca species	Periwinkle	0
Zantedeschia aethiopica	Common Calla	0

Fuel Modification (Zones 1 & 2)

Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation. Notes provided below must be adhered to and planting must be implemented in accordance with the Chula Vista Fire Department's fuel modification guidelines summarized in the Village 8 East Fire Protection Plan.

Trees

Botanical Name	Common Name	FMZ	Notes
Cercis occidentalis	Western Redbud	1	
Heteromeles arbutifolia	Toyon	*	See Note 'A' below
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	1	
Platanus racemosa	California Sycamore	1	
Prosopis chilensis	Chilean Mesquite	1	
Prunus ilicifolia 'ilicifolia'	Hollyleaf Cherry	1	
Quercus agrifolia	Coast Live Oak	1	
Quercus engelmannii	Englemann Oak	1	
Rhus lancea	African Sumac	1	See Note 'B' below

Shrubs, Cacti & Ground Covers

Botanical Name	Common Name	FMZ	Notes
Agave attenuata	Foxtail Agave	1	
Atriplex semibacatta	Berry Saltbush	1 & 2	
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1	See Note 'C' below
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	1	
Encelia californica	California Encelia	2	
Encelia farinose	Brittlebrush	1 & 2	
Epilobium californicum	California Fuschia	1 & 2	
Epilobium canum	California Fuschia	1 & 2	
Galvezia speciosa 'Fire Cracker'	Bush Snapdragon	2	
Heteromeles arbutifolia	Toyon	*	See Note 'A' below
Isomeris arborea	Bladder Pod	2	
Isocoma menziesii 'Manziesii'	Coast Goldenbush	2	
Iva hayesiana	San Diego Marsh Elder	*	
Limonium perezii	Seafoam Statice	1	

Myoporium parvifolium 'Putah Creek'	Creeping Myoporium	1	
Nassella pulchra	Purple Needle Grass	2	
Opuntia littoralis	Coastal Prickly Pear Cactus	2	See Note 'E' below
Opuntia oricola	No Common Name	2	See Note 'E' below
Phyla nodiflora	Kurapia	1	
Portulacaria afra 'Minima'	Elephant's Mat	2	
Rhamnus crocea	Redberry	*	
Rhus integrifolia	Lemonade Berry	*	
Rhus ovata	Sugarbush	*	
Salvia apiana	White Sage	2	See Note 'F' below
Simmondsia chinensis	Jojoba	*	See Note 'F' below
Trichostema lanatum	Woolly Blue Curls	*	
Viguiera laciniata	San Diego Sunflower	2	
Yucca schidigera	Mojave Yucca	1 & 2	
Yucca whipplei	Our Lord's Candle	1 & 2	

Hydroseed Application

Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation

Botanical Name	Common Name	FMZ	Notes
Acmispon americanus	Purshing's lotus	1	
Acmispon heermannii	Heerman's lotus	1	
Cryptantha intermedia	Common cryptantha	1	
Eschscholzia californica	Coastal California Poppy	1	
Helianthemum scoparium	Sun Rose	1	
Lasthenia gracilis	California Goldfields	1	
Lupinus bicolor	Miniature Lupine	1	
Sisyrinchium bellum	Blue Eyed Grass	1	
Corethrogyne filaginifolia	Sand Aster	2	
Encelia farinosa	California Encelia	2	
Ericameria palmeri	Palmer's goldenbush	2	
Eriophyllum confertiflorum	Golden Yarrow	2	
Galium angustifolium	Narrow leaved bedstraw	2	
Hazardia squarrosa	Sawtooth goldenbush	2	
Hemizonia fasciculata	Common Tarplant	2	
Isocoma menziesii	Menzies' goldenbush	2	
Iva hayesiana	San Diego Marsh Elder	*	
Lasthenia californica	Dwarf goldfields	2	
Lupinus excubitus	Grape soda lupine	2	
Viguiera laciniata	San Diego Sunflower	2	

Fuel Modification Notes:

- * Indicates larger shrubs that may be utilized in Zone 2, in cluster of no more than 400 SF

- A May be planted within Fuel Management Zone 1 up to 10% of the plant palette mix. No single mass shall exceed 400 sf. These shall be spaced such that the nearest shrub is no closer than the tallest shrub height (at maturity)
- B Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
- C Only local native shrub species will be utilized. No cultivars shall be permitted.
- D Plant acceptable on a limited basis (Max. 30% of the area at the time of planting)
- E Plants must be locally sourced
- F May be planted in limited quantities and must be properly spaced

