SALT CREEK RANCH

COMMUNITY DESIGN GUIDELINES

SECTION II

SALT CREEK RANCH

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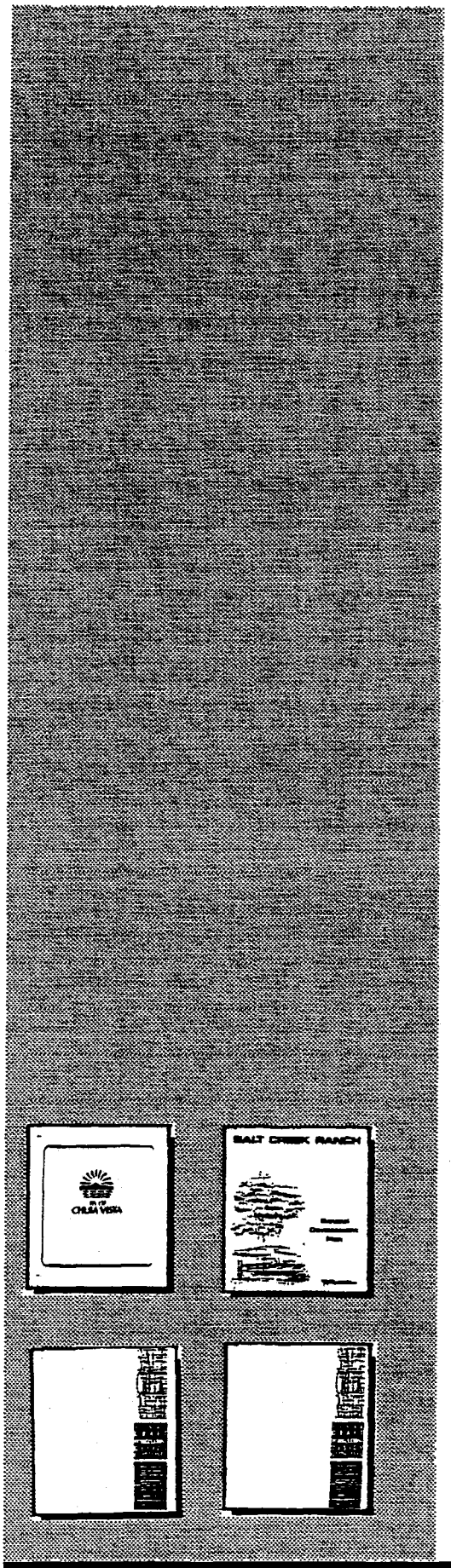
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SALT CREEK RANCH

INTRODUCTION

CHAPTER 1



1.0 INTRODUCTION

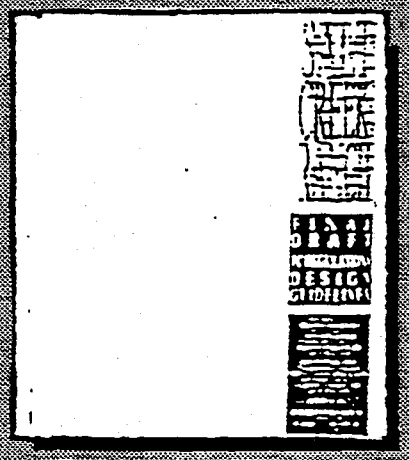
1.1 Intent

This document is a design manual to guide the development of site plans, architecture, and landscape architecture within Salt Creek Ranch. It illustrates the master developer's philosophy and commitment to a high quality development program for Salt Creek Ranch.

This manual is being provided to ensure that the quality and fundamental concepts established at the master planning stage are maintained in the final phase of detailed planning and design. This manual includes design concepts to guide specific areas of consideration, and establishes a design context for each element of the planned development design program. The purpose of this manual is to ensure that all development within Salt Creek Ranch will maintain high standards of design through consistency with these Design Guidelines.

1.2 Related References

This Design Manual is the latest in a series of documents which have, in increasing detail, established the development and design standards for the Salt Creek Ranch Planned Community. The most general standards are contained in the Salt Creek Ranch General Development Plan (GDP), which implements the City's General Plan for the property. The GDP allocates land uses and intensities throughout the Planned Community and



DESIGN GUIDELINES



AERIAL OF SALT CREEK RANCH LOOKING SOUTH

establishes general regulations and guidelines for development, as well as preservation and conservation of open space and other on-site resources.

The Sectional Planning Area (SPA) Plan and companion Planned Community (PC) District Regulations expand upon the provisions of the GDP and provide more detailed design specifications and regulations. The SPA Plan addresses issues concerning the infrastructure required to serve the project, existing and proposed land use relationships, design criteria, circulation, open space and parks. The PC Regulations provide use and development standards which are applied to individual lots. These regulations should be reviewed during the design process for height, bulk, and setback standards.

1.3 Project Description

The Salt Creek Planned Community is 1,200 acres of gently rolling terrain, broad vistas and attractive natural areas. It includes a diversity of residential products, together with parks, open space and support land uses (see Exhibit 2, General Development Plan). The predominant residential product in the overall project is the single family detached (SFD) home which is sited on a variety of lot sizes.

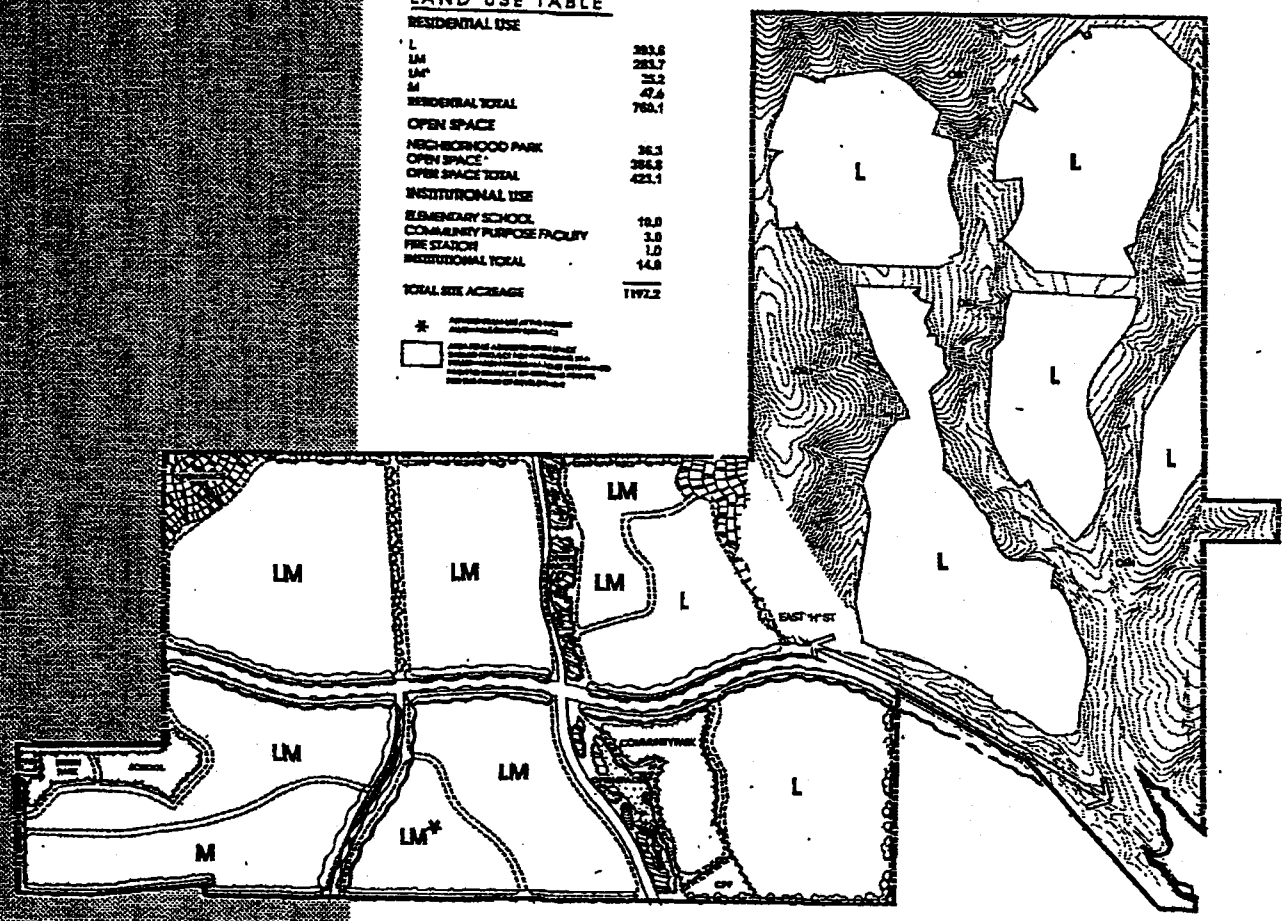
The land use pattern incorporates a "graduated density" concept with densities decreasing progressively to the east with the preservation of significant open space and unique features such as rock outcroppings and steep slopes.

The major circulation routes through the project are East H Street, Lane Avenue and Hunte Parkway. Open space uses are designated for natural drainage courses and for the Salt Creek Corridor, which is a part of the City's greenbelt/trail system.

LAND USE TABLE

RESIDENTIAL USE

L	383.6
LM	285.7
LM*	35.2
M	49.6
RESIDENTIAL TOTAL	769.1
OPEN SPACE	
NEIGHBORHOOD PARK	36.3
OPEN SPACE *	386.8
OPEN SPACE TOTAL	423.1
INSTITUTIONAL USE	
ELEMENTARY SCHOOL	10.0
COMMUNITY PURPOSE FACILITY	3.5
FIRE STATION	1.0
INSTITUTIONAL TOTAL	14.5
TOTAL SITE ACREAGE	1197.2



GENERAL DEVELOPMENT PLAN

"General Development Plan" graphic has been superseded for eastern portion of project.
Consult Exhibit No. 4 on page I-8 of book 1.

SALT CREEK RANCH

DESIGN REVIEW

CHAPTER 2

2.0 DESIGN REVIEW PROCESS

2.1 Purpose

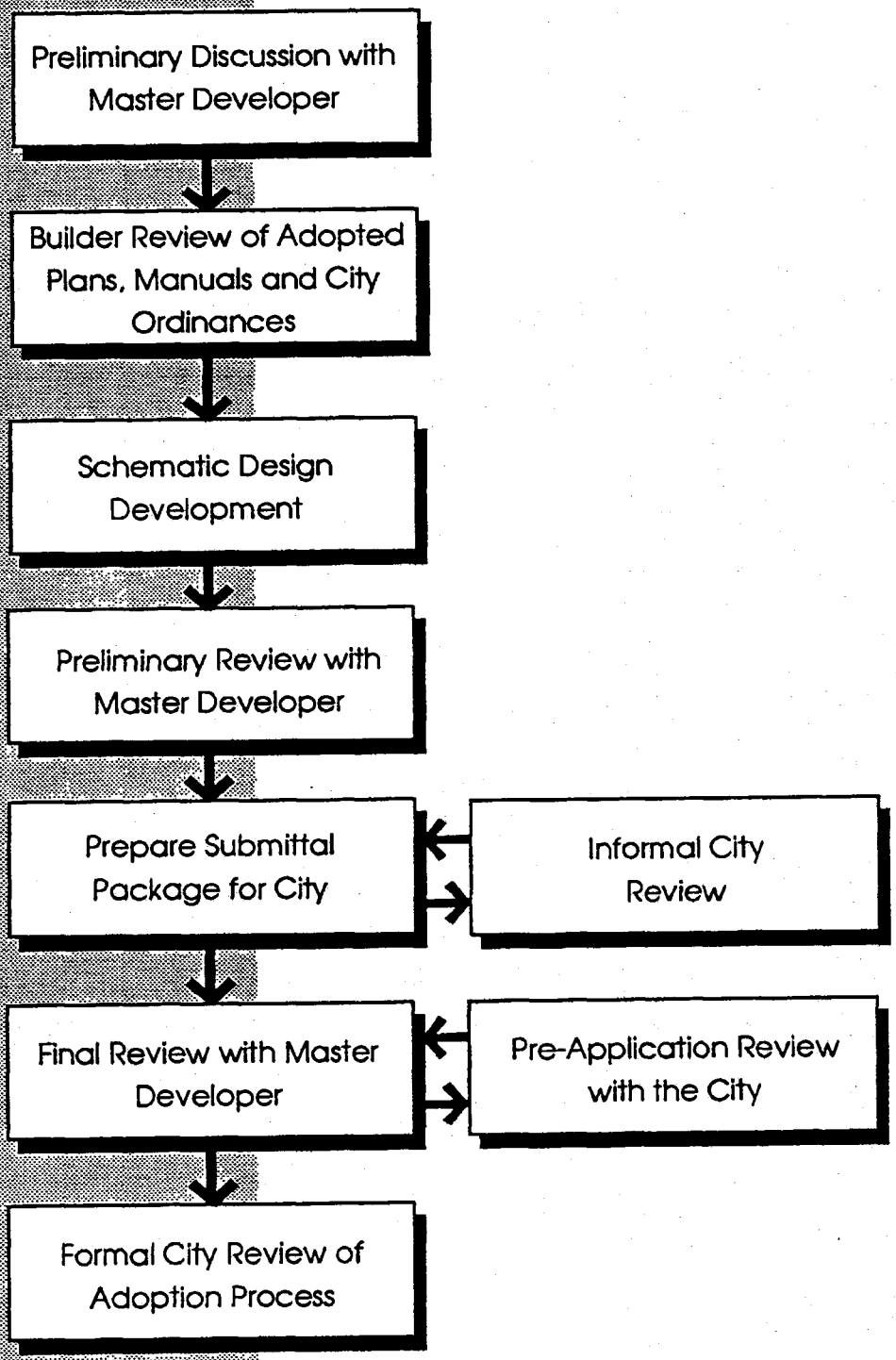
The design review process is outlined below as standard procedures and specific requirements to be followed by individual project builders and/or consultants. Specific requirements are to be followed in submittals to the master developer and the City of Chula Vista.

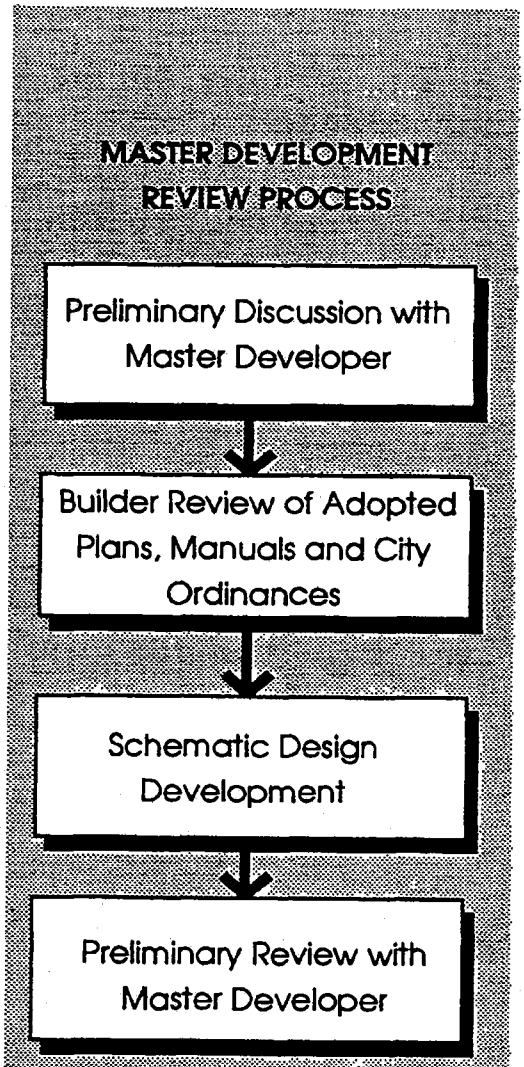
A submittal check list and application form have been included in the rear of this document, for use with design review submittals for the convenience of the applicant and reviewing agency.

2.2 The Process and Flow Chart

The design review process includes two integrated procedures: design review and approval by the master developer and review and approval by the City of Chula Vista. Essentially the process requires the builder to formulate the design for his parcel and review it with the master developer prior to formal application and review of final designs by the City. The City of Chula Vista requires site plan and architectural review, as well as landscape review. The overall process is illustrated below.

DESIGN REVIEW PROCESS CHART





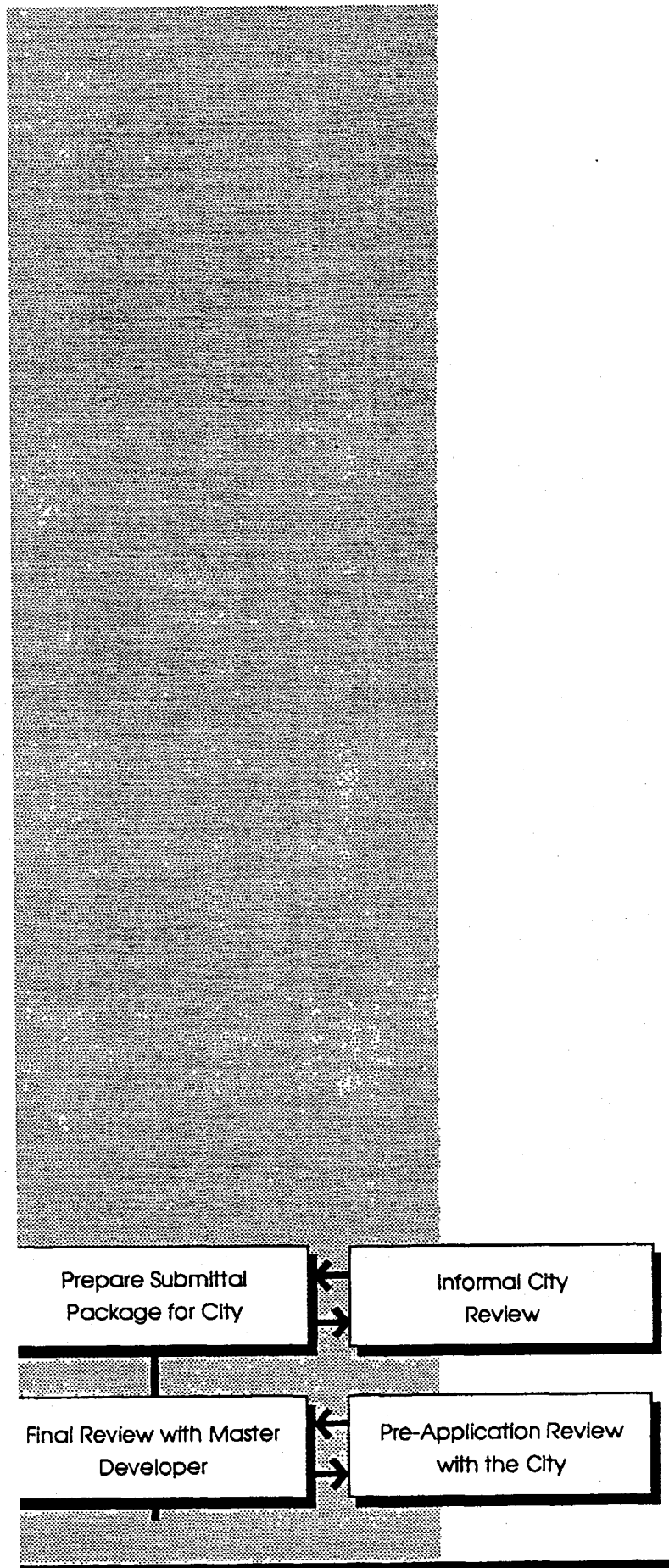
2.3 Specific Requirements

2.3.1 Master Development Review Process

The review requirements of the master developer are intended to ensure that the builder's intended product and designs meet the standards and criteria for the entire planned community. The items to be included in the builder's design submittal package are listed by the flow chart, Exhibit 3.

2.3.1.1 Preliminary Architectural Plans

- Schematic floor plans (1/4" scale minimum with room dimensions).
- Schematic unit elevations (1/4" scale min. - front, rear, and exposed sides with color and material callouts).
- Typical schematic street elevations (1/8" scale min.).
- Color and materials sample board.

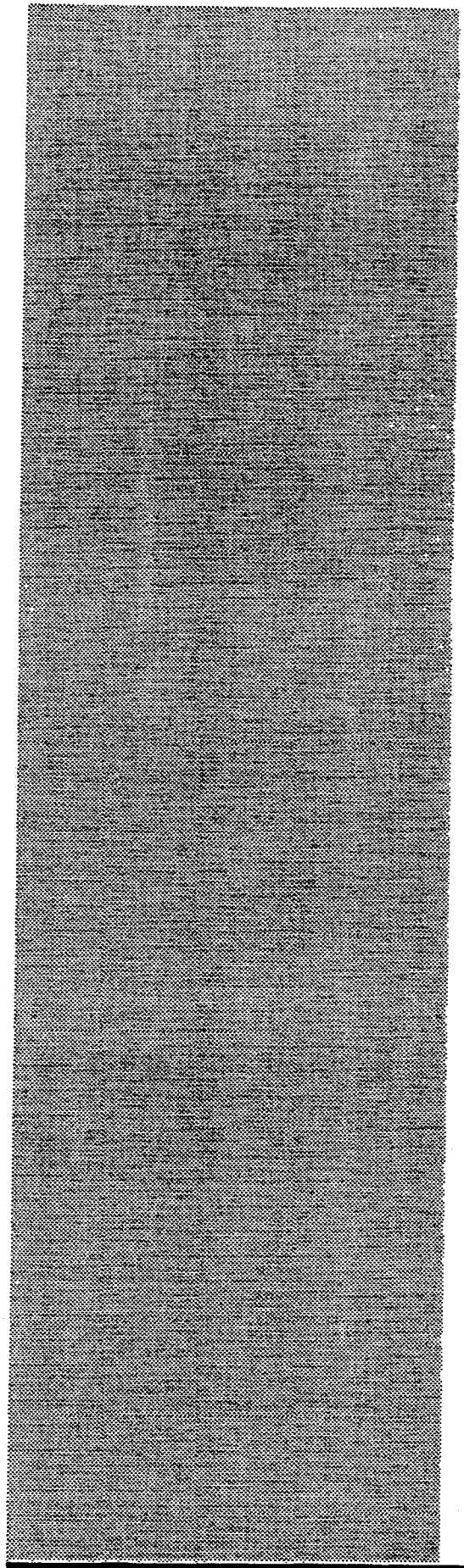


2.3.1.2 Preliminary Site and Landscape Plans

- Preliminary site plan with tabulation of units, parking, and view analysis (1"=40' or 1"=20' scale, depending on parcel size).
- Conceptual grading plan with cross sections.
- Conceptual landscape plan with plant materials list and sizes (1"=20' scale).
- Cost estimates and references, as required.
- Following acceptance of the builders schematic design, a continuing exchange of information will be expected as the design is finalized and the City's review process begins. Final approved plans shall be provided to the master developer for his records.

2.3.1.3 City of Chula Vista Design Review Process

The requirements of the City are fairly typical, but each builder and/or his consultants should contact the City for current,



specific requirements. The design review process with the Master Developer should be complete prior to formal review by the City.

The standards and requirements for site plan and architectural approval shall be as provided for in the Salt Creek Planned Community District Regulations. Single family detached residential areas with lots 4,500 S.F. or larger in any residential district may use the tentative tract map with typical building elevations and typical building locations on lots as a substitute for elevations and siting of all buildings. Specific requirements for application and review procedures are published in the City's Zoning Ordinance.

The City has also published a "Landscape Manual" which describes the landscape review process and provides some guidelines for landscape design from the City's perspective. The Manual also includes specific standards for landscape and irrigation improvements.

2.4 Check List

The following check list should be utilized to ensure a complete design review submittal package. Additional items may be required for both master developer and City review.

SALT CREEK RANCH
CITY OF CHULA VISTA

- ☐ REVIEW DESIGN GUIDELINES WITH YOUR ARCHITECT AND LANDSCAPE ARCHITECT
- ☐ COMPLETE APPLICATION FOR APPROVAL WITH FEE AND DEPOSIT
- ☐ MASTER DEVELOPER DESIGN REVIEW SUBMISSION

PRELIMINARY ARCHITECTURAL PLANS

- ☐ Schematic Floor Plans – 1/4 scale
- ☐ Schematic Unit Elevations – 1/4 scale
- ☐ Schematic Street Elevations – 1/8 scale
- ☐ Color and Material Sample Board
- ☐ Preliminary Site Plan: Unit Tabulation, Parking, and View Analysis – 1:4 or 1:20 scale
- ☐ Conceptual Grading Plan and Cross-Sections – 1:20 scale
- ☐ Cost Estimates and References, as required
- ☐ Conceptual Landscape Plan
- ☐ Additional Information: _____

SALT CREEK RANCH

COMMUNITY DESIGN GUIDELINES

CHAPTER 3

3.0 COMMUNITY DESIGN CONCEPT

3.1 Community Character

The Salt Creek Community is envisioned as a high quality living and recreation environment. Neighborhoods and community facilities are selectively placed in relation to the site's natural amenities and constraints. The overall character, is a direct result of extending the site's natural features into the man-made additions of both architectural cultural elements and plant materials. The historically-influenced design is purposely presented with a casual, sophisticated ease creating a comfortable, residential atmosphere primarily oriented to family living and informal aesthetic expression. This informal feeling is further supported by the need for low maintenance and water-efficient plant materials. The community will have a premium price so the surrounding environment must present a sense of elegant simplicity. This elegance will be delivered by focal landscape features, rich details, controlled ranch architecture, unique signage, maximized view corridors and unique native open space.

The neighborhoods will be of varying densities to encourage a healthy mixture of styles and themes within the Salt Creek Community context. Varying lot sizes and housing types presents the opportunity to respond with styles of architecture that match market, social and environmental trends over the years it takes to build the community.

The greenbelt corridors of Salt Creek and adjacent scenic highways divide the site into "life-style" sub-areas, helping to preserve privacy and views. The eastern sub-area will be low density/large lot with multiple opportunities to present a timeless style and custom look to the neighborhoods. The middle sub-area will be of a similar character, but with a smaller scale, delivered by clustering the lots around interior and exterior greenbelts.

The western sub-area will be composed of single-family planned development areas where recreation facilities, safe residential streets and neighborhood identity are used to configure the low-medium density lots.

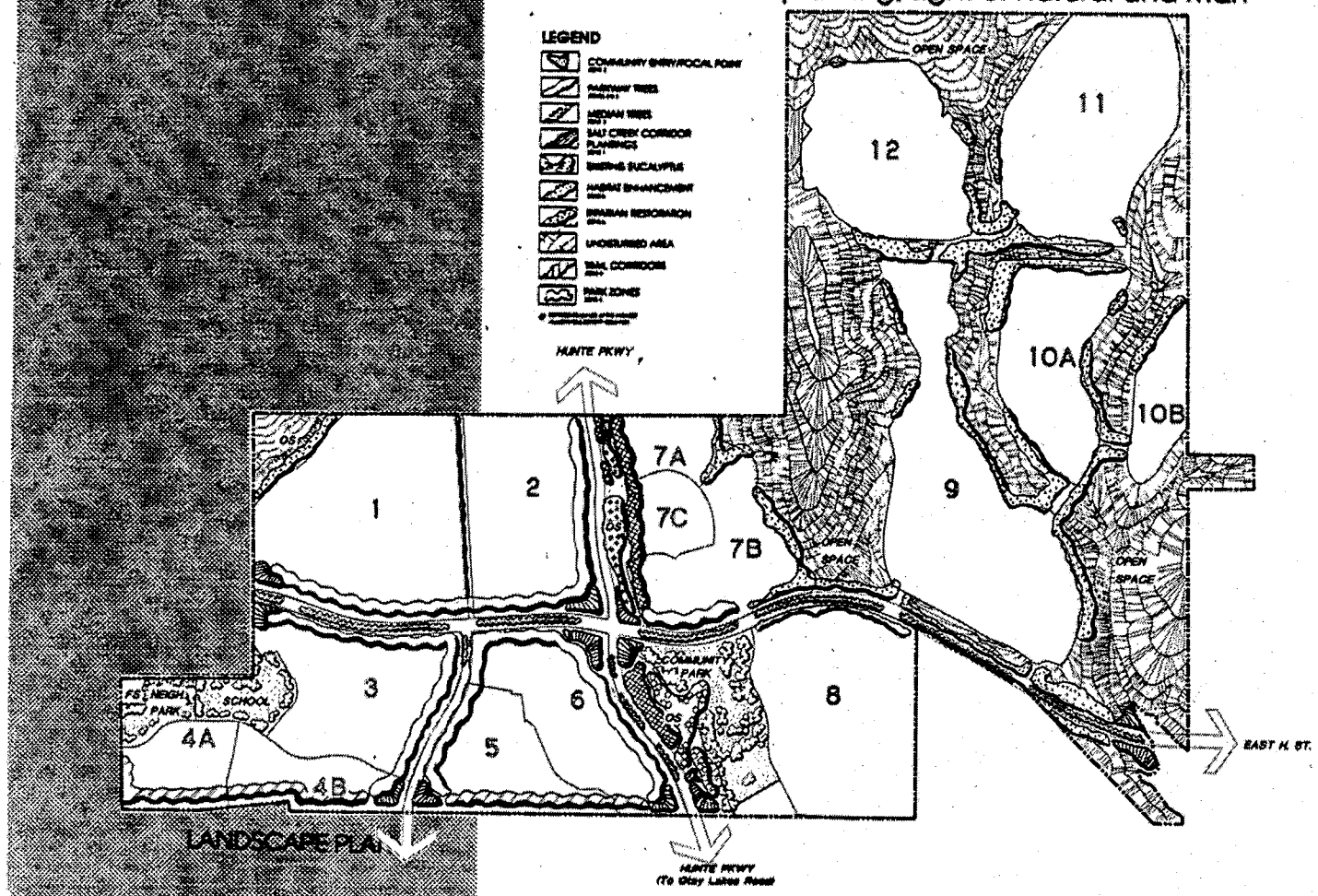
This western sub-area is designed to conform a full mixture of single and multiple family dwellings oriented around community facilities. The design concept allows the varying densities to complement each other and provide a transition to the business park on the south.

3.2 Landscape Concept

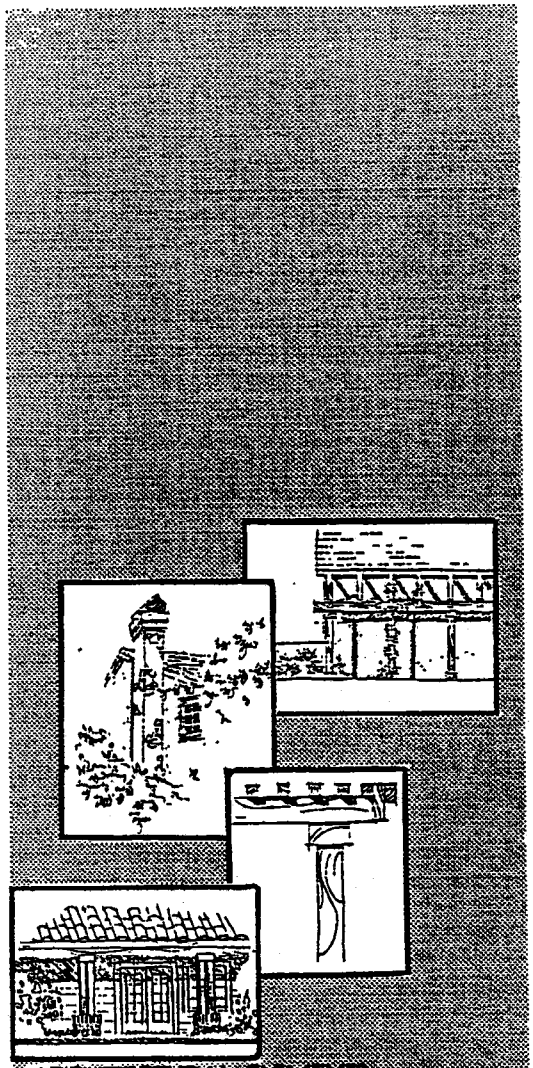
The Salt Creek Ranch landscape statement will help establish the community theme by unifying the various elements which make up this community. The landscape concept includes the use of consistent theme walls, fences, monuments, signage, drought-tolerant and indigenous plant materials,

parkways and open space areas beginning at the entry into the project entry and continuing throughout the entire community along East H Street, Hunte Parkway, The Salt Creek Corridor and within each neighborhood village. The theme is a natural setting with a historical flavor.

Salt Creek's natural drainage course and existing mature eucalyptus planting provide the foundation for the landscape concept. This concept will be reinforced through the use of naturalized drought-tolerant plant materials throughout Salt Creek Ranch. Residents and visitors of Salt Creek should be pleased by the use of earthtone colors, scent of native planting, sight of natural and man-



LANDSCAPE PLAN



ARCHITECTURAL ELEMENTS



Elements arranged to emphasize Architectural features

made open space, the quietness of curvilinear streets and the textures of solid long-lasting materials. Salt Creek is designed to appeal to all of the senses and serve as a landmark for the City of Chula Vista's Eastern Territories while providing a logical transition to more rural areas.

3.3 Architectural Concept

Architecture is a key component of the overall character of Salt Creek.

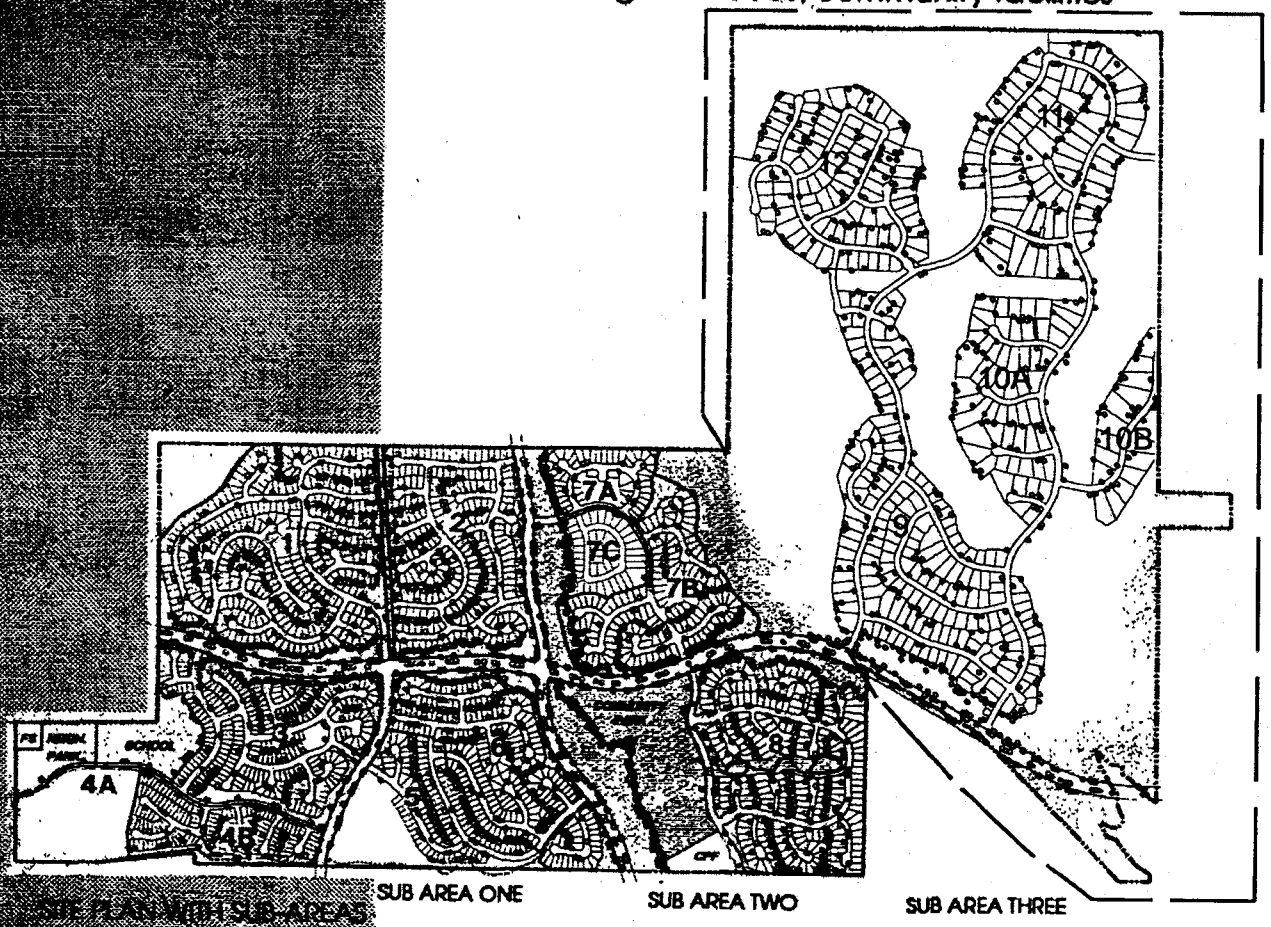
An emphasis on natural materials such as wood , stone, and brick provide the texture, color and character which unifies buildings and the overall backdrop of rural ranch community design.

The use of traditional forms along with highly articulated, low profile buildings provide a human "residential" scale to the community.

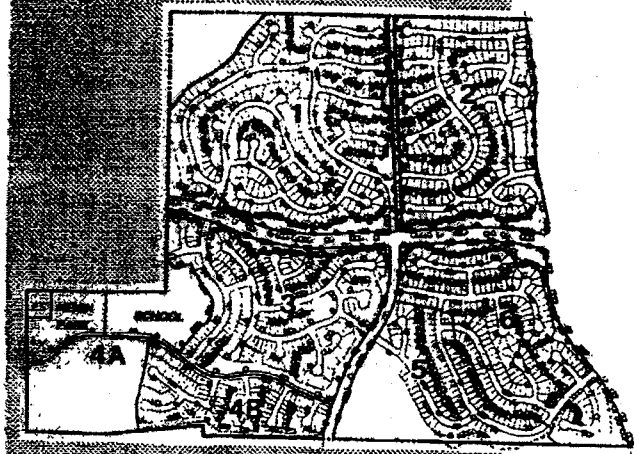
The result is a comfortable, casual and rural environment enhanced by an architecture which blends the man-made environment with the natural open spaces of Salt Creek.

3.4 Planning Concept

The Site Utilization Plan illustrates the land use, sub-areas, boundaries, neighborhoods and lotting pattern of the Salt Creek Ranch. This plan designates three sub-areas, fifteen (15) neighborhoods, community facilities and open space. Within this basic structure all components and elements can be described starting with Sub-Area One.



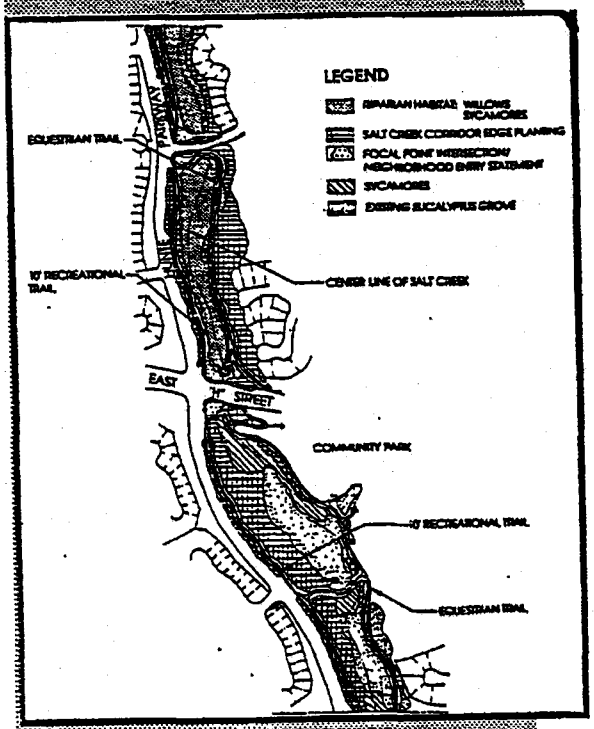
SITE PLAN WITH SUB-AREAS



SUB AREAS ONE

3.4.1 Sub-Area One – General

Sub-Area One is that portion of Salt Creek Ranch located west of the natural physical barrier formed by Salt Creek. Homes here will be arranged in six distinct neighborhoods. A variety of

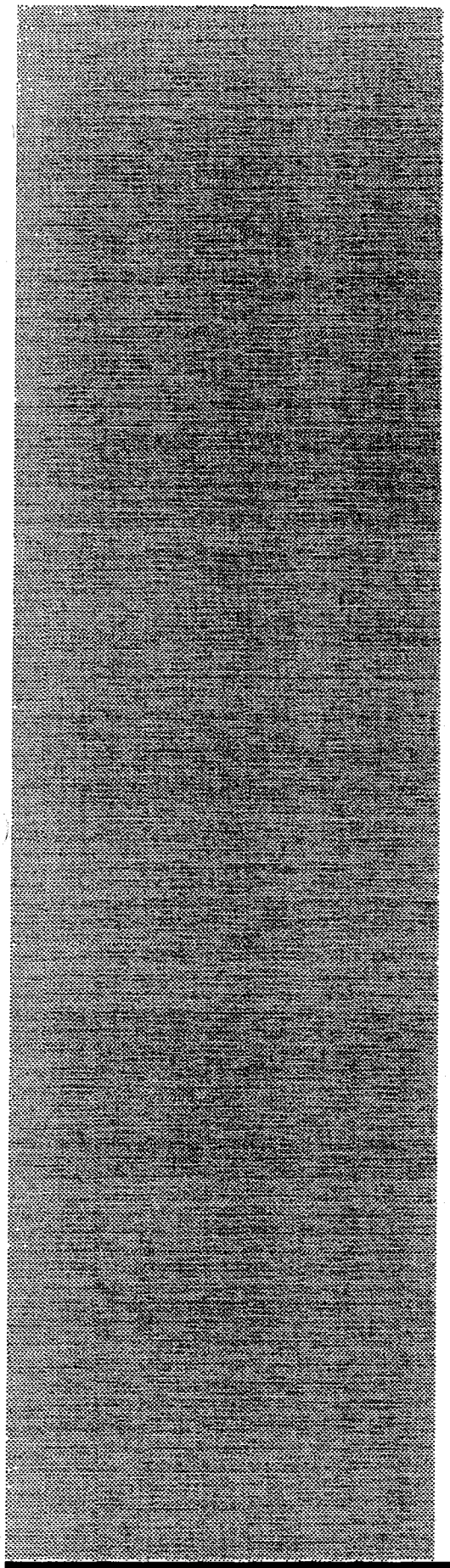


SALT CREEK CORRIDOR PLAN

homes are proposed, ranging from traditional single-family homes of various sizes, to multi-family and attached single-family dwelling units. The variety offered will appeal to young first-time buyers, young families and mature active adults whose children are gaining their independence. This sub-area will have the most affordable-sized dwelling units in the Salt Creek community. The lots are complemented by numerous public facilities, including a park, school, fire station, trails, an open space buffer, and public transit.

Density, lot size and product type are compatible with the Low-Medium designation. Moderately sized lots will make for a range of affordable housing prices. The lot sizes are specifically chosen to complement each other and provide for neighborhoods that are different in housing style but compatible with the transition from smaller to larger lots as one proceeds east across the site.

The entire Sub-Area is surrounded by an open space system of major proportions. The Salt Creek corridor on the eastern edge of Sub-Area One is a main regional connection. The Corridor provides a pedestrian and aesthetic connection to the vast open space resources of the Eastern Territories. There are natural and man-made slopes along the northern edge that

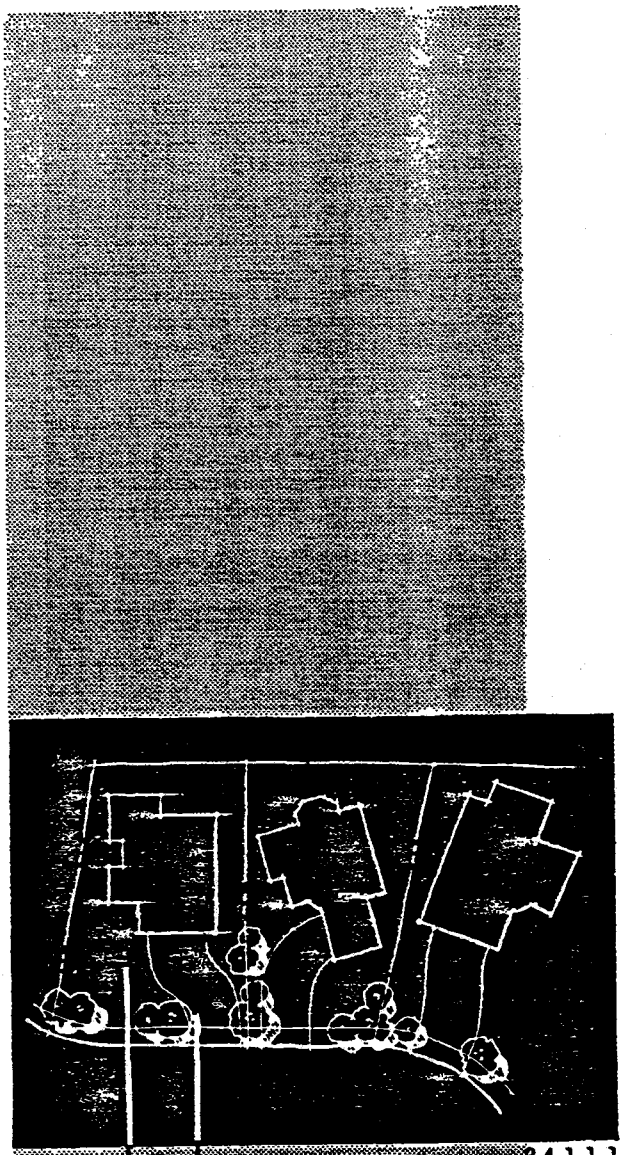


physically separate the neighborhood from the Otay Water District land and other non-planned properties. An internal greenbelt connects the properties north of East H Street to the trail system on East H Street enabling access east to the Salt Creek Corridor.

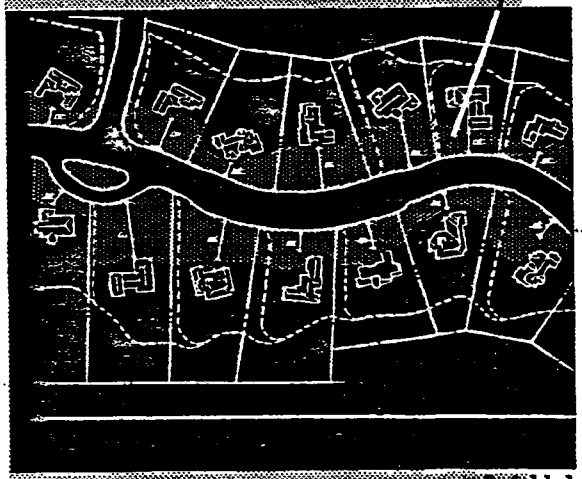
The school and park are linked to the balance of the Salt Creek Ranch by a trail system that reaches along the entire southern edge of the Sub-area, connecting the Salt Creek Corridor and to the neighborhood park. This southern trail is incorporated into a sizeable open space, buffering Sub-Area One from the employment area.

Contour grading and varying setbacks along East H Street ensure that the scenic quality of the parkway is maintained. The homes are located on top of the mesas, with grading following the natural landforms, thereby maintaining and enhancing major views to the south, southwest and southeast.

The street pattern within the neighborhoods in Sub-Area One has been designed to emphasize privacy and to create sub-neighborhoods through the use of cul-de-sacs and trails. The road systems have been designed to minimize grading and long linear street scenes.



3.4.1.1.1



Curvilinear streets. 3.4.1.1.1

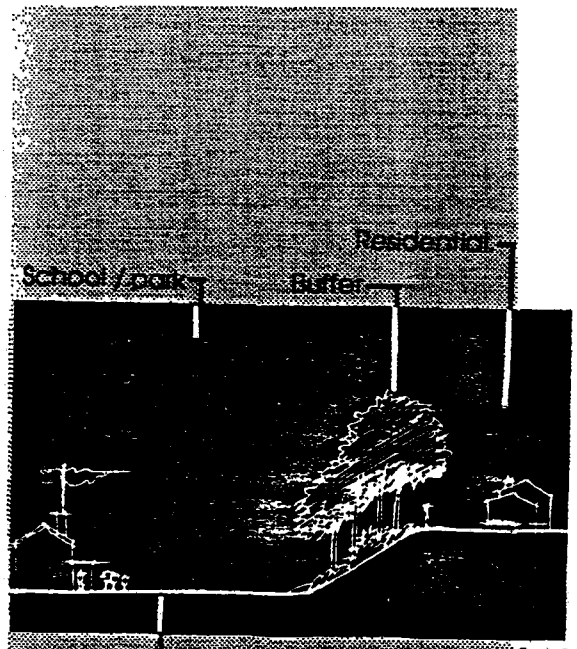
The communities in Sub-Area One are designed to gradually decrease in intensity as one travels east, providing a soft transition from higher densities west of the project to the low densities on the hilly terrain east of the Salt Creek Corridor. The gentle treatment of the East H Street parkway will also enhance this low intensity feeling as one travels east across the site, and reinforce the rural character of the Salt Creek community.

3.4.1.1 Site Planning Guidelines

General

3.4.1.1.1 Some or all of the following methods shall be used to enhance interior street scenes by adding variety and increasing the degree of privacy:

a. Vary front setbacks.
b. Incorporate side-on structures.
c. Vary driveway locations.
d. Vary side yard setbacks.
e. Provide adequate front yard space for significant landscaping.
f. Provide for curvilinear streets and landscaping.
g. Vary roof plane conditions.
h. Provide for both single- and two-story homes. Two-story homes on corner lots are discouraged except where



3.4.1.1.3 Grade separate parks and school sites from residential areas.

additional setbacks from the street are provided to second story.

3.4.1.1.2 Rear setbacks for all structures facing public arterial highways shall be perceptively varied.

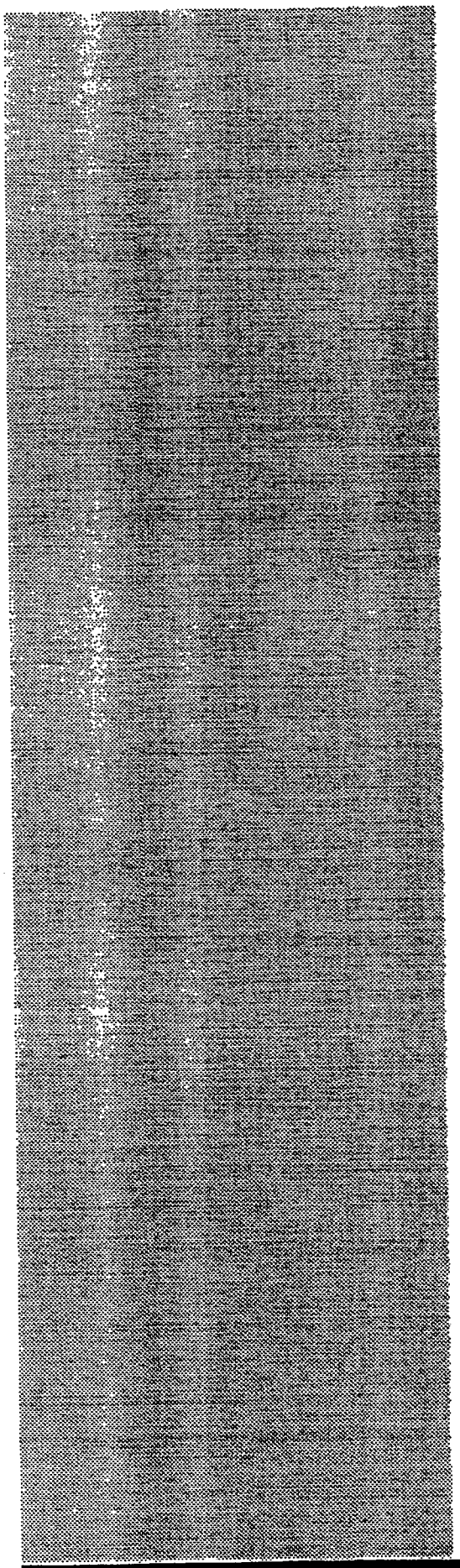
3.4.1.1.3 Residential structures shall be grade-separated from park and school sites or have streets buffering potential impacts.

3.4.1.1.4 The overall street scene should be arranged to ensure identical units do not align directly across the street or adjacent to each other.

3.4.1.1.5 Buildings should be arranged in a staggered and variable setback fashion wherever possible to provide visual interest, allow views between adjacent buildings and to avoid a repetitive appearance.

3.4.1.1.6 Private fences and walls are encouraged to provide security, privacy and landscape definition for private open space.

3.4.1.1.7 Street views into open space should be maintained to enhance the



street scene and lower density character.

3.4.1.1.8 Separation of pedestrian and vehicular traffic shall predominate where possible.

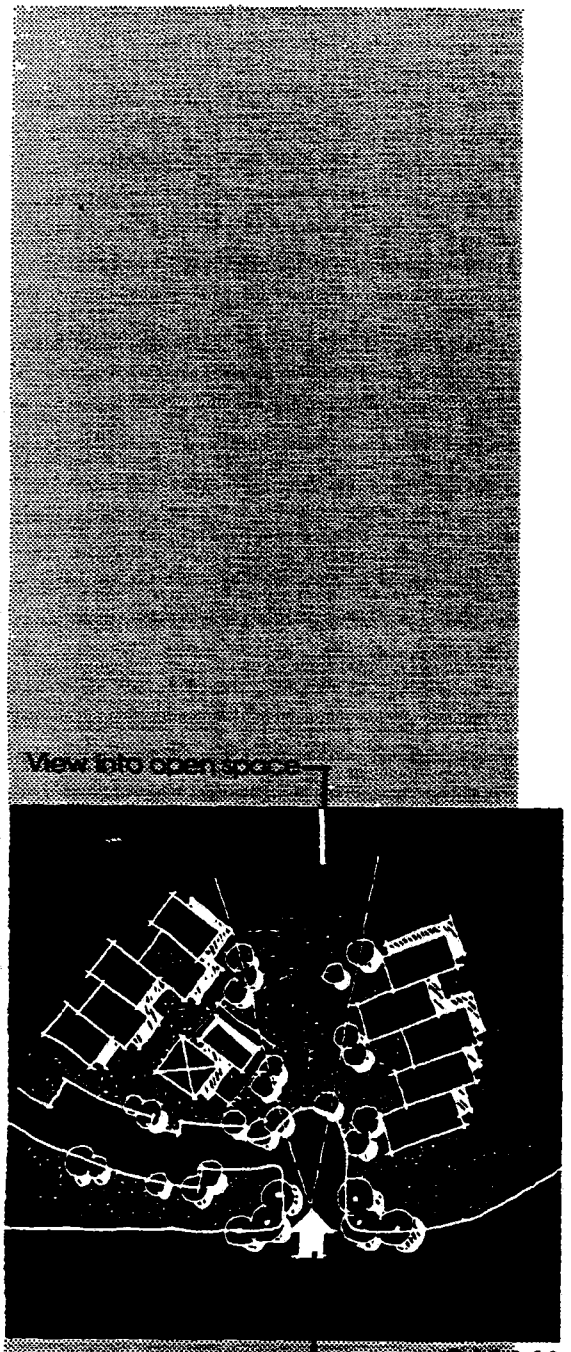
3.4.1.1.9 Project entries shall utilize enhanced lighting, landscaping and monumentation.

3.4.1.1.10 Non-motorized transportation should be accommodated by providing bicycle storage, seating areas and a transit stop, if required.

3.4.1.1.11 Project entries should be punctuated by a strong open view of significant green space, and preferably relate directly to a common recreation facility.

3.4.1.1.12 Development edges between natural open space and improved recreation areas should maximize view potential and access.

3.4.1.1.13 Trash areas shall be fully enclosed with walls (using materials compatible with the surrounding architecture) solid gates and shall be softened with landscaping. Recommended locations include inside parking



courts or at the end of parking bays. Location should be conveniently accessible for trash collection and maintenance.

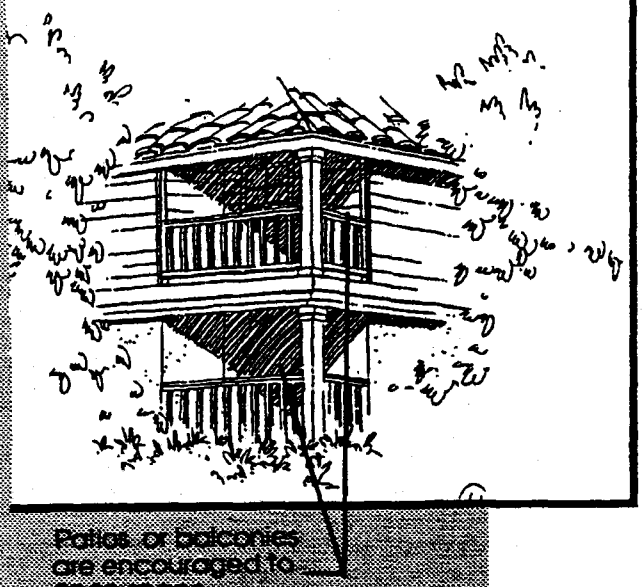
3.4.1.1.14 Storage areas shall be completely screened from ground-level views using appropriate materials.

3.4.1.1.15 Long perimeter walls are to be variegated with areas of visual penetration and landscaped recesses. They are to be of consistent design and color.

3.4.1.1.16 The siting and design of structures and landscaping should ensure that they blend into the terrain and do not dominate the landform seen from lower elevations.

3.4.1.1.17 Fences and walls are encouraged to provide security, privacy and landscape definition between private common open space.

3.4.1.1.18 A combination of side-entering and front-entering garages is encouraged to promote variety in street frontage.



Patios or balconies are encouraged to open space.

Multi-Family

3.4.1.1.19 Multi-family and cluster housing should provide for a common open space/ pedestrian system, where possible. This system is intended to provide a variety of experiences, from small common circulation spaces to larger, usable areas. The system should link as many buildings as possible to allow pedestrian circulation within the project.

3.4.1.1.20 Where common open space is provided as part of multi-family or cluster housing, private open space should be linked to the public greenbelt with a minimum of vehicular crossings.

3.4.1.21 Common areas in multi-family projects shall be located to maximize accessibility by residents.

3.4.1.22 Common and recreation areas in multi-family neighborhoods shall be located in visible points of entry to provide a lower density look.

3.4.1.23 Major slopes located next to recreation areas should be transitioned into landscaping and usable areas to maximize the effect of open space.

3.4.1.1.24 Multi-family structures should be cluster-sited to provide for maximum open space.

3.4.1.1.25 Private spaces, such as patios or balconies, are encouraged for each unit in multi-family projects.

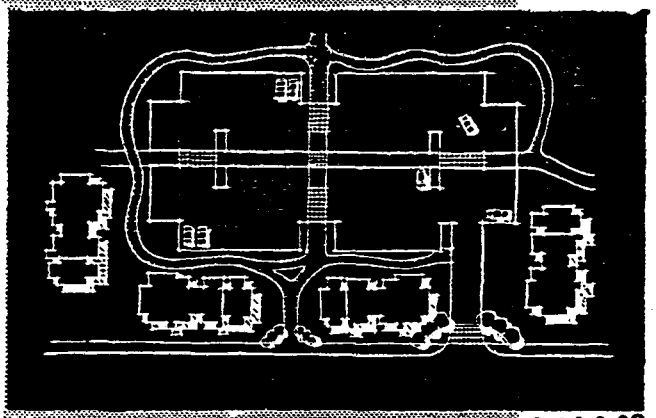
3.4.1.1.26 Where possible, multi-family residential projects should utilize parking, carports or garages in addition to required landscape buffer along edges common with single-family uses.

3.4.1.1.27 Solid walls or fences not less than 6 feet in height should be provided along property lines adjoining access or parking areas, except where adjacent to another multiple-family housing area.

3.4.1.1.28 Multi-family projects should incorporate extensions of the adjacent buffer trails and open space links connecting to internal common areas. Security provisions shall also be considered.

Parking

3.4.1.1.29 Carports and parking structures shall be located to minimize visual impact.



Multi family units have common parking with single entry. 3.4.1.1.30

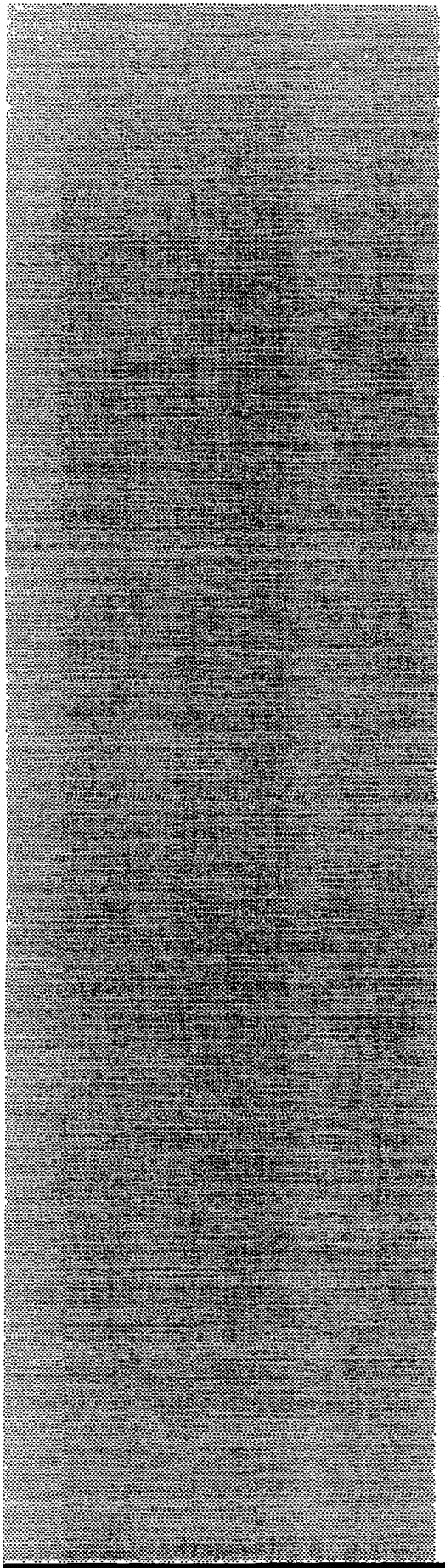
3.4.1.1.30 Off-street parking facilities shall be designed so that a car within a facility will not have to enter a street to move from one location to any other location within the same parking facility.

3.4.1.1.31 Curbs or tire stops shall be provided in all parking lot areas abutting a sidewalk, street, building or alley so that car bumpers do not overhang.

3.4.1.1.32 Parking areas should be designed so that pedestrians walk parallel to moving cars. Designs should minimize the need for pedestrians to cross parking aisles.

3.4.1.1.33 The parking area should be designed in a manner which links it to the building and street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures, and/or landscaping treatment.

3.4.1.1.34 Guest parking should be located along through-circulation drives and near unit entrances where possible.



3.4.1.1.35 Parking lots and structures shall be located as much as possible to the rear of buildings.

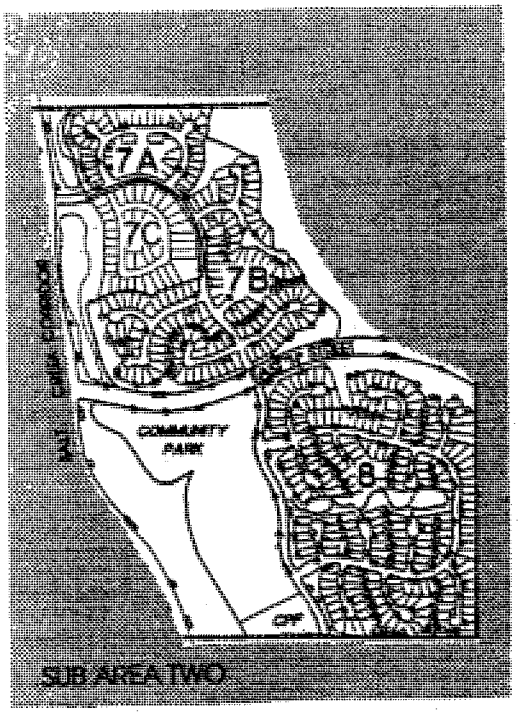
3.4.1.1.36 Parking facilities shall be constructed in such a manner that any vehicle on the property will be able to maneuver so that it may exit from the property traveling in a forward direction.

3.4.1.1.37 Parking courts should be treated as "landscape plazas," with attention to hardscape surfaces, softened edges, shade and articulated pedestrian/vehicular circulation.

3.4.1.1.38 Pedestrian and vehicular entrances should be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.

Open Space

3.4.1.1.39 Where common space is provided, smaller open space areas shall be combined to generate larger, more usable spaces where possible on lots.





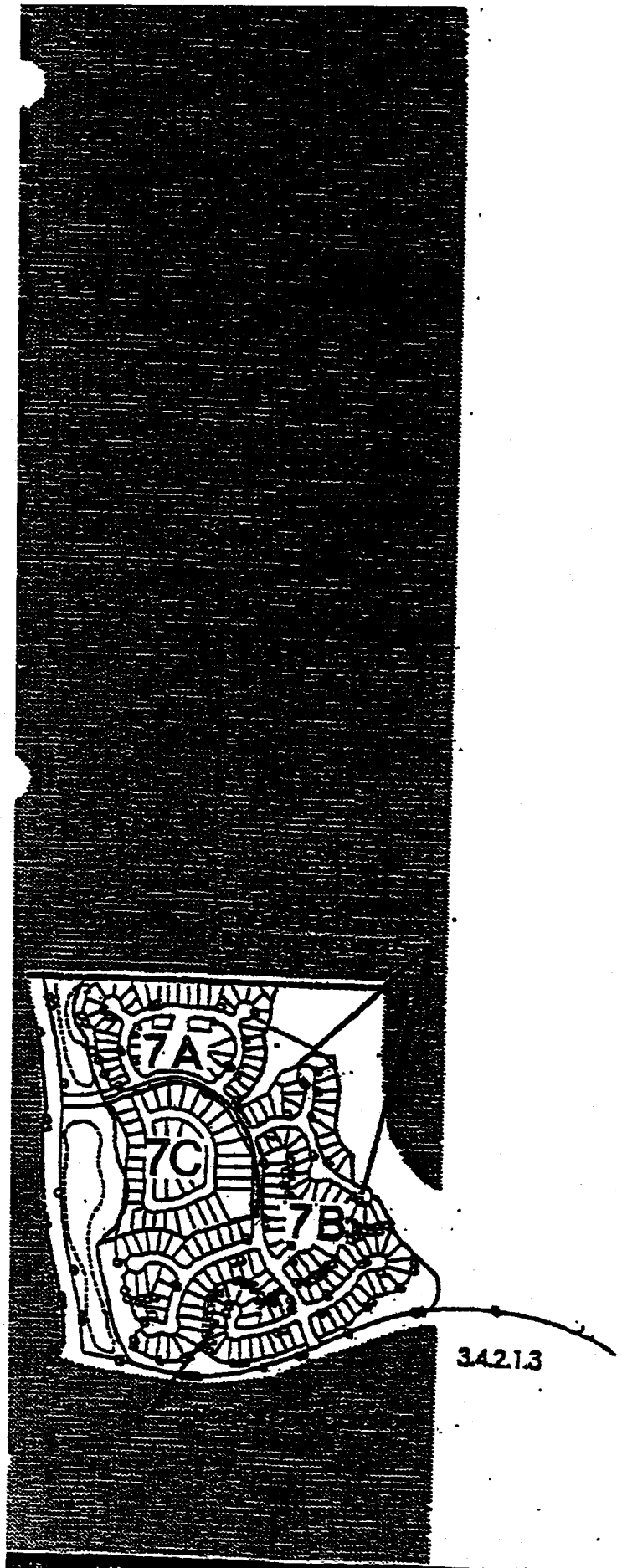
Cluster housing

Accentuate open space

3.4.2 Sub-Area Two -- General

Upon approaching the Salt Creek Corridor, Sub-Area Two will begin the transition from the smaller lots and multi-family uses in Sub-Area One to the large lots of Sub-Area Three. Sub-Area Two is especially important to the overall unity of the Salt Creek Ranch community. Sub-Area Two is specifically designed as a cluster concept that will accentuate and maximize the amenity of the Salt Creek common open space, the large community park and the school site. The design of Sub-Area Two includes the use of both private streets and public streets to deliver home sites that are single family in character, clustered around usable and visually appealing open space. The clustering is designed to provide a horizontal and vertical separation between residential areas and extensive use of cul-de-sacs that will give a unique and custom look to the neighborhoods. The intermediate lot sizes address a specific public need that is not available elsewhere in the community. The logical, steadily decreasing density ensures a well-planned community design.

Sub-Area Two maintains the character of the Low density category by creating neighborhoods which are oriented toward internal and external open space; have varied street scenes created through the use of cul-de-sacs and differing street cross sections



3.4.2.1.3

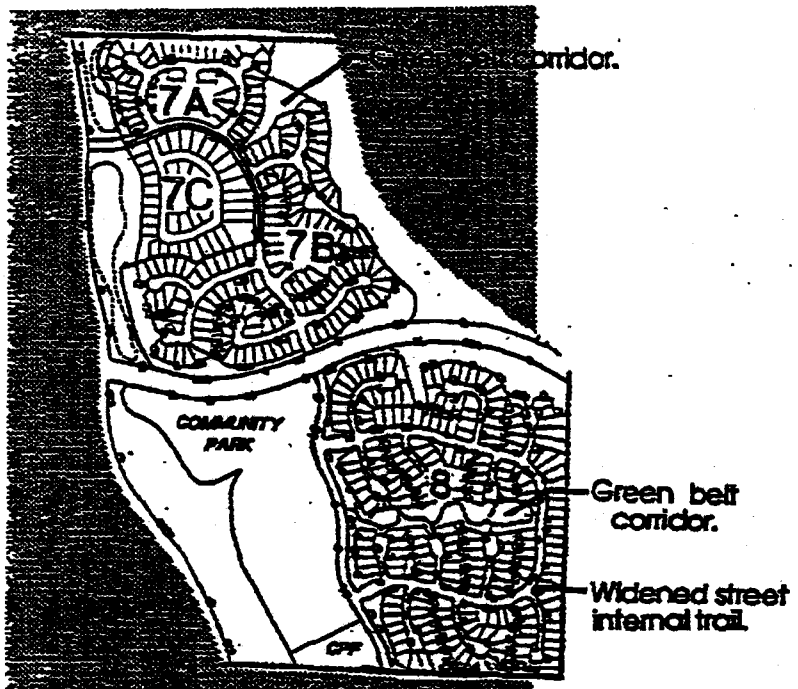
3.4.2.1.1 In order to enhance the natural character of Sub-Area Two, the following elements shall be used in the final design of each neighborhood:

a. Significant front yard landscape setbacks shall be incorporated.
b. Vary front setbacks within each neighborhood.
c. Vary driveway locations.
d. Vary side yard setbacks.
e. Where possible, buildings and/or garages shall be located at various angles to the street.

3.4.2.1.2 Where possible, lot sizes shall vary within the neighborhood to provide an overall mix and style.

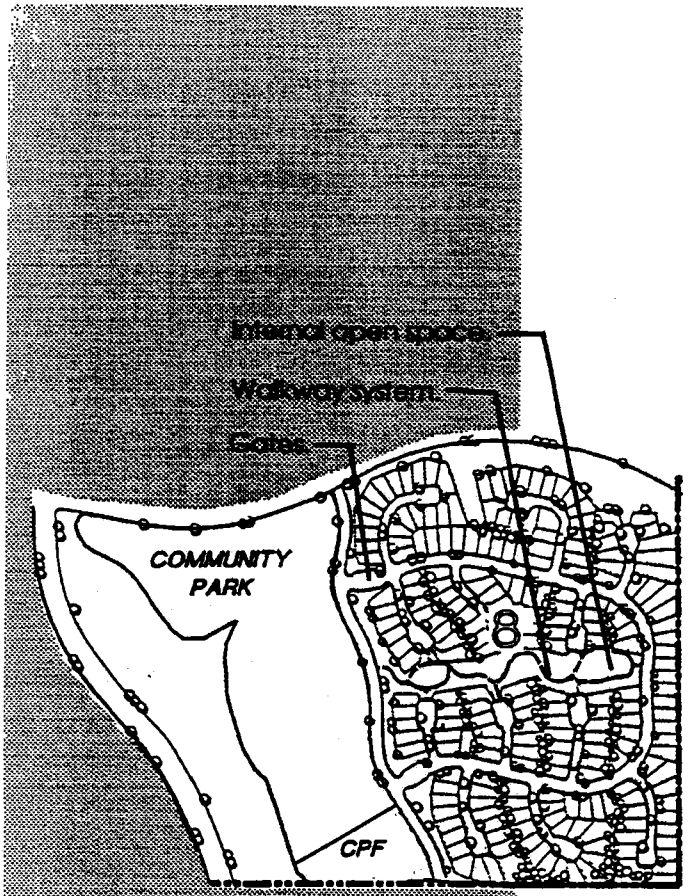
3.4.2.1.3 Special techniques shall be used to provide a cluster look to Neighborhood 7b – north of East H Street, including the following:

a. Variable interior and exterior pad conditions for the neighborhood.
b. Radial configurations which open options for slope variations.



(public and private); special design criteria to preserve the estate feel; and design and special entry treatments from the Salt Creek corridor and the community park. Neighborhood 8 is especially enhanced by being private which allows the opportunity for use of a parkway with a widened street system accommodating a meandering walkway and use of open space nodes. Both neighborhoods 7b and 8 have internal trail/greenbelt corridors.

Sub-Area Two incorporates numerous techniques to achieve a Low density, clustered community which accentuates views, open space, and internal pedestrian circulation.



3.4.2.1.4

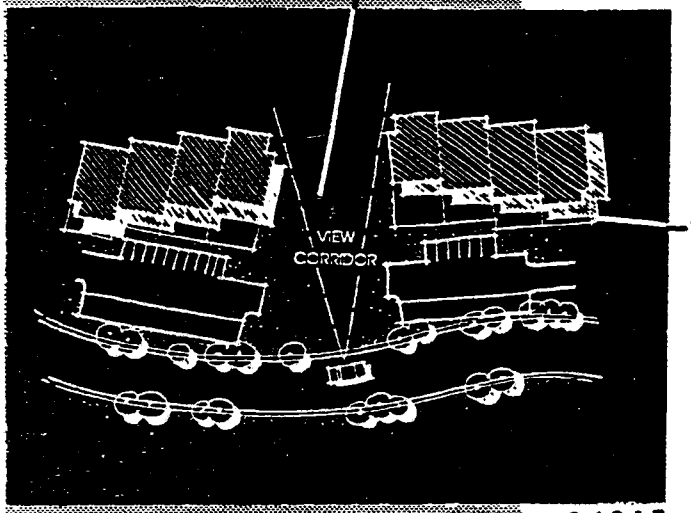
c. Cul-de-sac openings onto open space areas.
d. Grading that follows landforms and presents neighborhoods at varying elevations.
e. An expanded parkway along the school site.

3.4.2.1.4 The cluster site plan in Neighborhood 8 – south of East H Street, shall include:

a. Internal open space.
b. A walkway system providing access to the park system.
c. Private streets.
d. Gated entrances.
e. Open space nodes.
f. An expanded parkway design with a meandering walk along the main loop street.

3.4.2.1.5 Provide for direct access at cul-de-sac bulbs to green belt trail.

3.4.2.1.6 Varying side yard distances between buildings or building to property line is necessary to maintain an open space aesthetic relationship between structures.



3.4.2.1.7
3.4.2.1.6

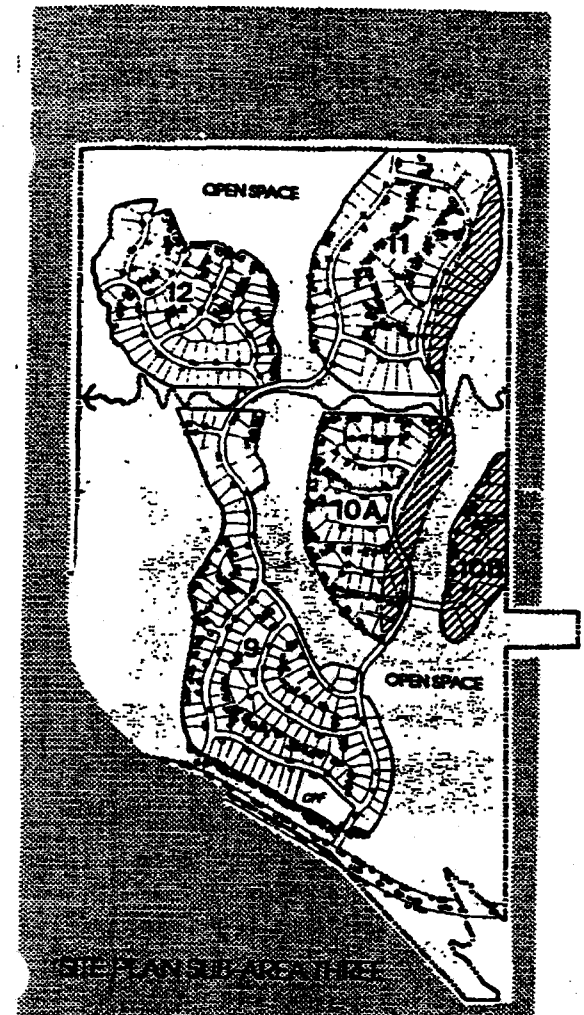
3.4.2.1.7 Buildings should be arranged whenever possible in a staggered and variable setback fashion to provide visual interest and avoid repetitive appearance.

3.4.2.1.8 A combination of side-entering and front-entering garages is encouraged to promote variety in street frontage.

3.4.2.1.9 Reversing floor plans to reduce repetition is encouraged.

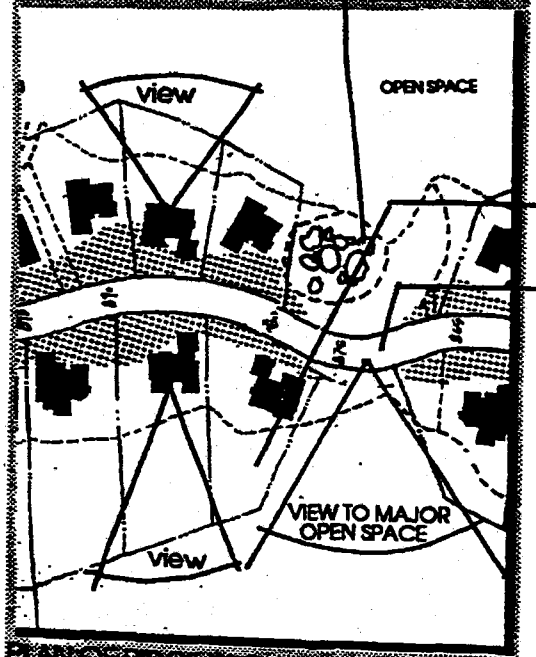
3.4.2.1.10 Increased side yard separation for homes in cul-de-sacs is encouraged to allow pass-through views.

3.4.2.1.11 Two-story architectural elements shall be varied between placement in front of the lot and to the rear of the lot, as viewed from interior streets and adjacent arterial highways.



SITE PLAN SUB-AREA THREE

Retention of rock outcropping



PLAN OF RIDGE LINE showing large home sites adjoining open space

3.4.3 Sub-Area Three – General

Sub-Area Three is the easternmost area of the Salt Creek Ranch Community and features the highest elevations. The land orientation, environmental constraints, views and circulation requirements all suggest that a large lot or semi-custom series of neighborhoods be developed. The concept for this sub-area is to create grouped, large lot neighborhoods on the most developable portions of the land; aesthetically unify the area with trails, and natural/rustic landscaping; and use minimal grading to retain the beautiful natural landform.

The various groupings of lots are separated by conservation and habitat management areas where major features such as rock outcroppings, spectacular views to west, south and east and sensitive habitat areas are preserved and enhanced as long- term environmental resources.

The impression proposed for this sensitive portion of the community is a series of enclaves that decrease in intensity as the land rises in elevation. Each enclave is surrounded by natural areas that conserve habitat values and are protected by careful landscape maintenance. Most of the homesites directly front major open space areas so living areas are exposed to views.



Fences, Walks, Curbs and roadways meander with natural topography. 3.4.3.1.1.1

3.4.3.1 Site Planning Guidelines

3.4.3.1.1 Sidewalks, driveways and other hard surface elements shall meander and have a textured surface to provide a natural appearance.

3.4.3.1.2 Structures sited at obtuse angles to the street are encouraged.

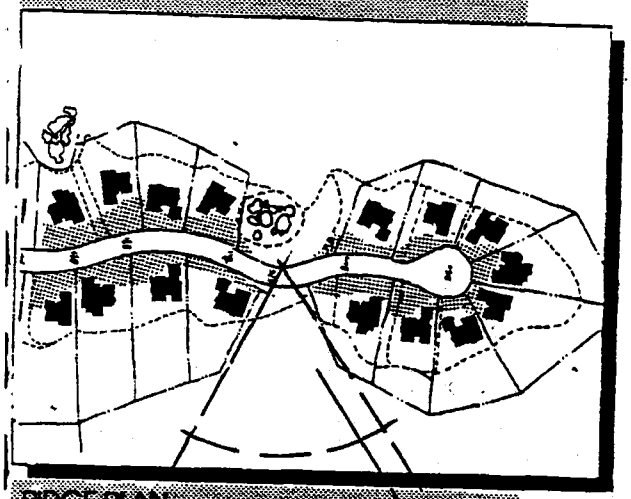
3.4.3.1.3 Accessory uses and equipment shall be screened.

3.4.3.1.4 Siting shall include various techniques to enhance the custom estate character. These techniques shall include:

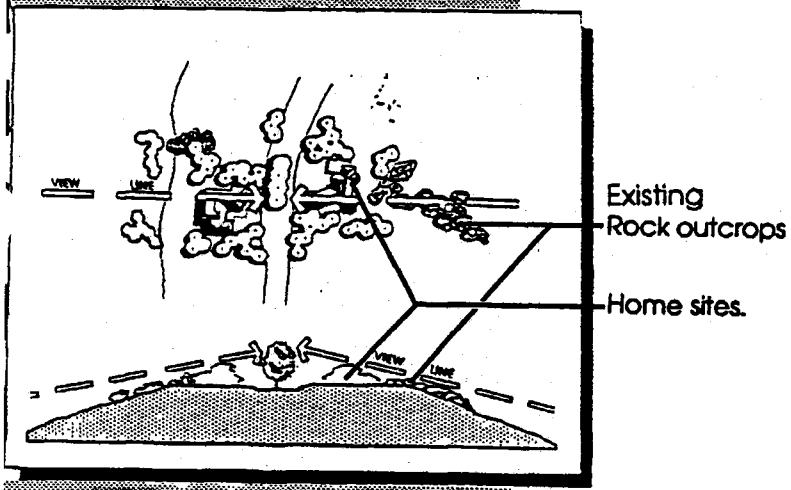
a. Significant front yard setbacks.
b. Staggering of front and side yard setbacks.
c. Buildings shall incorporate garage doors at various angles to the street.

3.4.3.1.5 Where possible, the use of motor courts, curved-drive approaches and circular driveways is encouraged.

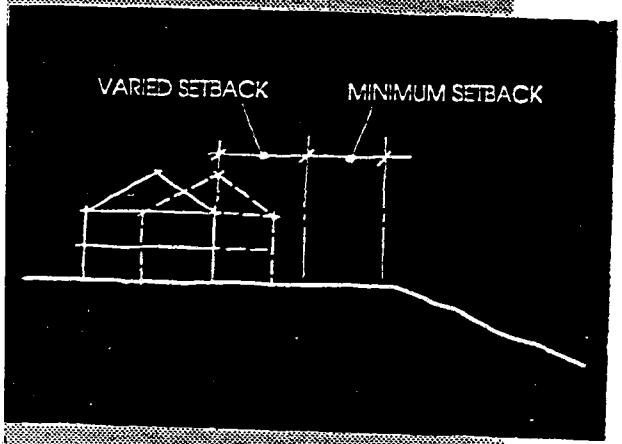
3.4.3.1.6 Neighborhoods shall have a variety of side, rear and front setbacks along any given street length.



RIDGE PLAN 3.4.3.1.7
Preservation of open space



RIDGE PLAN AND SECTION 3.4.3.1.9



3.4.3.1.11

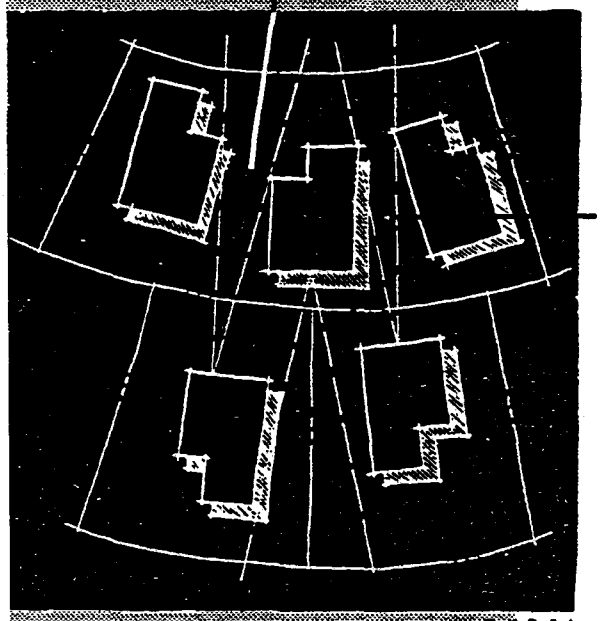
3.4.3.1.7 Particular emphasis shall be made on the ridgeline to preserve windows of open space between sub-neighborhoods so that green space and view areas are apparent, as shown on the SPA Site Plan.

3.4.3.1.8 Site plans and homesite locations shall consider fuel modification requirements by providing adequate setback, landscaping and fencing spacing.

3.4.3.1.9 Homesites should either avoid, enhance, or visibly incorporate existing major rock outcroppings.

3.4.3.1.10 Buildings shall be site planned in a manner that is sensitive to surrounding roads and public spaces to minimize negative impacts.

3.4.3.1.11 Buildings should be arranged whenever possible in a staggered and variable setback fashion to provide visual interest and avoid repetitive appearance.



3.4.3.14

3.4.3.1.12 Reversing floor plans to reduce repetition is encouraged.

3.4.3.1.13 Increased side yard separation for homes in cul-de-sacs is encouraged to allow pass-through views.

3.4.3.1.14 Two-story architectural elements shall be varied between placement in front of the lot and to the rear of the lot, as viewed from interior streets and adjacent arterial highways.

3.4.3.1.15 Location of structures and landscaping in rear yards in this sub-area, shall be controlled to prevent location of structures on down slopes in areas adjacent to natural open space and/or viewed from public streets. Landscaping adjacent to natural open space shall sensitively transition from natural to ornamental vegetation. Fences shall also be controlled so as to be located at the lot line (except where fences are required around a pool). These shall be required by convenant and enforced by a homeowner's association "landscape review" committee especially established for this purpose.



3.4.4..1

Promote joint usage between parks and schools.

3.4.4 Community Facilities Guidelines Site Planning (Schools, Community Purpose Facilities, Fire Station)

3.4.4.1 The school and park facilities in Sub-Area One should be linked in a safe, functional and aesthetic manner in order to facilitate joint usage.

3.4.4.2 Facilities should be designed to reduce crime and vandalism and provide ease of maintenance.

3.4.4.3 Adequate local access and parking, paths and storage for bicycles should be provided.

3.4.4.4 Drop-off/pick-up locations should be provided within the site.

3.4.4.5 Landscaped areas buffering parks from adjacent residential areas should be incorporated.

3.4.4.6 Major utility installations shall be sited away from prominent ridge lines.

3.4.5 Park/Recreation Site Planning

3.4.5.1 The community park program should complement its location and adjacent land use opportunities.

3.4.5.2 The neighborhood park located adjacent to the elementary school in Neighborhood One should optimize shared-use facilities and parking.

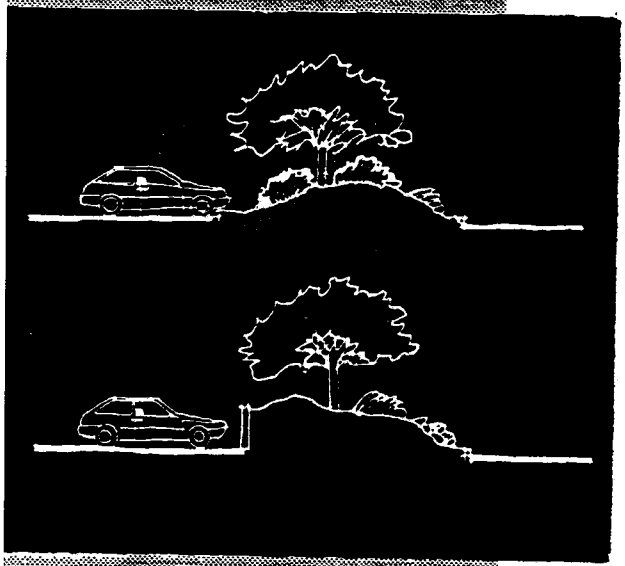
3.4.5.3 Private recreation centers should supplement and compliment public facilities.

3.4.5.4 Plant material species and other natural features should be indicated through appropriate trail markings and signage.

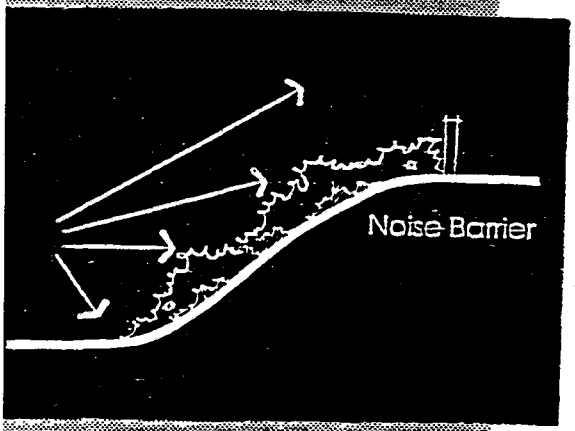
3.4.5.5 Links from the parks to adjacent trails should be provided.

3.4.5.6 Facilities for day-groups, i.e. school children, day camps, etc. should be provided.

3.4.5.7 Basic park furnishings should be included — i.e., trash containers, picnic tables, benches and drinking fountains.



Methods of screening parking 3.4.5.8



Provide noise attenuation by changes in grade or landscaping 3.4.5.9

3.4.5.8 Parking shall be screened from adjacent uses and streets by location, landscaping and/or berming.

3.4.5.9 High-intensity/noise-producing use areas shall be separated from lower-intensity uses by generous landscaped areas.

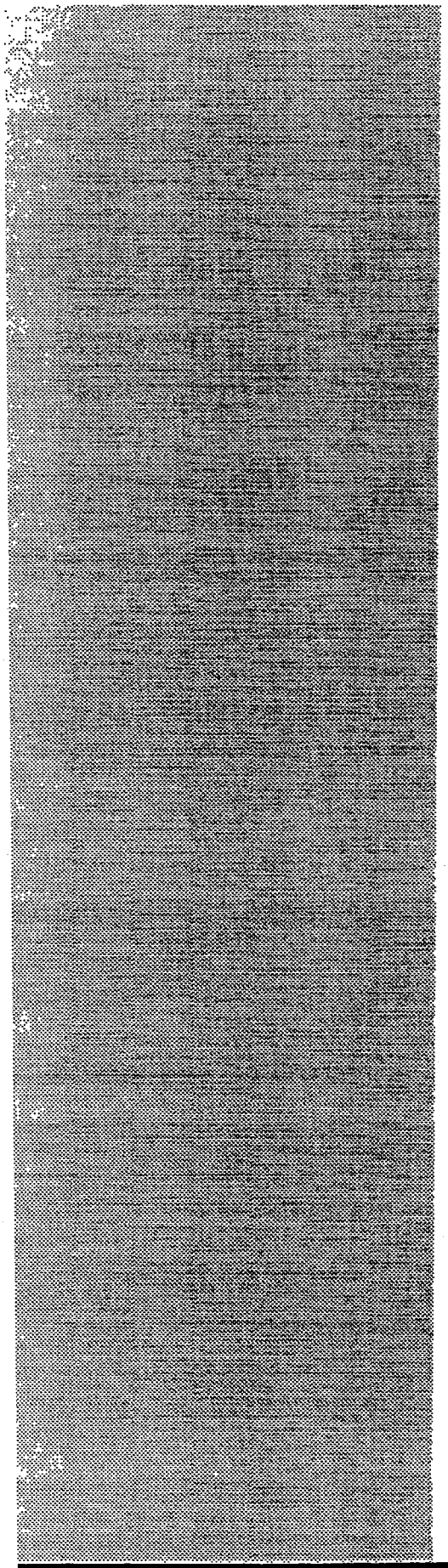
3.4.5.10 Park facilities fixtures and furnishings should meet City health and safety standards.

3.4.5.11 The principles of crime preventative design should be employed, particularly in maintaining views from street parkways into the park.

3.4.5.12 Building entries shall be clearly identified through the use of significantly different architectural and landscape treatments.

3.4.5.13 Parks should be interconnected through a community-wide trail system where feasible.

3.4.5.14 Major recreational areas shall be oriented and related to the adjacent open space corridors and trails.



3.4.5.15 Building style and architectural detailing shall be complementary to that of surrounding uses.

3.4.5.16 The following elements should be considered in the design of the community park:

a. Open space for passive and informal activity — sitting, strolling and running.

b. Active playfield areas for football, softball and soccer.

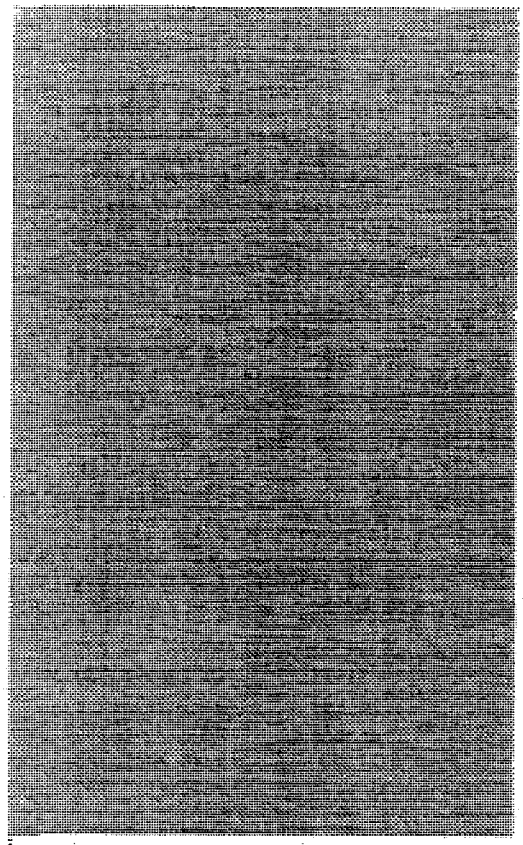
c. Hard court surface for basketball and tennis will be provided.

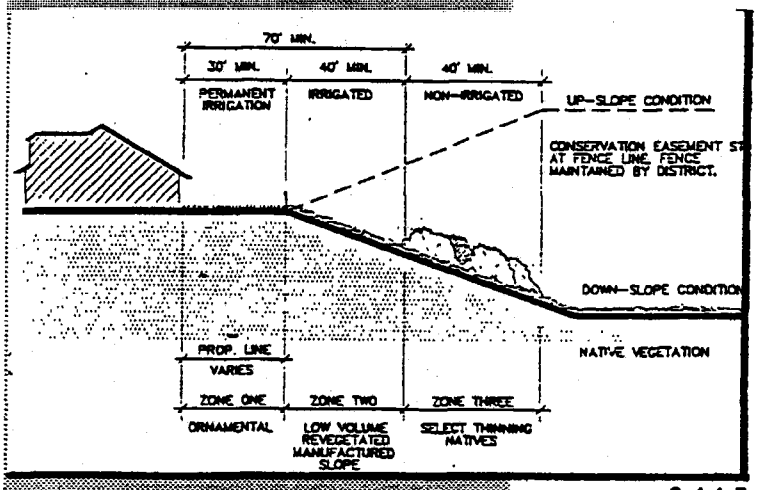
d. Family-oriented activity areas, including tot lots, play structures and picnic sites.

3.4.5.17 Plant materials should be used to reinforce views.

3.4.5.18 Maintaining slight grades should provide for distant vistas over and through the community park.

3.4.5.19 Separations between park use and vehicular traffic should be provided.





3.4.6.5

Transition between residential and open space, utilizing natural vegetation.

3.4.6 Open Space Site Planning

3.4.6.1.1 Open space areas shall be preserved as elements for visual, aesthetic and conservation purposes.

3.4.6.1.2 Community residents should be provided with an open space buffer between public uses and private property.

3.4.6.3 Development edges between natural open space and improved recreation areas should maximize view potentials.

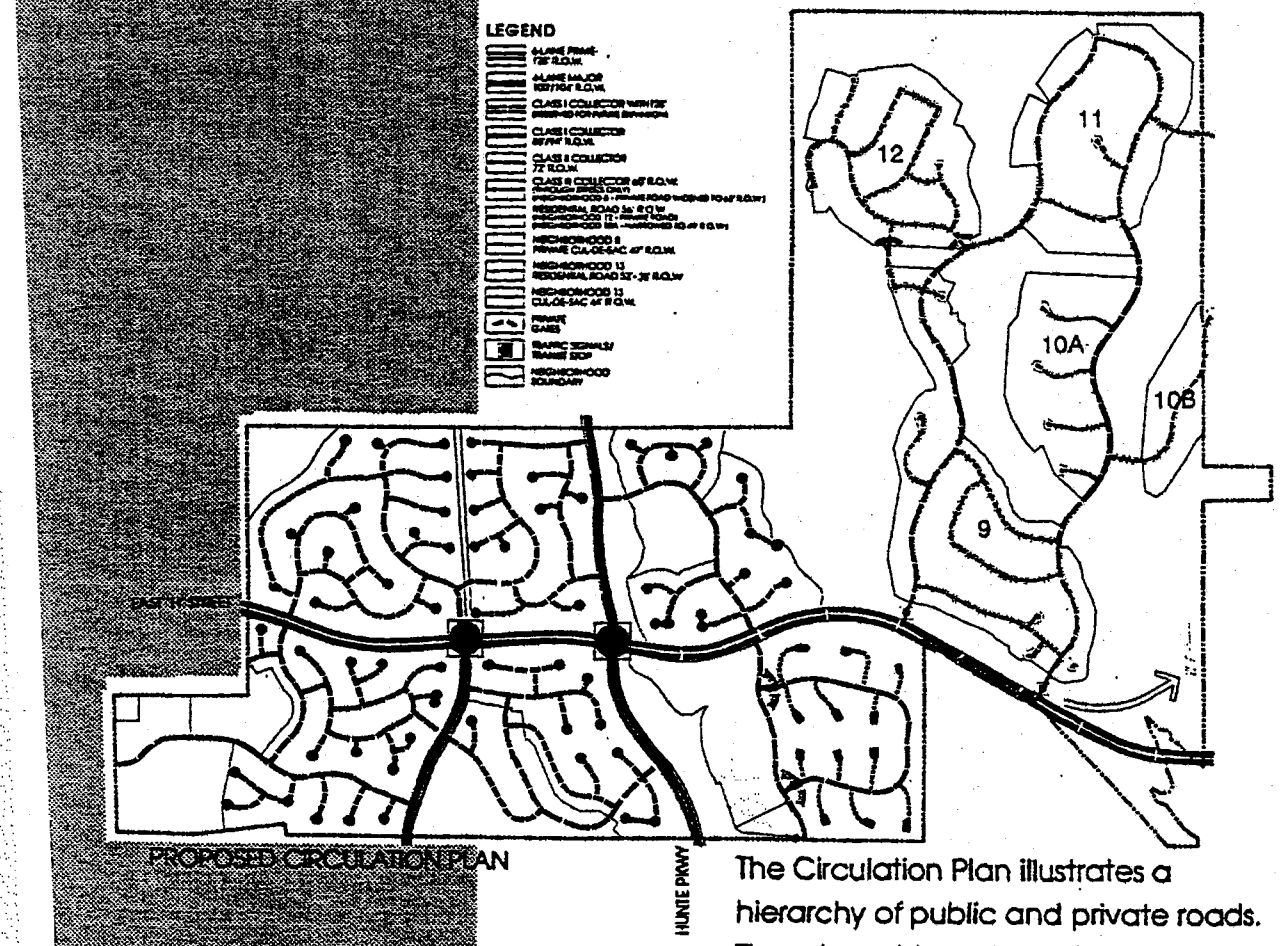
3.4.6.4 Design sensitivity should be used in the transition between residential areas to open space.

3.4.6.5 Open space areas should be landscaped with natural features and native vegetation. Natural vegetation shall be preserved and protected wherever possible.

3.5 Circulation Plan

3.5.1. Parkways, Roads and Streets

The Circulation Plan provides the system and basic standards for safe vehicular movement between neighborhoods. It consists of alignments for arterial and collector roadways and their rights-of-way, as well as the treatment of controlled access points into the community and typical sections for residential intersection areas.

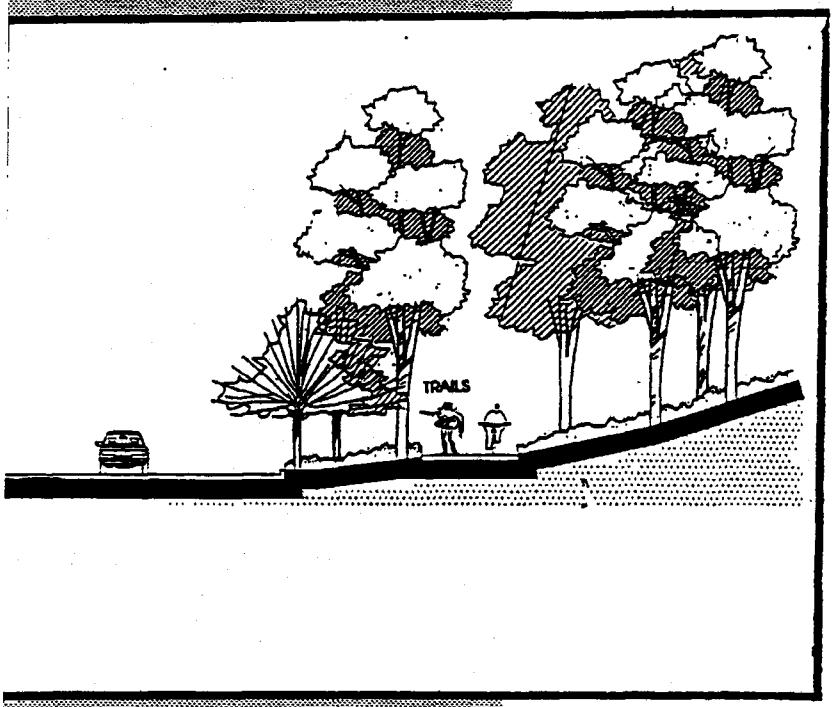


PROPOSED CIRCULATION PLAN

The Circulation Plan illustrates a hierarchy of public and private roads. There is a wide variety of roadway sections designed for inter- and intra-neighborhood traffic loads.

East H Street and Hunte Parkway are designated as Scenic Highways by the City of Chula Vista. Special design features, including paths, trails, landscaping and median treatments, will be provided along East H Street and Hunte Parkway, subject to City approval. These Scenic Highways shall be designed with sensitive alignments that preserve the natural topography and minimize the impact upon environmentally-sensitive areas.

The following goals have been developed for major circulation corridors within Salt Creek Ranch:



3.5..1.3

Dual use of major corridors for transportation and pedestrian.

3.5.1.1 Major circulation corridors should establish a hierarchy to convey the functional importance of places, to create a visual framework and to enable people to easily orient themselves within the community.

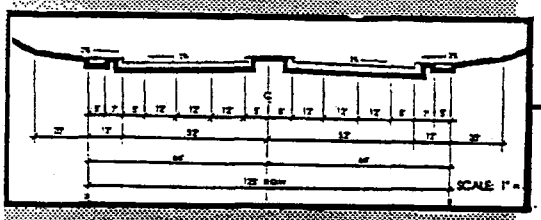
3.5.1.2 Major corridors should display a number of related landscape elements conveying a sense of visual unity and community identity.

3.5.1.3 Major streets will serve both as transportation and recreation corridors for residents

and visitors by incorporating landscaping, pedestrian walkways and bike paths where appropriate.

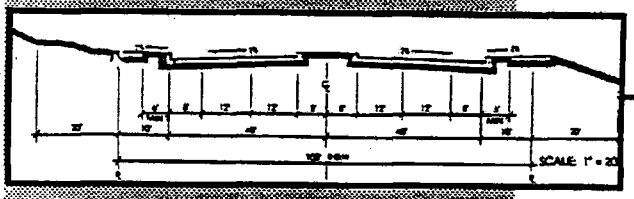
3.5.1.4 Roadway widths shall be designed according to the amount of use and anticipated vehicular travel.

3.5.1.5 Roadway widths within side canyon areas are to be down-sized to decrease cross sectional area and de-emphasize construction impact in sensitive area.