Parks and CPF Sites

Trees

Botanical Name	Common Name	Notes
Arbutus 'Marina'	Marina Strawberry Tree	
Brachychiton populneus	Bottle Tree	
Cassia leptophylla	Gold Medallion Tree	
Citrus species	Citrus	
Cupaniopsis anacardioides	Carrotwood	
Dracaena draco	Dragon Tree	
Eriobotrya deflexa	Bronze Loquat	
Geijera parviflora	Australian Willow	
Jacaranda mimosifolia	Jacaranda	
Koelreuteria bipinnata	Chinese Flame Tree	
Lagerstroemia indica	Crape Myrtle	
Ligustrum lucidum	Glossy Privet	
Lophostemon confertus	Brisbane Box	
Magnolia grandiflora	Magnolia	
Metrosideros excelsa	New Zealand Christmas Tree	
Olea europea 'Willsonii'	Fruitless Olive	
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	
Platanus acerifolia	London Plane Tree	
Platanus racemosa	California Sycamore	
Quercus agrifolia	Coast Live Oak	
Quercus engelmannii	Englemann Oak	
Quercus ilex	Holly Oak	
Rhus lancea	African Sumac	
Tipuana tipu	Tipu Tree	
Ulmus parvifolia 'Drake'	Drake Evergreen Elm	

Shrubs, Cacti, Ornamental Grasses & Ground Covers

Botanical Name	Common Name	Notes
Agave attenuata	Foxtail Agave	
Aloe species	Aloe	
Anigozanthos species	Kangaroo Paw	

Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Bougainvillea species	Bougainvillea
Callistemon citrinus 'Little John'	Little John Bottlebrush
Carex species	Sedge
Ceanothus cultivars	Ceanothus
Chondropetalum tectorum	Cape Rush
Cistus species	Rockrose
Clematis species	Evergreen Clematis Vine
Cordyline australis 'Atropurpurea'	Bronze Dracena
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Crassula species	Crassula
Cynodon dactylon 'Bandera'	Bandera Bermuda Turf
Dietes vegeta	Fortnight Lily
Echium fastuosum	Pride of Maderia
Encelia californica	California Encelia
Encelia farinosa	Brittlebrush
Euonymus species	Euonymus
Feijoa sellowiana	Pineapple Guava
Festuca species	Fescue
Festuca Aquawise 'Sportsclub Mix'	Aquawise Sports Turf
Festuca 'Marathon II'	Dwarf Tall Fescue
Ficus pumila	Creeping Fig
Grevillea 'Noellii'	Noel Grevillea
Grewia occidentalis	Lavender Starflower
Helichrysum petiolare 'Limelight'	Limelight Licorice Plant
Hesperaloe species	Red Yucca
Heteromeles arbutifolia	Toyon
Ilex species	Holly
Lantana species	Lantana
Leucophyllum species	Texas Ranger
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Ligustrum japonicum 'Texanum'	Texas Privet
Limonium perezii	Statice
Mahonia aquifolium	Oregon Grape
Mimulus cardinalis	Scarlet Monkeyflower
Muhlenbergia rigens	Deergrass
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum
Myrtus communis	Myrtle
Nassella pulchra	Purple Needle Grass
Nephrolepis cordifolia	Sword Fern
Phormium species	New Zealand Flax
Paspalum vaginatum 'Seashore'	Aloha Seashore Paspalum
Phyla nodiflora 'Campagna Verde'	Kurapia
Pittosporum crassifolium 'Compactum'	Evergreen Pittosporum
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Tobira

Podocarpus 'Icee Blue' (Columnar)	Icee-Blue Yellow-Wood
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
Portulcaria afra	Elephant's Food
Portulcaria afra 'Minima'	Elephant's Mat
Prunus caroliniana	Carolina Cherry
Pyracantha species	Firethorn
Rhaphiolepis indica	India Hawthorn
Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorne
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugarbush
Rosmarinus species	Rosemary
Salvia apiana	White Sage
Scaevola 'Mauve Clusters'	Mauve Clusters Pincushion Flower
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Tecoma species	Esperanza
Tecomaria capensis	Cape Honeysuckle
Thuja occidentalis 'Degroots Spire'	Degroots Spire Arbovitae
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Sweet Garlic
Westringia fruticosa 'Mundi'	Low Coast Rosemary
Wisteria sinensis	Chinese Wisteria

Hydroseed Application

Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation

Botanical Name	Common Name	Notes
Acmispon americanus	Purshing's lotus	
Acmispon heermannii	Heerman's lotus	
Cryptantha intermedia	Common cryptantha	
Eschscholzia californica	Coastal California Poppy	
Helianthemum scoparium	Sun Rose	
Lasthenia gracilis	California Goldfields	
Lupinus bicolor	Miniature Lupine	
Sisyrinchium bellum	Blue Eyed Grass	
Corethrogyne filaginifolia	Sand Aster	
Encelia farinosa	California Encelia	
Ericameria palmeri	Palmer's goldenbush	
Eriophyllum confertiflorum	Golden Yarrow	
Galium angustifolium	Narrow leaved bedstraw	
Hazardia squarrosa	Sawtooth goldenbush	
Hemizonia fasciculata	Common Tarplant	
Isocoma menziesii	Menzies' goldenbush	
Ivy hayesiana	San Diego Marsh Elder	

Lasthenia californica	Dwarf goldfields
Lupinus excubitus	Grape soda lupine
Viguiera laciniata	San Diego Sunflower

HOA Common Area, Interior Plant Material

Streets

Trees

Botanical Name	Common Name
Arbutus 'Marina'	Marina Strawberry Tree
Lagerstromia indica 'Natchez'	Natchez Crape Myrtle
Lagerstromia indica 'Tuscarora'	Tuscarora Crape Myrtle
Magnolia grandiflora	Magnolia
Olea europea 'Willsonii'	Fruitless Olive
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Tipuana tipu	Tipu Tree
Ulmus parvifolia 'Drake'	Drake Evergreen Elm

Shrubs, Vines, Ornamental Grasses & Ground Covers

Botanical Name	Common Name
Carissa macrocarpa 'Boxwood Beauty'	Thornless Natal Plum
Clytostoma callistegiodes	Violet Trumpet Vine
Cynodon dactylon 'Bandera'	Bandera Bermuda Turf
Dianella species	Flax Lily
Distictus buccinatoria	Blood-Red Trumpet Vine
Distictus 'Rivers'	Royal Trumpet Vine
Festuca Aquawise 'Sportsclub Mix'	Aquawise Sports Turf
Festuca 'Marathon II'	Dwarf Tall Fescue
Ficus pumila	Creeping Fig
Ipomoea acuminata 'Blue Dawn'	Blue Dawn Morning Glory
Lantana 'Spreading Yellow'	Yellow Lantana
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Mandevilla species	Mandevilla Vine
Pandorea jasminoides 'Alba'	White Bower Vine
Paspalum vaginatum 'Seashore'	Aloha Seashore Paspalum
Phyla nodiflora 'Campagna Verde'	Kurapia
Senecio mandraliscae	Blue Chalk Sticks
Trachelospermum jasminoides	Star Jasmine

Manufactured Slopes

Trees

Botanical Name	Common Name
Arbutus 'Marina'	Marina Strawberry Tree
Geijera parviflora	Australian Willow

Lophostemon confertus	Brisbane Box
Metrosideros excelsa	New Zealand Christmas Tree
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
Platanus racemosa	California Sycamore
Prosopis chilensis	Chilean Mesquite
Prunus ilicifolia 'ilicifolia'	Hollyleaf Cherry
Quercus agrifolia	Coast Live Oak
Rhus lancea	African Sumac

Shrubs, Ornamental Grasses & Ground Covers

Botanical Name	Common Name
Agave attenuata	Foxtail Agave
Aloe species	Aloe
Atriplex semibacatta	Berry Saltbush
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Bougainvillea 'Oo-La-La'	Prostrate Bougainvillea
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Ceanothus cultivars	Ceanothus
Cistus species	Rockrose
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Echium fastuosum	Pride of Madeira
Encelia californica	California Encelia
Heteromeles arbutifolia	Toyon
Lantana 'Spreading Yellow'	Yellow Lantana
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Limonium perezii	Statice
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum
Nassella pulchra	Purple Needle Grass
Phormium species	New Zealand Flax
Phyla nodiflora	Kurapia
Portulcaria afra 'Minima'	Elephant's Mat
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugarbush
Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary
Salvia apiana	White Sage
Simmondsia chinensis	Jojoba
Trachelospermum jasminoides	Star Jasmine

Hydroseed Application

Botanical Name	Common Name
Baileya multiradiata	Desert Marigold
Camissonia cheiranthifolia	Beach Evening Primrose
Encelia farinosa	California Encelia
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Gaillardia pulchella	Indian Blanket
Gazania splendens	Gazania Splendens

Lasthenia californica	Dwarf goldfields
Limonium californicum	Coastal Statice
Linaria maroccana	Toad Flax
Lobularia maritima	Sweet Alyssum
Lupinus excubitus	Grape soda lupine
Verbena tenuisecta	Moss Verbena
Viguiera laciniata	San Diego Sunflower