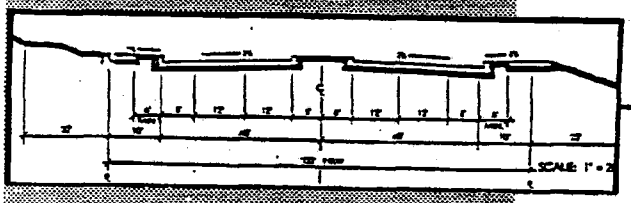


Public

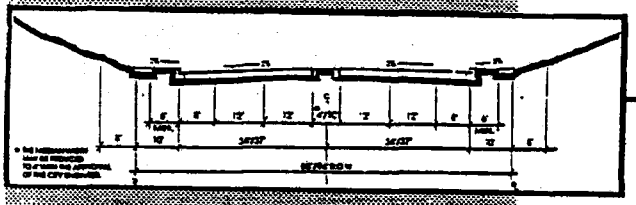
East H Street, west of Hunte Parkway, is a 6-lane primary with 128' ROW.



East H Street, east of Hunte Parkway, is a 4-lane major -- 100/ 104' ROW.

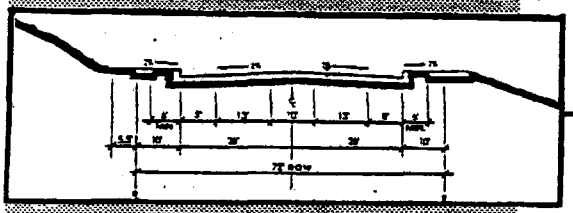


Hunte Parkway, south of East H Street, is a 4-lane major with 100' ROW.

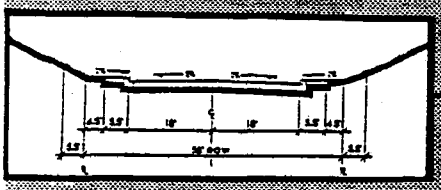


Lane Avenue is a Class 1 Collector with 88/94' ROW.

Hunte Parkway, north of East H Street, is a Class II Collector with a 72' ROW.

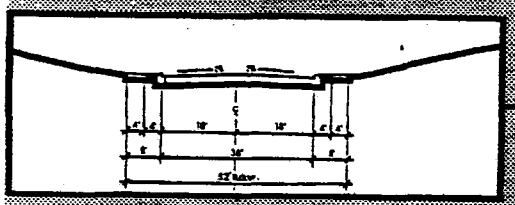


Class III Collector -- local roads connecting neighborhoods -- 60' ROW.

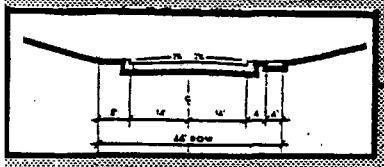


Residential roads service individual neighborhoods -- 56' ROW.

Private



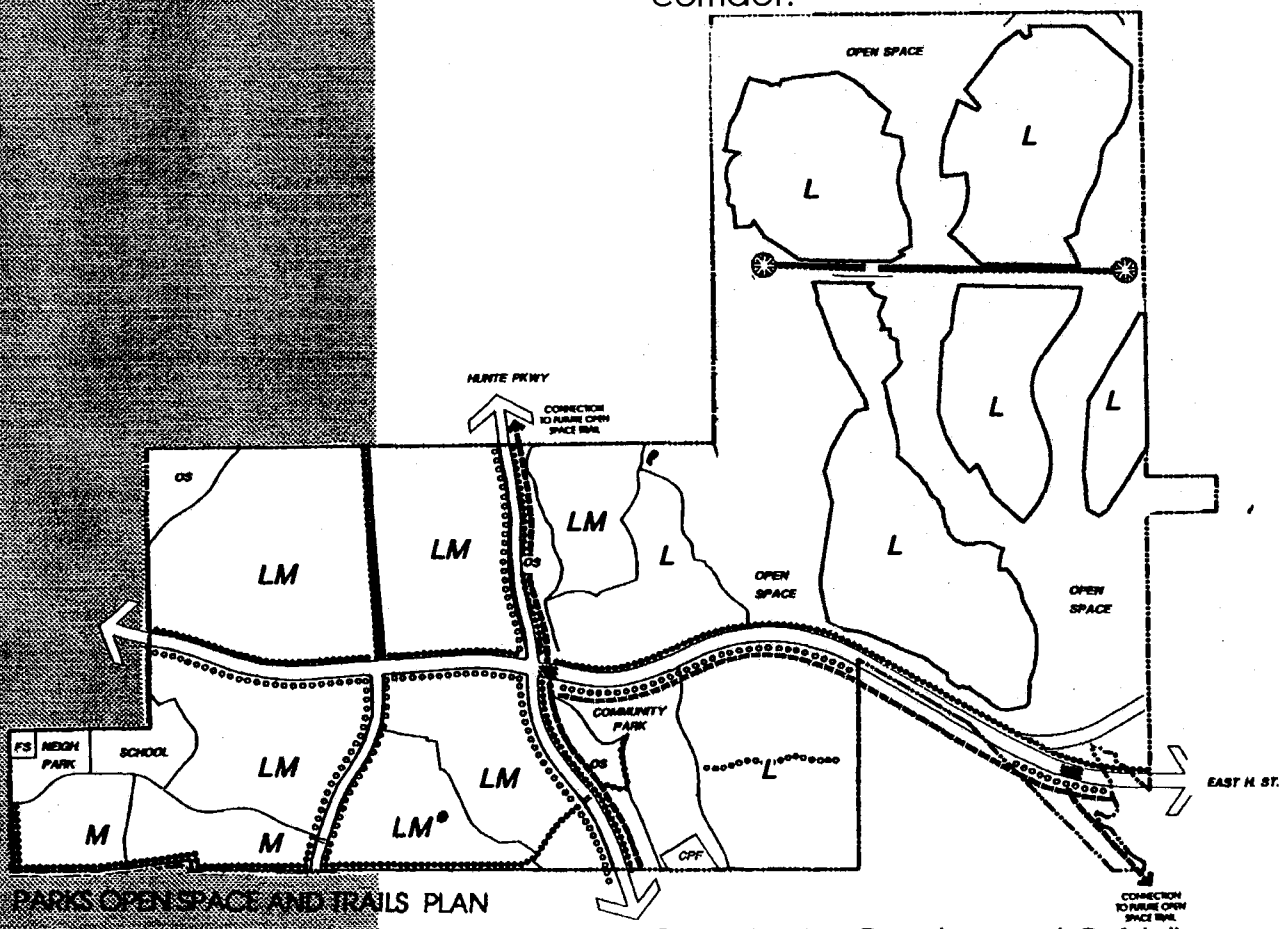
Neighborhood streets include sections 47' and 52' wide.



Neighborhood cul-de-sac with a 44' ROW.

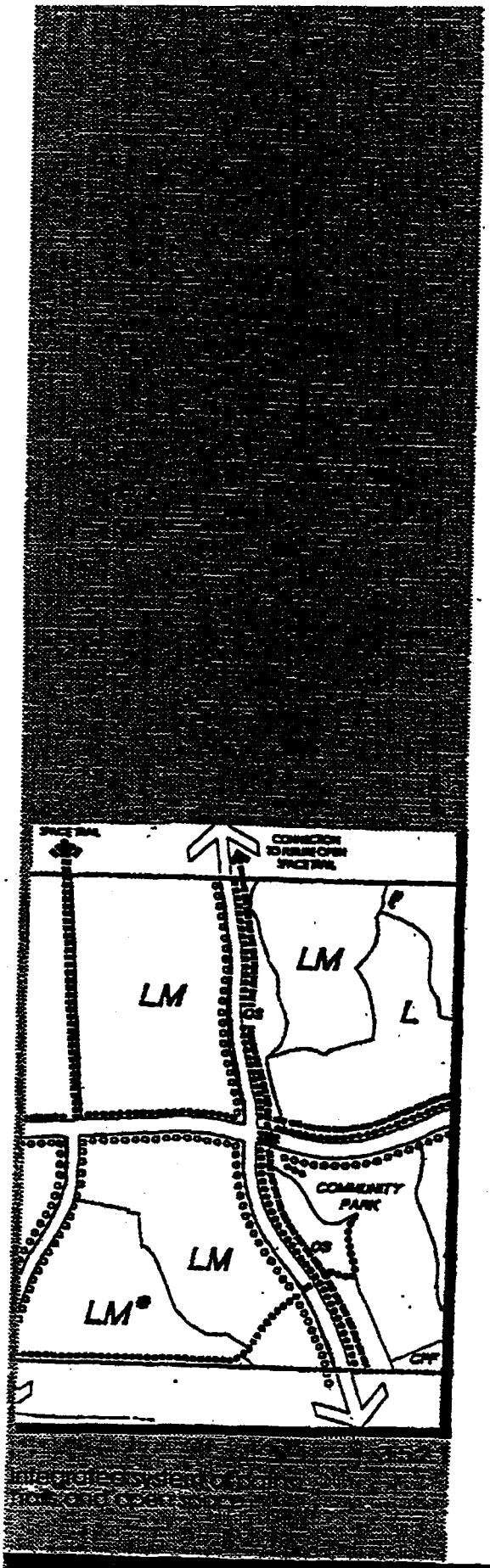
3.5.2. Trails

A Salt Creek Parks, Open Space and Trails Plan has been established to provide an efficient, safe means of linkage between neighborhoods, parks, open space and trails throughout the community. There are four levels of trails within: 1) recreational trails, 2) equestrian/hiking trails, 3) pedestrian sidewalks, and 4) open space corridors. This network provides access to the regional trails system, to be in the Chula Vista greenbelt along the Salt Creek corridor.



PARKS OPEN SPACE AND TRAILS PLAN

The following Development Guidelines shall apply to all circulation systems within the Salt Creek Ranch Community.



3.5.2.1 A community-wide system of pedestrian and bike trails shall be integrated into the Community Plan.

3.5.2.2 Projects should incorporate pedestrian corridor extensions to provide appropriate public walkway connections for all residents.

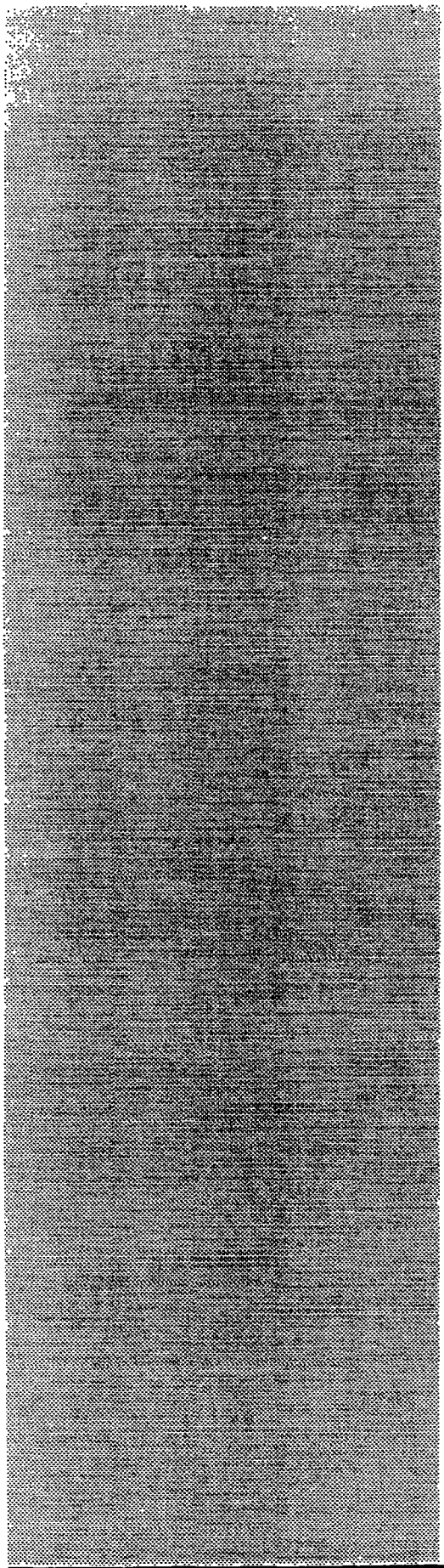
3.5.2.3 Pedestrian walkways through neighborhoods shall be designed in an informal, meandering style, wherever possible.

3.5.2.4 Pedestrian and bike trails are to be clearly defined throughout the community and separated from vehicular traffic.

3.5.2.5 Equestrian trails shall have a 10-foot minimum width. These trails shall be clearly separated from vehicular traffic.

3.5.2.6 Equestrian trails shall be clear of all obstructions, from ground level up to a height of 10 feet.

3.5.2.7 Significant view corridors should be provided for moving vehicles or cyclists.



3.5.2.8 Trail systems installed in open space areas shall be positioned adjacent to the manufactured areas to mitigate the impact to natural areas.

Trails shall be installed to provide safe, yet sensitive access for humans. Grading for these areas shall be minimized and landscaping shall be consistent with the habitat enhancement plan.

3.6 Grading

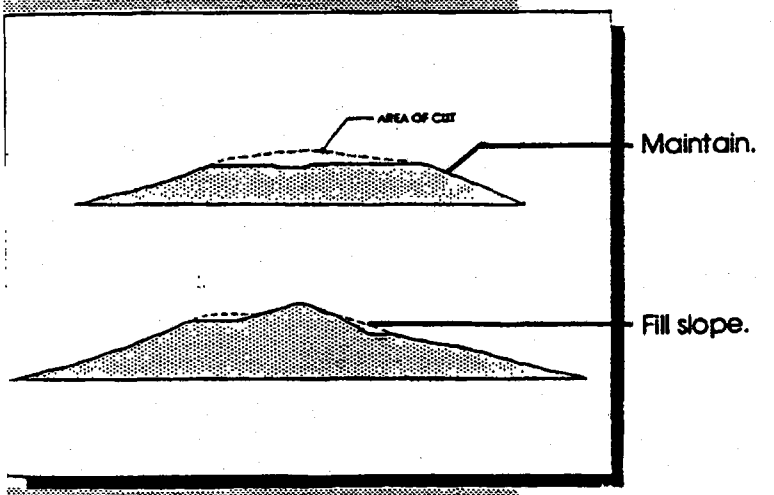
3.6.1 Introduction

The Chula Vista General Plan states that mesas, hilltops and gently rolling topography of the Salt Creek Ranch offers the best sites for development. The hillsides and valleys serve as valuable resources, linking the developed regions and the important natural features in the area. The goal is to concentrate development on the flatter areas and retain the more sensitive natural topographic features. Therefore, landform grading is to be the primary grading method used in project development. This method will be used to create neighborhoods with curves and varying slope ratios designed to reflect the appearance of the surrounding terrain.

The Salt Creek Grading Plan is characterized by preservation of the Salt Creek corridor and the natural drainage areas, utilizing landform grading throughout the remainder of the site. Overall grading has been minimized, to preserve sensitive habitat. Existing landforms have been retained to protect spectacular views from various points.

The elements of this grading plan are depicted on the Conceptual Grading Plan.

Utilize land form grading to reveal natural topography.



3.6.2

Maximize daylight cuts.
Minimize external fill slope.

3.6.2 General Grading Guidelines

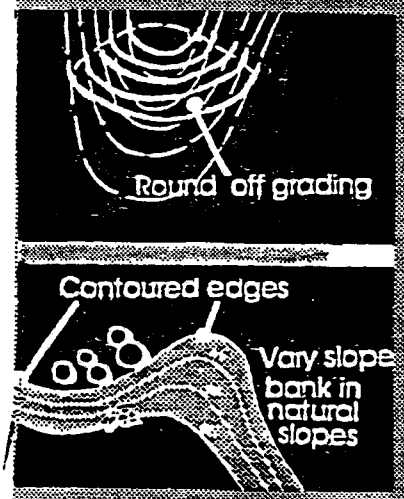
Attention to detail in the execution of grading activities is important at both the mass grading and detail grading levels. The Salt Creek Ranch Sectional Planning Area (SPA) Plan includes design standards for grading. The requirements of the Chula Vista Municipal Code and other City policies shall also be incorporated into any and all grading plans for development within the SPA. The requirements are as follows:

3.6.2.1 Landform grading shall conform to the Chula Vista General Plan criteria.

3.6.2.2 Grading practices are intended to respect, preserve or maintain the major natural features of Salt Creek by conducting minimum grading on slopes, ridges and canyons. Contour grading techniques shall be utilized.

3.6.2.3 Guidelines are intended to minimize the disruption of the natural topography

3.6.2.4 A balance between cut and fill within the total community should be maintained. Any excess earth should be utilized on-site.



3.6.2.9
Preferred grading technique

3.6.2.5 All grading and drainage system plans must be prepared under the direction of a licensed Civil Engineer.

3.6.2.6 Variation and undulation of the slopes to retain natural character shall be encouraged.

3.6.2.7 Slopes that are created over 30 feet in vertical height shall be treated with special aesthetic techniques to reduce visual impact. These techniques include variable gradients, clustered landscaping and rounded edges of slopes.

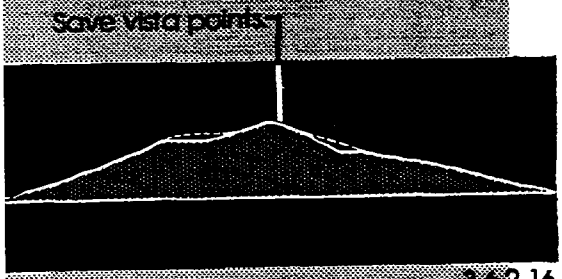
3.6.2.8 Existing dominant landforms will be incorporated in a sensitive grading manner.

3.6.2.9 Existing landforms may be contoured as necessary to provide a smooth and gradual transition to the graded slopes while preserving the site's basic form.

3.6.2.10 Grading should emphasize and accentuate scenic vistas and natural landforms.



3.6.2.12 Roadway follows existing landform.



3.6.2.16 Save vista points.

3.6.2.11 Re-contoured slopes adjacent to roadways and development areas are to be graded in such a way that a natural undulating appearance is created.

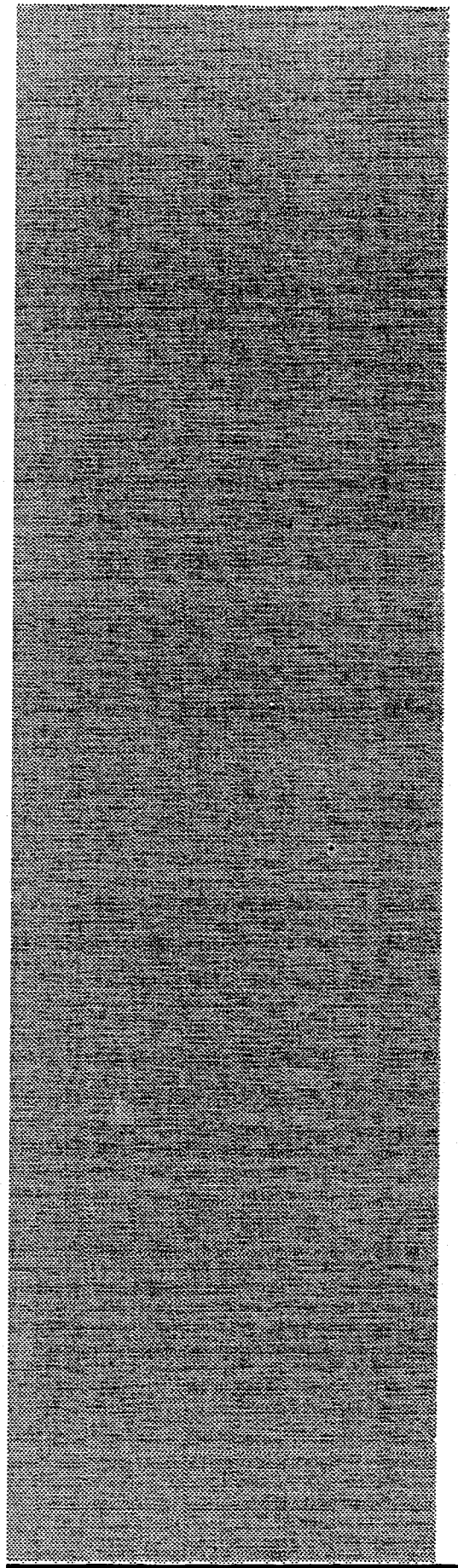
3.6.2.12 Roadways should follow the existing landforms to the extent possible.

3.6.2.13 Graded soils and exposed slopes shall be seeded and planted as soon as the site grading is complete, utilizing approved landscape materials and procedures.

3.6.2.14 Drainage courses shall be maintained in their natural state wherever possible. In areas where site development requires drainage course modification, the disturbed area shall be restored with native plant life and rocks.

3.6.2.15 The limits of grading shall generally be defined by the Grading Plan.

3.6.2.16 Visually prominent slopes and vista points shall be preserved to the maximum extent feasible.



3.6.2.17 Where residential access across drainage courses occurs, it shall be accomplished by a bridge or aesthetically-enhanced culvert accommodating the accessway. Natural materials shall be used for slope bank protection where these improvements occur.

3.6.2.18 Storage of construction materials and equipment should be centralized and is prohibited within proposed open space areas.

3.6.2.19 Creative contour grading techniques shall be used in the low density areas where grading will be visible to public streets.

The following are specific grading recommendations for each of the three Sub-Areas:

3.6.3 Sub-Area One

Sub-Area One contains the most gradual topography and lends itself to low-medium densities. Grading methods were utilized to provide a variety of moderate sized home sites, while maintaining a sense of the existing landform. The layout demonstrates sensitivity to natural topography by:

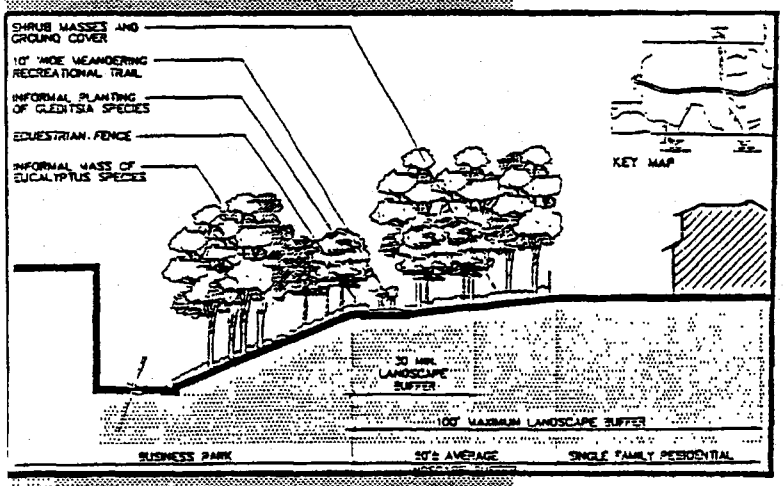
3.6.3.1 Manufactured slopes are rounded to blend natural and man-made forms.

3.6.3.2 Curvilinear streets are used to mimic existing landform.

3.6.3.3 Slopes greater than twenty-five (25) percent remain as undisturbed open space.

3.6.3.4 Major south/west views will be retained if the natural landforms are preserved.

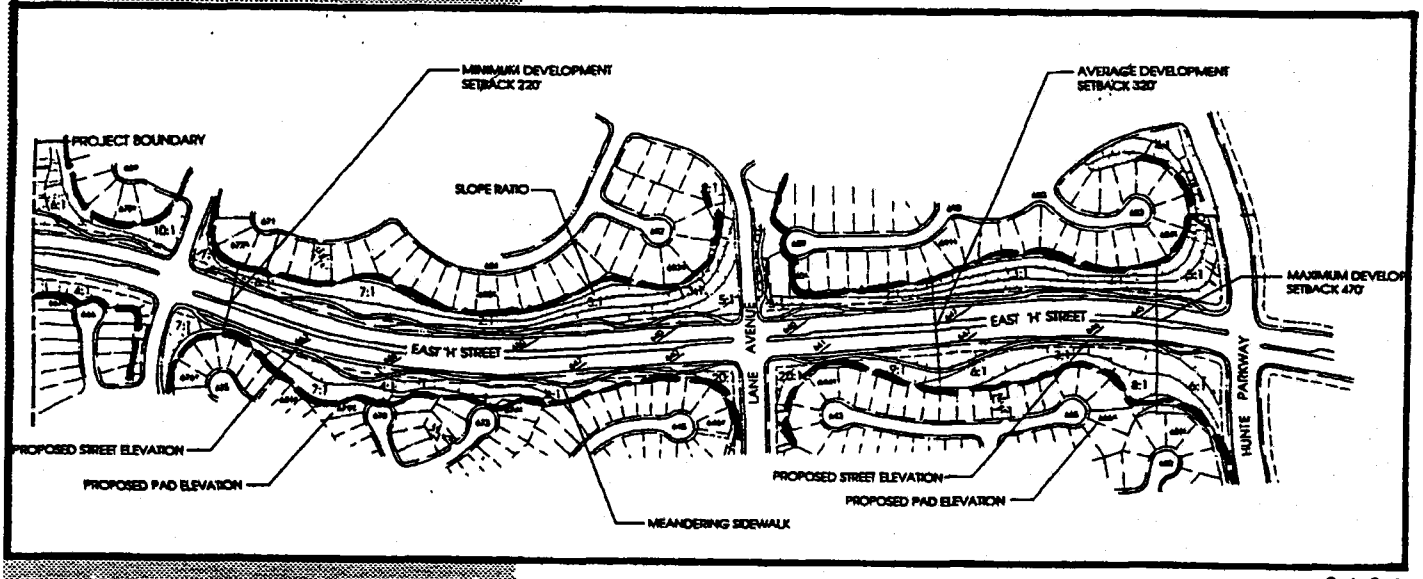
3.6.3.5 Grade separation of varied height on the southern edge to serve as buffer to Eastlake Business Park.



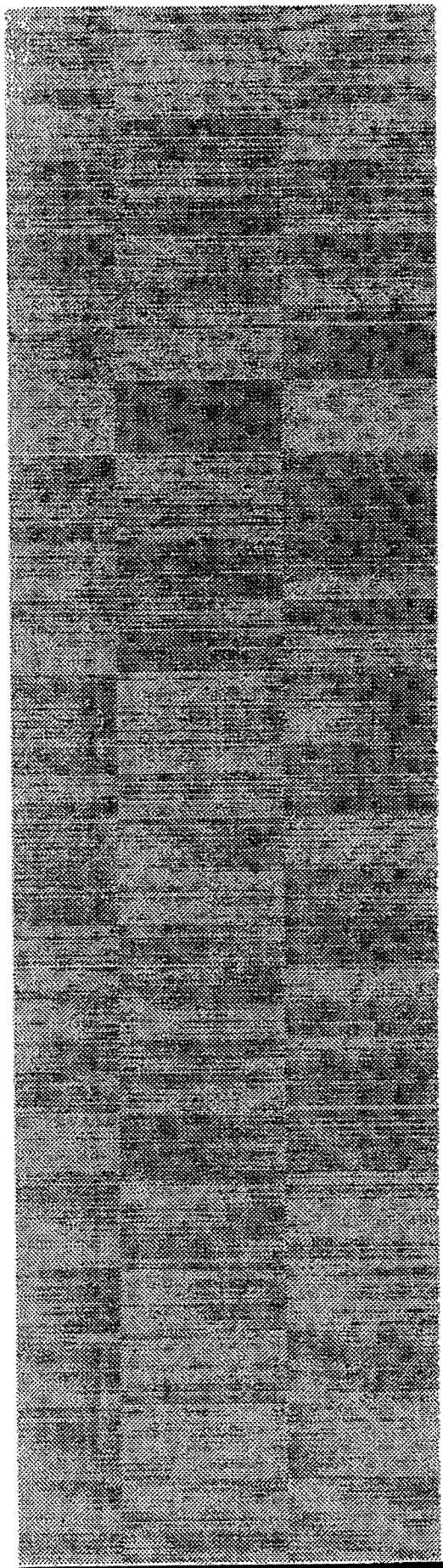
Promote transition between residential and non-residential uses.

3.6.3.5

3.6.3.6 Expansive development setbacks create the East H Street parkway character which is reinforced by contour grading and varied slope ratios adjacent to the rights-of-way.



Effect of contour grading and large setback on East H Street corridor 3.6.3.6



3.6.4 Sub-Area Two

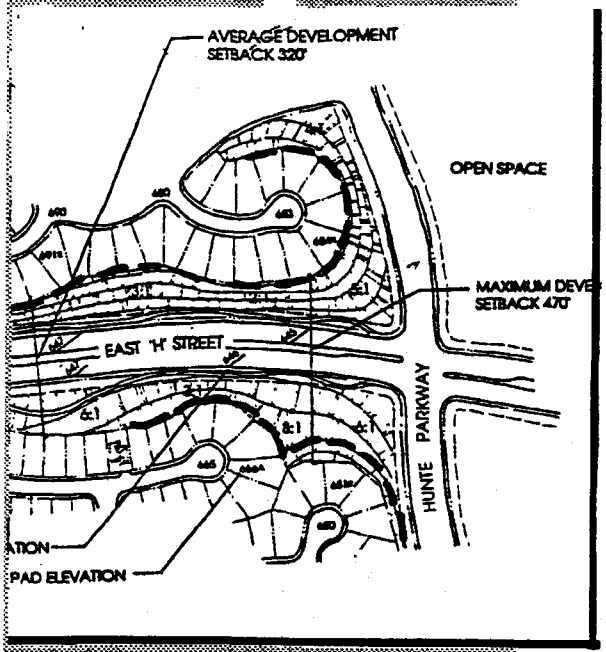
Sub-Area Two contains rolling hills and the Salt Creek Open Space Corridor. This sub-area is a natural transition between higher densities in Sub-Area One to the very low-densities in Sub-Area Three. Neighborhoods are oriented towards Salt Creek Corridor. Sub-Area Two is characterized by large lots and a street system which flows with the natural terrain. Major east/west views have been retained to maintain the natural feel of the land and accentuate the high points.

Grading techniques utilized in these neighborhoods are:

3.6.4.1 Transitions between the park and neighborhoods are created by varied gradients and rounded landform grading where manufactured slopes of 2:1 blend into natural landforms

3.6.4.2 2:1 to 5:1 landform grading is utilized along East H Street and Hunte Parkway.

3.6.4.3 East H Street and Hunte Parkway have been aligned to assure minimum grading and impact on the open space corridor.



3.6.4.4 Use of radial forms to soften lotting.

3.6.4.4 Development edges will be contoured with radial forms to "lay back" and soften lotting configurations abutting open space.

3.6.4.5 Slopes along Salt Creek Corridor will be specifically designed to roll into the natural shape of the creek and reinforce the natural habitat in the area.

3.6.4.6 Trails in the Salt Creek Corridor will be incorporated into the grading in order to soften large slopes.

3.6.5 Sub-Area Three

Sub-Area Three is characterized by expansive open space and natural drainage courses transitioning to the surrounding foothills. This topography lends itself to larger lots, sensitively located in neighborhoods on gentle sloping areas. The specific grading concept is designed to:

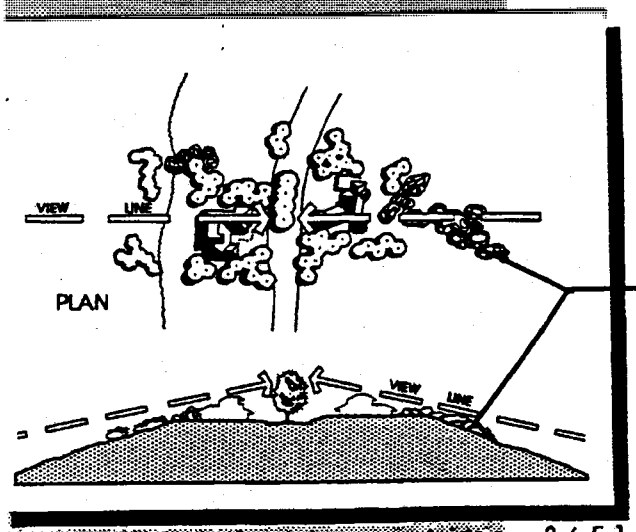
3.6.5.1 Preserve existing ridgelines, rock outcroppings, and respect the nature of the hillsides.

3.6.5.2 Minimize impact of development through: daylight grading, varying slopes abutting open space with slope designed to emulate adjacent existing slopes, smoothly contouring slopes and rounding transitions to natural grade.

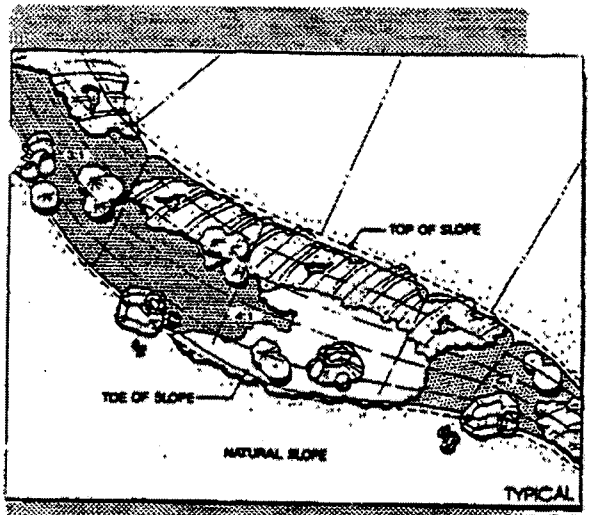
3.6.5.3 Create streets which avoid natural drainage corridors and reduce impacts of road construction through the open space corridors.

3.6.5.4 Preserve scenic vistas by preserving landforms.

3.6.5.5 Minimize manufactured slopes.



se of natural landforms to respect ridge
nes. 3.6.5.1



Integrate manufactured slopes with native plants. 3.5.5.6

3.6.5.6 Provide manufactured slopes vegetated with indigenous, native plants.

3.6.5.7 Variable slope gradients of 5:1, 4:1 and 3:1 are incorporated throughout the manufactured slopes. (Slopes of 2:1 and flatter are found within Neighborhood 9, and where necessary at the edge of neighborhoods to daylight with existing grade.)

3.6.5.8 Lots adjacent to open space canyon areas will have rear yard slopes that blend into the natural grade, equal to or less than the existing grade.

3.6.5.9 Rear yard slopes will blend into the neighboring rear yards incorporating slopes of 3:1, 4:1 or 5:1 grades, (2:1 in Neighborhood 9).

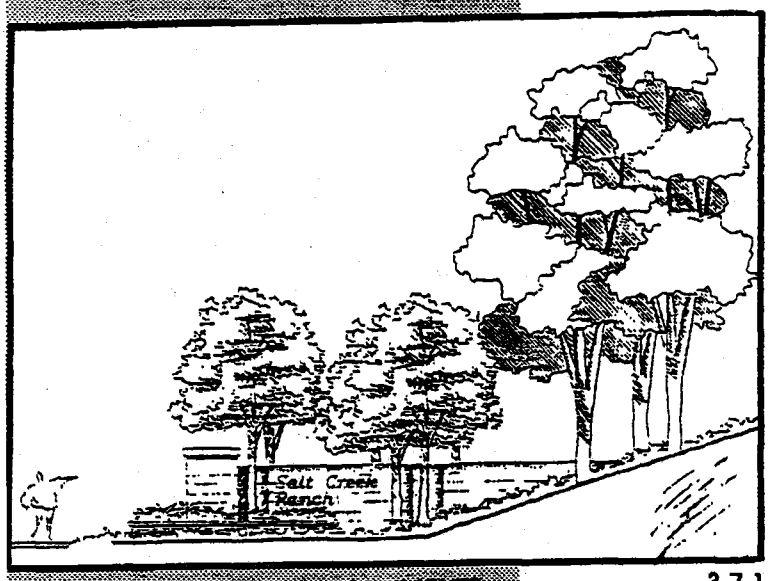
3.6.5.10 Transitions to slopes will be smooth, rounded and blend into the natural slopes.

3.6.5.11 Drainage on lots may be split, with the house and front yard draining to the street and rear yard draining to the back property line. This split drainage concept may be utilized to reduce the amount of cut and fill within the graded area.

3.7 Entries and Signage

The Salt Creek Ranch monumentation plan was developed in response to optimum entry locations, identity, focal opportunities and the community's signage requirements. The important features of the plan are:

3.7.1 Community Entry Monuments

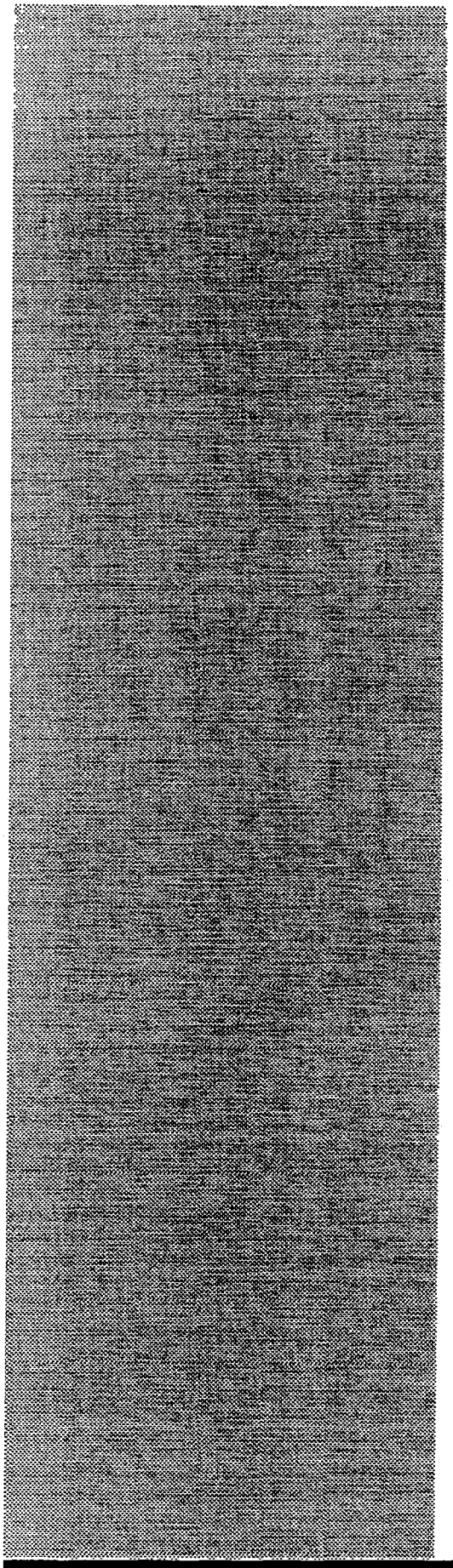


ELEVATION OF ENTRY MONUMENTS 3.7.1

A series of four *Community Entry Monuments* location at the juncture of East H Street, Lane Avenue, Hunte Parkway, and the project's perimeter boundary. The community entry points provide an introduction and first impression of Salt Creek Ranch and are closely coordinated and designed around a specific landscape plan. Community entries will also have identity monumentation within a appropriate setback. Monumentation consists of a slump block wall with sack finish and raised bronze letters disappearing into the adjacent landscaped slope. The design character is dignified, and low key relating closely to the design of other walls and fences.

3.7.2 Community Focal Point

The intersection of Hunte Parkway and East H Street will serve as the community focal point. This is near the existing Eucalyptus grove and is the geographic center of the community. Because of its thematic importance and the



amount of open space within the adjacent Salt Creek Corridor, this area will receive the highest level of identity monumentation.

A wide setback will be utilized at the intersection of Hunte Parkway and East H Street. Signage will be integrated into a wall, which will be complemented by accent plantings of appropriate species.

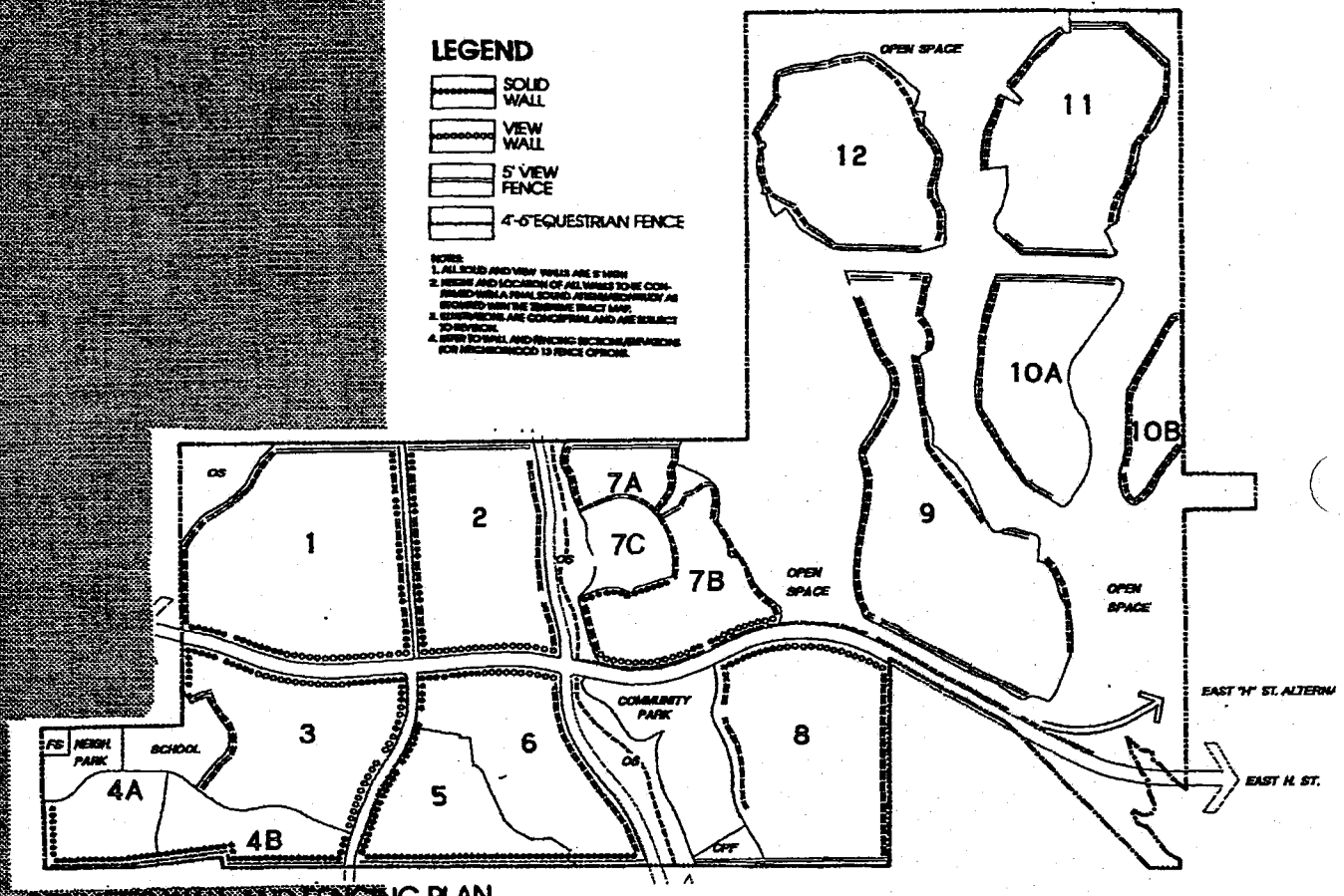
3.7.3 Project Entries

These neighborhood entries will utilize materials compatible with the other major community intersections to complement the signage and identification monumentation while allowing for a distinctive individual statement for each neighborhood. Each neighborhood entry will be customized to reflect it's unique identity.

3.8 Walls and Fences

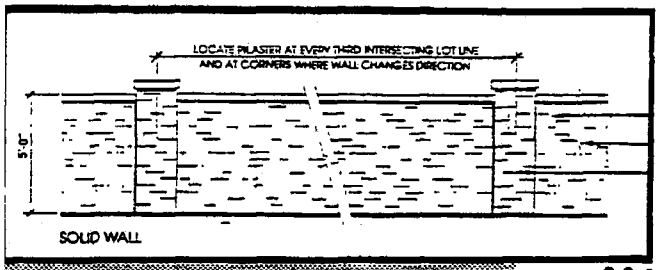
Community walls and fences become a component of the community theme in addition to providing screening, sound attenuation, security and containment. The character of the walls and fences is derived from the monument theme wall at the community focal point and community entries. This wall will be finished to give it an

"Perimeter Wall and Fencing" graphic has been superseded for eastern portion of project. Consult Exhibit No. 59 on page I-132 of Book 1.

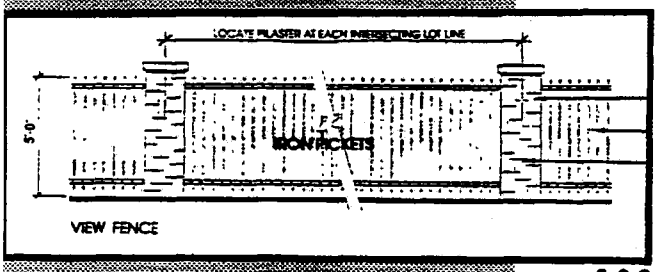


PERIMETER WALL AND FENCING PLAN

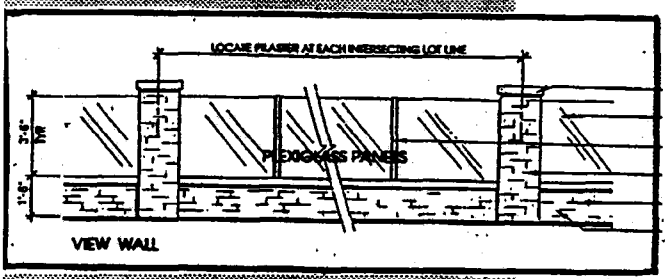
adobe-like appearance via a special finish and neutral color. The wall is intended to provide a sense of heritage reminiscent of the old California missions. This theme is carried throughout the wall system, however, the materials change somewhat depending on the purpose of the wall. The other permitted walls and fences are described as follow:



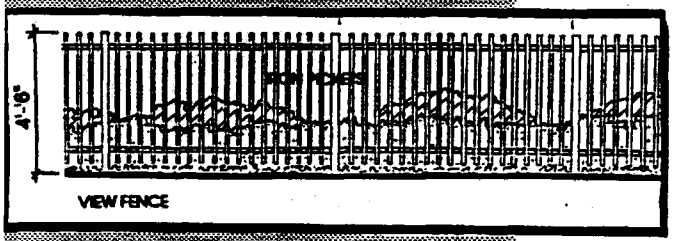
3.8.1



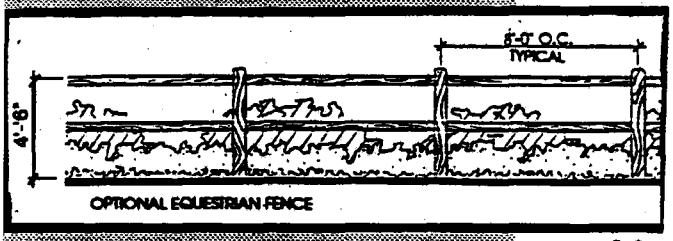
3.8.2



3.8.3



3.8.5



3.8.4

3.8.1 Solid walls, view fences and view walls will be along East H Street and Hunte Parkway as well as other streets at the development edges.

3.8.2 View walls consisting of slump stone pilasters and wrought iron-like picket panels shall be placed in order to promote and preserve specific views.

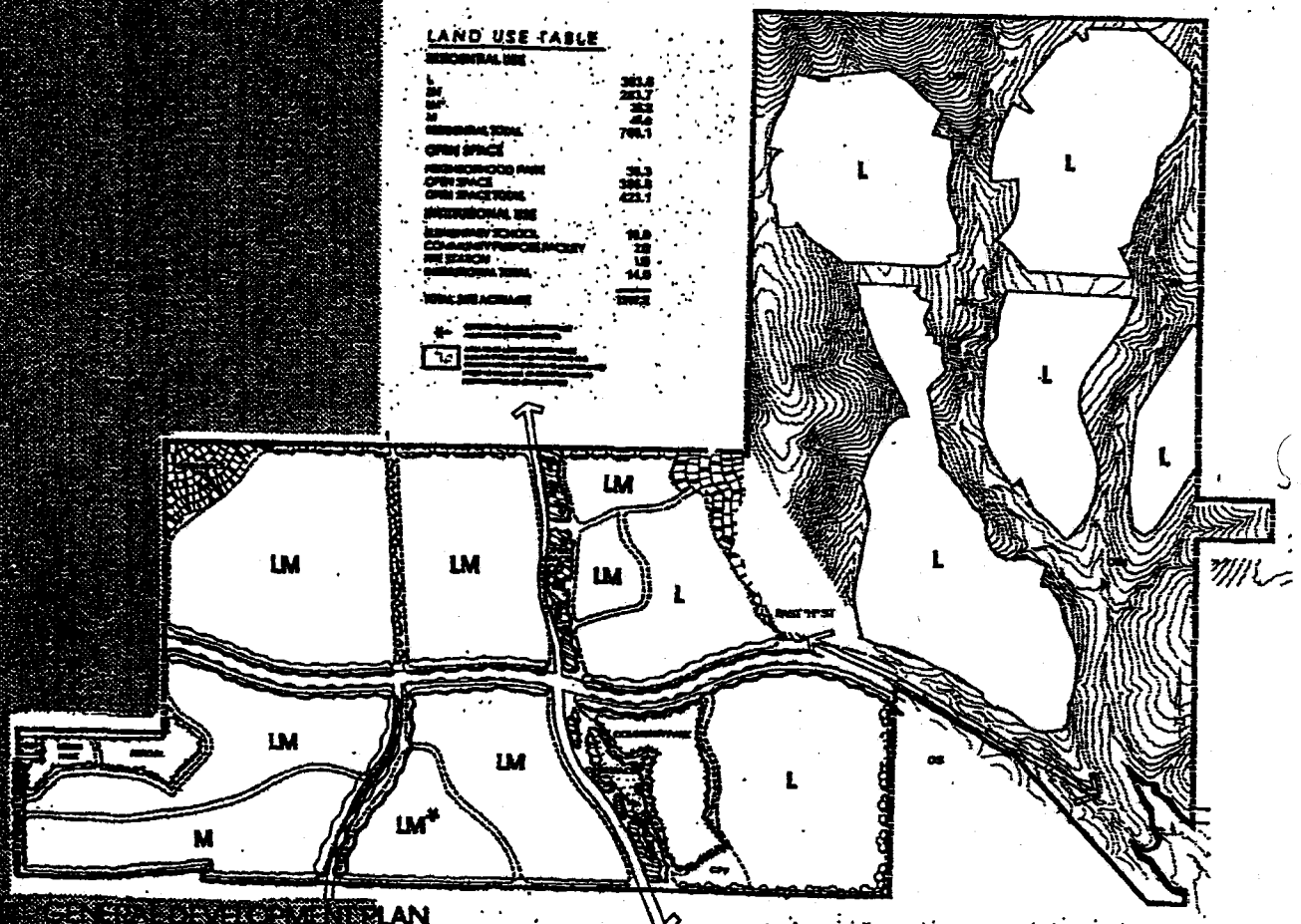
3.8.3 A combination view and sound attentuation wall is proposed with plexi-glass panels, in areas where views and roadway noise is an issue.

3.8.4 An equestrian fence is provided to define equestrian paths and promote the rural natural theme.

3.9 Edges

3.9.1 Introduction

3.9.1.1 The Salt Creek Ranch General Development Plan and Site Plan have been influenced by existing and proposed land uses or surrounding sites. The GDP calls for a sensitive project design that includes transition zones between areas of differing land use and density.



The interfaces between uses, or "edges", are extremely important in creating a unified Salt Creek community design transition with

the adjacent use. Three common edge conditions that exhibit potential conflicting uses or densities are:

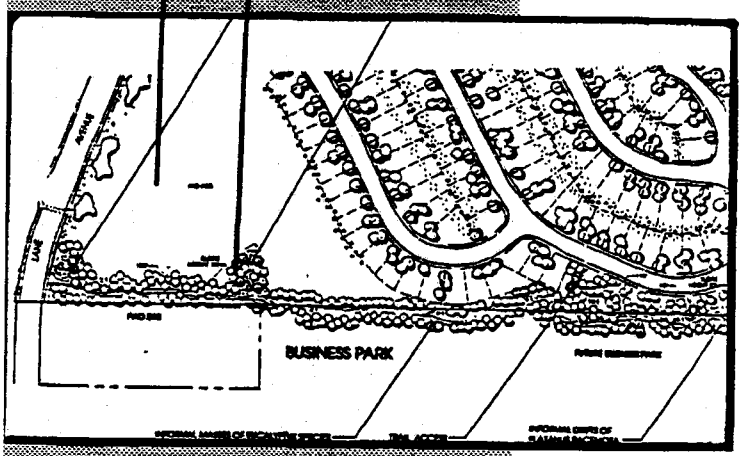
3.9.1.2 The southern border of Salt Creek Ranch with the Eastlake Technology Parks.

3.9.1.3 The canyon/ residential interfaces in Sub-Area 3.

3.9.1.4 School/park interfaces with residential neighborhoods.

3.9.2 Eastlake Technology Park Transition

The SPA designates this area for medium and low-medium residential densities developed in clusters. These land uses provide a housing type which is conducive to the adjacent neighborhoods and establish a transition zone between the industrial and the lower density areas further north and east.



SOUTHERN PORTION OF SUB AREA ONE 3.9.2

In addition to transitional land use intensities, a buffer zone has been designed along the southern edge of the property to mitigate potential noise and visual impacts. This buffer will:

3.9.2.1 Provide a suitable slope varying in height along the

single- with multi-family areas and a minimum width varying 20-feet to a maximum of 150-feet to provide vertical and horizontal separation between uses.

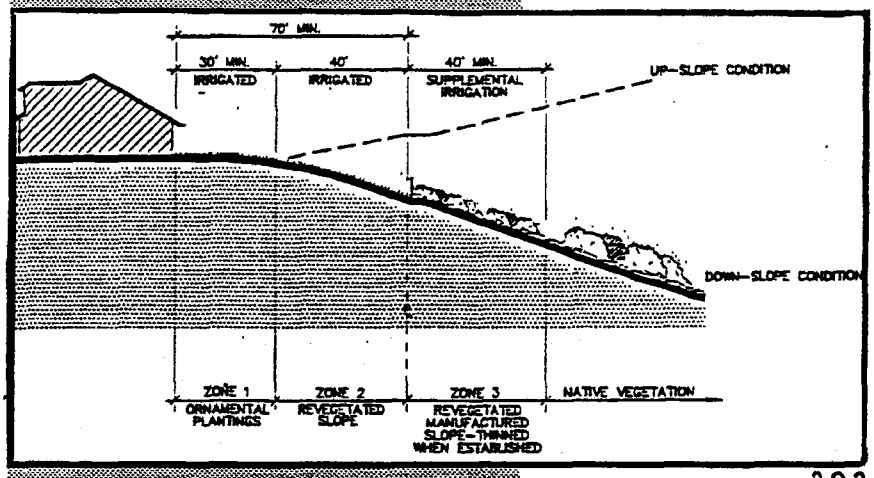
3.9.2.2 Be extensively landscaped with trees and shrubs to effectively screen and separate housing from adjacent industrial uses.

3.9.2.3 Contain open space connections from the single-family and multi-family areas into this trail corridor. Multi-family recreational amenities will be linked to this trail buffer.

3.9.2.4 Appropriate construction techniques will be used to sound attenuate all residential uses from external impacts according to State standards.

3.9.3 Canyon/Residential Interface

A major feature of the Salt Creek Ranch and in particular Sub-Area 3 is the large open space areas which surround the neighborhoods. These are primarily canyon and slope areas located at lower elevations adjacent to the residential parcels. Important design concepts for the treatment of this interface are:



3.9.3 RESIDENTIAL SECTION AT CANYON INTERFACE

3.9.3.1 Native planting , wherever possible, should be considered for this transition zone.

3.9.3.2 Native plant material should be incorporated in rear yard areas which abut natural canyons.

3.9.3.3 Location of structures in rear yards will be limited by covenants to prevent structures placed on down slopes. This shall be enforced by a homeowners' association with landscape design review authority. Type of rear yard planting to ensure smooth transition to native areas will also be controlled by review body.

3.9.3.4 Fencing used adjacent to natural grass shall be designed to fade into the natural landscape and require minimal maintenance.

3.9.3.5 Plant materials shall be chosen and located so as to gradually transition to residential uses and prevent any hard edge conditions.

3.9.3.6 Fuel modification areas will be designed into the landscaping program in order to present natural appearing edges.

3.9.4 School/Park/Neighborhood Interface

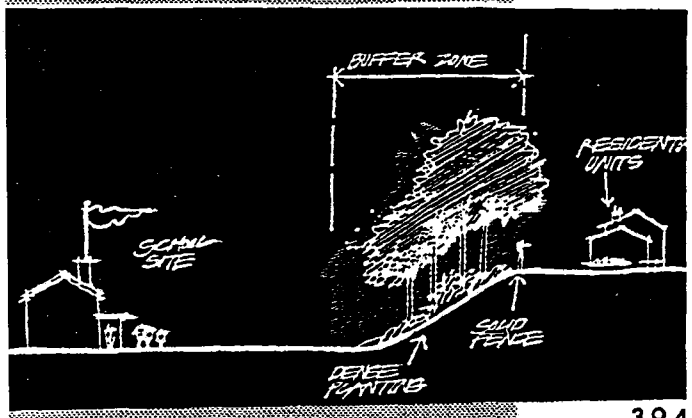
Although schools and parks are generally considered to be compatible with residential uses, some level of conflict is unavoidable and a buffer must be provided. Whenever possible the buffer should:

3.9.4.1 Provide a change in elevation usually with residential lots on the higher side.

3.9.4.2 Provide visual relief by dense planting on the slope and on solid walls for physical separation.

3.9.4.3 Provide open fencing or view walls if the view corridor is high enough above school/park structures. Additional plantings could be used to soften buildings.

3.9.4.4 Contain a 10-foot wide meandering recreational trail linking the school/park site on the western edge to the Salt Creek Corridor.



3.9.4

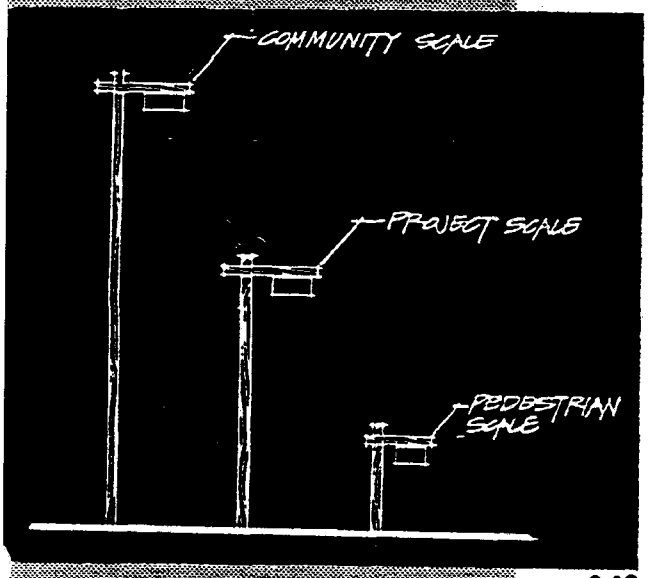
3.10 Lighting

The design issue of "lighting" includes street lighting as well as building and landscape accent lighting, and sign illumination. Three basic principles should be considered in the provision of lighting:

3.10.1 Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians *without intruding into residential areas.*

3.10.2 Lighting fixtures should relate to the human scale, especially in pedestrian areas.

3.10.3 Lighting and lighting fixtures should complement the design and character of the environment in which they are placed.



3.10

All street lighting shall conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.

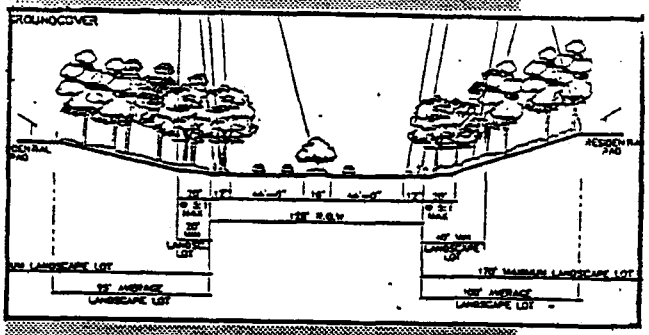
Illuminated entries should direct lighting low to the ground and be limited to only the immediate vicinity of the entry. Lighted entries should not be distracting, create visual hot spots, or glare, etc.

3.11 Scenic Corridor

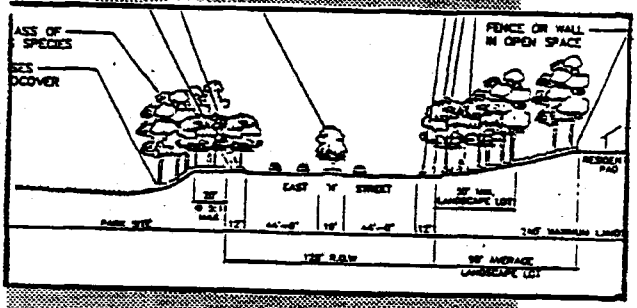
The Chula Vista General Plan designates East H Street and Hunte Parkway as "Scenic Highways." Thus, the Approved General Development Plan requires the use of special design features along these scenic highways. The use of design features such as right-of-way reservation, special landscape treatments and unique median treatments shall help to establish a sense of community identity and create a pleasant living environment for future residents. In addition, these parkways will provide optimal view opportunities and minimize the impact of development.

The basic design features required for East H Street include a standard 128 foot wide right-of-way with a variable setback outside of the standard right-of-way. The general intent of the variable setback outside of the standard right-of-way is to avoid a unnatural appearance and establish a unique, visually-pleasing circulation route while providing for a safe, efficient transportation link. The general design of the setback area will include a strong landscape theme situated on varying slopes of 5:1 to 2:1.

Also included within the landscape treatment area of East H Street is a system of non-vehicular uses that includes a recreational trail and an equestrian trail. The locations and dimensions of the trails, along with the landscape treatment of this roadway, are illustrated in the Landscape Plan Sections, located at the end of this section.



LANDSCAPE PLAN - SECTION A 3.11



LANDSCAPE PLAN - SECTION B 3.11

Sections A and B of the Landscape Plan depict the landscape treatment of Hunte Parkway. This treatment complies with the GDP Scenic Highway Criteria.

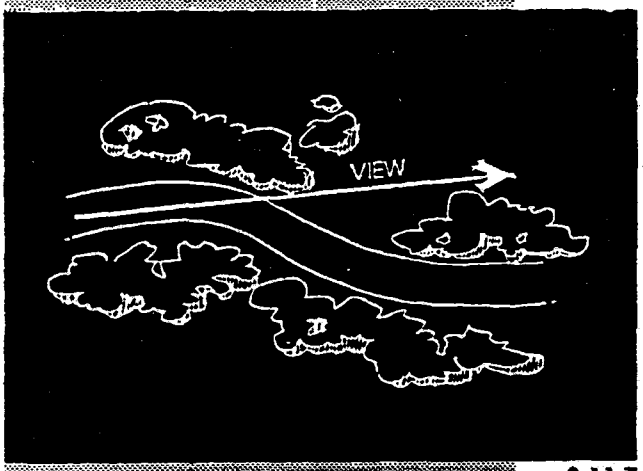
The intersection of Hunte Parkway and East H Street is considered a major intersection, and development will be setback at least 100 feet in order to allow for creative landscaping and entry monumentation treatments. Community entries also have a smaller setback to allow for similar community landscape treatment and monumentation.

3.11.1 All homes abutting the Scenic Highway (East H Street and Hunte Parkway) shall be set back from the right-of-way a variable distance.

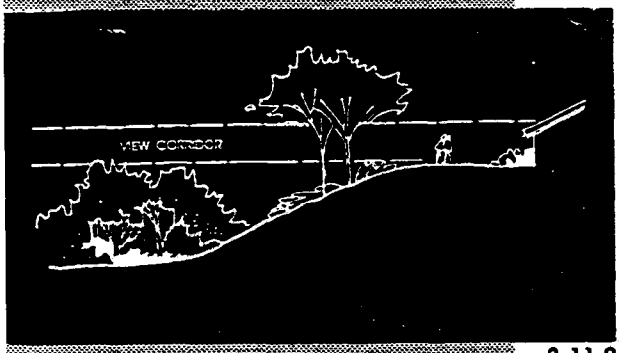
3.11.2 At points where development is closest to the travel ways, landscaping shall be intensified to buffer views of buildings.

3.11.3 All signs within the view of the Scenic Highway shall be constructed of permanent materials which match the approved sign program palette submitted with each project.

3.11.4 Viewshed slopes and other grading features specifically within the Scenic Highway shall emulate natural land forms. No straight or geometric forms should be allowed to impact the Scenic Corridor.



3.11.7 Use natural features to frame views.



3.11.8 Maintain view corridors.

3.11.5 Any long distance views available to the Scenic Corridor shall be respected by the planting of trees in a way that will maximize this view and preserve it as an element of the Corridor.

3.11.6 Walls and fences along the scenic highway shall maintain a unity of colors and materials with adjacent neighborhoods.

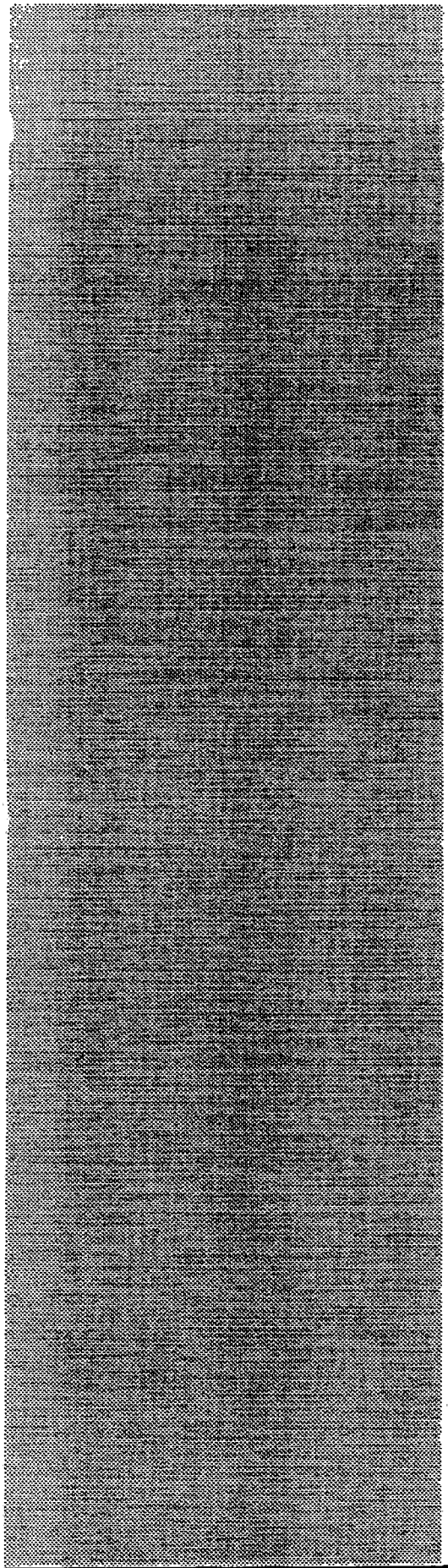
3.11.7 Natural rock formations shall be encompassed when possible and framed with plant materials.

3.11.8 Landscape materials shall accommodate view opportunities from adjacent residences.

3.11.9 All plant materials shall be arranged in informal, natural groupings.

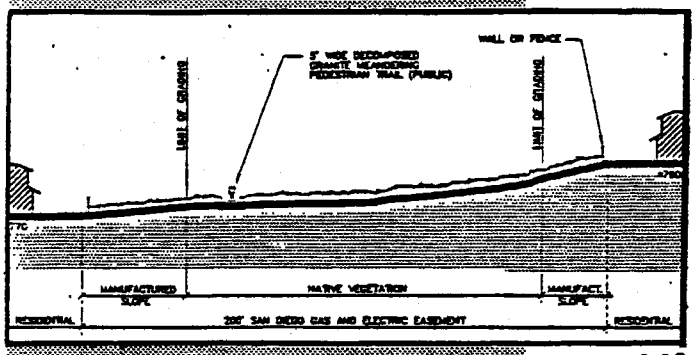
3.11.10 Satellite dishes or ground-mounted equipment shall be screened from Corridor view with appropriate landscape material.

3.11.11 Adjacent residential driveway or parking areas shall be screened from Corridor view.



3.11.12 Due to the rear views of adjacent residential lotting special attention must be given to the rear exposure. Additional rear elevation detailing, variable lot depths or rear yard setbacks and special slope landscaping should be considered.

3.12 SDG&E Easement



3.12

Uses include trails, paths, parks, with vegetation and lighting up to 15' in height.

A fundamental design concept along such easements should be that the easement interface should not become a hard brown edge; landscaping on adjacent parcels should be blended into the easement area to create a soft edge.

The San Diego Gas and Electric Company allows for uses such as equestrian trails, bicycle paths, park uses, vegetation and lights with a maximum height of 15 feet. Prior to development, approval must be received from SDG&E and the property underlying the easement dedicated to the City of Chula Vista. A pedestrian pathway is currently planned for this easement.

PART I

ARCHITECTURAL DESIGN GUIDELINES

CHAPTER 1

4.0 ARCHITECTURAL DESIGN

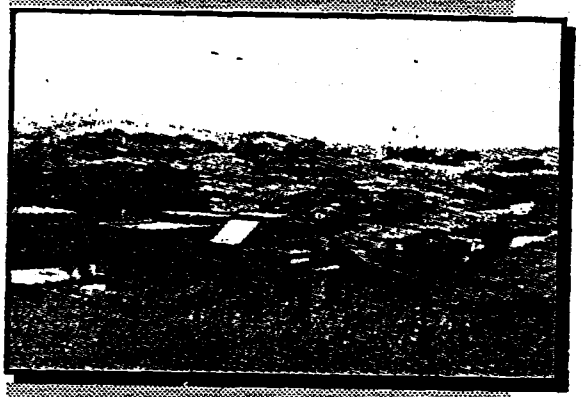


4.1 Theme

Salt Creek Ranch is a distinctive community where contemporary living occurs in a rural setting enhanced by natural open space, greenbelts, community trails, curvilinear streets and native plant materials. Within the community architecture, landscape and community design elements integrate to create a natural and casual theme.

Architectural and design qualities which best reflect the theme are rustic, informal, traditional, low profile, and equestrian/ pedestrian oriented.

These qualities are reflected in architectural design elements which integrate the use of natural materials, earth tone colors, and traditional forms.



These guidelines have been developed to provide a variety of architectural styles with the natural community design theme. Several styles may exist within each sub-area, and individual project phases. These is specific intent to allow considerable latitude in character in order to emulate to mosaic character of other neighborhoods in Chula Vista.

The following guidelines express architectural elements which are characteristic of the rural ranch theme.

4.2 Architectural Guidelines

4.2.1 Building Forms

The predominant materials used for structural applications, along with many exterior uses are wood, stone and brick. The following forms are encouraged as an expression of these materials and the natural theme.

4.2.1.1 Predominantly rectilinear forms.

4.2.1.2 Low profile building edges.

4.2.1.3 Exterior expression of structural elements; columns, beams, rafters.

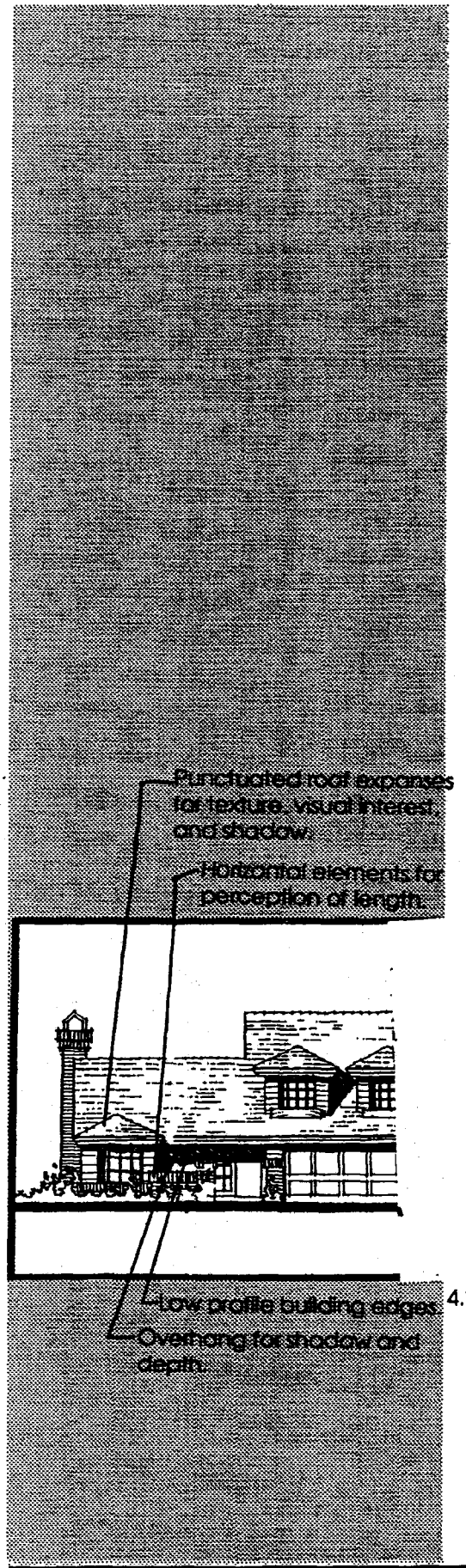
4.2.1.4 Where feasible; long, horizontal building elevations.

4.2.1.5 Long expanses of roof articulated with dormers, or offset planes.

Where architecture is a reflection of wood construction:

4.2.1.6 Straight lines shall predominate; the use of curves or arches shall be limited.

4.2.1.7 Pronounced and visible structural components such as wood posts, beams, rafters and planking.



4.2.1

Where architecture is reminiscen of the use of masonry as a structural component:

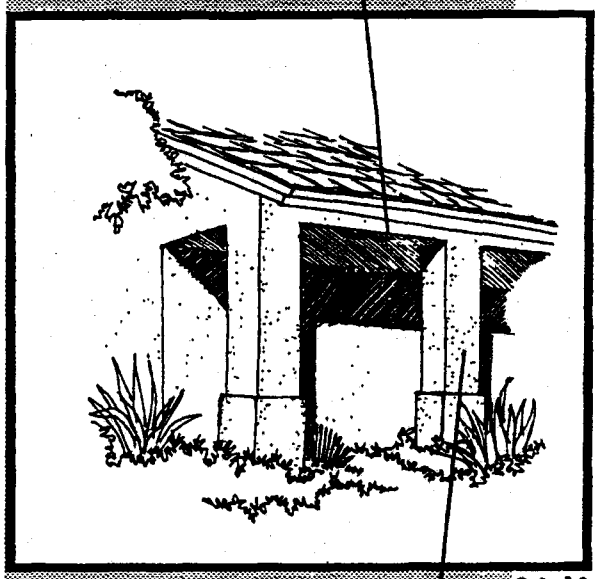
4.2.1.8 Thick, massive appearing walls.

4.2.1.9 The use of arches or column and lintel to span building openings.

4.2.1.10 Thick masonry or plaster columns supporting a colonnade or portico.

4.2.1.11 Building forms which create the appearance of heavy building wall masses.

Openings spanned with simple forms reminiscent of masonry construction.



Forms which accentuate mass.

4.2.1.11

4.2.2 Height and Massing

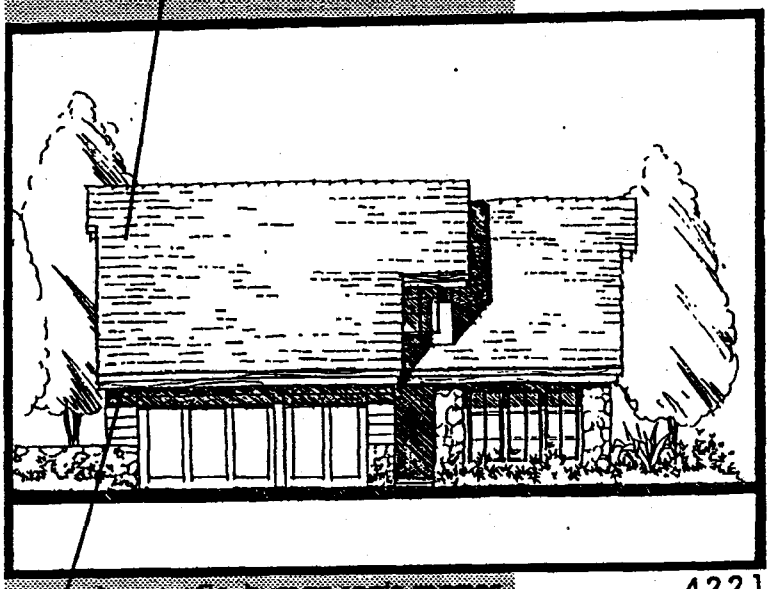
4.2.2.1 The various forms, shape, height and overall massing of the architecture evolved out of the opportunities and constraints of the wood, brick and stone characteristically used in ranch construction. In order to convey a true sense of natural-looking architecture, it is essential to recapture those qualities which are essential to its theme.

Primary characteristics of architecture which reflect the use of wood as an accent material are articulated below.

4.2.2.2 Simple, generally asymmetric massing.

4.2.2.3 Generally low profile masses.

4.2.2.4 A visual expression of the structural frame through pilasters, posts, beams, outlooker beams, exposed rafter tails.



4.2.2.1



4.2.2.7

Where exterior plaster is used as the primary or accent material, the following guidelines shall apply:

4.2.2.5 Where possible thick massive walls as an expression of an underlying masonry structure.

4.2.2.6 Symmetric or asymmetric massing.

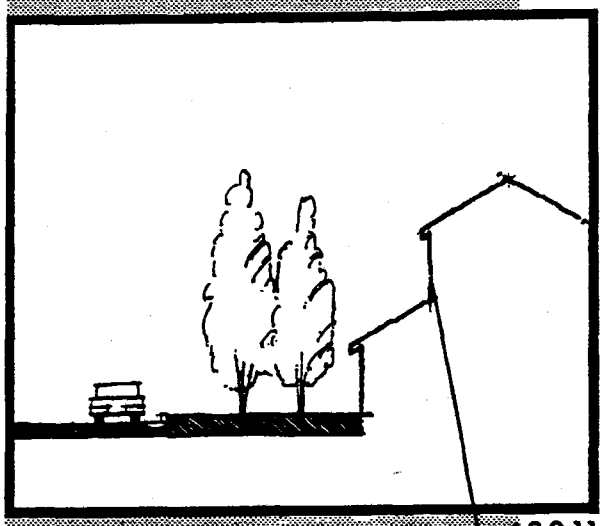
4.2.2.7 Recessed openings to provide the appearance of a thick wall.

Other characteristics of massing are as follows:

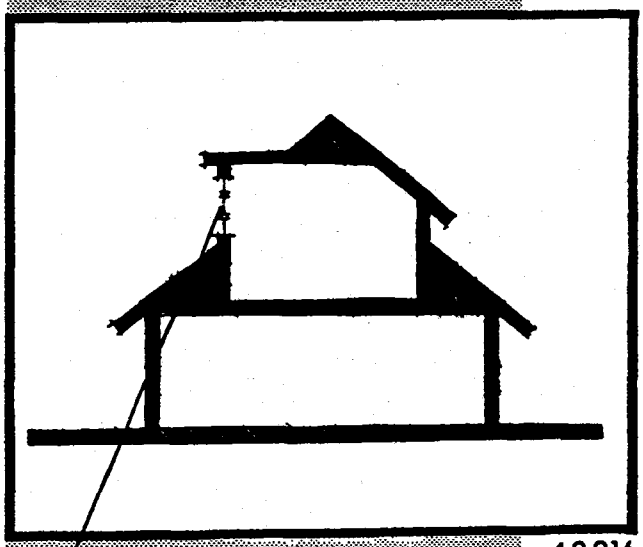
4.2.2.8 The underlying theme of the massing should be to maintain a human scale and low profile.

4.2.2.9 Building masses shall not be greater than ten feet in height without variegation in the wall face.. Massing shall be broken with building offset, roof line, porch or other means to reduce apparent volume.

4.2.2.10 Buildings should emphasize a lineal quality. They may be lengthened with exterior garden walls, porches or appendages where advantageous.



Recessed floors at street elevation to reduce apparent height and volume. 4.2.2.11



Integrate low profile masses into architecture. 4.2.216

4.2.2.11 Second story should set back from streets to help create human scale.

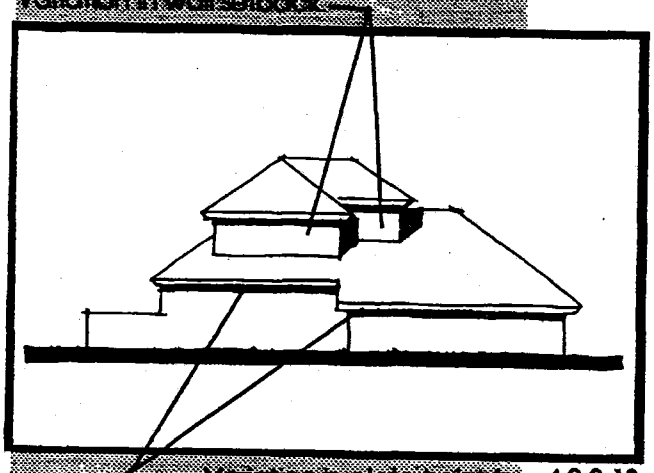
4.2.2.12 Second story rooms may be tucked into roof planes to maintain low profiles. Clip roofs at the sides and corners of buildings to lower apparent height.

4.2.2.13 Garage elements should be single story where possible. Where garages are integrated with attached units, a portion of the garage should contain single story roof lines.

4.2.2.14 Building massing, height, and bulk shall be comparable to that of nearby surrounding structures.

4.2.2.15 Long linear walls shall be staggered horizontally to provide interest, and to break long lines.

4.2.2.16 Combinations of one, one and a half, and two story massing will create variation and visual interest.



4.2.2.18

4.2.2.17 Large expanses of flat wall planes vertically or horizontally are discouraged.

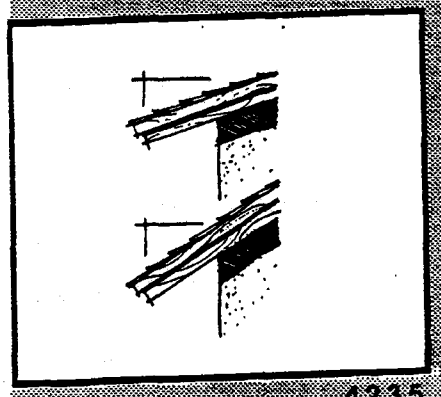
4.2.2.18 Variations of setbacks within buildings and their component volumes are encouraged to create visual texture and shadow patterns.

4.2.2.19 Varied parapet and roof height is encouraged.

4.2.2.20 Varying plate heights is encouraged.

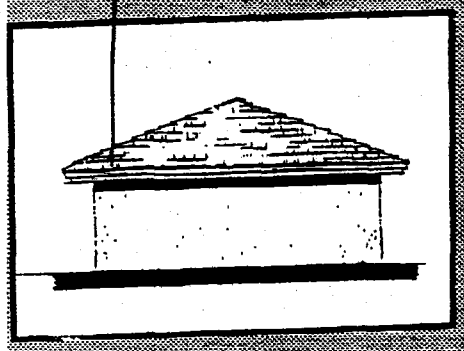
4.2.2.21 The placement of buildings on individual lots should consider the visibility, skyline and building massing concepts for the overall area.

4.2.2.22 Buildings shall be arranged with one another according to generally accepted compositional patterns that create a sense of unity and overall harmony.

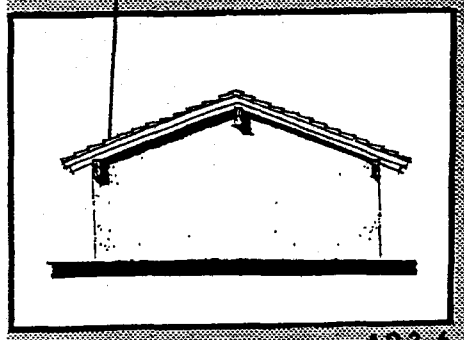


4.2.3.5

Low profile roof forms



Traditional roof forms



4.2.3.6

4.2.3 ROOF TYPE

Roofing materials which possess a high degree of fire resistance while having the character of the natural setting are encouraged. Additional guidelines for roofing materials are as follows:

4.2.3.1 The use of clay barrel vault or 'S' tile is permitted.

4.2.3.2 The use of slate or simulated slate is permitted.

4.2.3.3 All materials shall be predominantly earthtone in color to conform with the content of these guidelines.

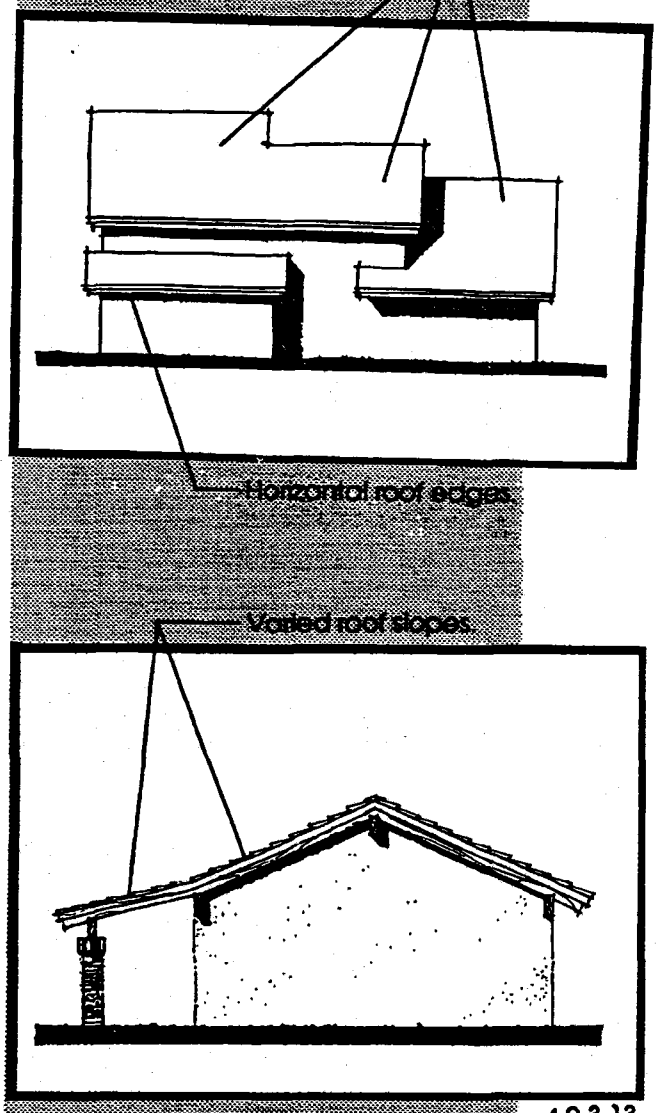
4.2.3.4 Roof slope shall be from 3:12 to 8:12.

4.2.3.5 The use of traditional roof forms is encouraged.

4.2.3.6 Gable or hip forms shall predominate.

4.2.3.7 Creating jogs in the ridgeline is encouraged.

4.2.3.8 The use of strong horizontal roof planes is encouraged.



4.2.3.13

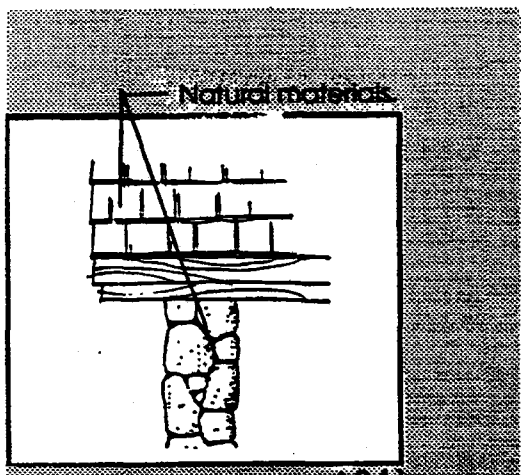
4.2.3.9 Roof lines shall be broken and varied within an overall horizontal context.

4.2.3.10 Large roof overhangs and exposed rafter tails or built-up fascia at eaves are encouraged.

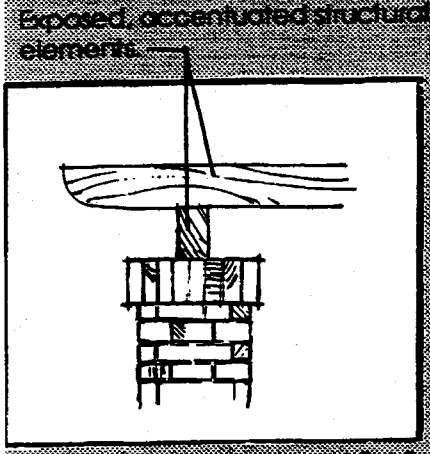
4.2.3.11 Carport roofs visible from buildings or streets shall incorporate roof slope and materials to match adjacent buildings.

4.2.3.12 Flat roofs on garages, carports and ancillary buildings are discouraged.

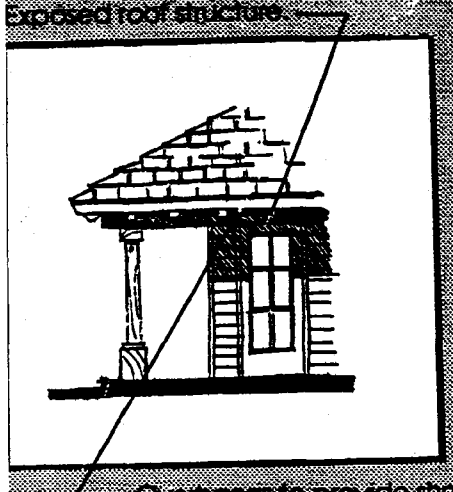
4.2.3.13 Roof pitch for a porch may be slightly shallower than that of the building.



4.2.4.1



4.2.4.2



4.2.4 STYLE ELEMENTS

4.2.4.1 Use of natural materials such as wood, stone, plaster and brick.

4.2.4.2 Expression of heavy post and beam construction.

4.2.4.3 Use of wood for structural members, planking and siding.

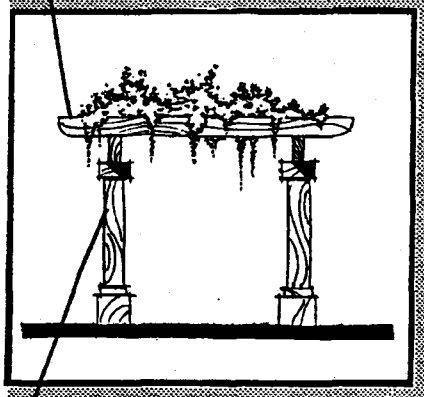
4.2.4.4 Maximum spans for building openings and between exterior posts or columns, other than garages, shall not exceed eight feet.

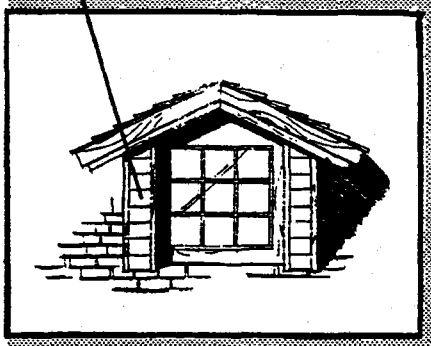
The following elements are encouraged:

4.2.4.5 Wood shall be incorporated into all fence designs as unifying element within the community.

4.2.4.6 Exposed rafter tails or heavy wood fascia.

4.2.4.7 Porches.



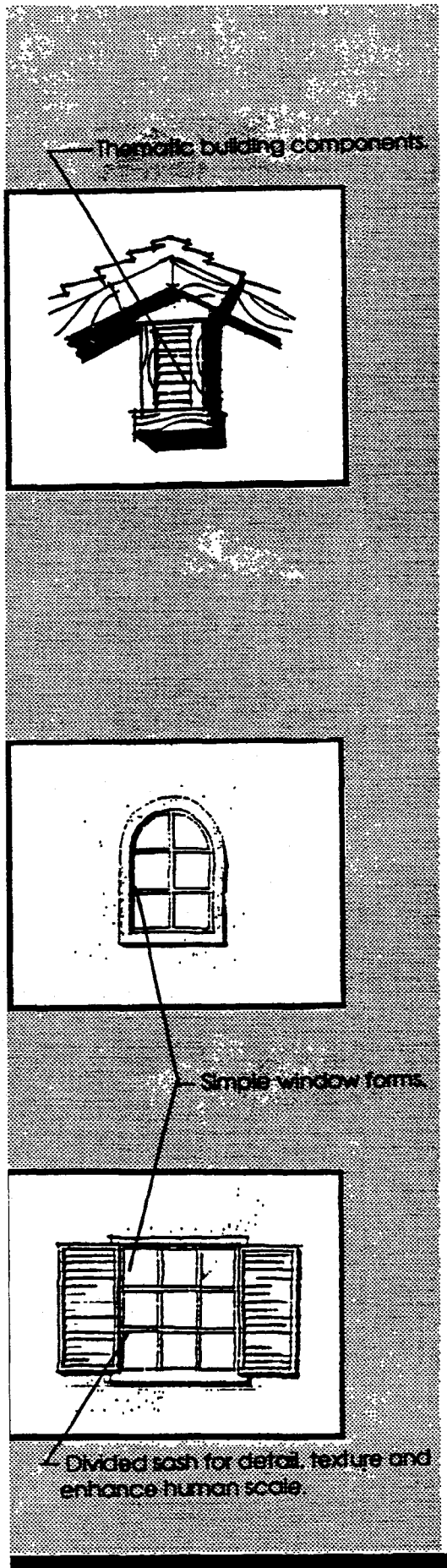


4.2.4.8 Arbors/trellises/ exposed rafters.

4.2.4.9 Weather vanes.

4.2.4.10 Fences of wood, stone or brick.

4.2.4.11 Roof dormers.



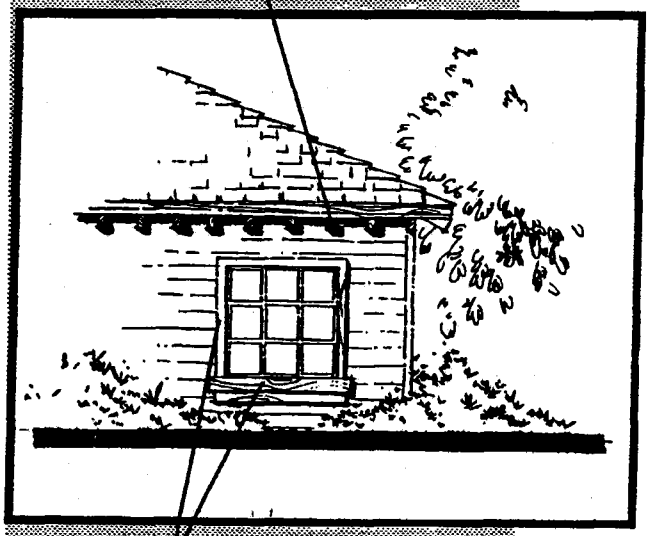
4.2.4.12 Articulated attic vents.

4.2.4.13 Colonnades.

4.2.4.14 Window openings of simple rectangular or arch forms.

4.2.4.15 Divided sash windows at all elevations facing streets, highways or the Salt Creek Corridor. The use of "snap-on" divisions is acceptable.

4.2.4.16 Wood shutters.



4.2.4.17 Plant shelves.

4.2.4.18 Projections and recesses to provide shadow and depth are required

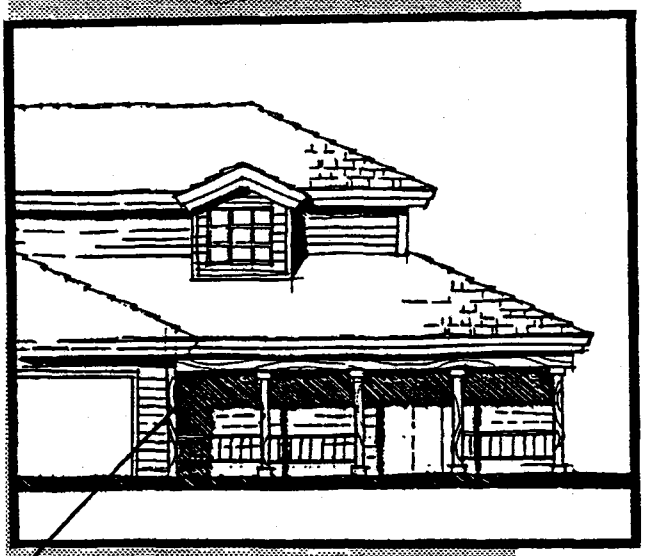
4.2.4.19 Prefabricated metal stairs are prohibited.

4.2.4.20 Stair railings may be solid or utilize ornate balusters made of concrete, wood or ornamental ironwork.

4.2.4.21 Facades should be designed to convey a sense of order through the interplay of light, shadow and texture.

4.2.4.22 Expression of Structure: Facades shall reflect the quality and the integrity of the underlying structure in a clear and consistent manner.

4.2.4.23 Details or elements which appear added are not desirable.



Recesses, shadows, broad overhangs to accentuate horizontal elements and human scale.

4.2.4.24 Porches, and overhangs should be used to provide human scale and shadow patterns.

Additional design guidelines which complement and accentuate building forms, style and overall project quality are:

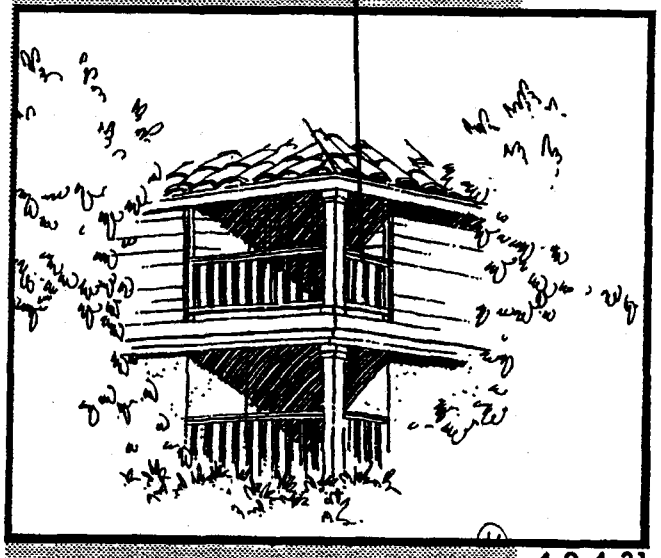
4.2.4.25 Exposed pipe columns are prohibited.

4.2.4.26 Window and doors which face streets, highways, or the Salt Creek Corridor, shall be trimmed with reveals or natural looking materials.

4.2.4.27 Reflective glass is discouraged.

4.2.4.28 As an architectural form, chimneys shall be simple in design and in conformance with building style, color, texture and material. Chimneys should be constructed using brick- or stone-appearing materials.

Balconies to provide variation in building surfaces and textures.



4..2..4..31



4.2.4.29 Metal fireplace caps shall incorporate simple forms characteristic of the architectural style.

4.2.4.30 Balconies with open railings are encouraged.

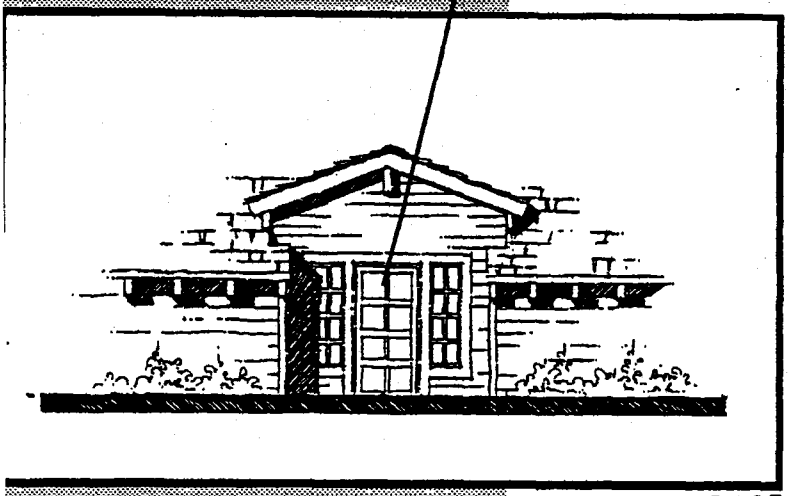
4.2.4.31 Particular attention should be given to the shading of windows with a western and southern exposure. Exterior shading devices are encouraged.

4.2.4.32 Operable windows are encouraged to allow cross ventilation.

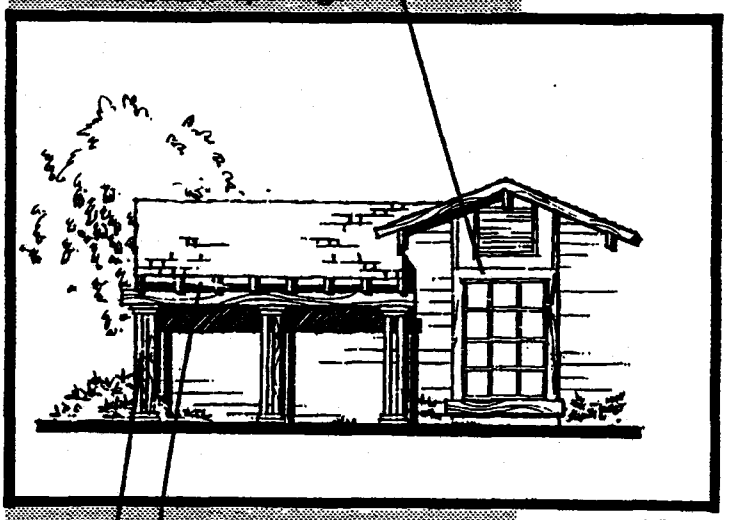
4.2.4.33 Use of awnings should be limited. The use of vinyl or metal awnings is not encouraged.

4.2.4.34 The design of ancillary structures (guest-houses, cabanas, barns, storage buildings, etc.) shall be architecturally tied with the main structure through the use of similar materials, colors, forms and articulation.

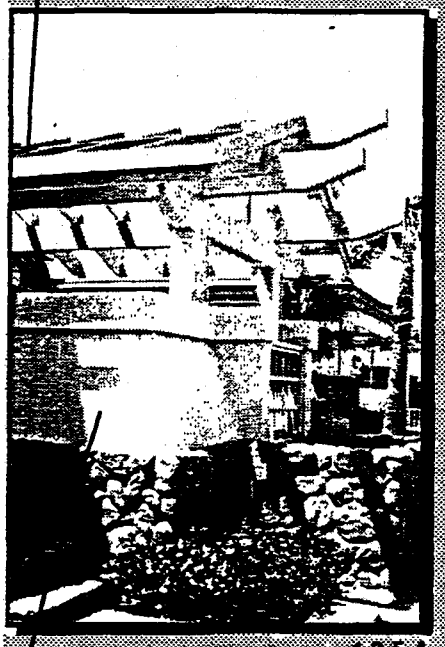
4.2.4.35 Entrances to buildings should be accented architecturally through indentation, framing and roof variations.



4.2.4.35



4.2.5.1



4.2.5.4

4.2.5 Articulation

4.2.5.1 Ranch buildings are traditionally characterized by long lineal expanses of roof and wall. Articulation is provided by the texture and shadows created by building surface features and materials. The following guidelines exemplify acceptable forms of such articulation.

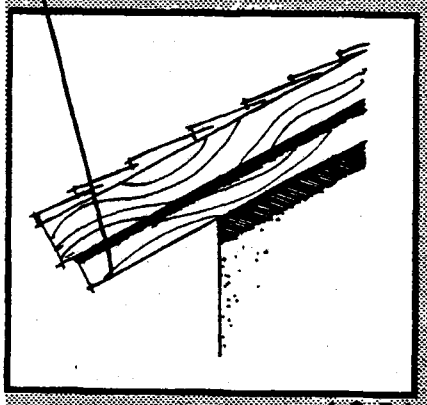
4.2.5.2 Buildings should incorporate large overhangs where possible to create shadow.

4.2.5.3 Trim or raised surfaces should be provided around building openings and to enhance building edges and other architectural features.

4.2.5.4 The use of wood trellis, beam extensions and rafter tails are encouraged to provide shadow patterns.

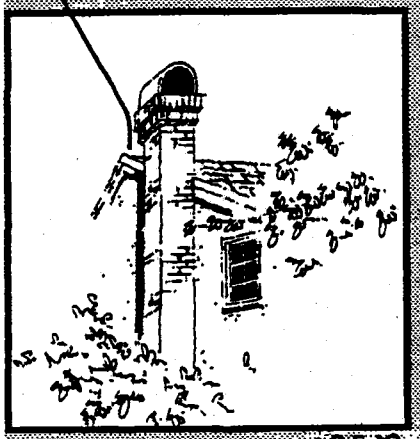
4.2.5.5 Exterior surfaces should incorporate wood, stone, or brick elements to provide color and texture.

All building components should be articulated to provide texture and shadow.

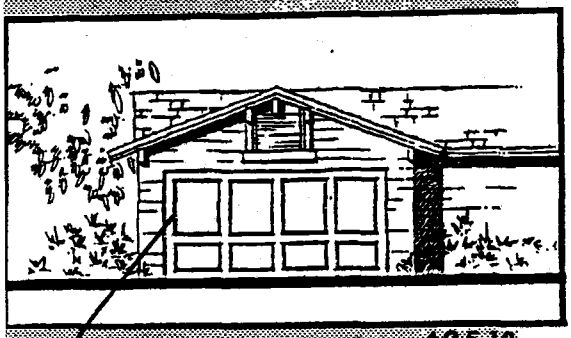


4.2.5.6

Accentuate points of architectural elements.



4.2.5.10



4.2.5.13

Thematic materials and patterns on garage doors.

4.2.5.6 Wood facias should be "built-up".

4.2.5.7 Ornament in the form of wood trim, railing, balusters, pot shelves or decorative wrought iron should be incorporated where possible.