Private Development Areas

Trees

Botanical Name	Common Name
Albizia julibrissin 'Rosea'	Silk Tree
Arbutus 'Marina'	Marina Strawberry Tree
Bauhinia variegata	Purple Orchid Tree
Betula pendula	European White Birch
Brachychiton populneus	Bottle Tree
Calodendrum capense	Cape Chestnut
Cassia leptophylla	Gold Medallion Tree
Chitalpa tashkentensis	Chitalpa
Citrus species	Citrus
Cupaniopsis anacardioides	Carrotwood
Dracaena draco	Dragon Tree
Eriobotrya deflexa	Bronze Loquat
Geijera parviflora	Australian Willow
Hesperaloe species	Red Yucca
Jacaranda mimosifolia	Jacaranda
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia indica 'Muskogee'	Lavender Crape Myrtle
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle
Laurus nobilis 'Saratoga'	Saratoga Sweet Bay
Lophostemon confertus	Brisbane Box
Ligustrum lucidum	Glossy Privet
Magnolia grandiflora	Magnolia
Maytenus boaria	Mayten Tree
Melaleuca nesophila	Pink Melaleuca
Metrosideros excelsa	New Zealand Christmas Tree
Olea europea 'Willsonii'	Fruitless Olive
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Podocarpus gracilior	Fern Pine
Prosopis chilensis	Chilean Mesquite
Prunus caroliniana	Carolina Cherry
Prunus ilicifolia 'ilicifolia'	Hollyleaf Cherry
Pyrus calleryana 'Aristocrat'	Aristocrat Pear

Pyrus calleryana 'Chanticleer'	Chanticleer Ornamental Pear
Pyrus kawakamii (Espalier)	Evergreen Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Rhus lancea	African Sumac
Robina pseudoacacia 'Purple Robe'	Black Locust
Sapium sebiferum	Chinese Tallow Tree
Schinus molle	California Pepper Tree
Spathodea campanulata	African Tulip Tree
Stenocarpus sinuatus	Firewheel Tree
Tipuana tipu	Tipu Tree
Tulbaghia violacea	Sweet Garlic
Ulmus parvifolia 'Drake'	Drake Evergreen Elm

Palm Trees

Botanical Name	Common Name
Archontophoenix cunninghamiana	King Palm
Ceratozamia hildae	Bamboo Cycad
Chamadorea seifrizii	Bamboo Palm
Chamaerops humilis 'Multi-Trunk' **	Mediterranean Fan Palm
Cycas revoluta	Sago Palm
Howea forsteriana	Kentia Palm
Neodypsis decaryi **	Triangle Palm
Phoenix dactylifera 'Medjool' **	Medjool Date Palm
Phoenix roebelenii	Pigmy Date Palm
Rhapis excelsa	Lady Palm
Syagrus romanzoffianum **	Queen Palm
Trachycarpus fortunei **	Windmill Palm
Zamia furfuracea	Cardboard Palm

** Indicates large species of palm trees. These species of palm shall be no closer than 10 feet to nearest structure roof line and to be maintained to remove dead fronds and keep trunk skinned (smooth) with no accumulation of dead material.

Shrubs & Vines

Botanical Name	Common Name
Aeonium arboreum	Tree Aeonium
Agapanthus africanus	Lily-of-the-Nile
Agave species	Century Plant
Anigozanthos species	Kangaroo Paw
Aloe species	Aloe
Antigonon leptopus	Coral Vine
Asparagus densiflorus 'Myers'	Myers Asparagus
Aspidistra elatior	Cast Iron Plant
Azalea species	Azalea
Bambusa multiplex 'Golden Goddess'	Golden Goddess Bamboo
Bougainvillea species	Bougainvillea