4.2.5.8 Structural elements should be exposed and visually enhanced where possible.

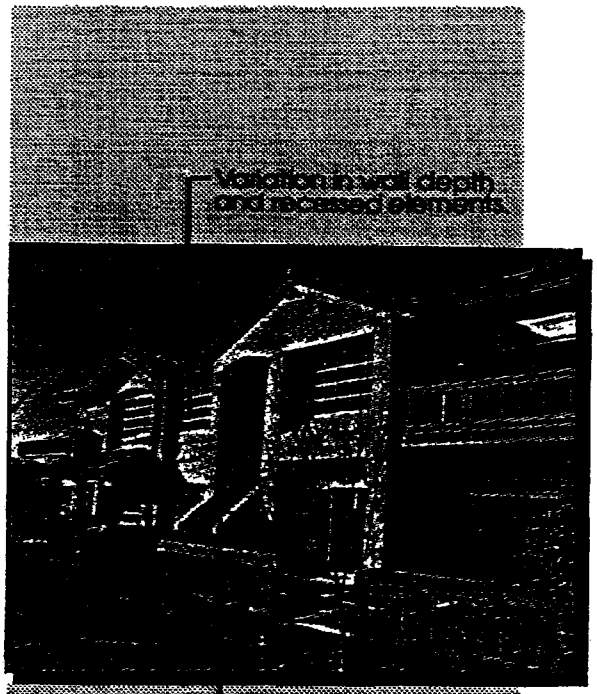
4.2.5.9 The detailing of material and form should express a sense of sophistication and elegance.

4.2.5.10 Articulation of chimney tops is required.

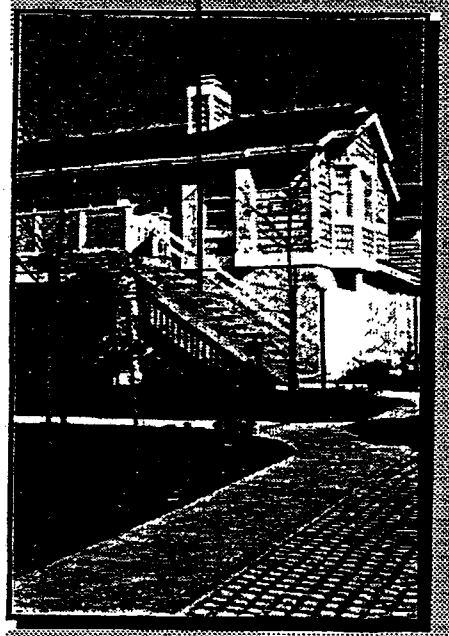
4.2.5.11 Exposed flues for chimneys are not acceptable.

4.2.5.12 Facade articulation should reinforce a sense of quality and integrity.

4.2.5.13 Enhancement of garage door with architectural molding is required.



4.2.5.67



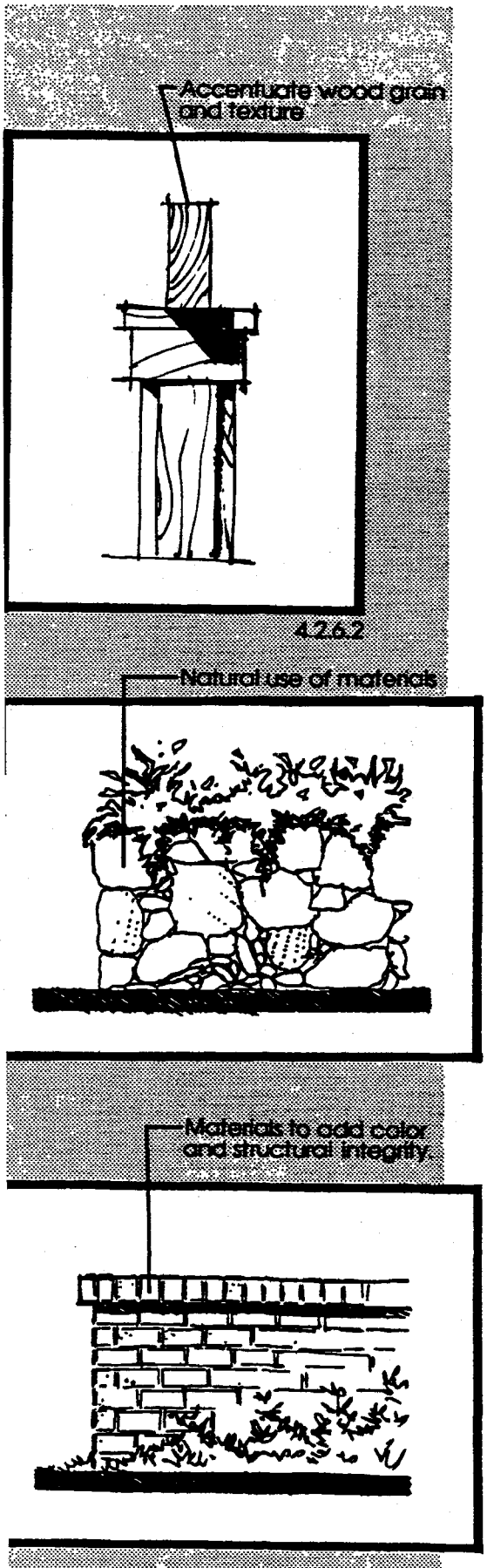
4.2.5.16

4.2.5.14 Details or elements which appear added are not desirable.

4.2.5.15 Projections and recesses should be utilized to provide shadow relief and architectural depth.

4.2.5.16 Stairway design and location should complement building form.

4.2.5.17 Uncovered stairwells should be precluded from general streetscape view through the use of wing walls, landscaping or other means.



4.2.6 Materials

Materials selected for use within the Salt Creek community are those which best reflect a natural quality and are summarized below.

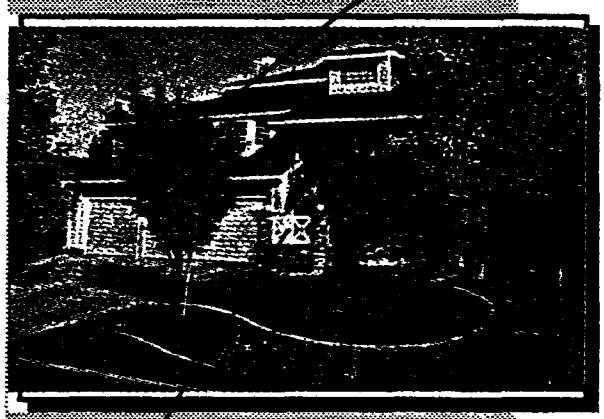
4.2.6.1 A variety of materials should enrich the building to give it a sense of character and quality.

4.2.6.2 Rough sawn lumber is encouraged for beams, posts, fascia, and trim, and where rafter tails are exposed for architectural purposes.

4.2.6.3 Wood posts shall be 4 x or larger.

4.2.6.4 The underside of eaves, porches and colonnades shall be wood planking or exterior plaster.

4.2.6.5 Exterior plaster shall be a rough trowel finish, sand finish, or float finish.



4.2.6.6 Exterior paving materials at project courtyards, and pedestrian identification points shall utilize brick, interlocking pavers, quarry tile or colored/textured concrete.

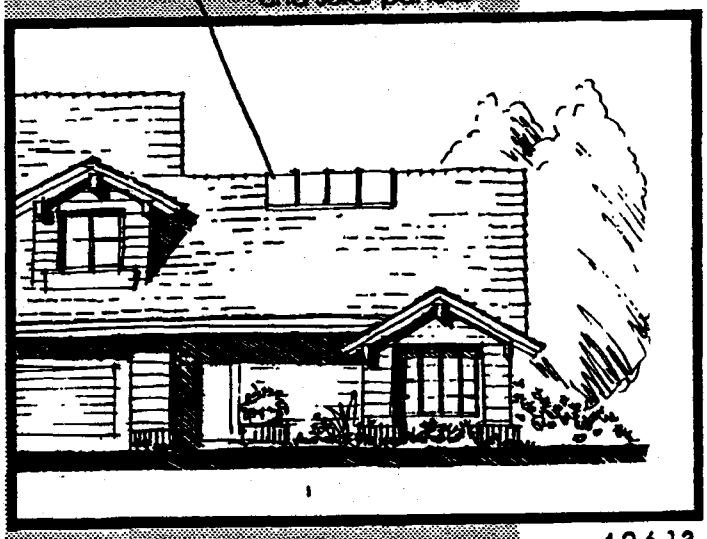
4.2.6.7 Walls and fencing shall utilize materials compatible with adjacent buildings.

4.2.6.8 Wood shall be incorporated into all fencing designs.

4.2.6.9 Use of wood lattice should be limited.

4.2.6.10 Metal mesh fencing is generally not permitted. It may be used where specifically advantageous. Where allowed, it shall be color-coated and have a wood cap or other wood finish treatment.

4.2.6.11 The building and its elements should be unified in textures, colors and materials to provide an order and coherence, not only with themselves, but with the surrounding structures and environment.



4.2.6.13

4.2.6.12 Use of materials such as vinyl, aluminum siding, and masonite siding is permitted where it conveys the qualities and character of the authentic material.

4.2.6.13 Skylights are to be designed as an integral part of the roof. Their form, location and color should relate to the building.

4.2.6.14 Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Support solar equipment shall be enclosed and screened from view.

4.2.6.15 Patio trellises, arbors and other exterior structures shall incorporate materials, colors and forms typical of ranch architecture as defined herein.

4.2.6.16 Materials shall not be used to form any high contrasting or graphic pattern that would cause visual distraction.

4.2.6.17 Materials which are similar to those specified herein may be submitted for consideration during the design review process.



4.2.7 Colors

4.2.7.1 The colors which shall predominate are earthtones.

4.2.7.2 Values shall be predominantly light, with darker or lighter accents to highlight elements such as trim, ornament, fascia and railings.

4.2.7.3 Roofing materials shall reflect the color of wood, slate or natural clays which were used in the manufacture of clay tile.

4.2.7.4 Where clay tile is used, the color shall be variegated.

4.2.7.5 Exposed gutters and downspouts shall be painted to match adjacent roof or wall material.

4.2.7.6 The use of naturally oxidizing materials such as copper or iron are permitted.

4.2.7.7 All flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent building surface.



4.2.7.8 Subtle accent colors may be used to identify special areas such as entries.

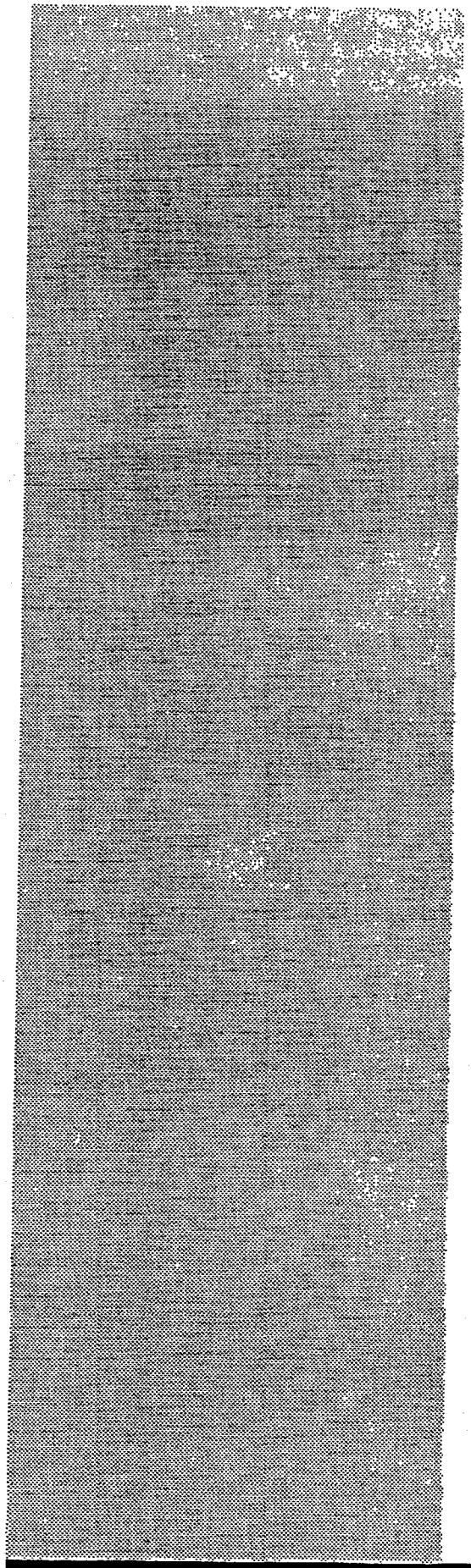
4.2.7.9 Color accented window frames shall be provided on elevations facing streets, the community park, and the Salt Creek Corridor.

4.2.7.10 Accent colors should not be highly contrasting, arbitrary or graphic. Color should not be used as an attention seeking architectural element but rather to articulate entries or other architectural features.

4.2.7.11 Wood trim shall be stained with semi-transparent or solid-body stains, or painted as accents. Colors shall be from the approved color palette.

4.2.7.12 Stains should allow for the expression of natural wood grain.

4.2.7.13 The use of stains or paints which provide the appearance of weathered wood are acceptable.



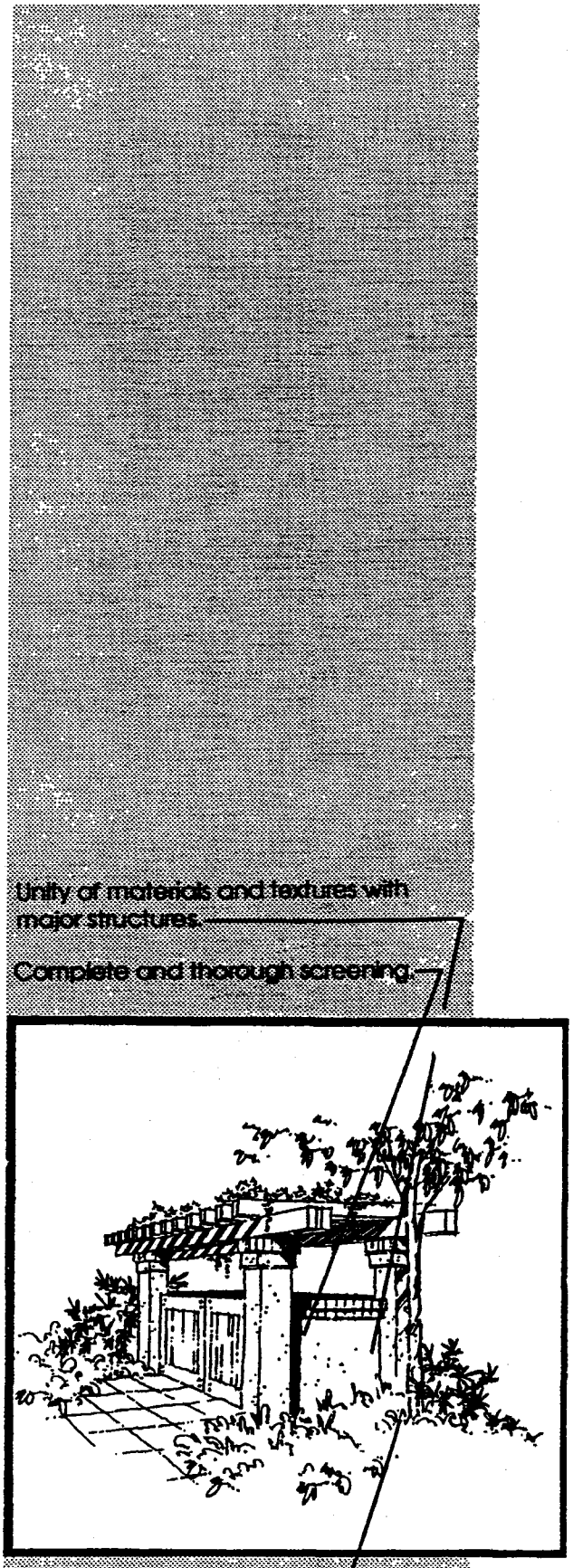
4.2.8 Screening

4.2.8.1 Buildings shall appear free of all utility and communication devices.

4.2.8.2 Utility structures and facilities (including ground mounted solar collection devices), where permitted shall meet the following criteria:

4.2.8.3 All structures/facilities shall be shielded from view from any adjacent lot or road.

4.2.8.4 All mechanical equipment shall be fully screened. Roof-mounted equipment shall be screened utilizing roof lines, parapets or other similar methods. Equipment located on the ground must be fully screened including the top, if practical.



4.2.8.5 Mechanical screens shall be integrated with the building facade whenever possible and constructed of compatible materials. Screens should be continuous and solid.

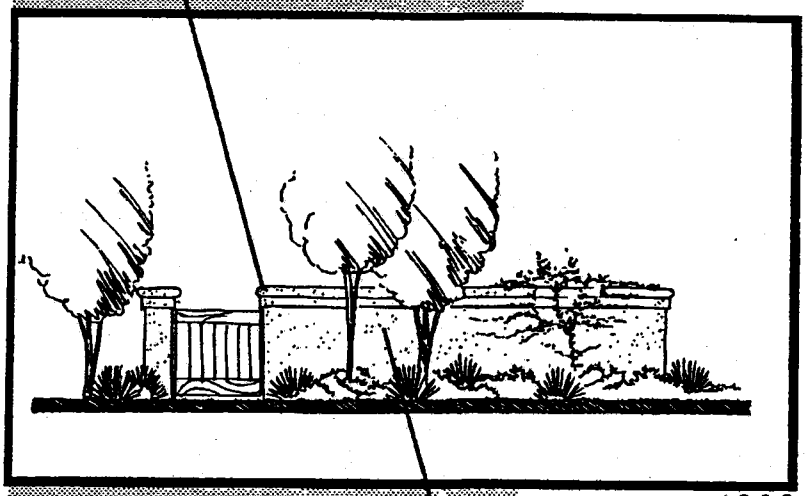
4.2.8.6 Any devices located on the building should be properly screened to minimize visual impact. The color of these devices or screening will be the same as that of the building.

4.2.8.7 Utility equipment and communication devices located on the ground must be screened so that the site will appear free of all such devices.

4.2.8.8 Refuse collection areas are to be visually screened with a solid perimeter wall using materials and colors compatible with those of the adjacent buildings and softened with landscaping gates shall be solid metal painted to match buildings.

4.2.8.9 Recommended locations for refuse enclosures include inside parking courts or at the end of parking bays. Locations should be conveniently accessible by users and for trash collection.

4.2.8.10 Screening of service areas should be by solid walls that are compatible with adjacent architecture and materials.



4.2.8.9



4.3 Single-Family Residential

4.3.1 As the vertical height of a building increases, it should increasingly step back from the street.

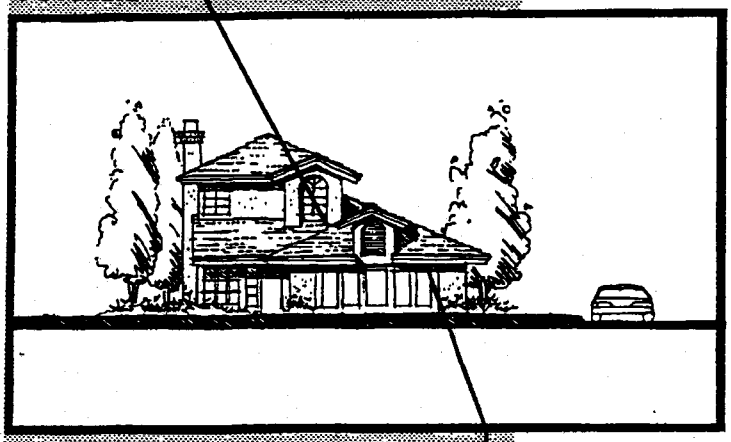
4.3.2 Angling of entries and garages is encouraged.

4.3.3 Buildings and other improvements should be appropriate in mass and scale to the site on which they are placed. The site and its relationship to other structures, scenic values, climate orientation, and access should be factors in the design and orientation of structures on each site.

4.3.4 A variety of building elevations should be provided to encourage architectural interest.

4.3.5 Structures or wall faces fronting on the Salt Creek Corridor and the community park shall be fully articulated.

4.3.6 Materials, colors and detailing shall be consistent on all sides of the building.



4.3.13 The structures will have a character developed through the use of multiple elevations and design techniques to provide a variety of architectural solutions to each neighborhood.

4.3.14 Buildings that are visible to the downhill elevation shall be strongly articulated along the visible facade.

4.3.15 Building elevations which face arterial highways should incorporate one - and two-story architectural elements.

4.3.16 Structures in corner conditions shall be designed to step back with the street-facing elevations.

4.3.17 Roof heights should be varied from plan to plan.

4.3.18 Use of reverse building plans that add articulation are encouraged.

4.4 Multi-Family Residential

4.4.1 Stagger setbacks to adjacent unit entrances.

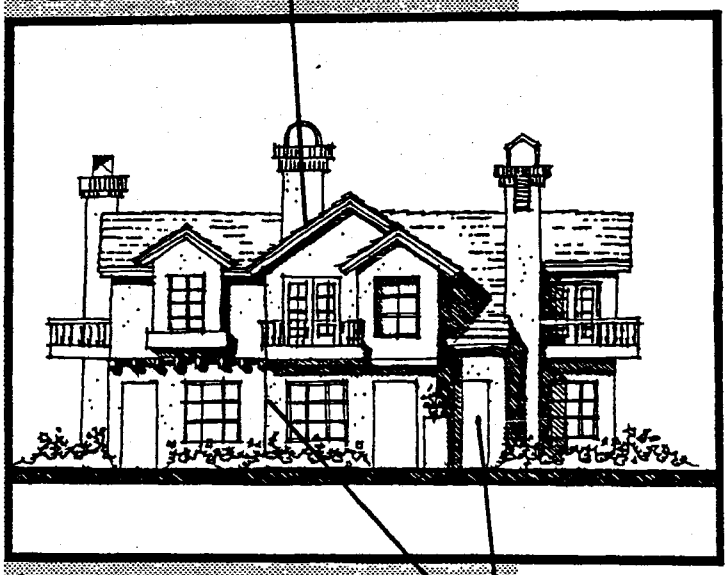
4.4.2 The use of architectural forms and roof lines to delineate individual units within multi-family clusters is encouraged.

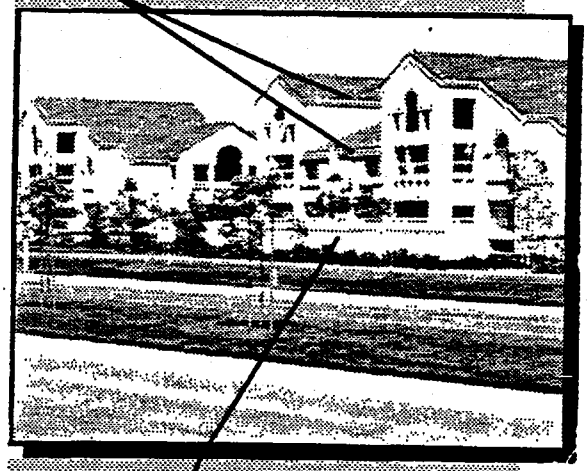
4.4.3 Maximum of two adjacent units with identical wall and roof lines is encouraged for multi-family clusters.

4.4.4 All major and minor structures should share a common architectural theme and design characteristics to provide an architectural unity for the entire project.

4.4.5 Materials, roof forms, and colors of detached garages should be consistent with design of adjacent residences.

4.4.6 Rear and side elevations shall be fully articulated.





4.4.7 Carport columns shall be set back a minimum of three (3) feet from carport face to assist maneuverability.

4.4.8 A diversity of building types should be used to create physically identifiable neighborhoods.

4.4.9 Combining one- and two-story elements in building clusters is encouraged.

4.4.10 The use of low walls to create a patio or courtyard and provide architectural relief is encouraged.

4.4.11 Each multi-family residential complex shall maintain a unity of materials and colors which shall conform to the intended character for the Salt Creek community.



4.4.12 Materials shall be consistent on all sides of the building, except where design accents are used.

4.4.13 Wall planes in multi-family structures shall contain offset surfaces to provide variety and texture to the building facade.

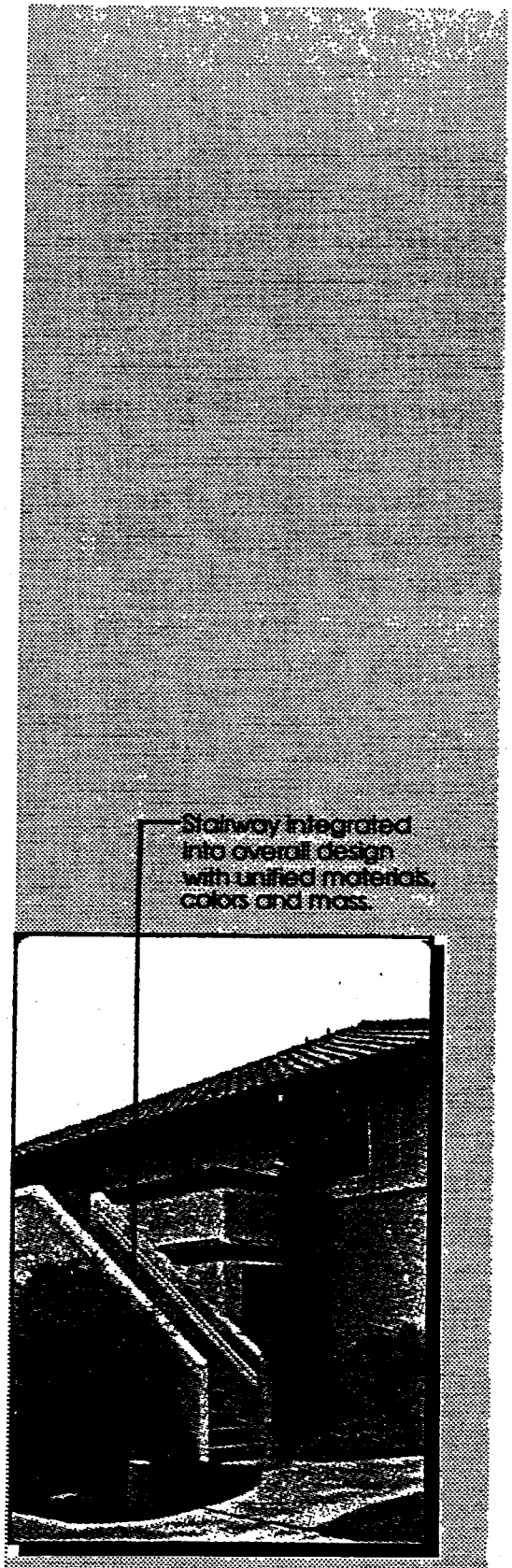
4.4.14 Patio trellises, arbors and other ancillary exterior structures shall be harmonious in texture, color and materials with the main building.

4.4.15 Siting of ancillary uses should preserve natural view corridors where possible.

4.4.16 Building design should incorporate variety in the type of colors, units and heights.

4.4.17 Garages may be detached but should be clustered in parking "courts" and removed from through-traffic.

4.4.18 Flat-roofed garages, carports and ancillary buildings are discouraged.



4.4.19 Detached garages and carports shall be architecturally consistent with adjacent buildings.

4.4.20 Stairways should be integrated into the architectural features of buildings.

4.4.21 Patio and theme walls shall utilize materials, textures and colors compatible with adjacent buildings.

4.4.22 Development edges between natural open space and improved recreation areas should maximize view potential and access.

4.5 Community Facilities

4.5.1 At locations within the community where major street alignments or view corridors focus on a particular parcel, or in situations where a unique landform occurs that would exaggerate the prominence of a structure, structures should be sensitively designed. Such designs should consider height, size and setbacks. Quality design should be promoted for such buildings.

4.5.2 Public buildings should be located and designed so that they are highly visible and attractive focal points within the community.

4.5.3 Particular care should be taken to design secure, safe facilities. The principles of crime-preventative design should be employed when planning the school/park sites.

4.5.4 Major public facilities and utility structures shall be painted in tones that blend with the ultimate surroundings.

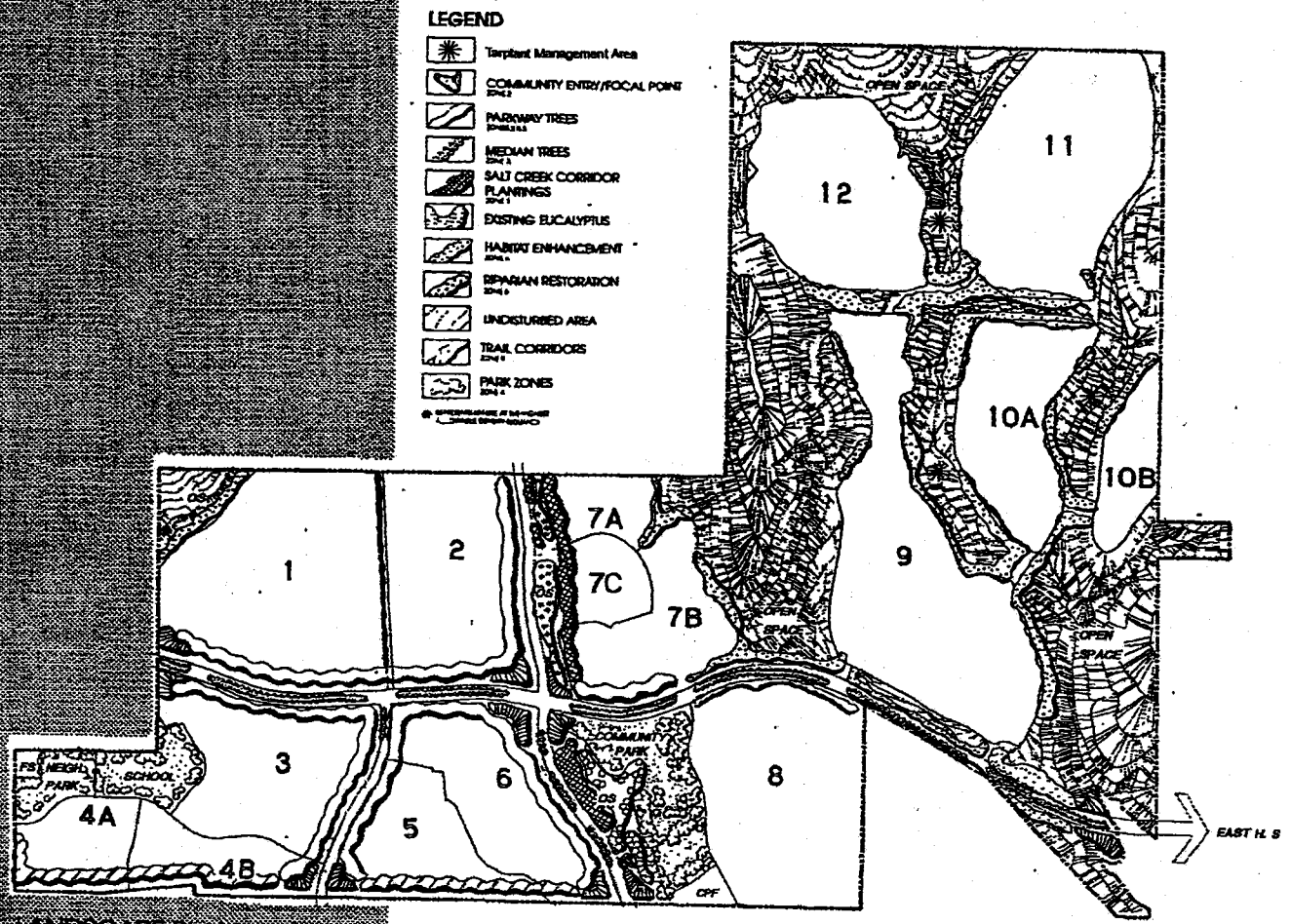
LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

CHAPTER 5

5.1 Landscape Concept

The landscape concept for Salt Creek Ranch is defined herein by sub-areas. These Sub-Areas are linked together by a landscaped corridor system, equestrian trails and open space areas to create a "country living" environment.

The landscape theme for the Salt Creek Ranch has been drawn from the historical aspects of the greater Southern San Diego region. The theme is meant to be a simple,



LANDSCAPE PLAN

statement which creates a community identity reminiscent of early California ranches.

The landscape is intended to draw upon the site's natural setting including native and indigenous plant materials, and the existing mature eucalyptus grove found in the heart of the community which will provide the basic framework throughout.

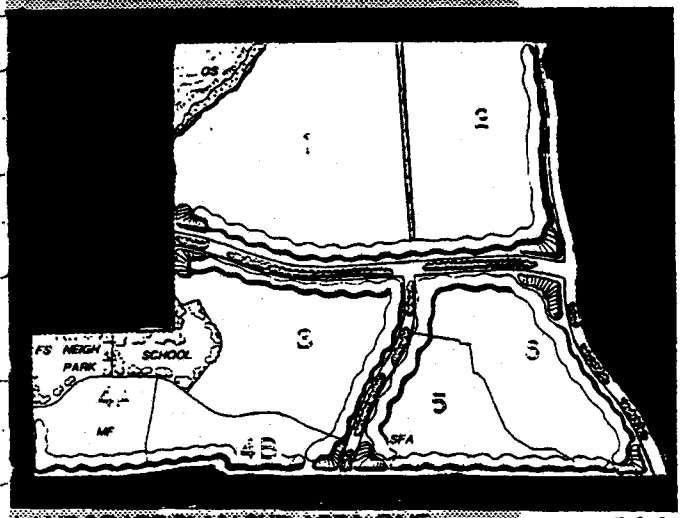
The Salt Creek Ranch landscape concept will help establish the community theme by unifying the various elements which make up this community.

Planting shall be used to emphasize natural landforms, highlight project entries, define circulation patterns, unify and establish an image for the overall project.

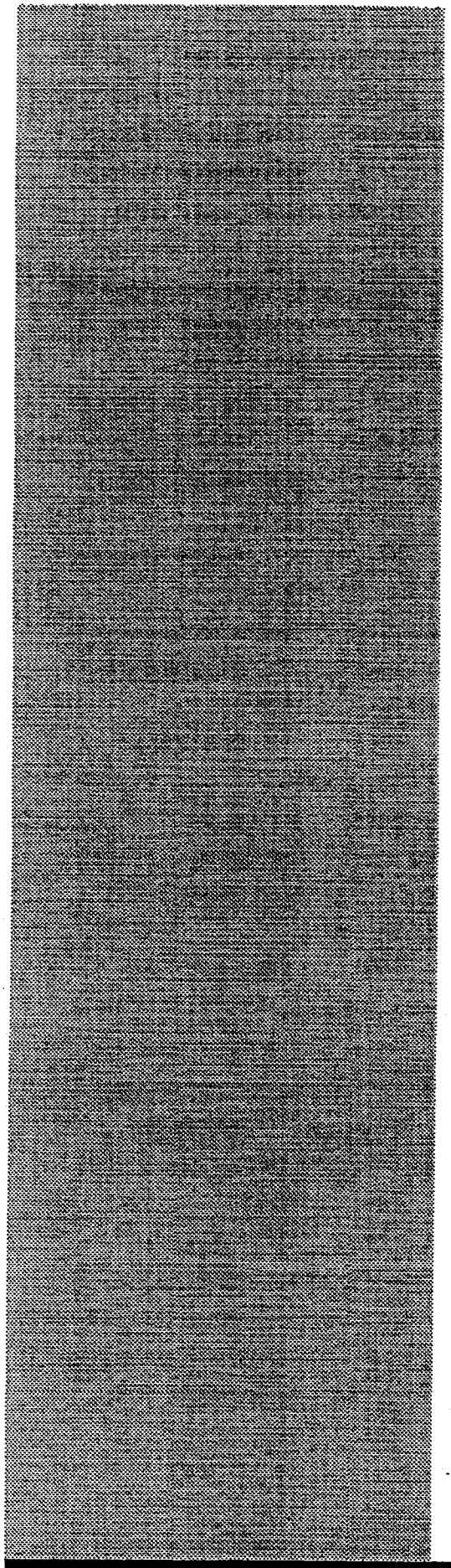
5.1.1 Sub-Area One

5.1.1.1 Required perimeter walls or sound walls shall be installed with materials complimentary to architecture and with colors which blend into the landscape programs. They shall be articulated and detailed to provide a more casual ranch look.

5.1.1.2 Street trees are to be planted along interior streets in the neighborhoods.



LANDSCAPE PLAN SUB-AREA ONE 5.1.1

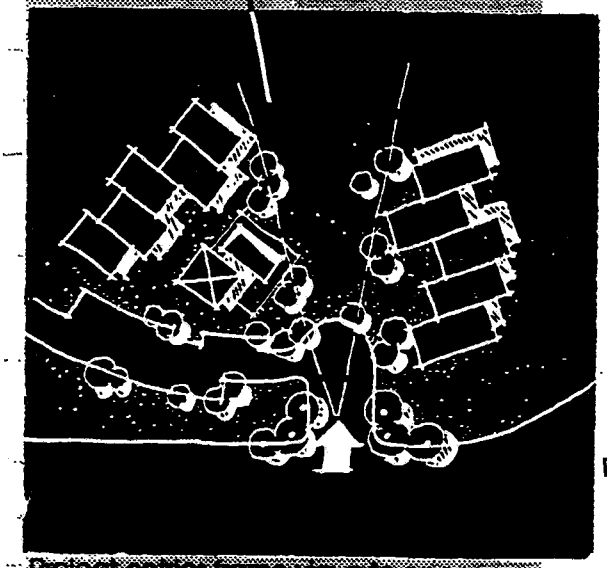


5.1.1.3 Landscape materials and fencing used at open-ended cul-de-sac conditions leading to trails shall be installed and maintained in a manner which keeps an open view to public areas. This security measure is a key criteria in the selection of plant material and the manner in which structures are located.

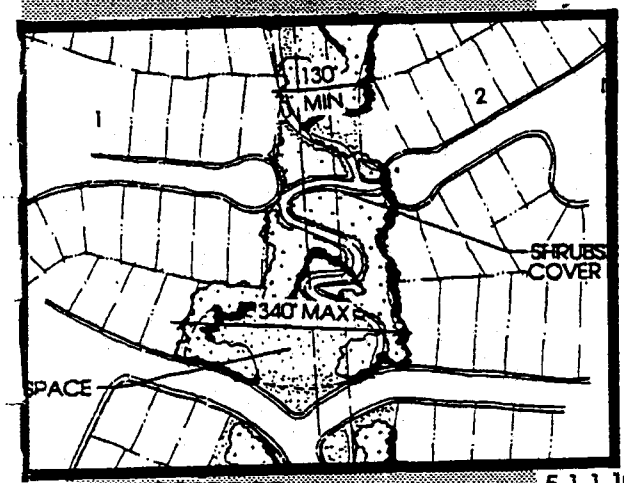
5.1.1.4 The open space within multi-family areas shall be connected into the buffer trail. Locating recreational amenities adjacent to the trail Corridor is encouraged. Walls may be provided for visual screening with access provided at key locations along the wall.

5.1.1.5 Fencing and maintenance access to the natural open space in the northwest corner of Sub-Area One shall be designed to facilitate the long-term preservation of natural hillside conditions and protect the area from human intervention.

5.1.1.6 Signage shall be constructed of materials reflecting the overall casual, ranch character of Salt Creek. The use of natural colored wood



Project entries frame views to open space. 5.1.1.9



PLAN OF CORRIDOR 5.1.1.10

and masonry shall be incorporated so that this denser area of the community ties in with the street scenes of other sub-areas.

5.1.1.7 Interior slope planting should consist of randomly spaced trees located to preserve views with shrubs and groundcovers massed in bold patterns to provide interest.

5.1.1.8 Landscaping should be continuous along the street to reinforce the identification and continuity of the neighborhood.

5.1.1.9 Project entries should be punctuated by a strong open view of significant green space, and multi-family projects should relate directly to a common recreation area.

5.1.1.10 Maintain a trail corridor between Neighborhoods No. 1 and No. 2 which contains a pedestrian walkway, accessed from adjoining neighborhoods.

5.1.1.11 Maintain a landscaped trail corridor along the southern project edge which varies in width in the multi-family and single-family areas. This

corridor shall serve as a landscape buffer for areas adjoining the Eastlake Business Park. Access shall be provided from cul-de-sacs in single-family areas, and from multi-family areas.

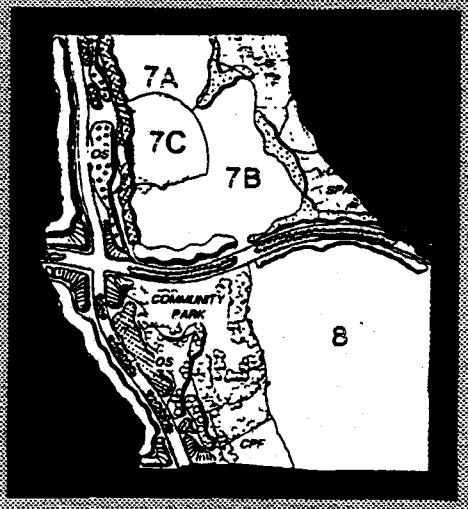
5.1.2 Sub-Area Two

5.1.2.1 Required perimeter walls or sound walls shall be installed with materials complimentary to architecture and with colors which blend into the landscape programs. They shall be articulated and detailed to provide a more casual ranch look.

5.1.2.2 Street trees are to be planted along interior streets in the neighborhoods.

5.1.2.3 Neighborhoods adjacent to Salt Creek Corridor and the neighborhood park shall incorporate similar plant materials as a landscape transition to the Corridor.

5.1.2.4 Walls and fences along the Salt Creek Corridor and the community park shall be designed using similar materials and forms as a unifying peripheral element for the public areas. These fences shall either



LANDSCAPE PLAN SUB-AREA TWO 5.1.2

be low (below eye-level) or shall incorporate significant areas of wrought iron or other material which will enhance the visual expanse of the open space.

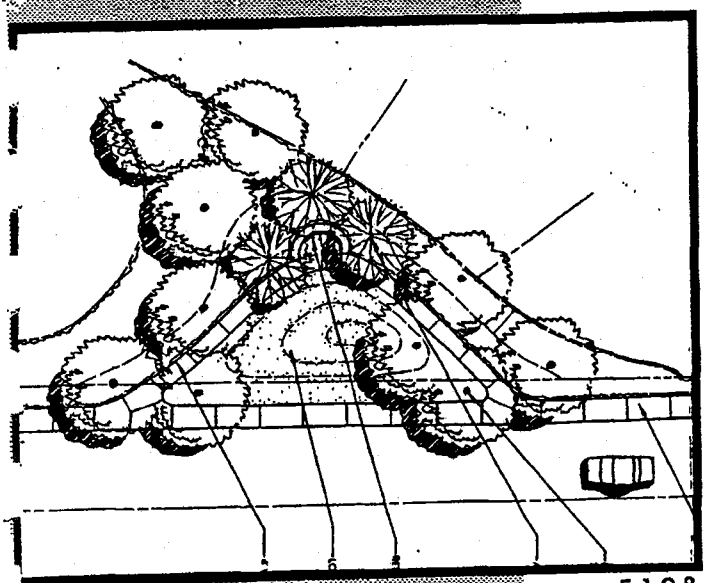
5.1.2.5 Plant material shall be placed to screen residential areas from the public park and Salt Creek Corridor areas.

5.1.2.6 Privacy for residential areas shall be created through grade separation of the residential pads from public areas and the use of strategically located fence and wall components.

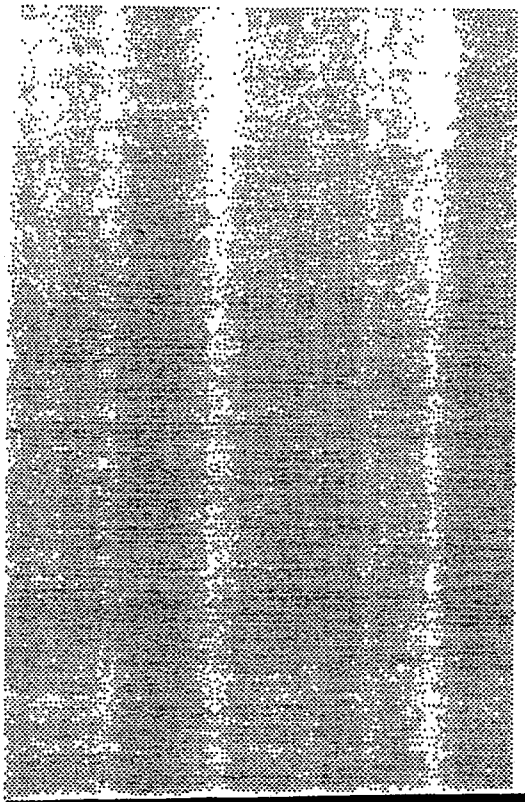
5.1.2.7 Trees shall be planted between structures to provide a buffer and relief to the architectural scene.

5.1.2.8 Open space "nodes" in cluster areas shall be sized and landscaped to provide visual relief to the neighborhood and to discourage negative impacts to adjacent residences.

5.1.2.9 A paseo shall be utilized in Neighborhood 8 to present a widened and landscaped appearance to the loop street system. The paseo shall include the following the characteristics:

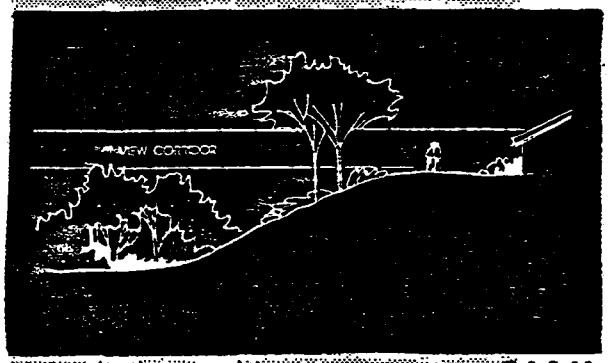


PLAN OF TYPICAL 'NODE' 5.1.2.8





Optimize trail views. 5.1.2.12



Maintain view corridors. 5.1.2.13

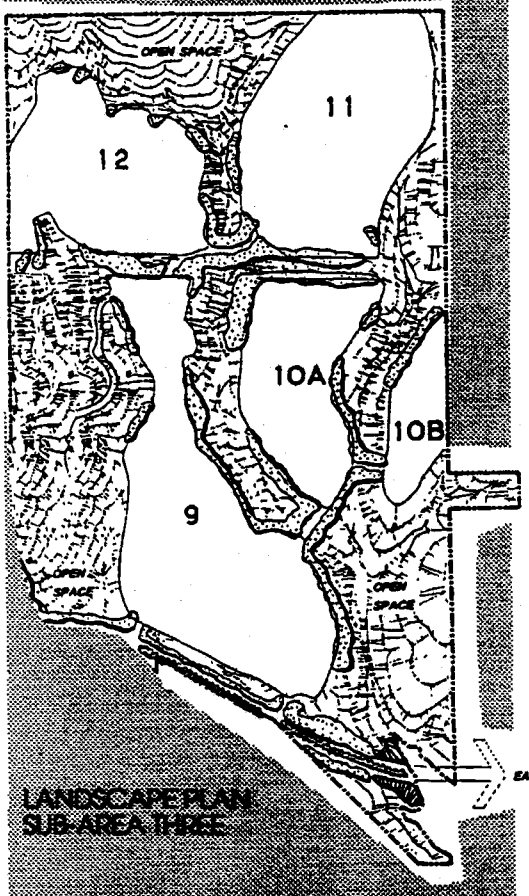
a. Clustering of plant material for casual appearance.
b. Curb parallel sidewalks with an eleven (11) foot parkway along front yard conditions. Meandering sidewalks along side yard conditions.
c. Visible pockets of open space.
d. Nodes of intense landscaping to accentuate the street scene.
e. Landscape elements in front setbacks which extend the paseo's appearance.
f. Additional facilities such as picnic tables or barbecue grills may be added at the time of final plan approval.

5.1.2.10 Materials used in the street scene shall reinforce the ranch character of the community.

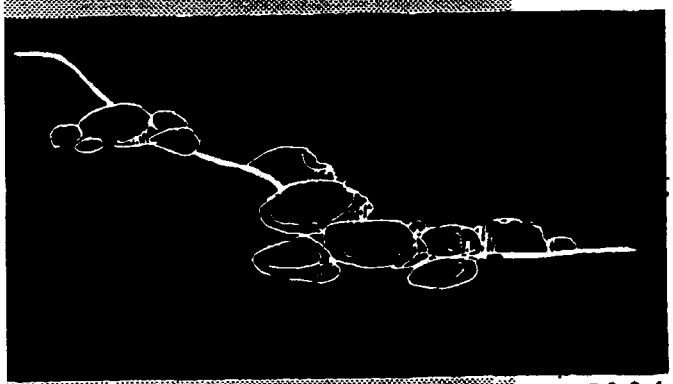
5.1.2.11 Interior slopes shall be enhanced with informal, naturalistic groupings of trees and shrubs.

5.1.2.12 Landscaping at trails shall be designed to accommodate view opportunities from the trail without obstructing nearby

"Landscape Plan" graphic has been superseded for eastern portion of project. Consult Exhibit No.27 on page I-67 of Book II.



LANDSCAPE PLAN
SUB-AREA THREE



Concept: Augment existing native rock with "new" rock formations.

5.1.3.4

not obstruct views from adjacent residential units.

5.1.3 Sub-Area 3

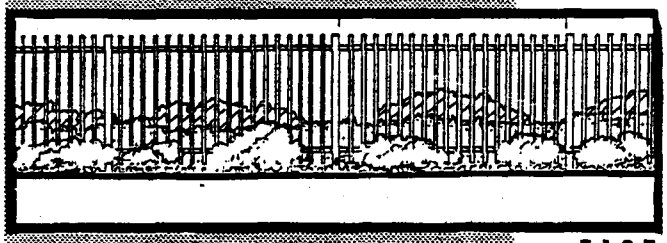
5.1.3.1 Street trees are to be planted along interior streets in the neighborhoods.

5.1.3.2 The overall theme of landscape materials shall be a naturalistic and rural appearance. Plant materials shall be selected to be low maintenance and low-water conserving.

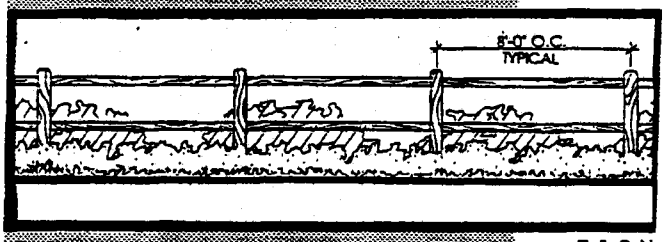
5.1.3.3 Manufactured slopes adjacent to habitat enhancement areas shall be landscaped with vegetation consistent with the Habitat Enhancement Plan.

5.1.3.4 In areas where native rock can be utilized to enhance the aesthetics, existing rock will be installed or preserved.

5.1.3.5 In areas of visibility, trees shall be used as a backdrop condition to structures so that there is a softening of the skyline view.



5.1.3.7



5.1.3.7

Buffer fences with a foundation of plant material.

so that there is a softening of the skyline view.

5.1.3.6 Along all conservation areas, fencing, landscaping and other means shall be used to protect the habitat from human or pet intrusions.

5.1.3.7 All walls and fences shall be screened and buffered with landscaping at their base to soften any hard edges visible to the on-site or off-site neighborhood.

5.1.3.8 Perimeter fencing at Neighborhood 13 shall be low and transparent so as to be visually unobtrusive.

5.1.3.9 The use of low garden walls is encouraged.

5.1.4 Community Facilities

5.1.4.1 A rich and colorful palette of landscape materials is encouraged to resolve specific on-site design issues and to create a user-friendly environment.

5.1.4.2 Entry landscaping should complement adjacent development.

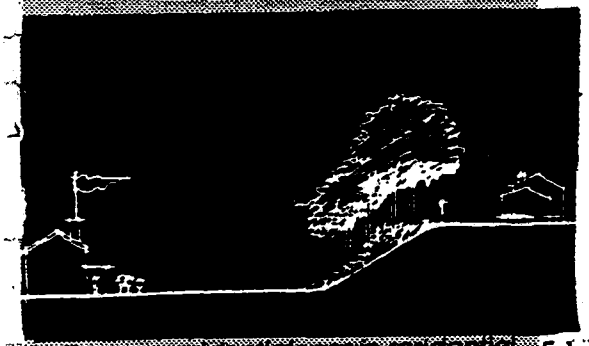
5.1.4.3 Setback zones should have the same canopy trees as the major streets.

5.1.4.4 The interface between uses, or "edges," is extremely important in creating overall harmony within the community design. Site planning should not terminate at the boundary of an individual parcel, but should make a design connection with the adjacent use.

5.1.4.5 Landscaping of community facilities shall relate to the design of adjacent arterial parkways.

5.1.4.6 Elementary schools and churches are generally considered to be compatible with residential uses. However, some level of conflict is unavoidable and a buffer must be provided. That buffer should include a change in elevation of three to four feet that places the residential units higher, than park sites or school sites, where possible.

5.1.4.7 Dense planting of the slope and fencing should be provided on buffers to create both physical and visual separation.



Buffer non-residential uses in residential areas by changes in grades and plant materials. 5.1..4.6

5.1.4.8 All fencing should provide an aesthetically pleasing perimeter to the community facility.

5.1.5 Parks/Recreation

5.1.5.1 Materials should be located so that plants overgrow, buffer and/or break up the masses of built forms.

5.1.5.2 The park should be designed so that natural forms dominate the man-made features.

5.1.5.3 Low maintenance plant materials should be utilized in areas of low public use.

5.1.5.4 Landscaping of the park sites should be designed so plant material does not block proper security surveillance.

5.1.5.5 If sufficient slope height is provided, improvements such as an open fence should be used to allow views from the residential lots across the park area.

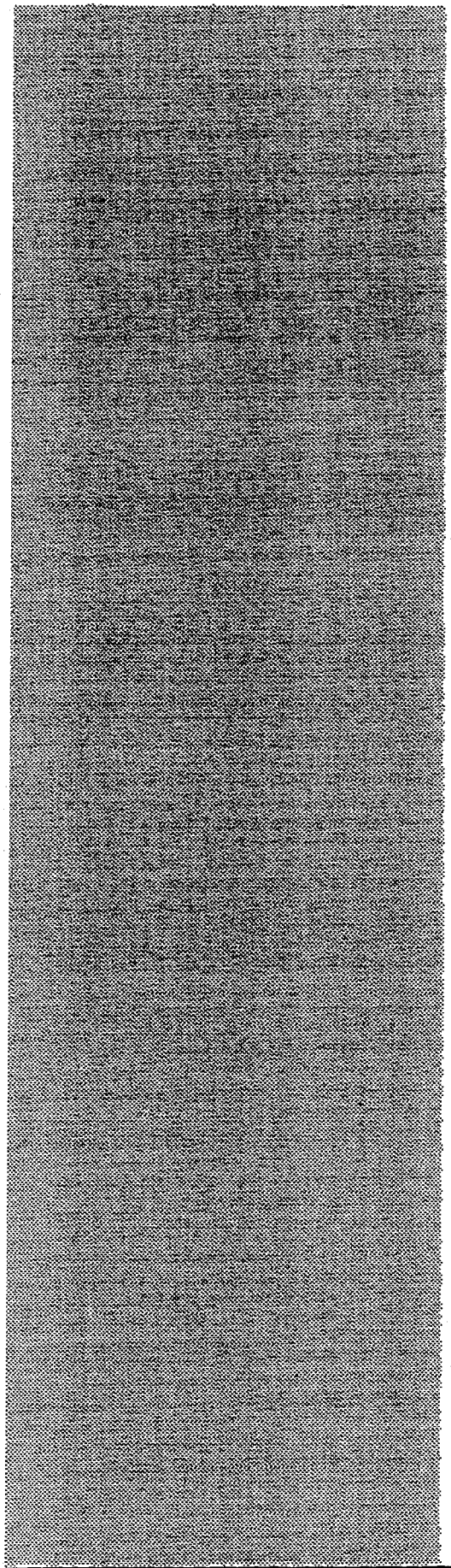
5.1.5.6 Pedestrian access points to the Salt Creek Corridor circulation systems shall be highlighted through the use of accent planting and monumentation.

5.1.6 Open Space

5.1.6.1 Plant materials shall be organized to provide buffering, transition and slope stabilization between land uses and streets, and between development and open space areas.

5.1.6.2 Perimeter walls along open space shall:

a. Be fabricated of low maintenance materials.
b. Be of consistent design along various neighborhoods.
c. Be maintained by a homeowners association or City open space maintenance district.
d. Be a maximum of five (5) feet in vertical height measured from highest contiguous grade.



5.1.6.3 In order to identify entry points, crossings, vehicular interface points and to provide information for users of the corridor open space system, the following should be provided:

a. Entrance signs shall be placed at all points of access to the open space.

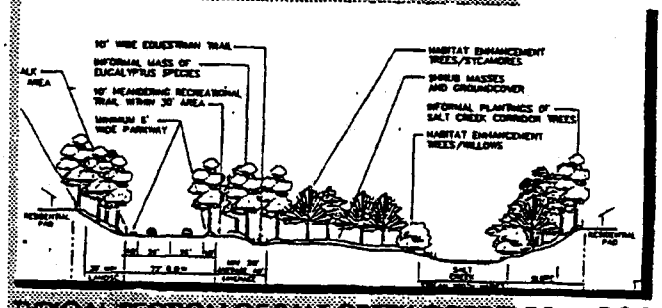
b. Signs shall be provided along trails and within other open space areas as needed to regulate, direct, warn and inform.

c. The number of signs should be kept to a minimum.

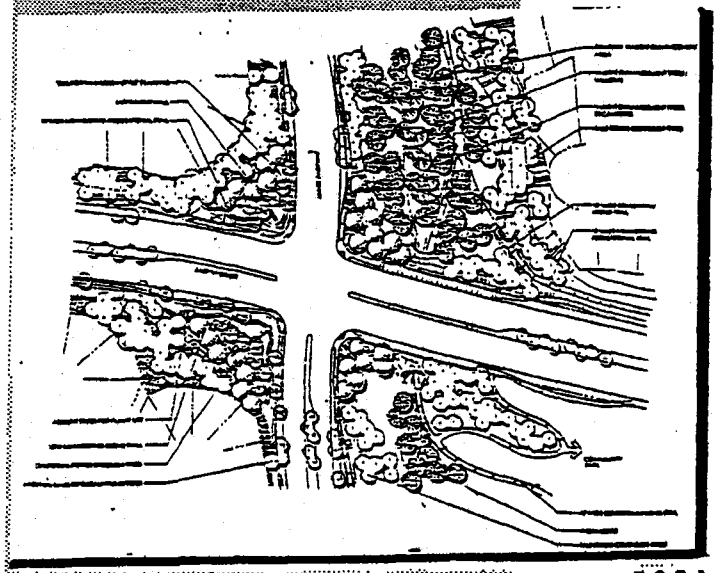
5.1.6.4 Within open space areas, a variety of grading devices for drainage control will be utilized. These may include natural swales, berms, interceptor ditches, temporary desilting basins, drop structures and retention of natural, protective vegetative cover.

5.1.6.5 A number of soil conservation measures for open space areas, such as trail design shall be used to minimize erosion.

5.1.6.6 Vegetation important to habitat preservation within designated areas shall be undisturbed as much as possible. Such vegetation should be clearly identified to guarantee protection during construction and development.



TYPICAL SECTION OF SALT CREEK CORRIDOR 5.2.1



INTERSECTION PLAN OF HUNTE PARKWAY AND EAST 'H' STREET 5.2.2.1

5.2 Landscape Zones and Plant Palette

5.2.1 Zone One: Salt Creek Corridor

5.2.1.1 Eucalyptus species, Torrey Pines, California Peppers and California Sycamores were planted in February 1990 to reflect the character of the Corridor.

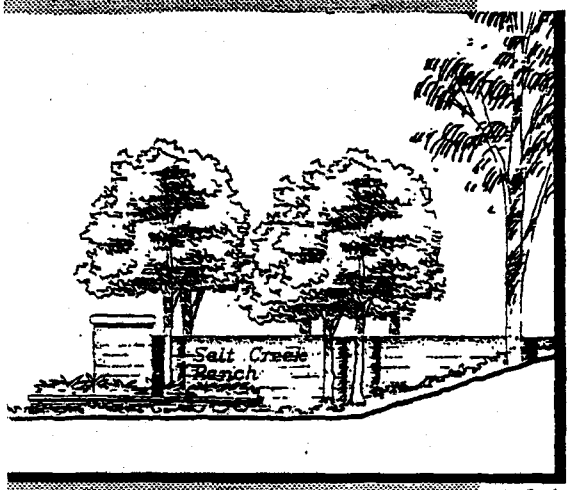
5.2.1.2 Small drifts of Pine add a textural contrast to the dominant Eucalyptus trees.

5.2.1.3 Plantings of California Sycamores identify the unique character of this riparian environment.

5.2.1.4 Plantings in the corridor will be coordinated with the Habitat Enhancement Plan contained herein to assure compatibility with the riparian environment.

5.2.2 Zone Two: Community Focal Point and Entries

5.2.2.1 The intersection of Hunte Parkway and East H Street will serve as the community focal point. This is near the existing Eucalyptus grove and is the geographic center of the community.



ersection signage into landscaped 5.2.2.4
tries.

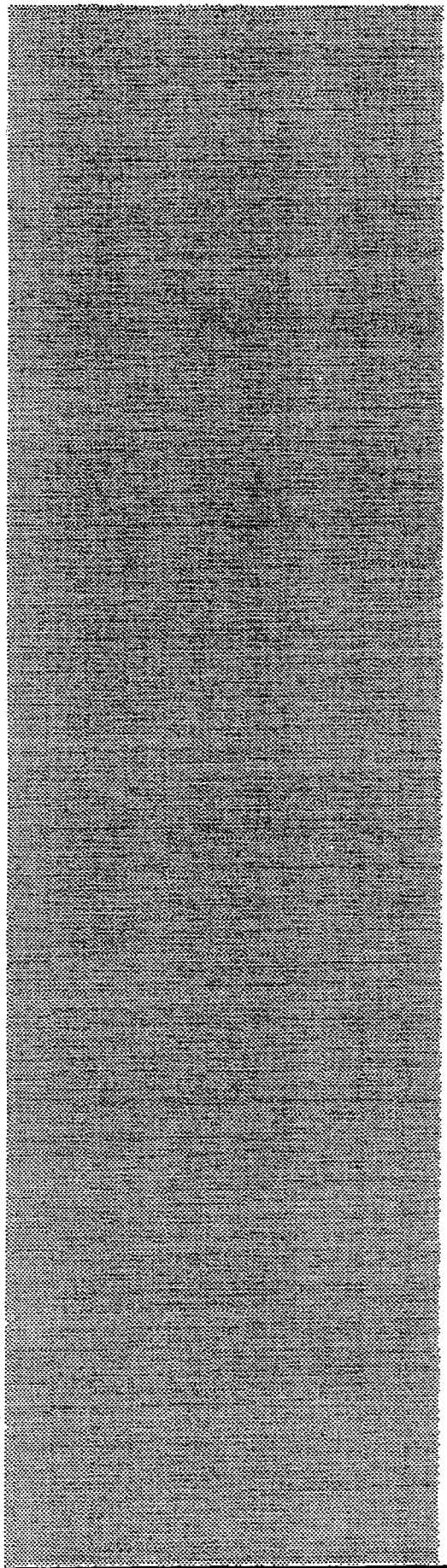
5.2.2.2 Because of its thematic importance and the amount of open space within the adjacent Salt Creek Corridor, this area will receive the highest level of recognition.

5.2.2.3 A 100-foot setback will be utilized at the intersection of Hunte Parkway and East H Street.

5.2.2.4 Signage will be integrated into a wall, which will be complemented by accent plantings of drought-tolerant accent shrubs. Accent trees will be planted behind the signage walls to recall the landscape created along the community's major corridors and masses of California Pepper repeat the historic theme. Eucalyptus trees will provide a backdrop for the focal point accents.

5.2.2.5 The community entries provide an introduction to, and the first impression of, Salt Creek Ranch. They are also a key element of the overall landscape concept.

5.2.2.6 Community entries will be landscaped with a treatment similar to the community focal point at the



intersection of Hunte Parkway and East H Street, but at an appropriate scale. These are intended to be secondary to the community focal point.

5.2.2.7 Informal plantings of accent trees will support community entry monuments with a backdrop of eucalyptus. Accent plantings of drought-tolerant accent shrubs will continue the historical theme established for the community.

5.2.2.8 The community monumentation treatment will also be similar to the focal point intersection, to provide continuity among all the identity features. This shall be accomplished on a reduced scale, with a 30-foot setback for the entry treatment.

5.2.2.9 The neighborhood entries will utilize compatible materials to the other major community intersections.

5.2.2.10 A variation of the Eucalyptus drought-tolerant shrub species planting concept will again be utilized to complement the neighborhood signage and identification monumentation while allowing for a distinctive individual

statement for each neighborhood.

5.2.2.11 Each neighborhood entry will be customized to reflect its unique identity.

5.2.3 Zone Three: Parkways

5.2.3.1 East H Street and Hunte Parkway south of East H Street and will be the community's central spines for pedestrian and vehicular circulation. See landscape sections "B" and "E" at the end of this section.

5.2.3.2 The streetscape theme, adjacent slopes and related open space for this Zone will help to link the community's neighborhoods together.

5.2.3.3 Both of these corridors will be planted with large masses of Eucalyptus species, grouped informally on the upper slopes, and an accent tree planting on the lower hillsides.

5.2.3.4 Accents of drought-tolerant succulents and shrub species will be used.

5.2.3.5 Informally arranged accents of drought-tolerant

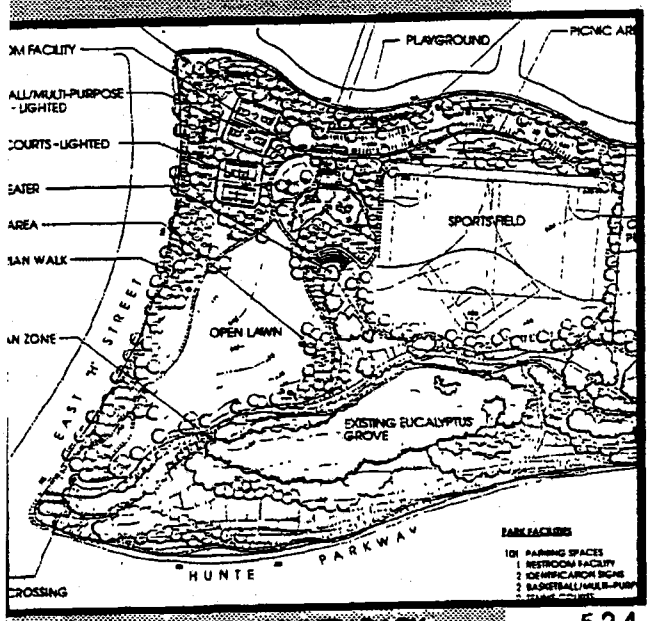
shrubs will be used to highlight the evergreen canopy trees in the medians. Informal drifts of accent trees will also be planted in the medians to relate to the overall theme.

5.2.4 Zone Four: Parks

5.2.4.1 The parks will continue the landscape theme established for the Salt Creek community.

5.2.4.2 Primary plantings of Eucalyptus species supplemented with Torrey Pines, California Peppers, and other accent trees will be utilized throughout the park site.

5.2.4.3 Drought-tolerant shrubs and accent plants are identified for use in the parks and natural open spaces.



SCHEMATIC OF COMMUNITY PARK 5.2.4

5.2.5 Zone Five: Minor Collectors

5.2.5.1 Minor collectors include Lane Avenue and Hunte Parkway north of East H Street.

5.2.5.2 Minor collectors within the community shall continue to reinforce the rural theme through informal plantings of Eucalyptus species.

5.2.5.3 Drought-tolerant accent plantings will identify entries into the individual neighborhoods.

5.2.6 Zone Six: Habitat Enhancement Areas

5.2.6.1 These areas occur in the Salt Creek Corridor and in the eastern areas of the site as transition areas between undisturbed sensitive habitat areas and the residential communities.

5.2.6.2 Revegetation and enhancement with native plant materials will be undertaken in accordance with the Habitat Enhancement Plan.

5.2.6.3 These habitat areas blend fuel modification areas and slope plantings with the coastal sage scrub and grassland areas

5.2.7 Zone Seven: Local Streets

5.2.7.1 Local streets are zones located in the larger neighborhood districts. Landscaping will be used to link individual neighborhoods with the overall community design.

5.2.7.2 A dominant theme tree shall be selected for each neighborhood and supported by compatible shrub plantings to help tie into the overall community theme.

5.2.7.3 Informal massings of drought-tolerant shrubs shall also be utilized slopes adjacent to local streets.

5.2.8 Zone Eight: Interior Slopes

5.2.8.1 Major slopes which are not contained on a lot will be landscaped with the theme trees for the street tree plantings. These include those slopes within the development parcels created by grading design and construction.

5.2.8.2 Major slopes outside of private lots in Sub-Area 3 will be revegetated according to the Habitat Enhancement Plan.

TABLE 7

MASTER PLANT LIST

This list is provided as a guidelines and may be amended as conditions or availability changes.

Zone One -- Salt Creek Corridor



Proposed tree canopy zone one per salt creek corridor.
Zone two.

Trees

Alnus rhombifolia	White Alder
Eucalyptus spp.	Eucalyptus
Pinus torreyana	Torrey Pine
Platanus racemosa	California Sycamore
Schinus molle	California Pepper Tree

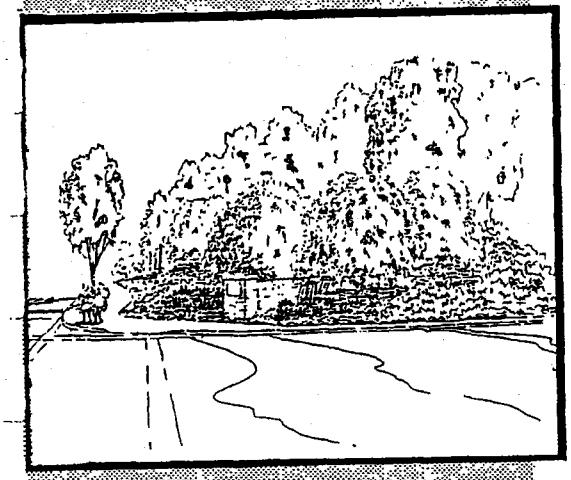
Shrubs

Callistemon spp.	Bottlebrush
Ceanothus spp.	Ceanothus
Juniperus spp.	Juniper
Pittosporum spp.	Pittosporum
Rhus integrifolia	Lemonade Berry

Groundcovers

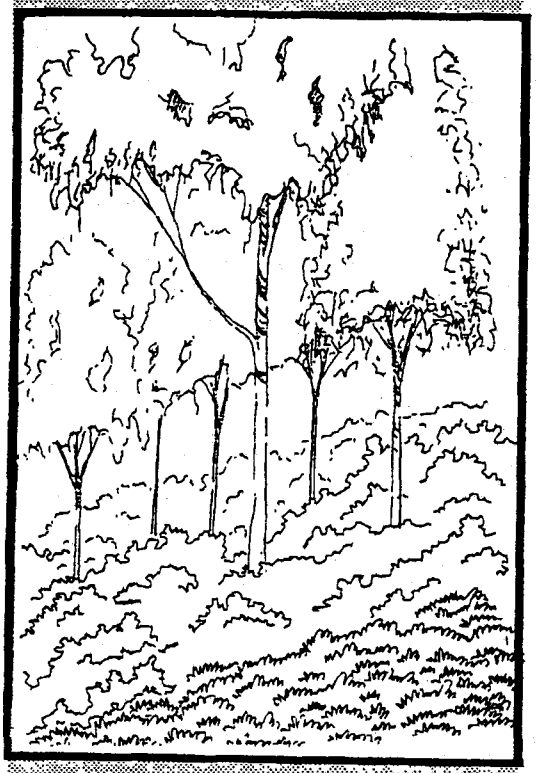
Bougainvillea spp.	Bougainvillea
Ceanothus spp.	Ceanothus
Lonicera japonica	Japanese Honeysuckle
Myoporum "Pacificum"	N.C.N.

Zone Two -- Community Focal Point and Entries



Trees: Community Focal Point and Community Entries

Eucalyptus spp.	Eucalyptus
Schinus molle	California Pepper Tree
Tipuana tipu	Tipu Tree



Trees: Neighborhood/Project Entries

Melaleuca spp.	Melaleuca
Pinus torreyana	Torrey Pine
Schinus molle	California Pepper Tree

Shrubs

Agave spp.	Agave
Aloe spp.	Aloe
Arctostaphylos spp.	Manzanita
Echium fastuosum	Pride of Madeira
Nerium oleander	Oleander
Pyracantha "Santa Cruz"	N.C.N.
Yucca spp.	Yucca

Groundcovers

Acacia redolens	N.C.N.
Ceanothus spp.	Ceanothus
Cistus spp.	Rockrose
Lantana montevidensis	Trailing Lantana
Myoporum "Pacificum"	N.C.N.
Rosemarinus officinalis "Prostratus"	Dwarf Rosemary

Zone Three -- Parkways: East H Street and Hunte Parkwa
South of East H Street

Trees

Eucalyptus species	Eucalyptus
Schinus molle	California Pepper Tree
Tipuana tipu	Tipu Tree

Shrubs

Arbutus unedo	Strawberry Tree
Arctostaphylos spp.	Manzanita

Ceanothus spp.	Ceanothus
Nerium oleander	Oleander
Pyracantha "Santa Cruz"	N.C.N.
Rhus spp.	Sumac

Groundcovers

Acacia redolens	N.C.N.
Ceanothus spp.	Ceanothus
Cistus spp.	Rockrose
Lantana montevidensis	Trailing Lantana
Myoporum "Pacificum"	N.C.N.
Rosemarinus officinalis "Prostratus"	Dwarf Rosemary

Medians

Trees

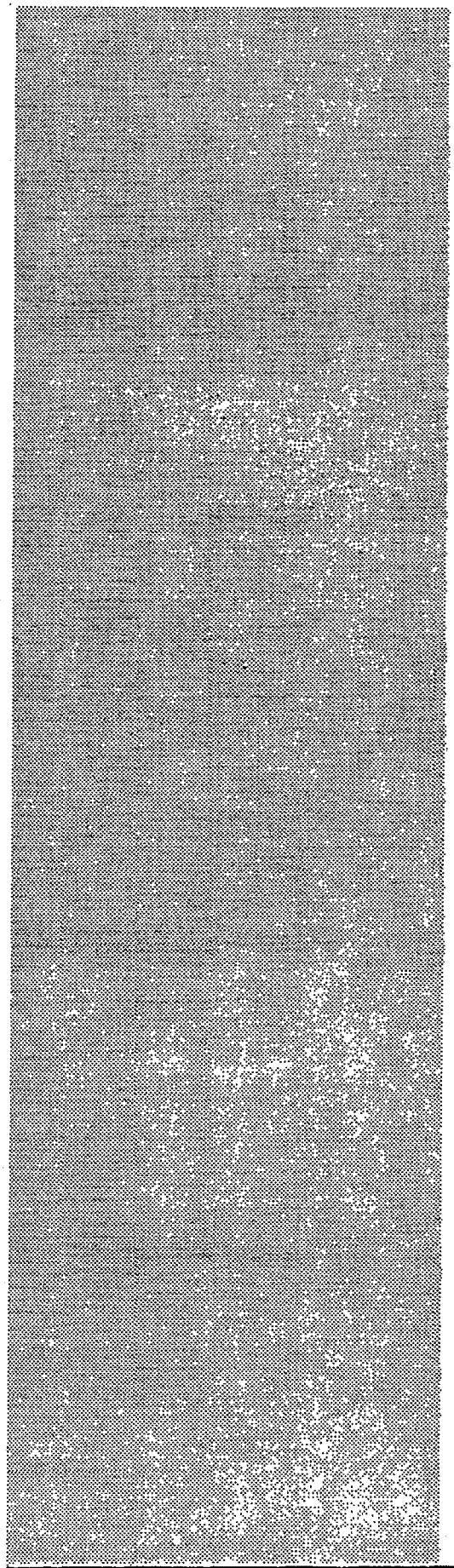
Geijera parviflora	Australian Willow
Tipuana tipu	Tipu Tree

Shrubs

Agave spp.	Agave
Aloe spp.	Aloe
Nerium oleander	Oleander
Yucca spp.	Yucca

Groundcovers

Cistus spp.	Rockrose
Lantana montevidensis	Trailing Lantana
Rosemarinus officinalis "Prostratus"	Dwarf Rosemary



Groundcovers

Acacia redolens	N.C.N.
Ceanothus spp.	Ceanothus
Cistus spp.	Rockrose
Lantana montevidensis	Trailing Lantana
Myoporum "Pacificum"	N.C.N.
Rosemarinus officinalis "Prostratus"	Dwarf Rosemary

Zone Six -- Habitat Enhancement Areas

Riparian Woodland Habitat

Trees

Platanus racemosa	Western Sycamore
Populus fremontii	Fremont Cottonwood
Salix gooddingii	Black Willow
Salix hindsiana	Sandbar Willow
Salix lasiolepis	Arroyo Willow

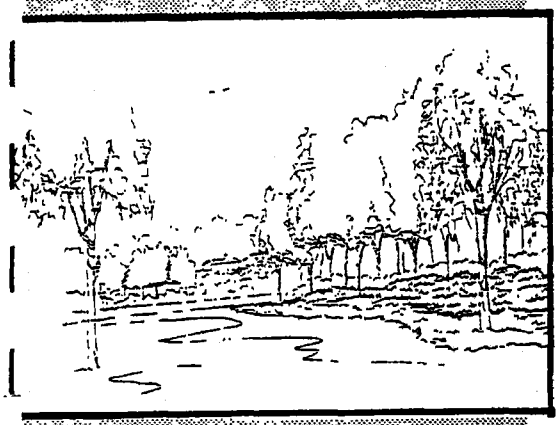
Shrubs

Artemisia douglasiana	Mugwort
Baccharis glutinosa	Mulefat
Iva hayesiana	San Diego Marsh Elde
Rhus integrifolia	Lemonade Berry
Rosa californica	Wild Rose
Rubus ursinus	California Blackberry
Sambucus mexicana	Mexican Elderberry

Intermittent Drainages

Shrubs

Artemisia douglasiana	Mugwort
Baccharis glutinosa	Mulefat
Isocoma veneta spp. vernonioides	Coastal Goldenbush



Zone Four -- Parks

Trees

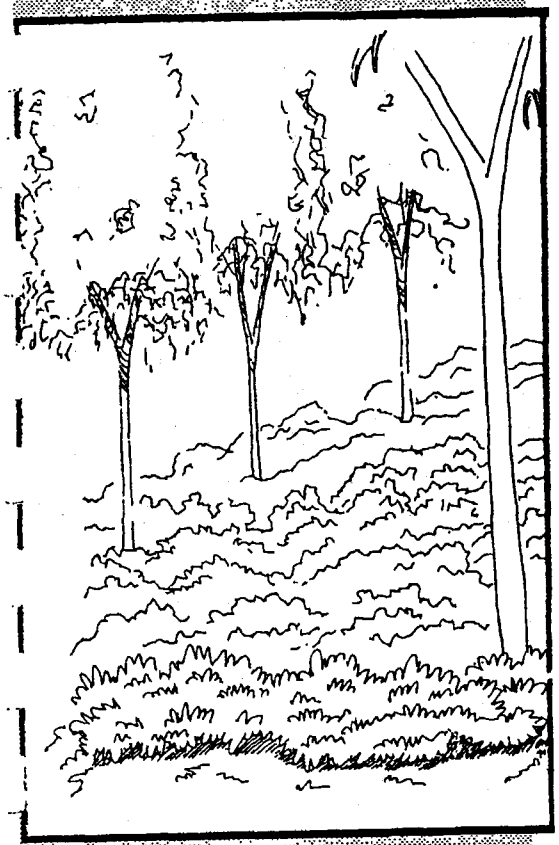
Eucalyptus spp.	Eucalyptus
Geijera parviflora	Australian Willow
Pinus torreyana.	Torrey Pine
Schinus molle	California Pepper Tree
Tipuana tipu	Tipu Tree

Shrubs

Arctostaphylos spp.	Manzanita
Ceanothus spp.	Ceanothus
Juniperus spp.	Juniper
Pittosporum spp.	Pittosporum

Groundcovers

Acacia spp.	Acacia
Ceanothus spp.	Ceanothus
Cistus spp.	Rockrose
Lantana montevidensis	Trailing Lantana
Lonicera japonica	Japanese Honeysuckle



Zone Five -- Minor Collectors: Lane Avenue and Hunte Parkway North of East H Street

Trees

Eucalyptus spp.	Eucalyptus
Geijera parviflora	Australian Willow

Shrubs

Arctostaphylos spp.	Manzanita
Ceanothus spp.	Ceanothus
Nerium oleander	Oleander
Pyracantha "Santa Cruz"	N.C.N.

Juncus acutus var. sphaerocarpus	Spiny Rush
Salix lasiolepis	Arroyo Willow

Groundcover

Iva hayesiana	San Diego Marsh Elder

Coastal Sage Scrub Habitat

Shrubs

Artemisia californica	Coastal Sagebrush
Encelia californica	California Encelia
Eriogonum fasciculatum	Flat-top Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Lotus scoparius	Deerweed
Lupinus succulentus	Blue Annual Lupine
Mimulus puniceus	Red Bush Monkey Flowe
Plantago insularis	Plantain
Salvia munzii	Munz's Sage
Sisyrinchium bellum	Blue-eyed Grass
Viguiera laciniata	San Diego Sunflower

Zone Seven -- Local Streets

Trees

Bauhinia purpurea	Purple Orchid Tree
Brachychiton populneus	Bottle Tree
Callistemon species	Bottle Brush
Eucalyptus species	Eucalyptus
Fraxinus species	Ash
Geijera parviflora	Australian Willow
Morus alba "Fruitless"	Mulberry
Pistacia chinensis	Chinese Pistache

Trees Continued

Trees Continued

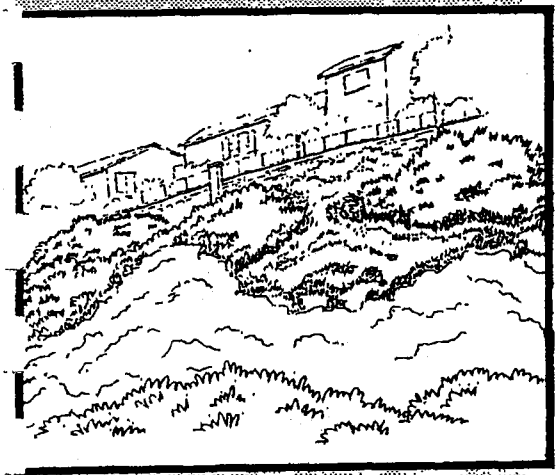
Pittosporum undulatum	Victorian Box
Rhus lancea	African Sumac
Schinus polyeamus	Peruvian Pepper
Schinus spp.	Pepper
Tipuana tipu	Tipu Tree
Tristania conferta	Brisbane Box

Shrubs

Arbutus unedo	Strawberry Tree
Ceanothus spp.	Ceanothus
Echium fastuosum	Pride of Madera
Heteromeles arbutifolia	Toyon
Rhus spp.	Sumac

Groundcovers

Acacia redolens	N.C.N.
Ceanothus spp.	Ceanothus
Cistus spp.	Rockrose
Lantana Montevidensis	Lantana



Zone Eight -- Interior Slopes

Shrubs

Arbutus unedo	Strawberry Tree
Ceanothus spp.	Ceanothus
Echium fastuosum	Pride of Madera
Heteromeles arbutifolia	Toyon
Rhus spp.	Sumac

Groundcovers

Acacia redolens	N.C.N.
Ceanothus spp.	Ceanothus

Cistus spp.	Rockrose
Lantana montevidensis	Lantana

Zone Nine -- Trail Corridors

Trees

Eucalyptus spp.	Eucalyptus
Schinus molle	California Pepper Tree
Tipuana tipu	Tipu Tree

Shrubs

Arbutus Unedo	Strawberry Tree
Ceanothus spp.	Ceanothus
Echium fastuosum	Pride of Madera
Heteromeles arbutifolia	Toyon
Rhus spp.	Sumac

Ground Covers

Acacia Redolens	N.C.N.
Ceanothus spp.	Ceanothus spp.
Cistus spp.	Rockrose
Lantana montevidensis	Lantana

5.3 Erosion Control

5.3.1 The general intent of the slope erosion control program is to protect newly created slopes or denuded areas from erosion or unsightliness. Dust abatement is also a concern.

5.3.2 Generally, there are five potential types of erosion control planting which may occur within the project site:

5.3.2.1 *Type One* – These are permanent slope areas where permanent automatic irrigation systems and plantings are required.

5.3.2.2 *Type Two* – These are permanent individual homeowner lot slopes where permanent manual irrigation systems and plantings are required.

5.3.2.3 *Type Three* – These are permanent slope areas to be naturalized. One (1) gallon shrubs with hydroseeded groundcover will be required. Permanent automatic system irrigation will be required.

5.3.2.4 *Type Four*– These are fuel modification slopes where fire retardant plant materials and/or clearing are used between structures and native or naturalized slopes.

5.3.2.5 *Type Five* – These are temporary slopes or flat areas where hydroseed shall be installed during the rainy season. No irrigation is required.

5.4 Habitat Enhancement

5.4.1 The purpose of the Habitat Enhancement Plan is to provide guidelines for the implementation of a habitat enhancement program for Salt Creek Ranch. This plan is intended to compensate for impacts to wetland and coastal sage scrub habitats.

5.4.2 The Habitat Enhancement Plan will consist of three elements:

5.4.2.1 The conversion to wetland habitat on non-wetland areas along the Salt Creek Corridor.

5.4.2.2 Introduction of locally native coastal sage scrub vegetation on manufactured slopes adjacent to open space within the project.

5.4.2.3 Enhancement of disturbed areas within future dedicated natural open space easements by restoration seeding and transplantation of cacti from impact areas.

5.4.3 Implementation of any revegetation plan will be coordinated between the project engineer, project biologist, fire marshal, consulting plant ecologist, landscape revegetation specialist, and the parks and recreation landscape architect.

5.4.4 Wetland Habitat

Wetland vegetation will be designed to create habitat with structural and species diversity to increase wildlife values and productivity.

5.4.4.1 Plant materials for the riparian areas will include rooted cuttings and container stock.

5.4.4.2 Western sycamores will be planted along the upper banks of the drainages.

5.4.4.3 Cottonwoods will be planted on the intermediate flood plain and among the willows of the lower flood plain and low flow channel.

5.4.4.4 Willows will form the basis of the riparian woodland on lower flood plain and bottoms of the drainages.

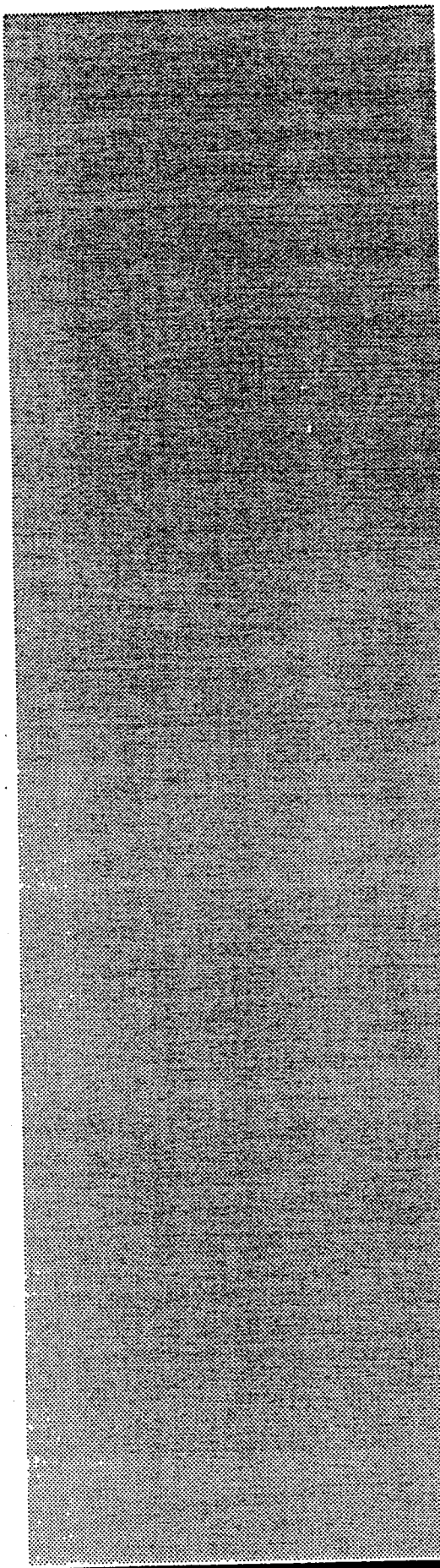
5.4.5 Coastal Sage Scrub Habitat

Plant species which dominate local stands of coastal sage scrub will be seeded on manufactured slopes adjacent to riparian drainages and natural open space within the project. Supplemental water will be supplied as necessary to ensure establishment.

5.4.5.1 Species recommended for hydroseeding coastal sage scrub are available commercially and most of these species germinate readily.

5.4.5.2 Mulch, tackifier, fertilizer and other additives to the hydroseed mix will be those used in current practice and recommended by the hydroseed company.

5.4.6 Cactus identified as suitable for salvage will be marked prior to grading activities in areas designated for development. Care will be taken to maintain the same slope aspect in the placement of these cacti in their new locations within open space which contains disturbed coastal sage scrub.



5.5 Fuel Modification

5.5.1 Zone 1 -- Building Setback Zone

5.5.1.1 A 30-foot minimum setback shall be established form the building face.

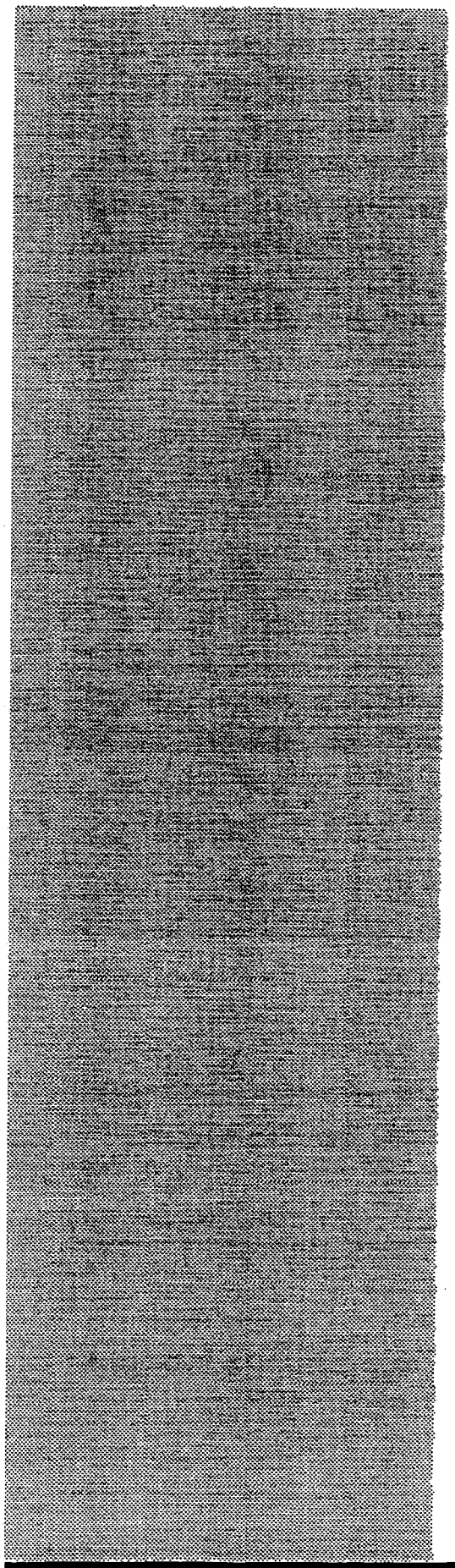
5.5.1.2 This area will typically be a private individual backyard since rear yard setbacks, in the SFE zoning district, are a minimum of 30 feet.

5.5.1.3 This setback area shall consist of permanently irrigated plant species.

5.5.2 Zone 2 -- Low Volume Plantings and Selective Thinning

5.5.2.1 Zone 2 should have a minimum width of 40-feet when combined with a 30-foot wide Zone 1 area.

5.5.2.2 Where Zone 1 is more than 30-feet wide (including Zone 1 plantings extended on manufactured slopes), the combined width of Zone 1 and Zone 2 should be no less than 70-feet, measured from the face of a dwelling unit.



5.5.2.3 Native plant groupings higher than 24-inches may be retained as along as they are properly thinned.

5.5.2.4 Native plant groupings should not exceed 200 square feet in area and shall be separated by a distance three times the height of the tallest plants.

5.5.2.5 When irrigation is provided, spray heads (except micro heads) shall not be used on slopes above areas of native vegetation. Overspray and runoff affecting Zone 3 shall be avoided.

5.5.2.6 Where Zone 2 plantings are irrigated, the plantings shall have a maximum mature height not exceeding 24-inches.

5.5.2.7 Where Zone 2 plantings are not irrigated, the plantings shall satisfy the following performance standards:

- Drought-resistant;
- Effective erosion control;
- Slope stabilization; and
- Low to medium fire retardation.

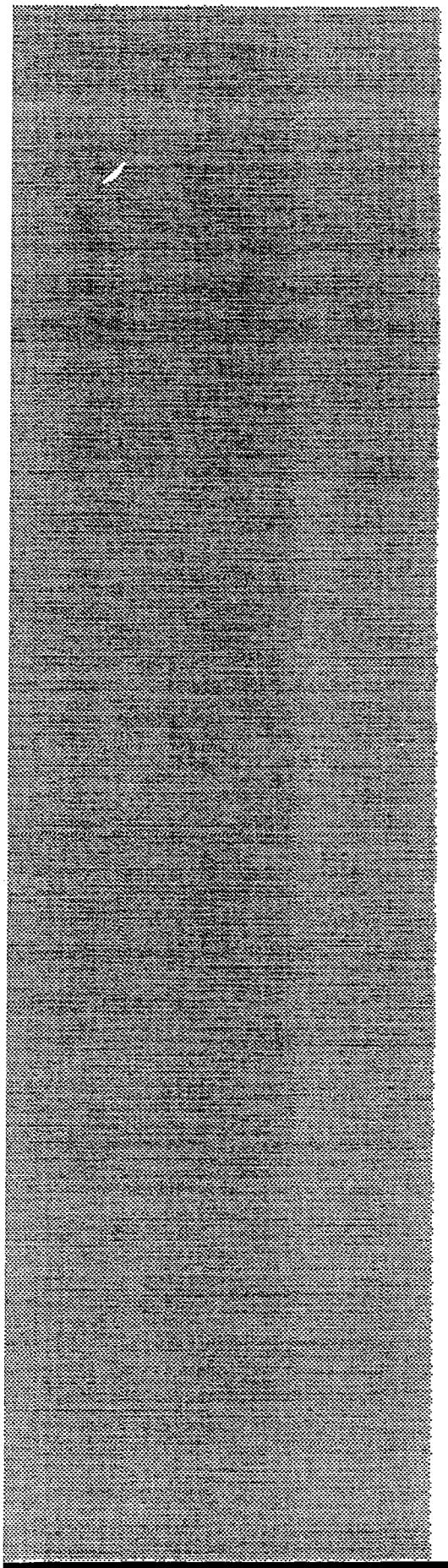
5.5.2.8 This area may be either a manufactured slope or native vegetation area. Where this zone occurs in a habitat enhancement area, such slopes shall be revegetated and/or thinned in conjunction with the Habitat Enhancement Plan criteria.

5.5.3 Zone 3 -- Selectively Thinned Native Vegetation

5.5.3.1 This zone should have a minimum width of 40-feet when combined with a 70-foot wide Zone 1 and 2. However, where the combined width of Zones 1 and 2 equals or exceeds 100 feet in width, provision of Zone 3 maynot be required.

5.5.3.2 Zone 3 will be the first line of defense for fire safety. It involves clearing of dead trees and thinning of native vegetation to reduce the fuel load as determined in the field. Pruning and thinning of native specimen plants should be done in a way that preserves the natural appearance of the area.

5.5.3.3 Thin and prune native vegetation as necessary to control fire hazard.



5.5.3.4 Where possible and reasonable, all debris and trimming from required thinning and clearing shall be left on the site and converted into mulch by a chipping machine and evenly dispersed to a maximum depth of 2 inches.

5.5.3.5 Annual weed growth shall be removed or kept under 6-inches in height.

5.5.3.6 Grubbing of plant material is prohibited in areas with slope gradient of 2:1 or steeper.

5.5.3.7 Hand-held tools shall be used for selective thinning and pruning of vegetation. Use of heavy machinery shall be prohibited at all times.

5.5.3.8 Requirements to maintain effective vegetative clearance around structures in a fire hazardous area shall apply to both persons owning or controlling such structures and to persons owning or controlling any land adjacent to structures.

5.5.3.9 This area will typically occur in native vegetation areas. Where this zone occurs in habitat enhancement areas, the area shall be thinned, following establishment, in conjunction with the Habitat Enhancement Plan criteria and as agreed upon by field inspection by the Fire Marshal, Project Biologist and Parks and Recreation Landscape Architect.

5.6 Design Standards

5.6.1 Landscape

5.6.1.1 All landscaping shall conform to the city of Chula Vista Landscape Manual.

5.6.1.2 Streetscape and common area landscape shall be planted to the following minimum standards:

5.6.2.1.1 Groundcovers shall be used to cover the entire planting area (flatted material at the appropriate spacing or hydroseeded with City and Master Developer approval).

5.6.1.2.2 Spreading shrubs shall be used to eventually cover a minimum of fifty (50) percent of the area at mature growth.

5.6.1.2.3 Trees, shrubs, and groundcovers shall consist of plant materials selected from the master plant list.

5.6.2 Irrigation

5.6.2.1 All irrigation systems shall conform to the City of Chula Vista Landscape Manual.

5.6.2.2 Irrigation systems shall be designed so that separate areas of maintenance responsibility (i.e., private association vs. Open Space Maintenance District) are metered and controlled independently.

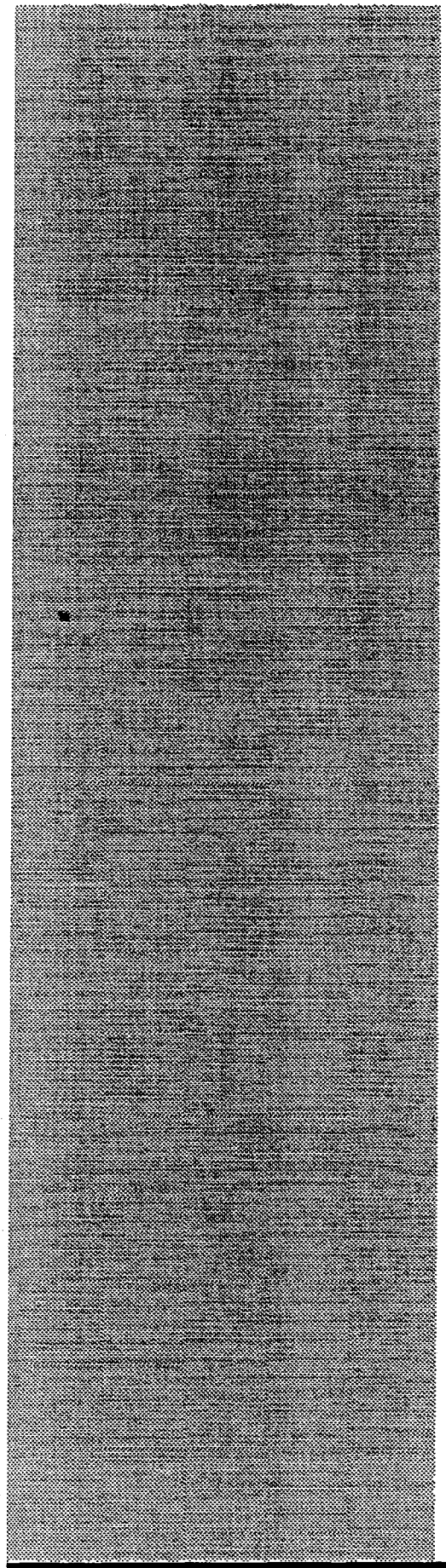
5.6.2.3 Common Area (Open Space Maintenance District) irrigation shall be coordinated with the City of Chula Vista Open Space Coordinator (Parks & Recreation Dept.). Systems in these areas must conform to standard equipment and installation techniques.

5.6.2.4 Equipment shall be located and installed to minimize negative visual impact.

5.6.2.5 All Open Space Maintenance Areas shall be fully irrigated with an automatic irrigation system, as required by the City Landscape Architect.

5.6.3 Landscape Maintenance

5.6.3.1 All landscape maintenance shall conform to the City of Chula Vista Landscape Manual, community requirements and project CC&R's.



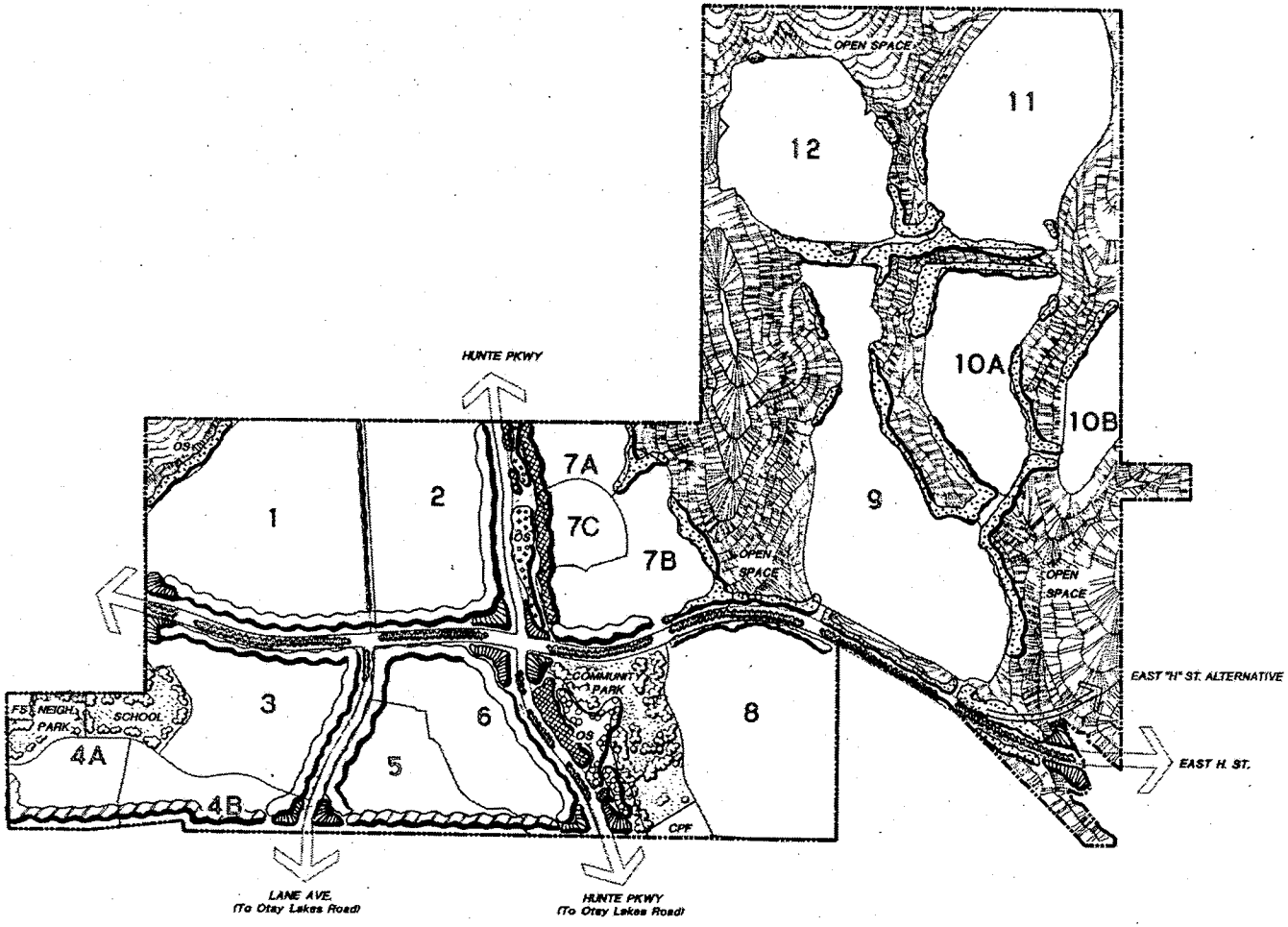
5.6.3.2 Maintenance is divided into the following categories of responsibility:

- Individual Property Ownership
- Private Homeowner's Association
- Open Space Maintenance District – Administered by the City of Chula Vista

5.6.3.3 In general, the overall appearance of the landscape shall be neat, healthy and free of weeds and debris. All new construction of multi-family, Planned Unit Development and unclassified uses shall be landscaped in accordance with a City approved Landscape Plan, and subject to City inspection for adequate maintenance levels.

APPENDIX

THE FOLLOWING ARE SPA GRAPHIC REPRINTS OF LANDSCAPE DESIGN ELEMENTS TO BE USED AS A REFERENCE.