Buxus species	Boxwood
Calliandra haematocephala	Pink Powder Puff
Callistemon citrinus 'Little John'	Little John Bottlebrush
Ceanothus cultivars	Ceanothus
Chondropetalum tectorum	Cape Rush
Cistus species	Rockrose
Clematis species	Evergreen Clematis Vine
Clivia miniata	Kaffir Lily
Clytostoma callistegiodes	Violet Trumpet Vine
Codiaeum variegatum 'Pictum'	Croton
Coleonema album	White Breath of Heaven
Cordyline australis 'Atropurpurea'	Bronze Dracena
Crassula species	Crassula
Cuphea hyssophyla	False Heather
Cyperus species	Papyrus
Dietes vegeta	Fortnight Lily
Distictus buccinatoria	Blood-Red Trumpet Vine
Distictus 'Rivers'	Royal Trumpet Vine
Echium fastuosum	Pride of Madeira
Encelia californica	California Encelia
Euonymus species	Euonymus
Euphorbia species	Euphorbia
Fatsia japonica	Japanese Aralia
Feijoa sellowiana	Pineapple Guava
Ficus pumila	Creeping Fig
Furcraea foetida mediopicta	Variegated Mauritius Hemp
Grevillea 'Noellii'	Noel Grevillea
Grewia occidentalis	Lavender Starflower
Helichrysum petiolare 'Limelight'	Limelight Licorice Plant
Hemerocallis hybrids	Daylily
Heteromeles arbutifolia	Toyon
Ilex species	Holly
Ipomoea acuminata 'Blue Dawn'	Blue Dawn Morning Glory
Lantana species	Lantana
Lavendula species	Lavender
Leucophyllum species	Texas Ranger
Ligustrum japonicum 'Texanum'	Texas Privet
Limonium perezii	Statice
Liriope muscari	Big Blue Lily Turf
Macfadyena unguis-cati	Cat's Claw
Mahonia aquifolium	Oregon Grape
Mandevilla species	Mandevilla Vine
Myrtus communis	Myrtle
Nandina domestica	Heavenly Bamboo
Nephrolepis cordifolia	Sword Fern
Pandorea jasminoides 'Alba'	White Bower Vine
Phormium species	New Zealand Flax
Philodendron species	Philodendron
Pittosporum crassifolium 'Compactum'	Evergreen Pittosporum

Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Tobira
Podocarpus 'Icee Blue' (Columnar)	Icee-Blue Yellow-Wood
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
Portulcaria afra	Elephant's Food
Prunus caroliniana	Carolina Cherry
Pyracantha species	Firethorn
Rhaphiolepis indica	India Hawthorn
Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorne
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugarbush
Rosa species	Rose
Rosmarinus species	Rosemary
Salvia apiana	White Sage
Sansevieria trifasciata	Bowstring Hemp
Scaevola 'Mauve Clusters'	Mauve Clusters Pincushion Flower
Shefflera species	Schefflera
Simmondsia chinensis	Jojoba
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Tecoma species	Esperanza
Tecomaria capensis	Cape Honeysuckle
Thuja occidentalis 'Degroots Spire'	Degroots Spire Arbovitae
Wisteria sinensis	Chinese Wisteria
Westringia fruticosa 'Mundi'	Low Coast Rosemary
Yucca species	Yucca
Zantedeschia aethiopica	Common Calla

Ornamental Grasses

Botanical Name	Common Name
Aristida pupurea	Purple Three-Awn
Bouteoua gracilis	Blond Ambition Grass
Carex species	Sedge
Dianella species	Flax Lily
Festuca glauca 'Elijah Blue'	Canyon Prince Wild Rye
Festuca rubra	Creeping Red Fescue
Leymus condensatus 'Canyon Prince'	Blue Fescue
Lomandra hystrix	Katie Belles
Muhlenbergia species	Muhly Grass
Nassella pulchra	Purple Needle Grass
Ophiopogon japonicus	Mondo Grass
Pennisetum setaceum 'Sterile Green'	Sterile Green Fountain Grass
Sisyrinchium bellum	Blue Eyed Grass

Sprawling Shrubs & Ground Covers

Botanical Name	Common Name
Acacia redolens 'Desert Carpet'	Prostrate Acacia
Ajuga reptans 'Burgandy Glow'	Carpet Bugle

Armeria maritima	Amie Thrift
Atriplex semibacatta	Berry Saltbush
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
Bougainvillea 'Oo-La-La'	Prostrate Bougainvillea
Campanula portenschlagiana	Dalmation Bellflower
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Dymondia margaretae	Dymondia
Festuca Marathon II	Dwarf Tall Fescue
Hedera helix 'Needle Point'	Dwarf English Ivy
Lantana 'Spreading Yellow'	Yellow Lantana
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum
Osteospermum fruticosum	Trailing African Daisy
Paspalum vaginatum 'Aloha'	Aloha Paspalum
Pelargonium peltatum	Ivy Geranium
Phyla nodiflora 'Campagna Verde'	Kurapia
Portulcaria afra 'Minima'	Elephant's Mat
Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary
Salvia apiana	White Sage
Senecio mandraliscae	Blue Chalksticks
Trachelospermum jasminoides	Star Jasmine
Tradescantia pallida 'Purpurea'	Purple Heart
Verbena species	Verbena
Vinca species	Perwinkle