LEGEND

- COMMUNITY ENTRY/FOCAL POINT ZONE 2
- PARKWAY TREES ZONES 3 & 5
- MEDIAN TREES ZONE 3
- SALT CREEK CORRIDOR PLANTINGS ZONE 1
- EXISTING EUCALYPTUS
- HABITAT ENHANCEMENT ZONE 6
- RIPARIAN RESTORATION ZONE 6
- UNDISTURBED AREA
- TRAIL CORRIDORS ZONE 9
- PARK ZONES ZONE 4

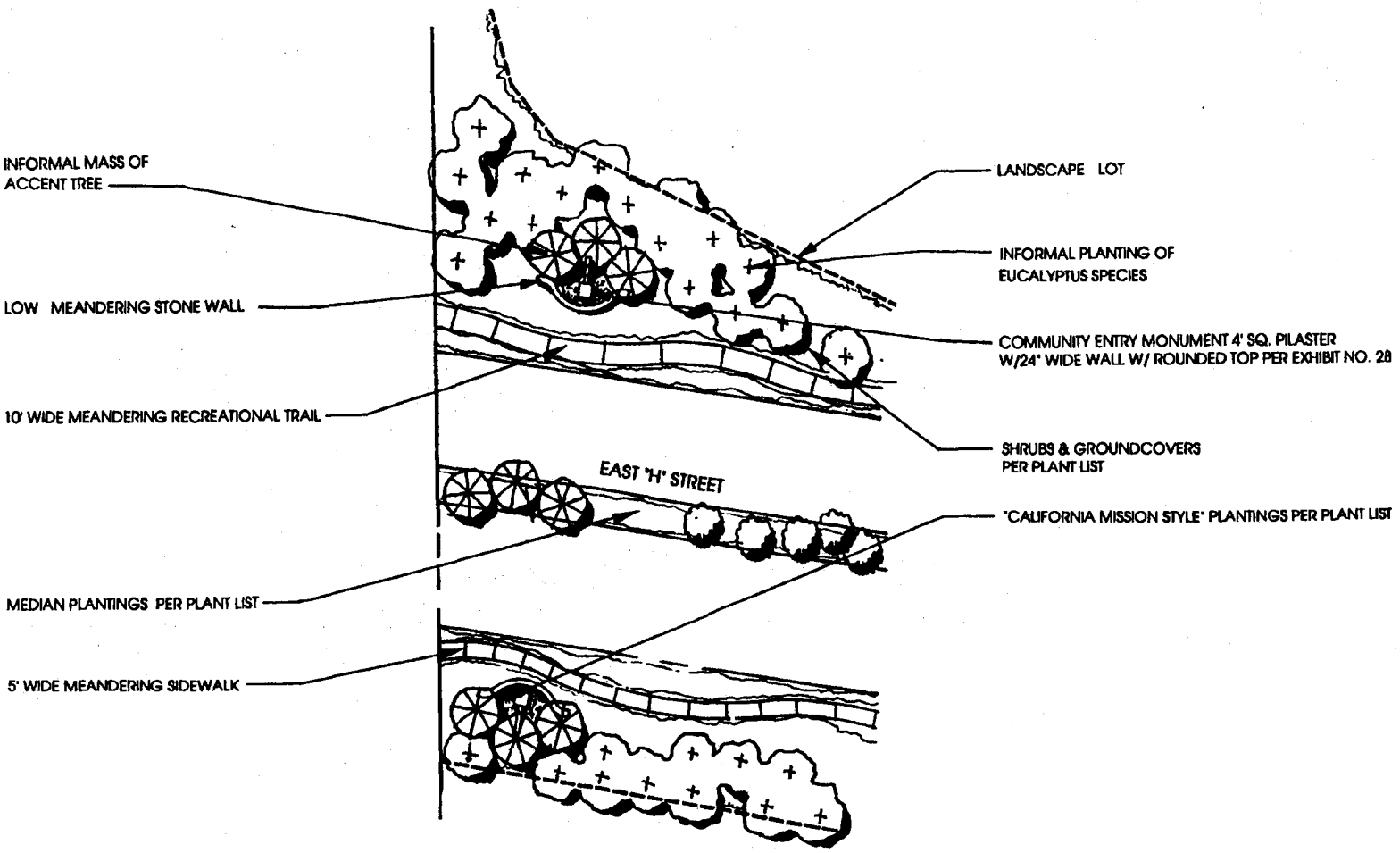
* REPRESENTS LM USE AT THE HIGHEST ALLOWABLE DENSITY (6DU/AC)

SALT CREEK RANCH

LANDSCAPE PLAN

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 27



SALT CREEK RANCH

EAST H STREET - WEST ENTRY

COMMUNITY ENTRY PLAN A

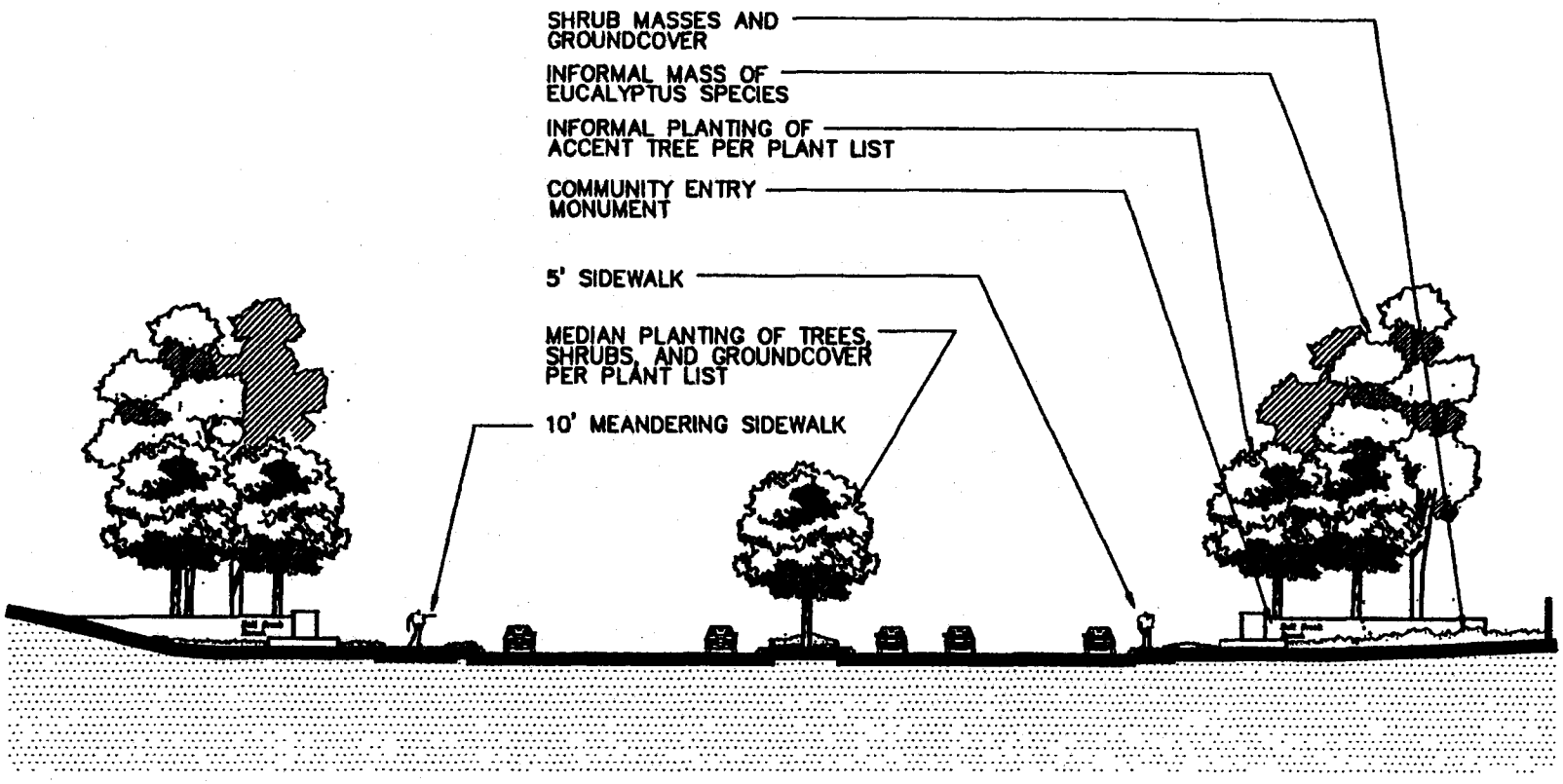
EXHIBIT NO. 32

FORMA

I-99

The Baldwin Company

Craftsmanship in building since 1936



SALT CREEK RANCH

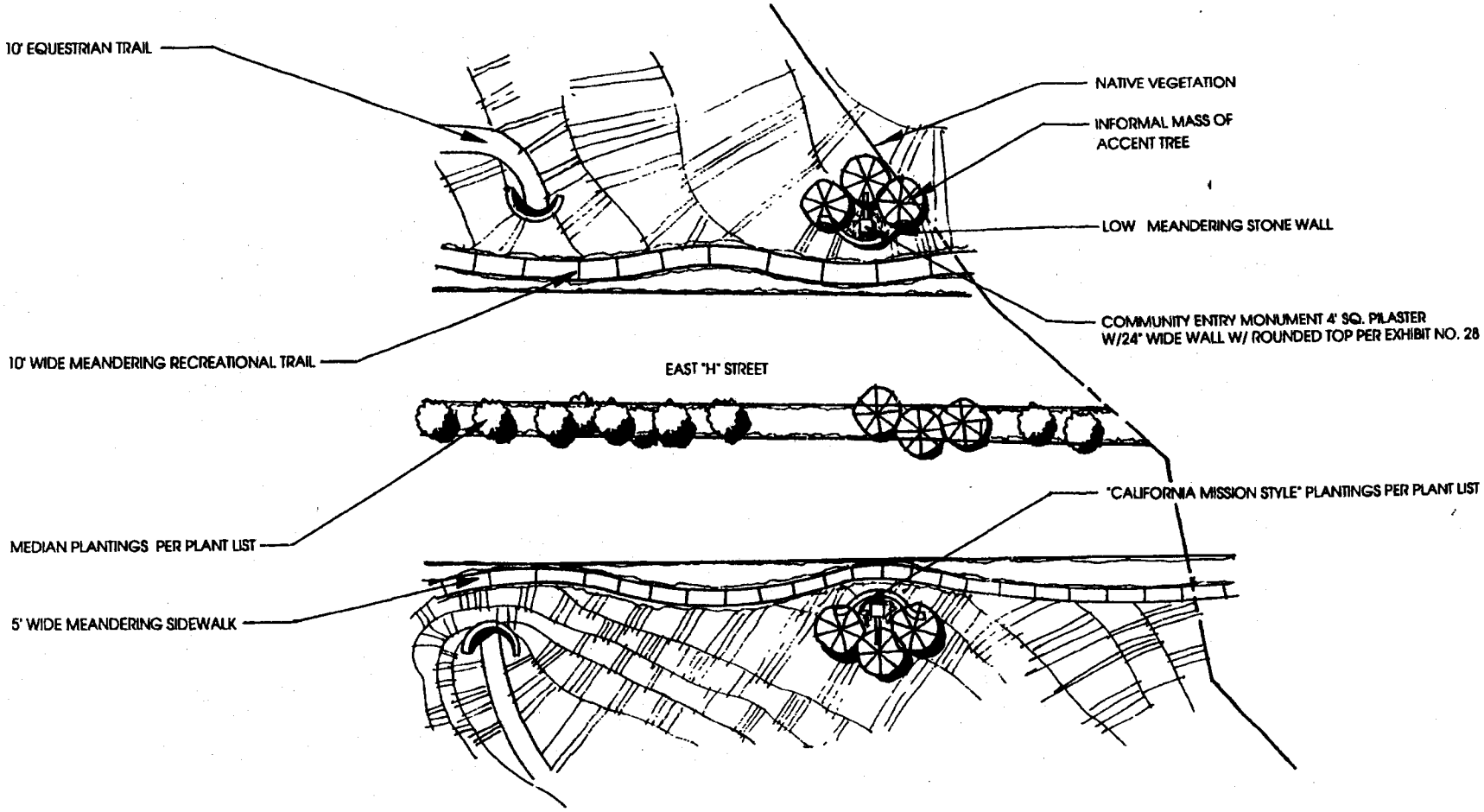
EAST "H" STREET - WEST ENTRANCE

COMMUNITY ENTRY ELEVATION

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 33

FORMA
I-100



EAST H STREET - EAST ENTRY

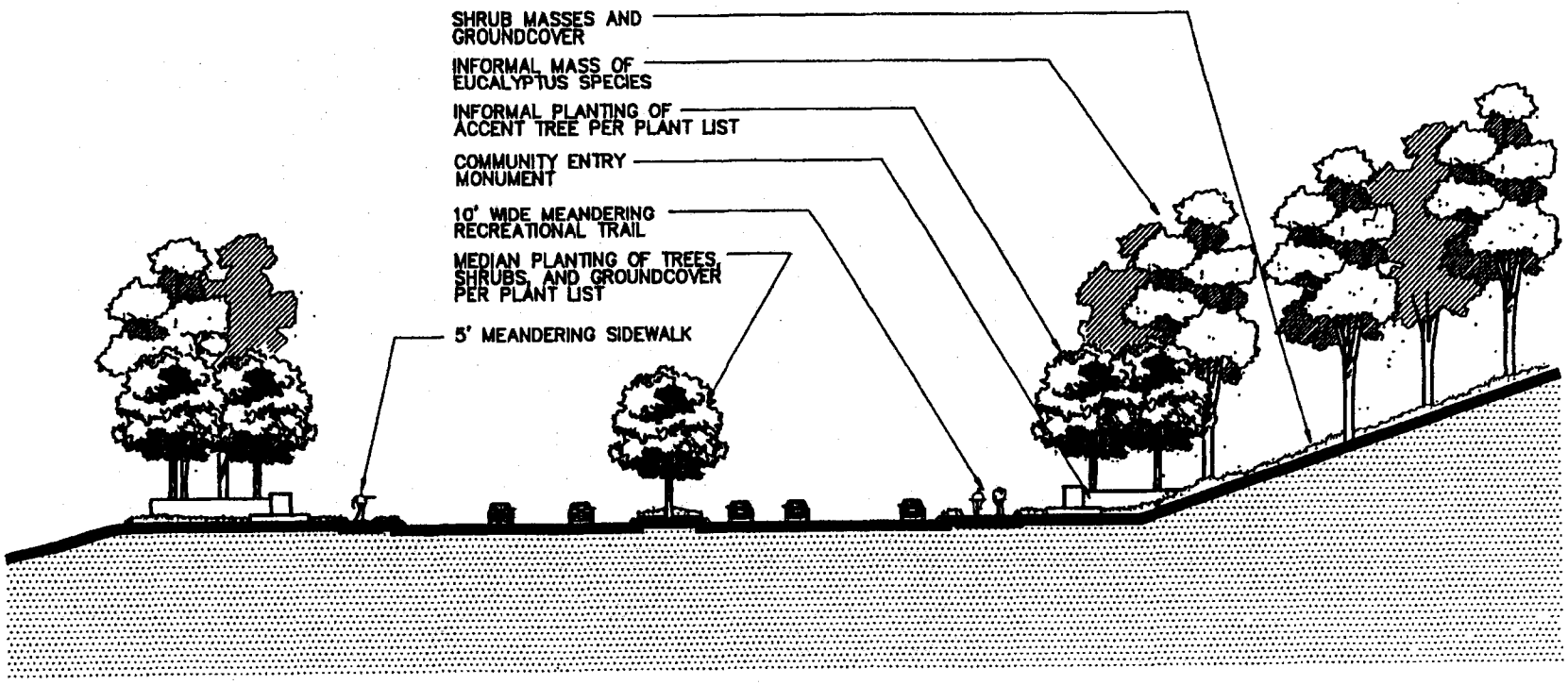
SALT CREEK RANCH

COMMUNITY ENTRY PLAN B

EXHIBIT NO. 34

FORM I-101

The Baldwin Company
Craftsmanship in building since 1956



EAST "H" STREET -EAST ENTRANCE

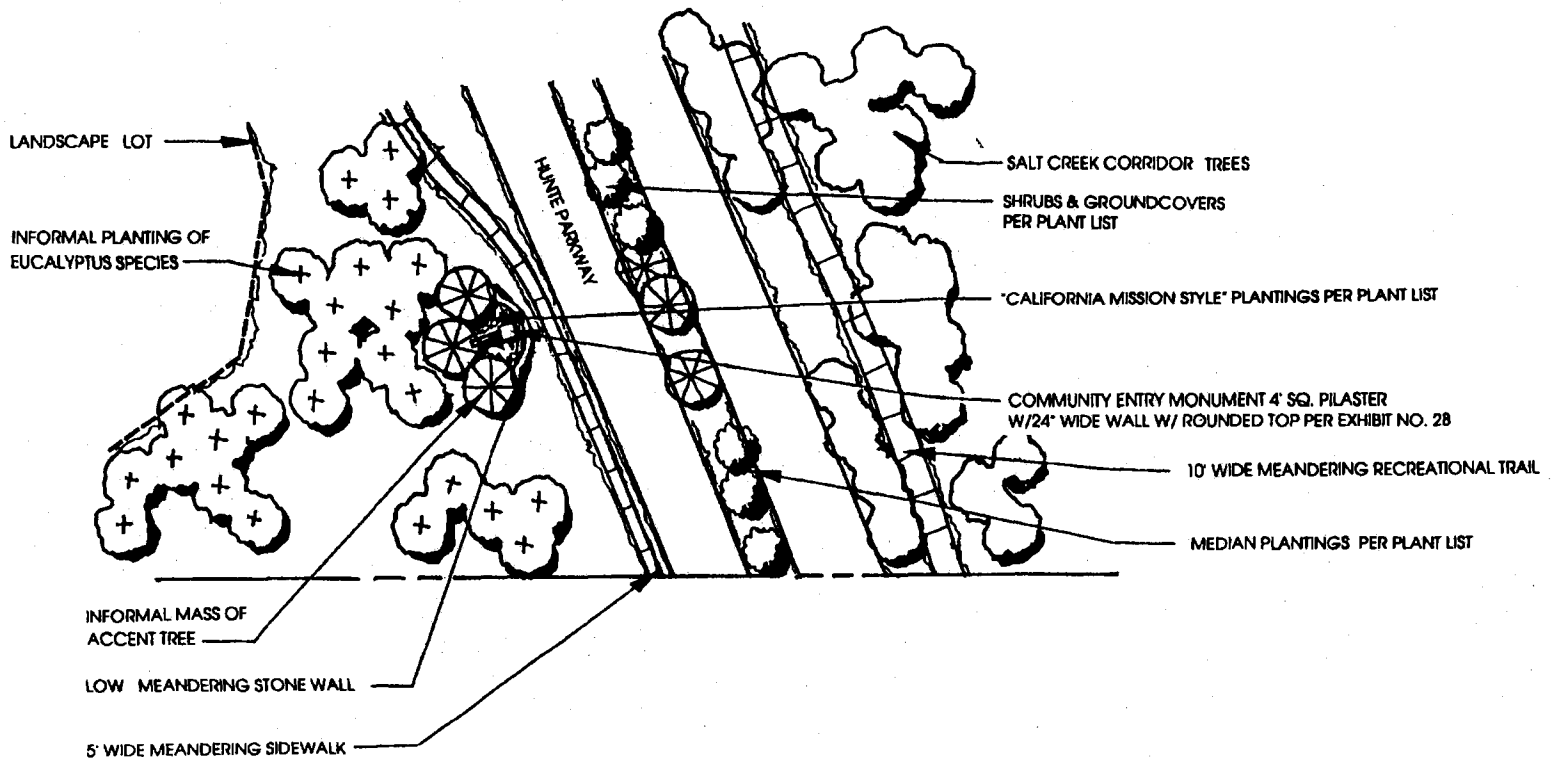
SALT CREEK RANCH

COMMUNITY ENTRY ELEVATION

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 35

I-102



SALT CREEK RANCH

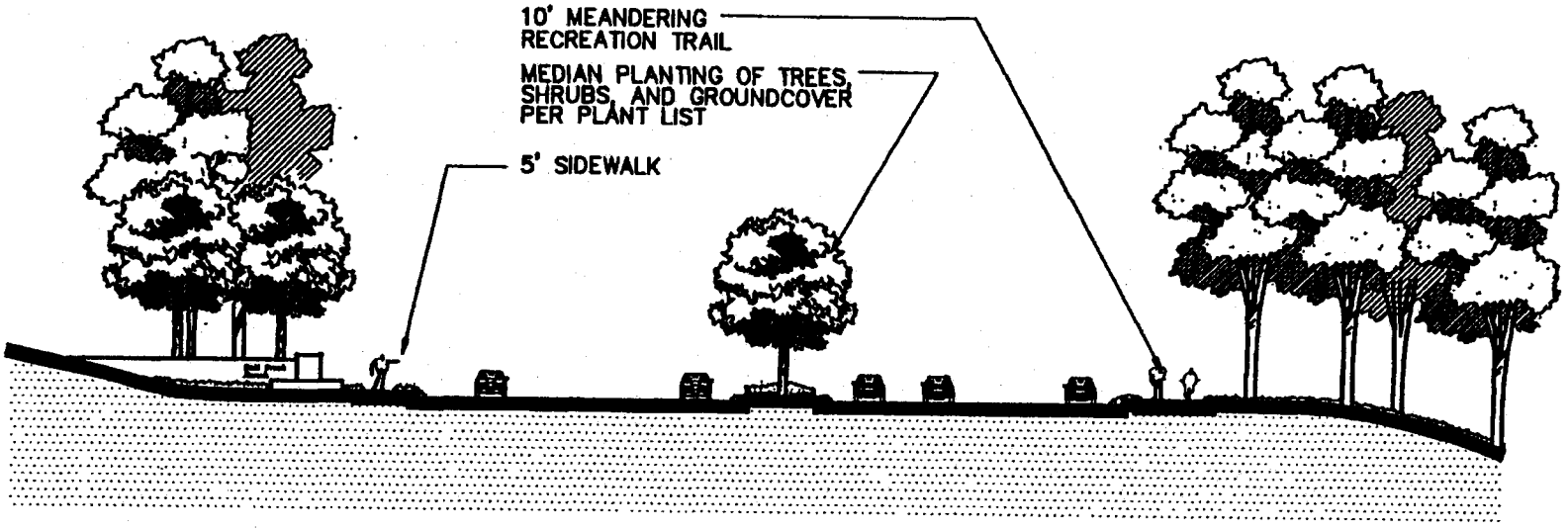
HUNTE PARKWAY - SOUTH ENTRY

COMMUNITY ENTRY PLAN C

EXHIBIT NO. 36 FORMA

I-103

The Baldwin Company
Craftsmanship in building since 1956



SALT CREEK RANCH

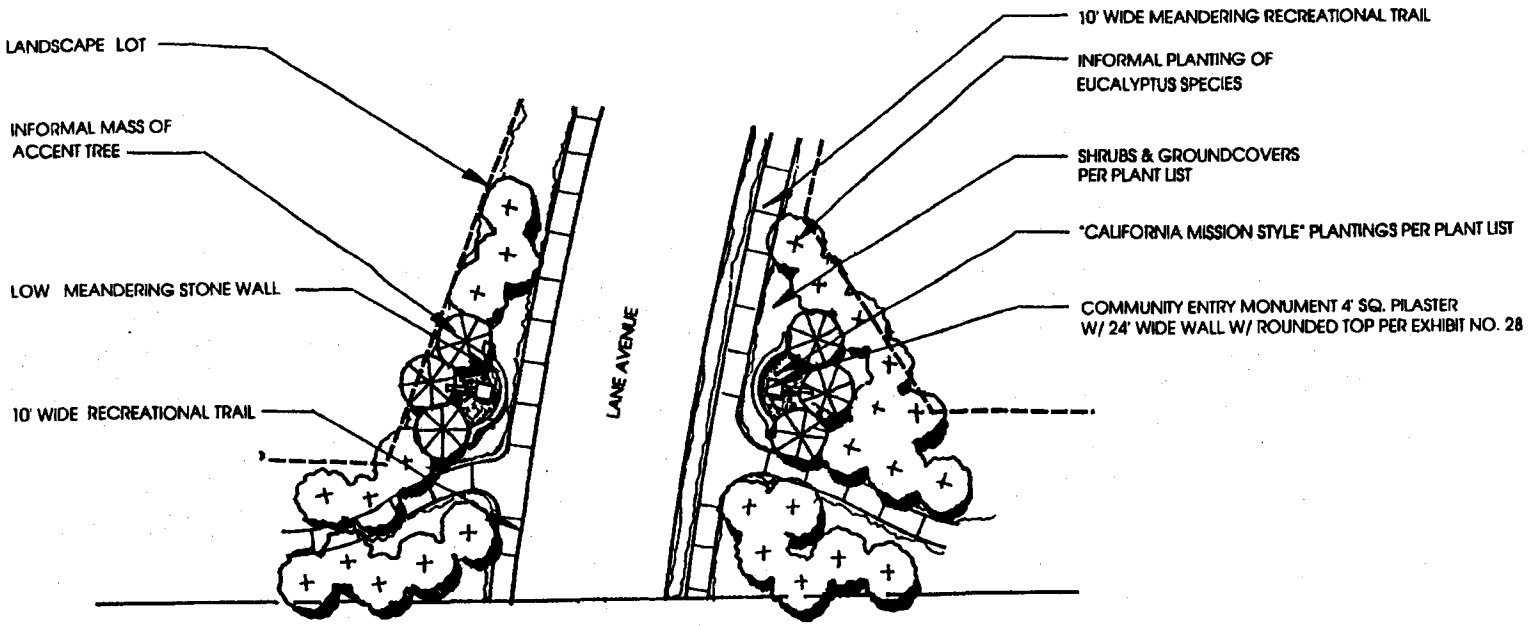
HUNTE PARKWAY - SOUTH OF EAST "H" STREET

COMMUNITY
ENTRY ELEVATION

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 37

I-104



SALT CREEK RANCH

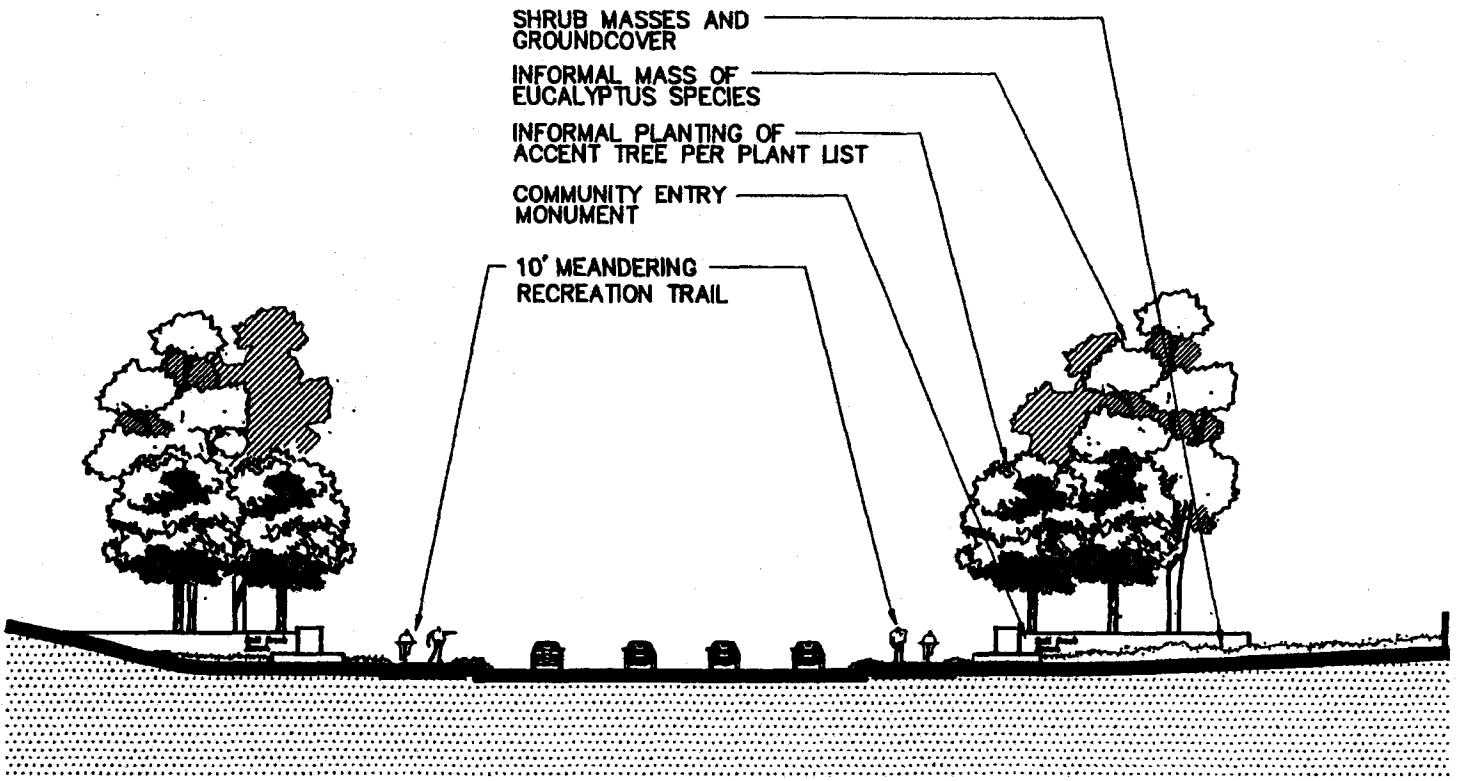
LANE AVENUE - SOUTH ENTRY

COMMUNITY ENTRY PLAN D

EXHIBIT NO. 38

FORM 1-105

The Baldwin Company
Craftsmanship in building since 1956



LANE AVENUE

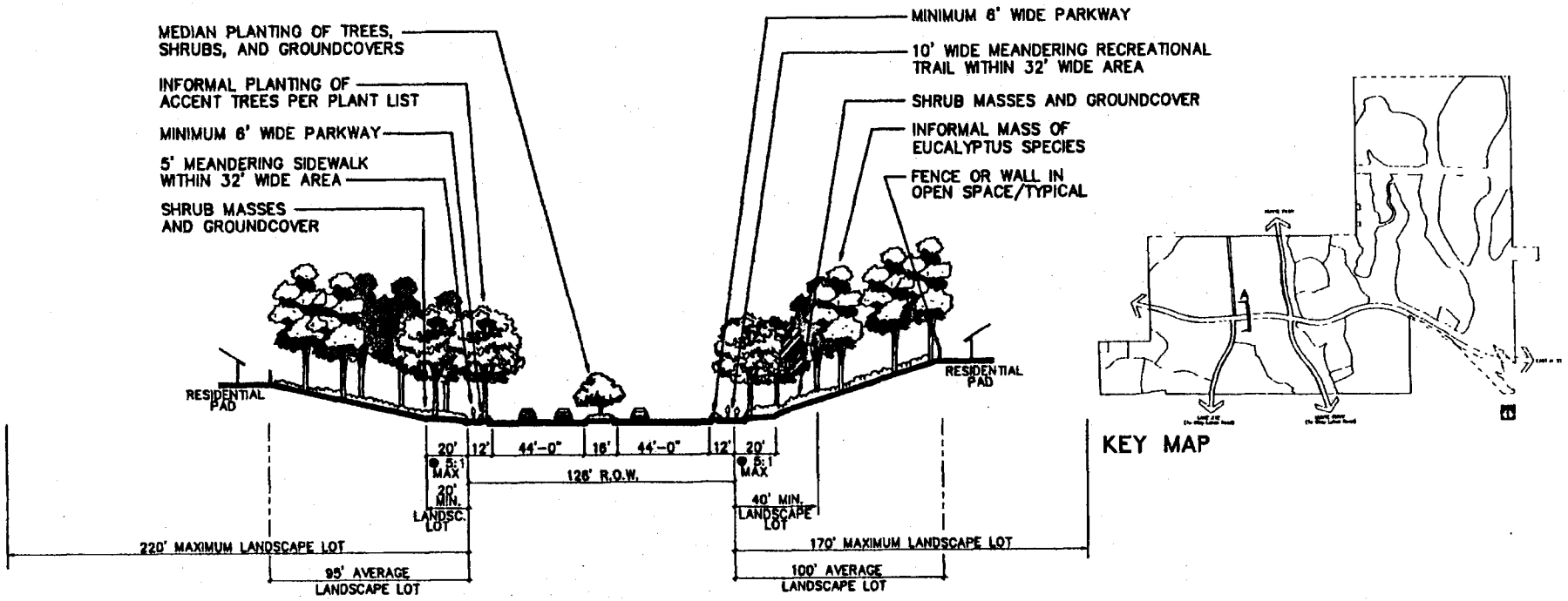
SALT CREEK RANCH

COMMUNITY ENTRY ELEVATION

The Baldwin Company
Craftsmanship in building since 1936

EXHIBIT NO. 39

I-106



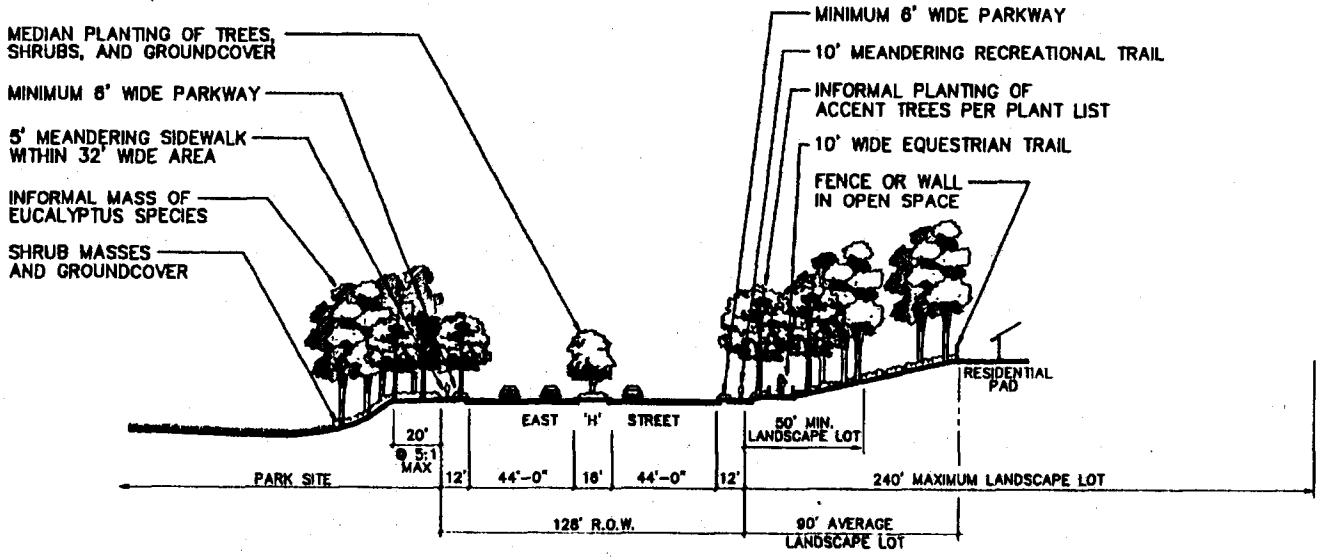
EAST "H" STREET / RESIDENTIAL INTERFACE

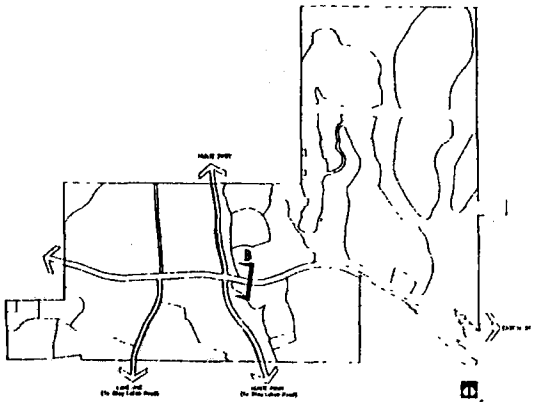
SALT CREEK RANCH

LANDSCAPE PLAN SECTION A

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 41 ICRMA





KEY MAP

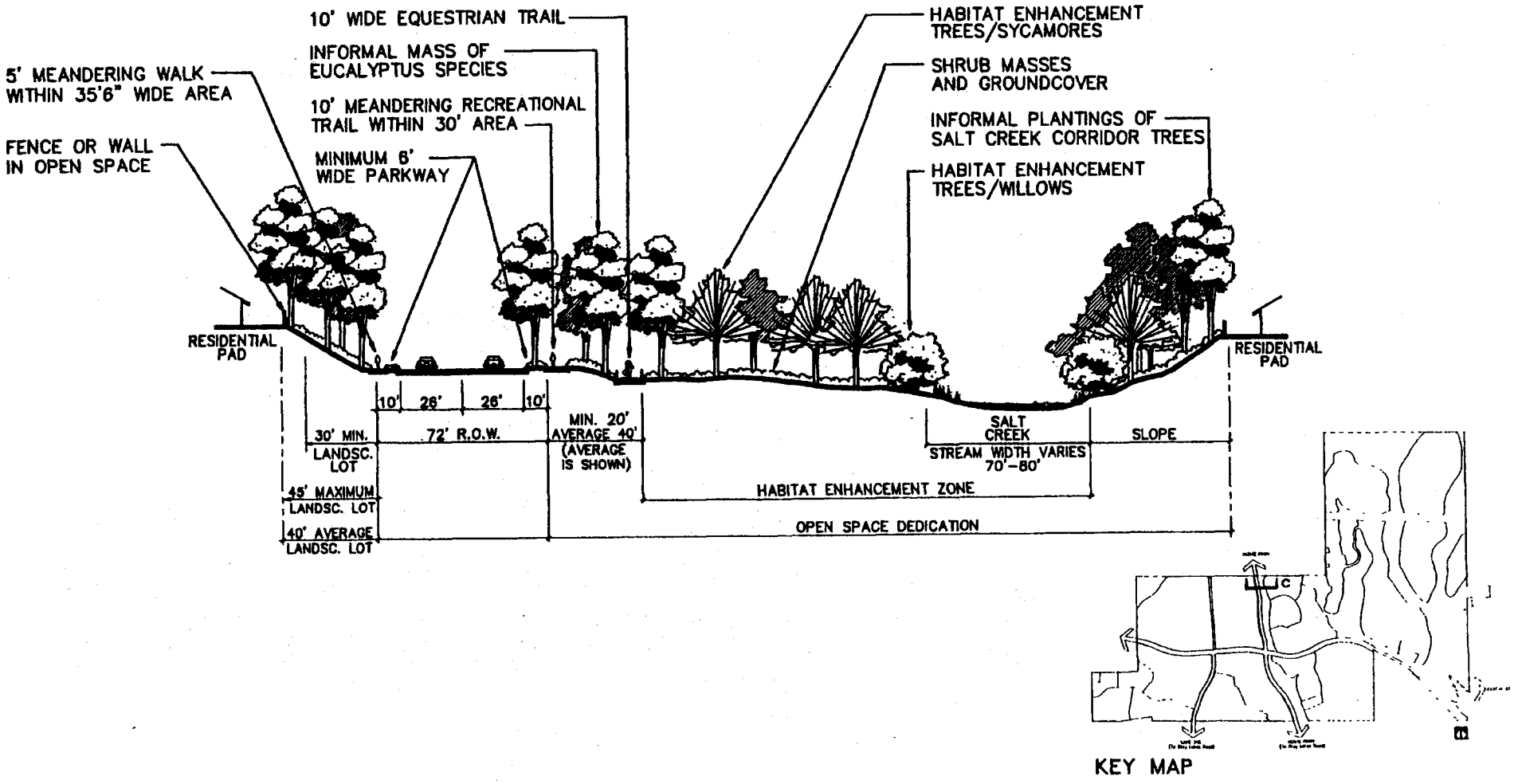
SALT CREEK RANCH

EAST "H" STREET - OPEN SPACE INTERFACE

LANDSCAPE PLAN
SECTION B

EXHIBIT NO. 42

The Baldwin Company
Craftsmanship in building since 1956



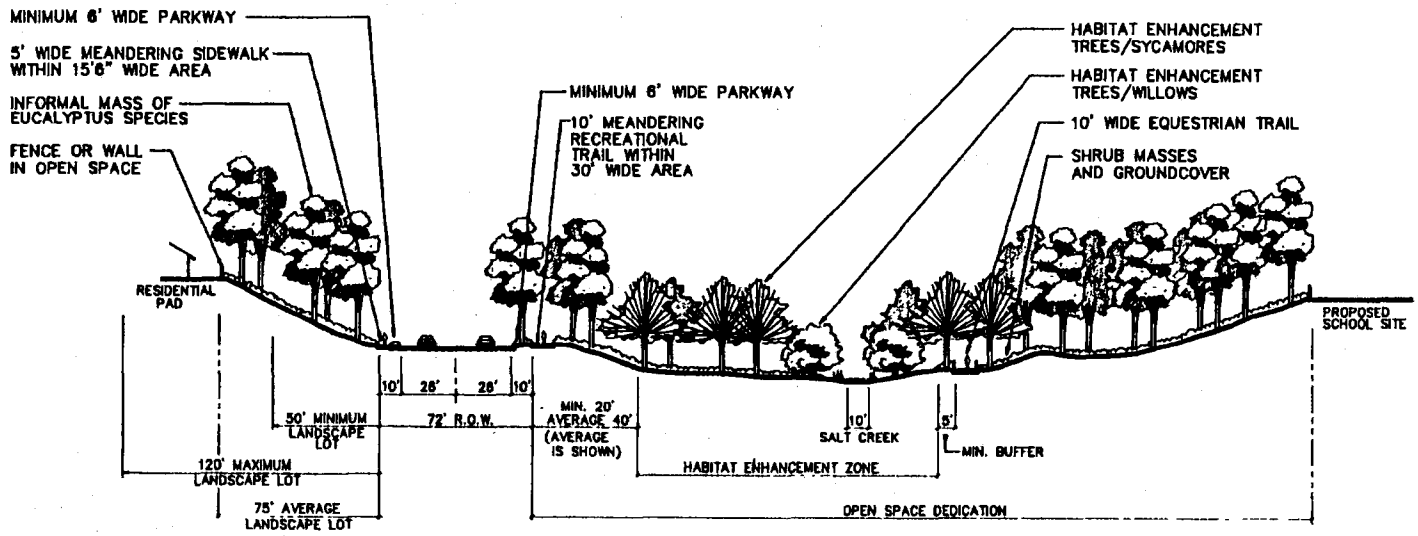
HUNTE PARKWAY/OPEN SPACE ADJACENT TO RESIDENTIAL

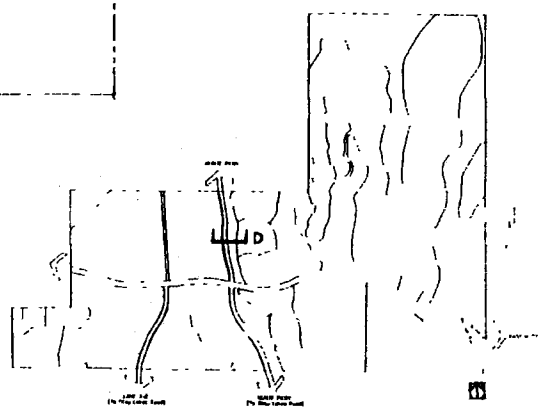
SALT CREEK RANCH

LANDSCAPE PLAN SECTION C

EXHIBIT NO. 43

The Baldwin Company
Craftsmanship in building since 1956





KEY MAP

SALT CREEK RANCH

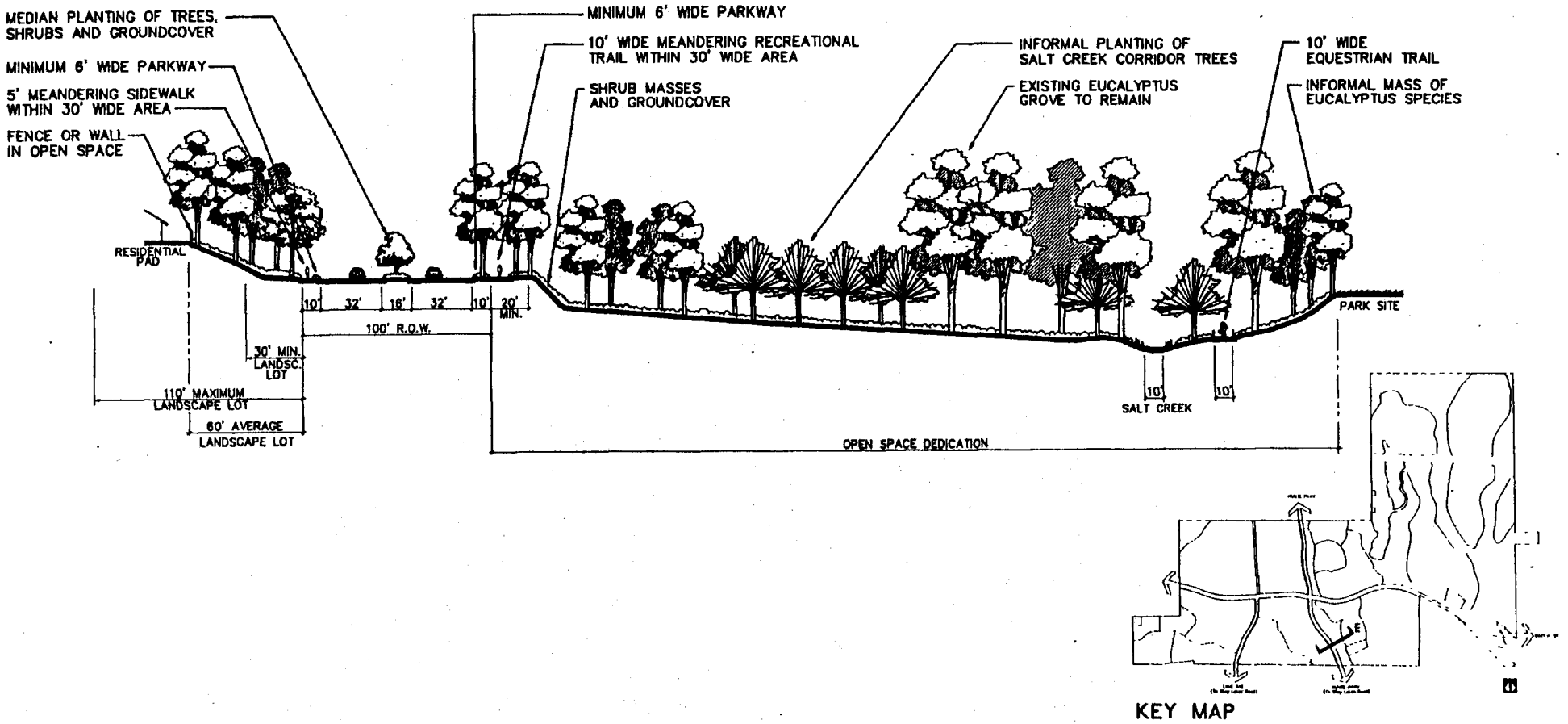
HUNTE PARKWAY - OPEN SPACE ADJACENT TO SCHOOL

LANDSCAPE PLAN SECTION D

EXHIBIT NO. 44

FORM I-113

The Baldwin Company
Craftsmanship in building since 1956



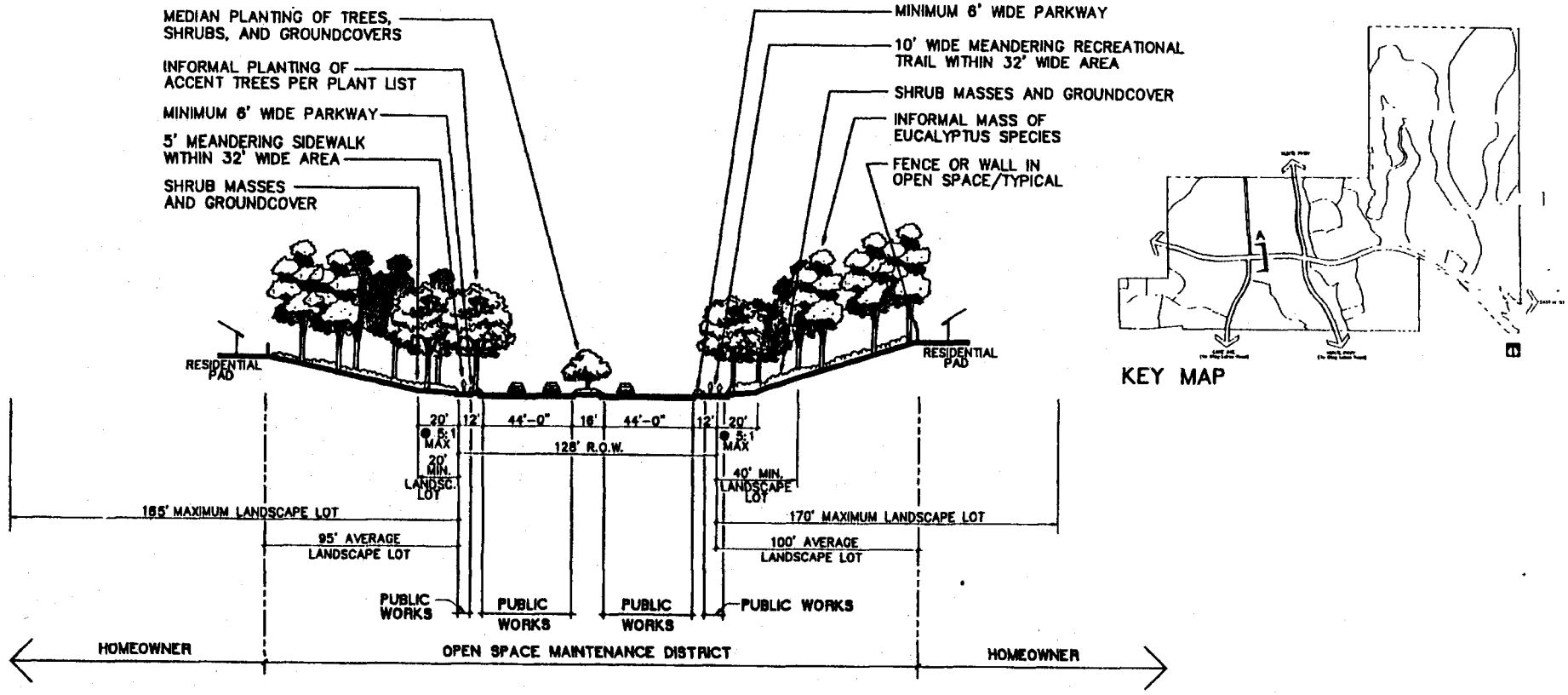
SALT CREEK RANCH

HUNTE PARKWAY / OPEN SPACE ADJACENT TO PARK

LANDSCAPE PLAN SECTION E

EXHIBIT NO. 45

The Baldwin Company
Craftsmanship in building since 1956



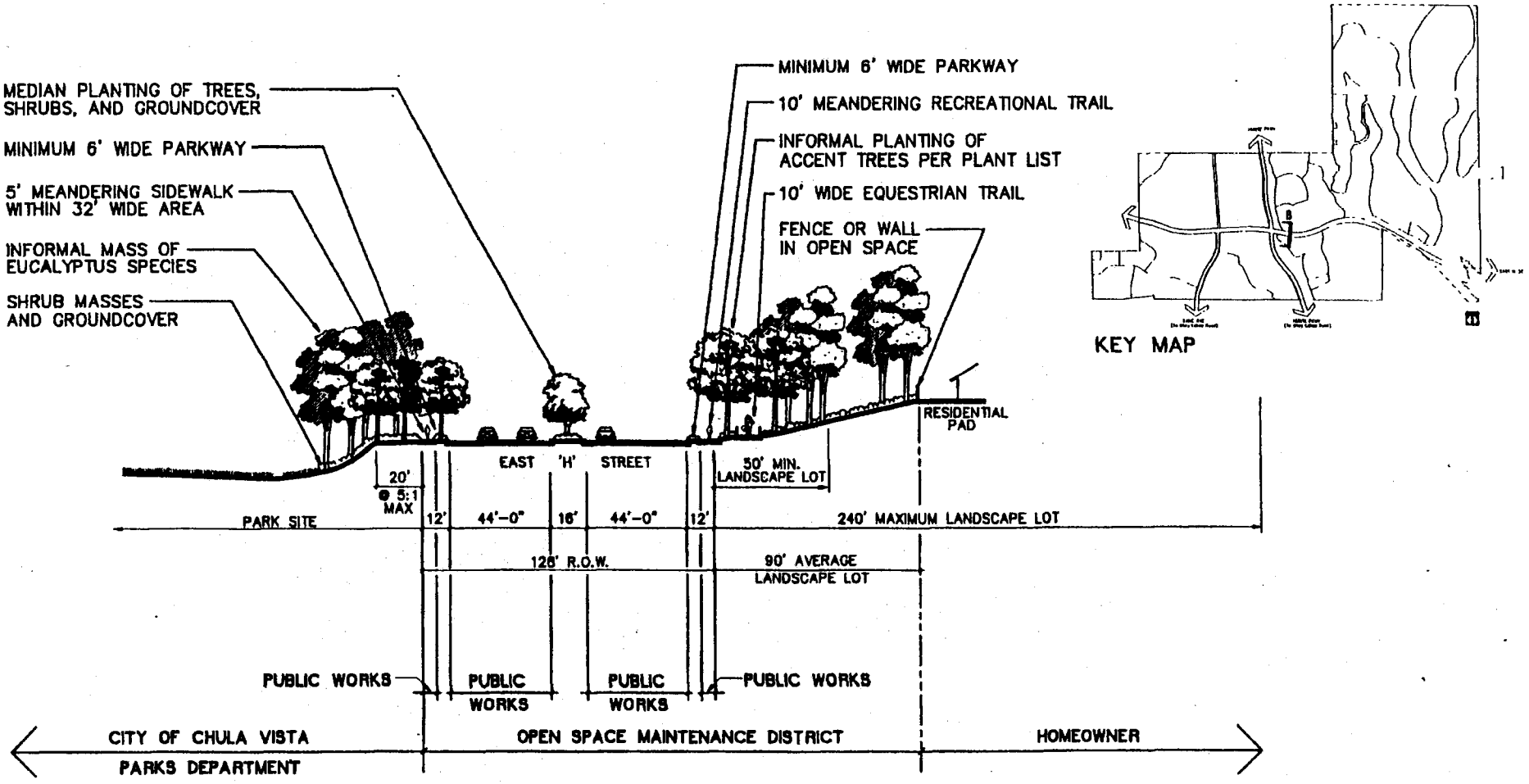
SALT CREEK RANCH

EAST "H" STREET / RESIDENTIAL INTERFACE

LANDSCAPE MAINTENANCE SECTION A

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 47 FORM



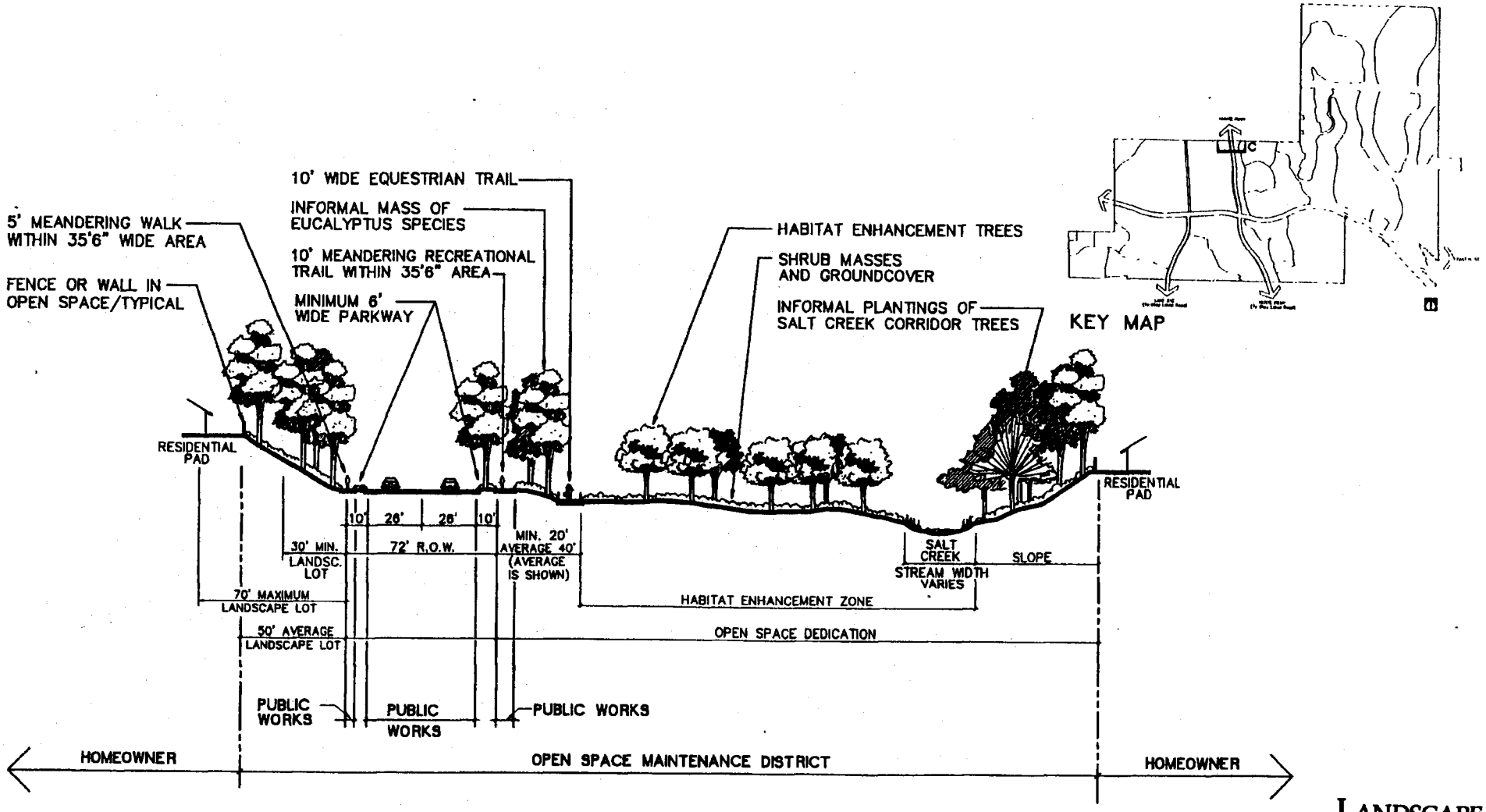
SALT CREEK RANCH

EAST "H" STREET/ OPEN SPACE INTERFACE

LANDSCAPE MAINTENANCE SECTION B

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 48 FORM I-120



SALT CREEK RANCH

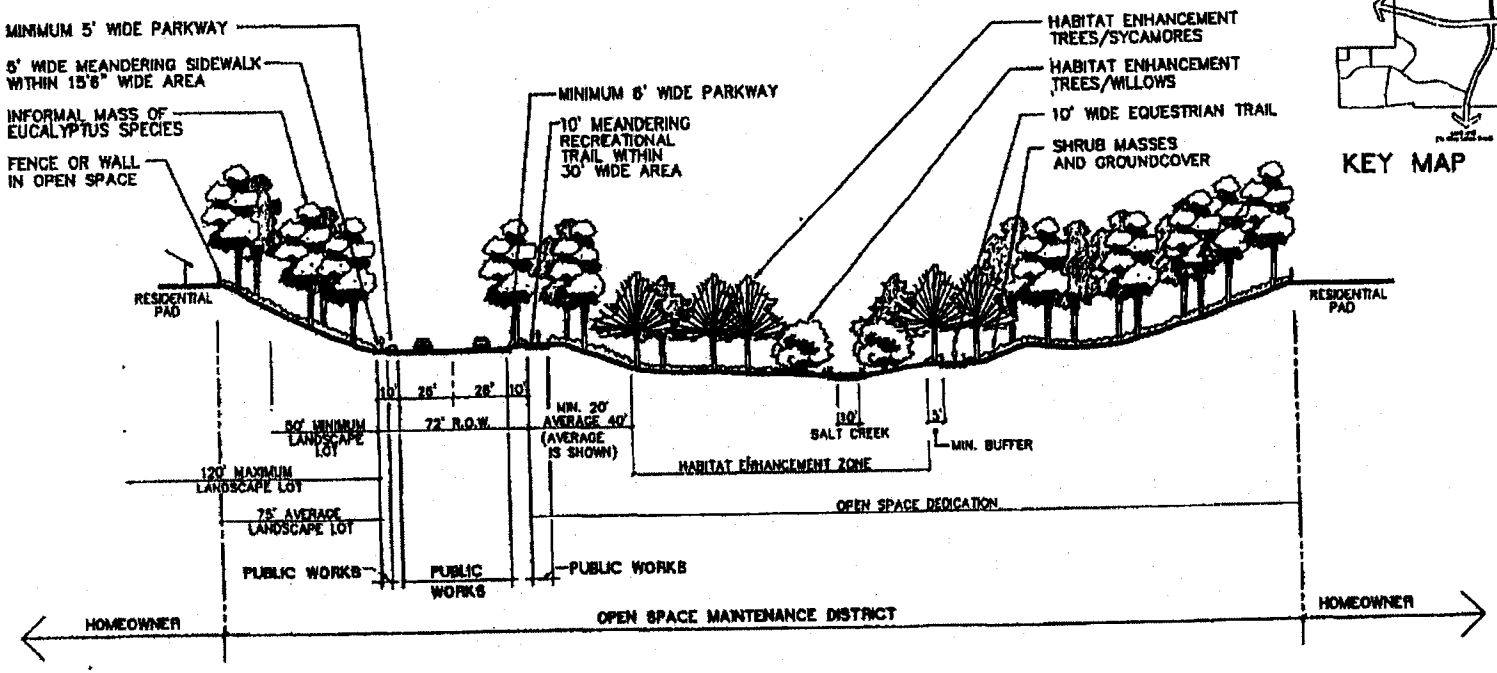
HUNTE PARKWAY/OPEN SPACE ADJACENT TO RESIDENTIAL

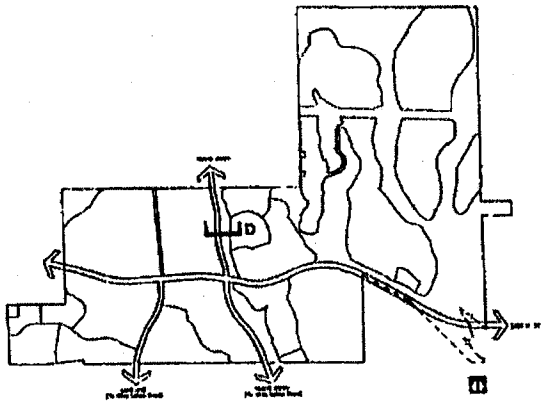
LANDSCAPE MAINTENANCE SECTION C

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 49 FORM

I-121





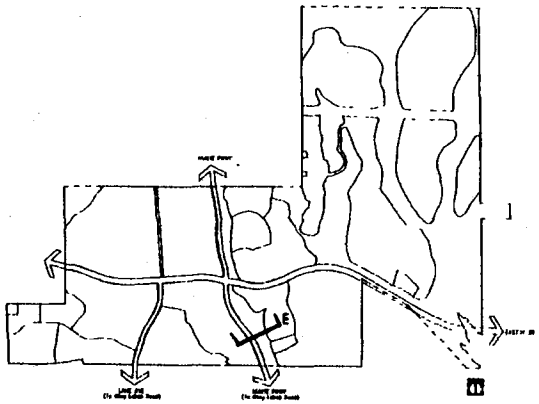
KEY MAP

HUNTE PARKWAY/ OPEN SPACE ADJACENT TO LOW MEDIUM RESIDENTIAL

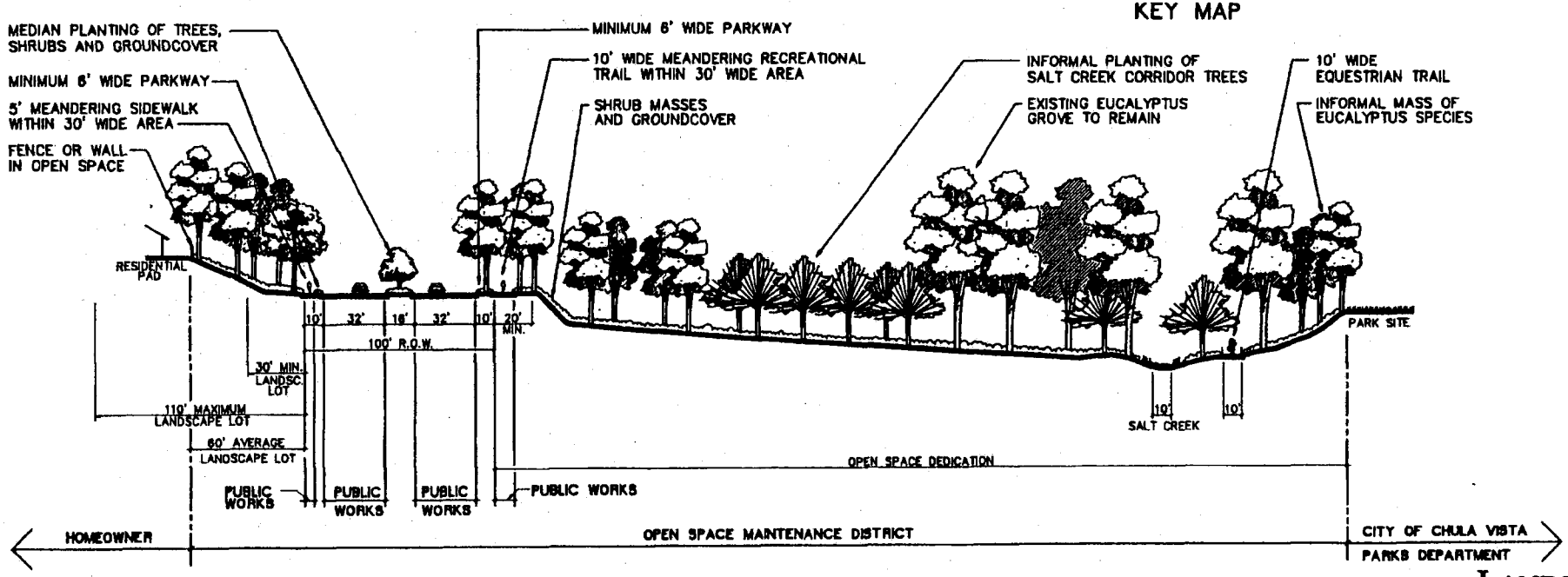
SALT CREEK RANCH

LANDSCAPE MAINTENANCE SECTION D

EXHIBIT NO. 50



KEY MAP



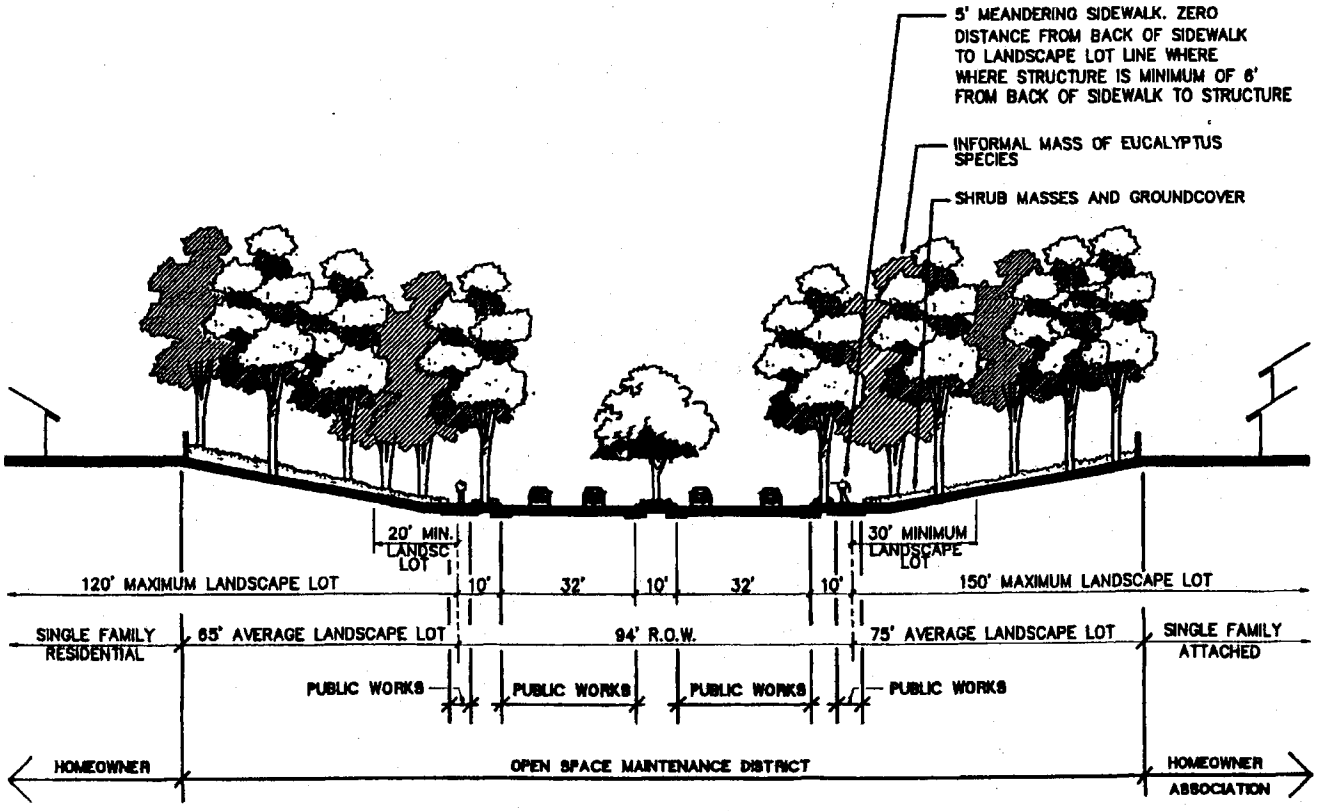
SALT CREEK RANCH

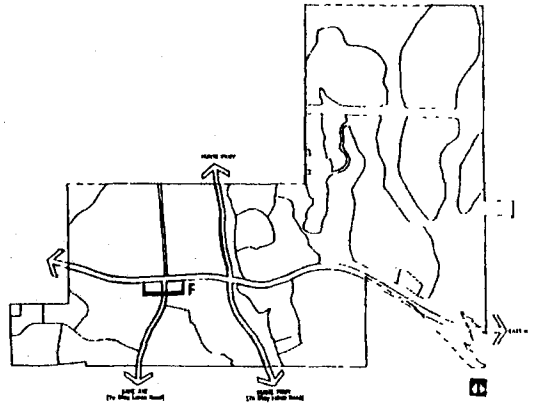
HUNTE PARKWAY/ OPEN SPACE ADJACENT TO PARK

LANDSCAPE MAINTENANCE SECTION E

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 51 FORM





KEY MAP

LANE AVENUE

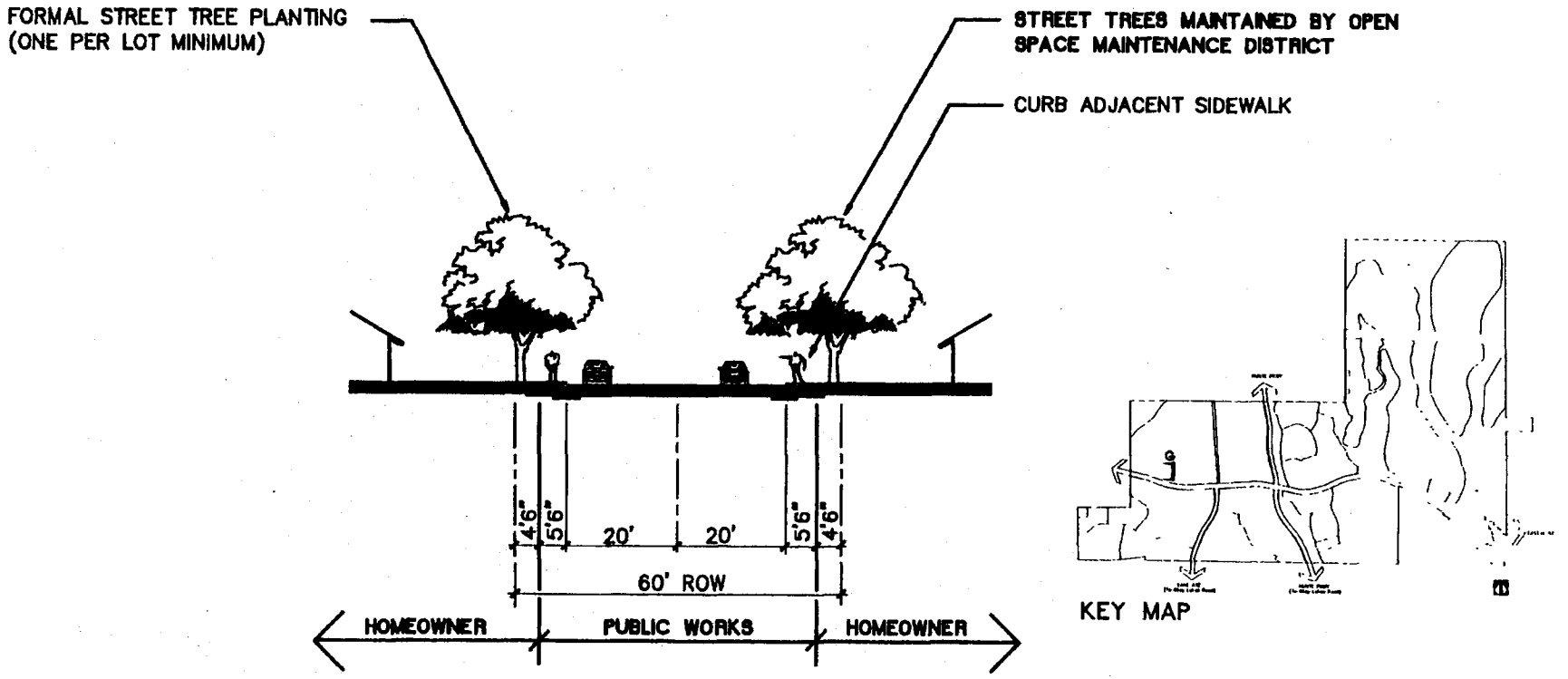
SALT CREEK RANCH

LANDSCAPE MAINTENANCE SECTION F

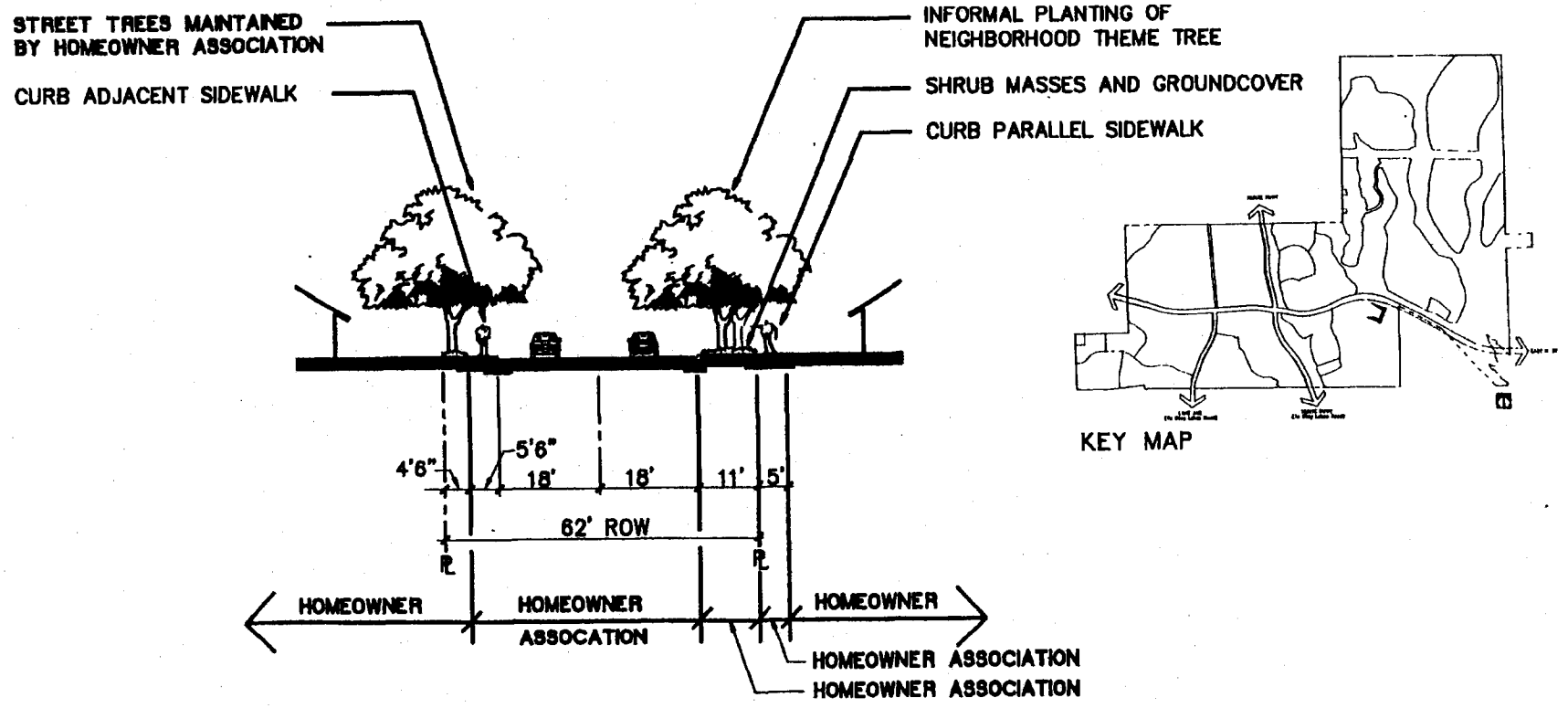
EXHIBIT NO. 52

FORMA I-124

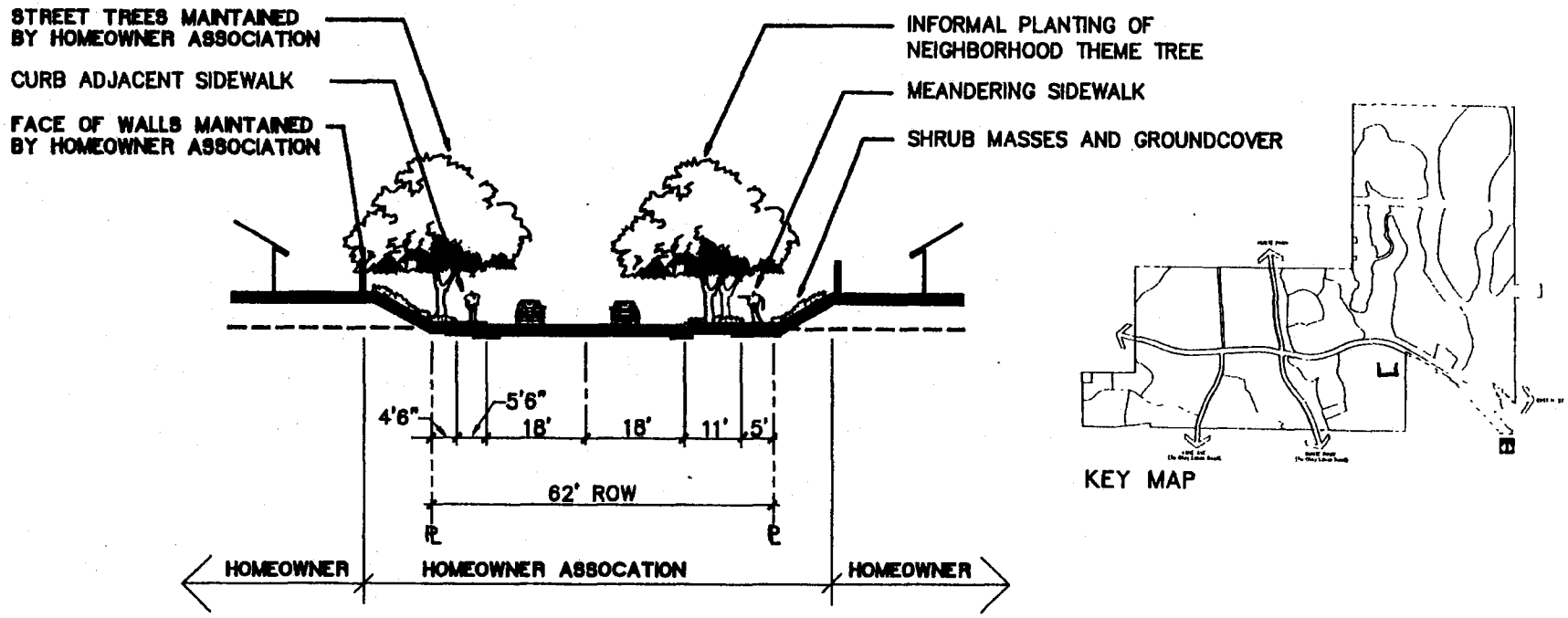
The Baldwin Company
Craftsmanship in building since 1956



LOCAL ROAD / CLASS III COLLECTOR



AREA 8 - RESIDENTIAL FRONT YARD CONDITION



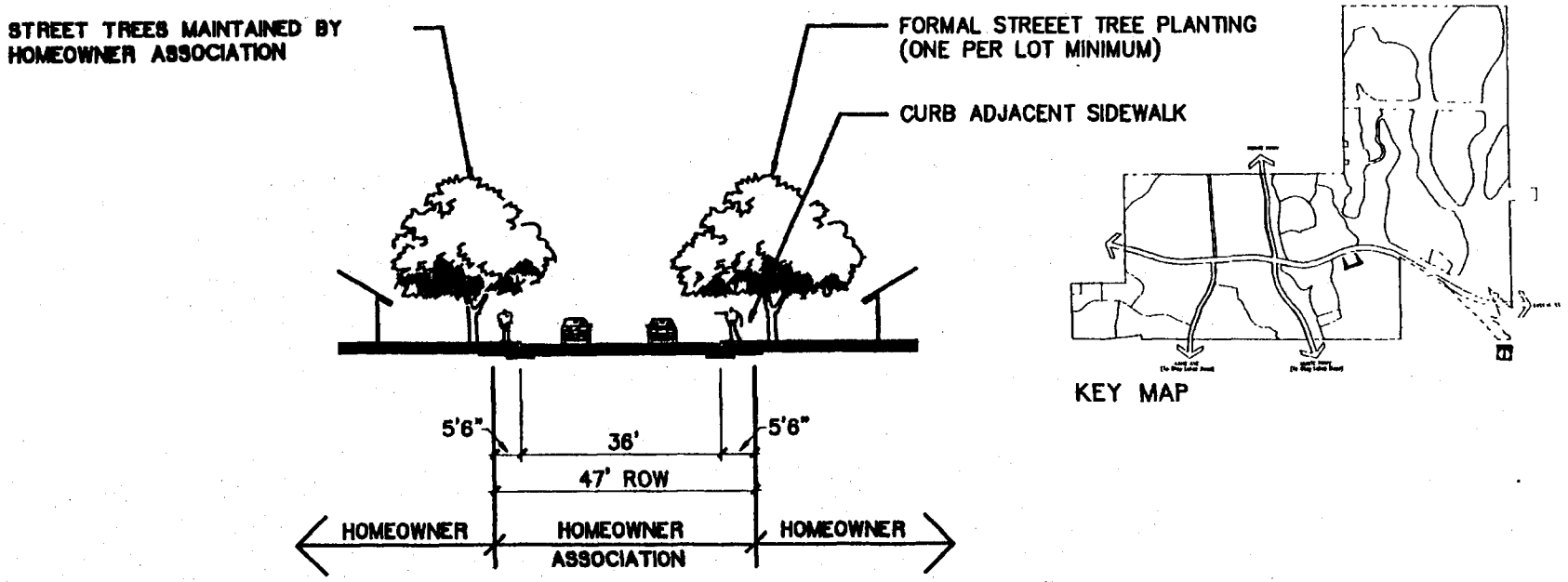
SALT CREEK RANCH

AREA 8 - RESIDENTIAL STREET SIDEYARD CONDITION

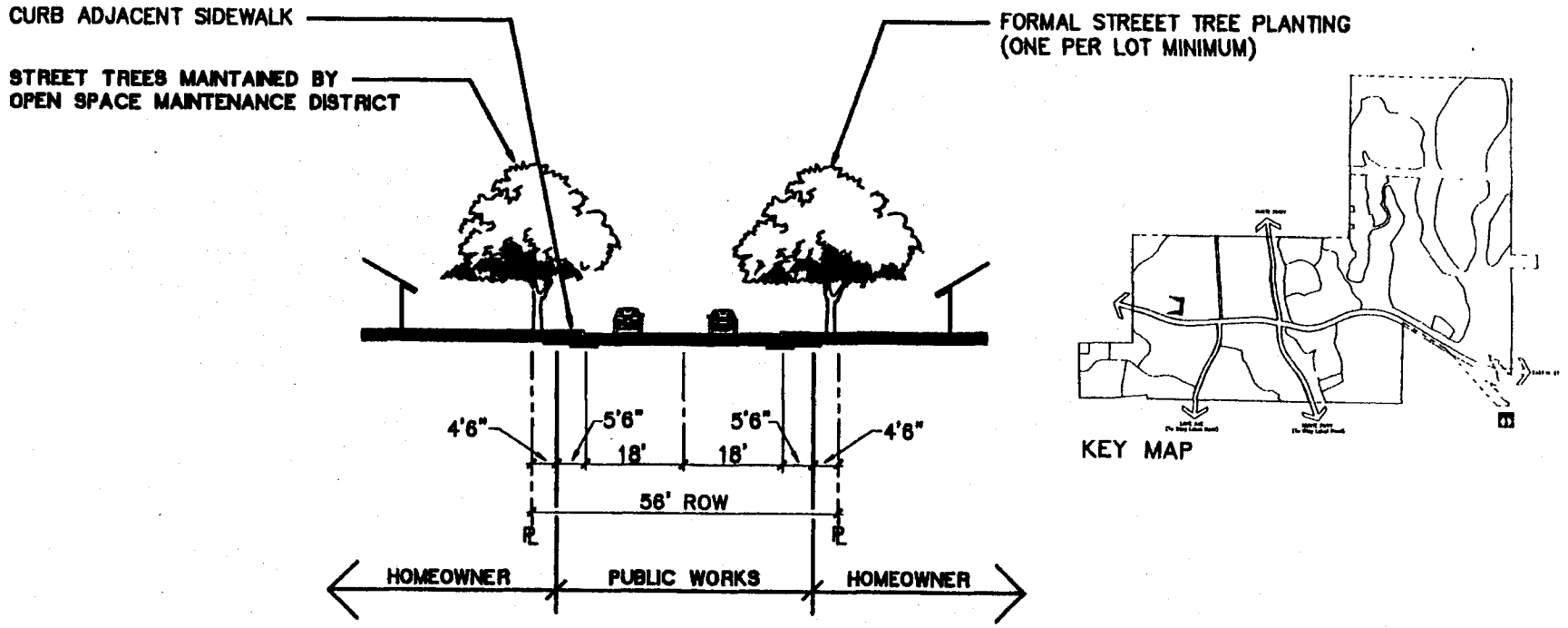
LANDSCAPE MAINTENANCE SECTION I

The Baldwin Company
Craftsmanship in building since 1956

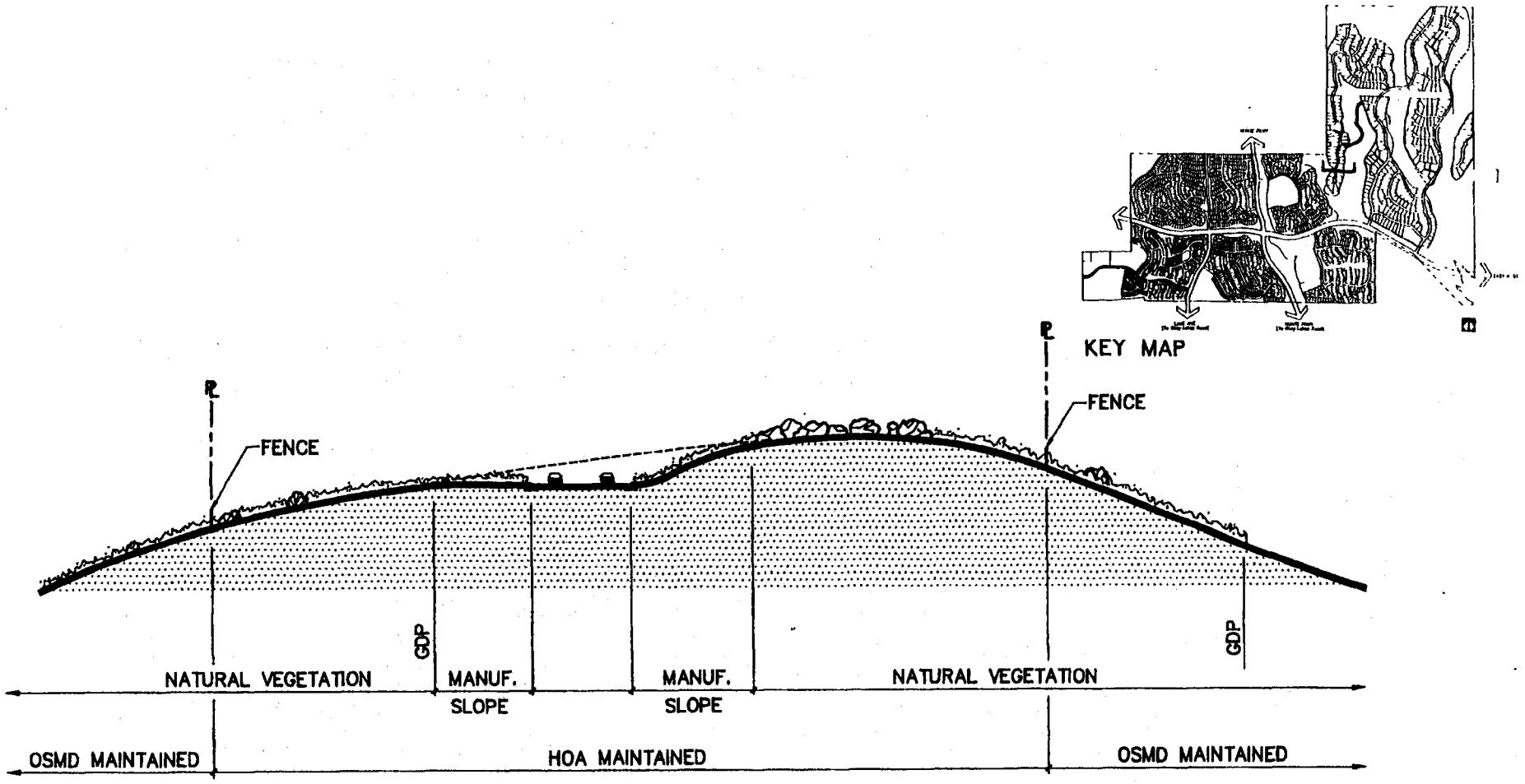
EXHIBIT NO. 55



AREA 8 - CUL DE SAC



RESIDENTIAL ROADS

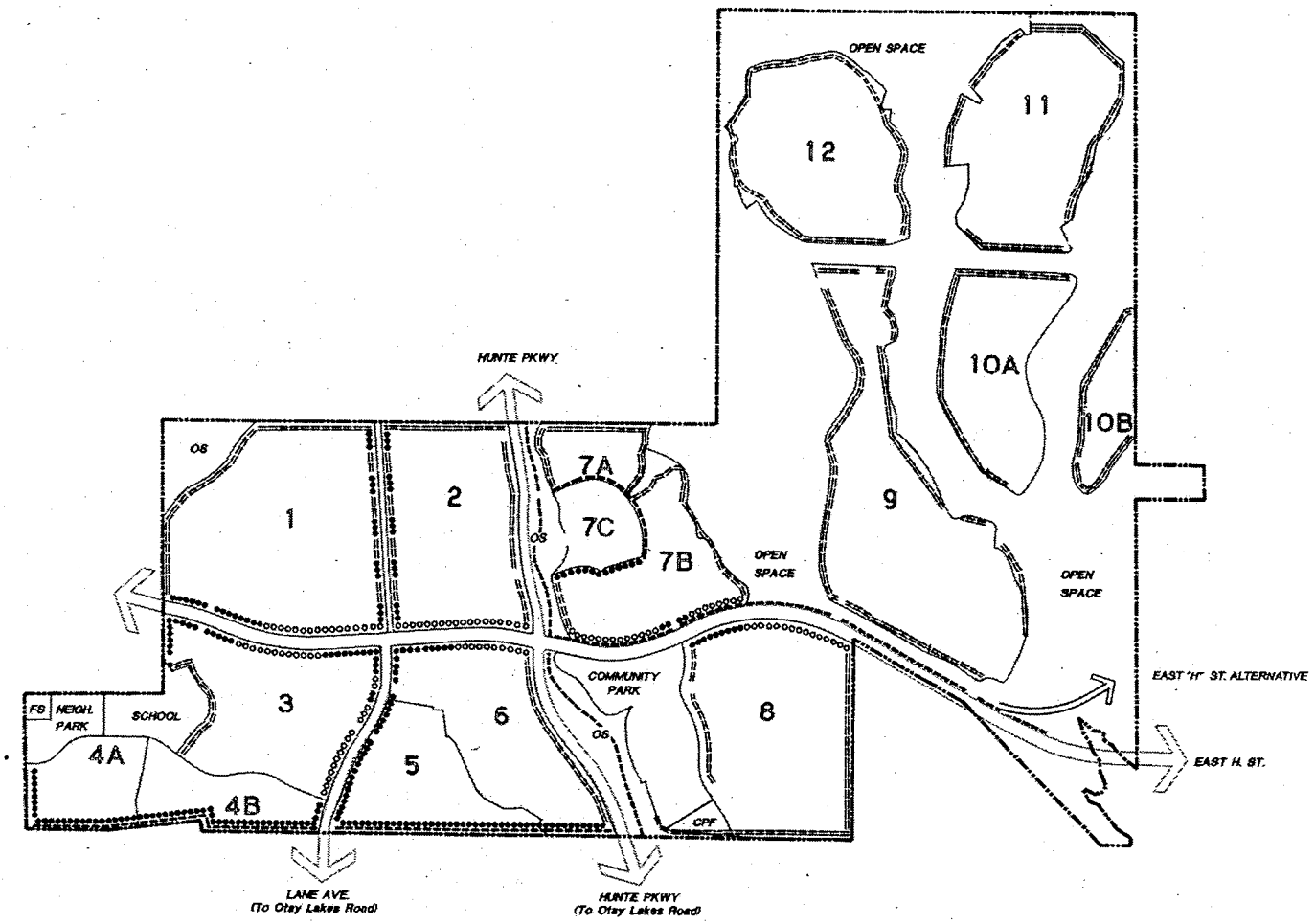


SALT CREEK RANCH

NEIGHBORHOOD 13
MAINTENANCE SECTION

EXHIBIT NO. 58

The Baldwin Company
Craftsmanship in building since 1936



LEGEND

- SOLID WALL
- VIEW WALL
- 5' VIEW FENCE
- 4'-6"EQUESTRIAN FENCE

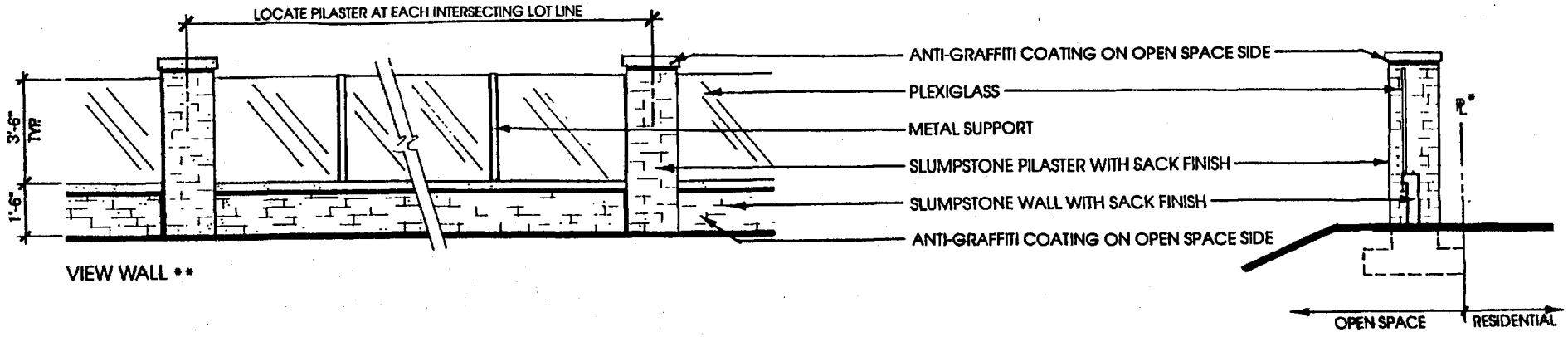
NOTES:
1. ALL SOLID AND VIEW WALLS ARE 5' HIGH
2. HEIGHT AND LOCATION OF ALL WALLS TO BE CONFIRMED WITH A FINAL SOUND ATTENUATIONSTUDY AS REQUIRED WITH THE TENTATIVE TRACT MAP.
3. ILLUSTRATIONS ARE CONCEPTUAL AND ARE SUBJECT TO REVISION.
4. FENCING ABUTTING OPEN SPACE AREAS ADJACENT TO NB 9-12 MAY MAY BE MODIFIED AS NECESSARY TO COMPLY WITH FUTURE AREA SPECIFIC MANAGEMENT DIRECTIVES (ASMDS) DEVELOPED UNDER THE MSCP.

SALT CREEK RANCH

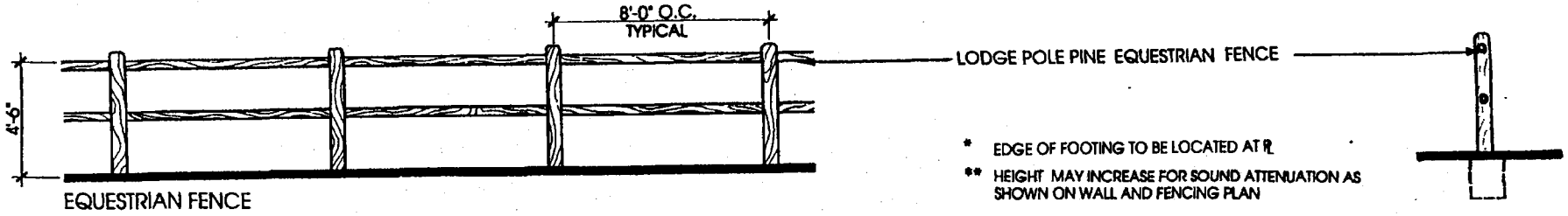
The Baldwin Company
Craftsmanship in building since 1956

PERIMETER WALL/FENCING PLAN

EXHIBIT NO. 59



VIEW WALL **



EQUESTRIAN FENCE

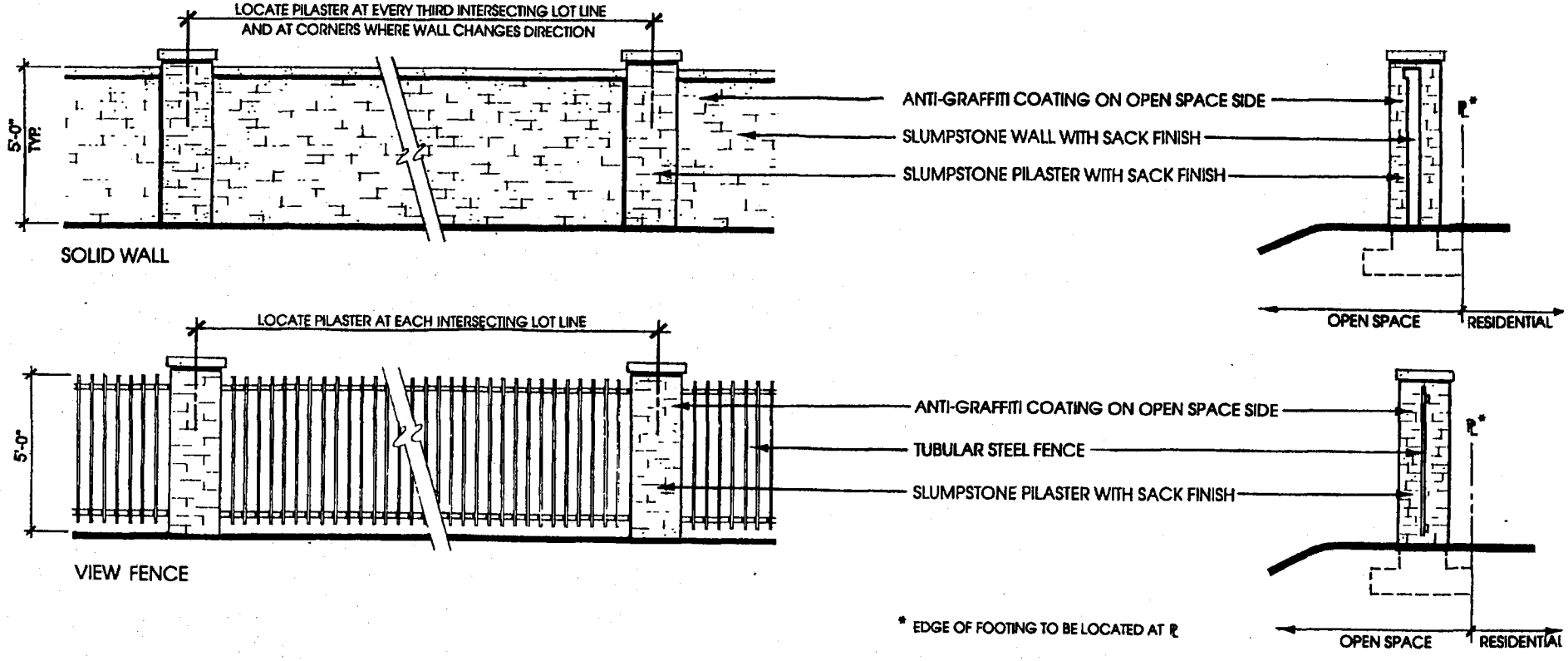
* EDGE OF FOOTING TO BE LOCATED AT ℄

** HEIGHT MAY INCREASE FOR SOUND ATTENUATION AS SHOWN ON WALL AND FENCING PLAN

SALT CREEK RANCH

WALL AND FENCING SECTION/ELEVATIONS

EXHIBIT NO. 60 FORM I-133

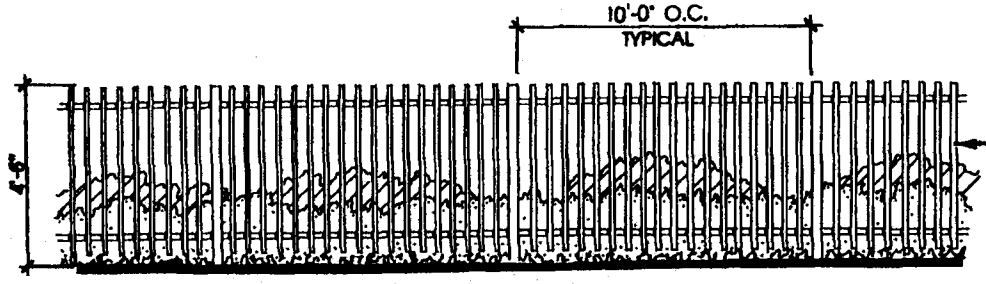


SALT CREEK RANCH

WALL AND FENCING SECTION/ELEVATIONS

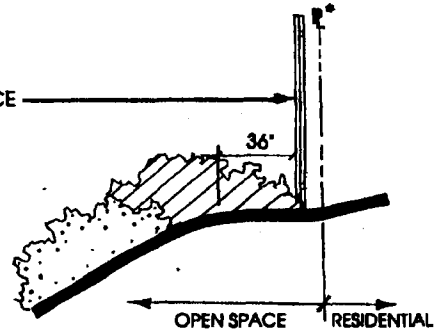
The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 61 FORM I-134

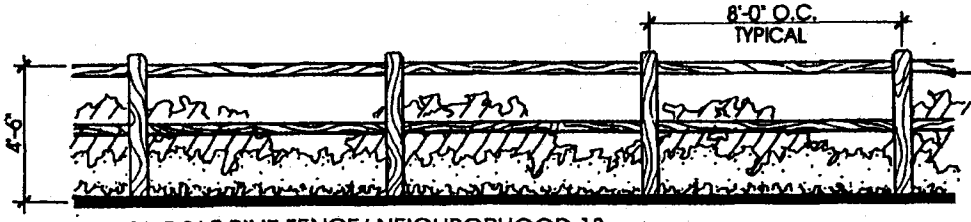


VIEW FENCE/ NEIGHBORHOOD 13

TUBULAR STEEL FENCE

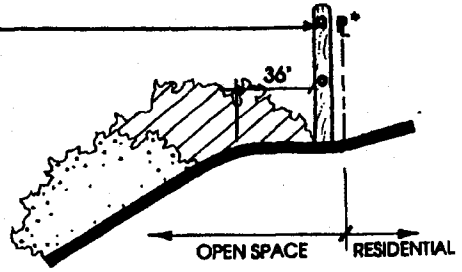


* EDGE OF FOOTING TO BE LOCATED AT ℄
NOTE: SEE TYPICAL WALL/FENCE SECTION AT TOP AND TOE OF SLOPE EXHIBIT.



LODGE POLE PINE FENCE/ NEIGHBORHOOD 13

LODGE POLE PINE FENCE



NOTE: THESE FENCES ILLUSTRATE POSSIBLE OPTIONS FOR NEIGHBORHOOD 13. FINAL DECISION TO BE DETERMINED AT TENTATIVE MAP.

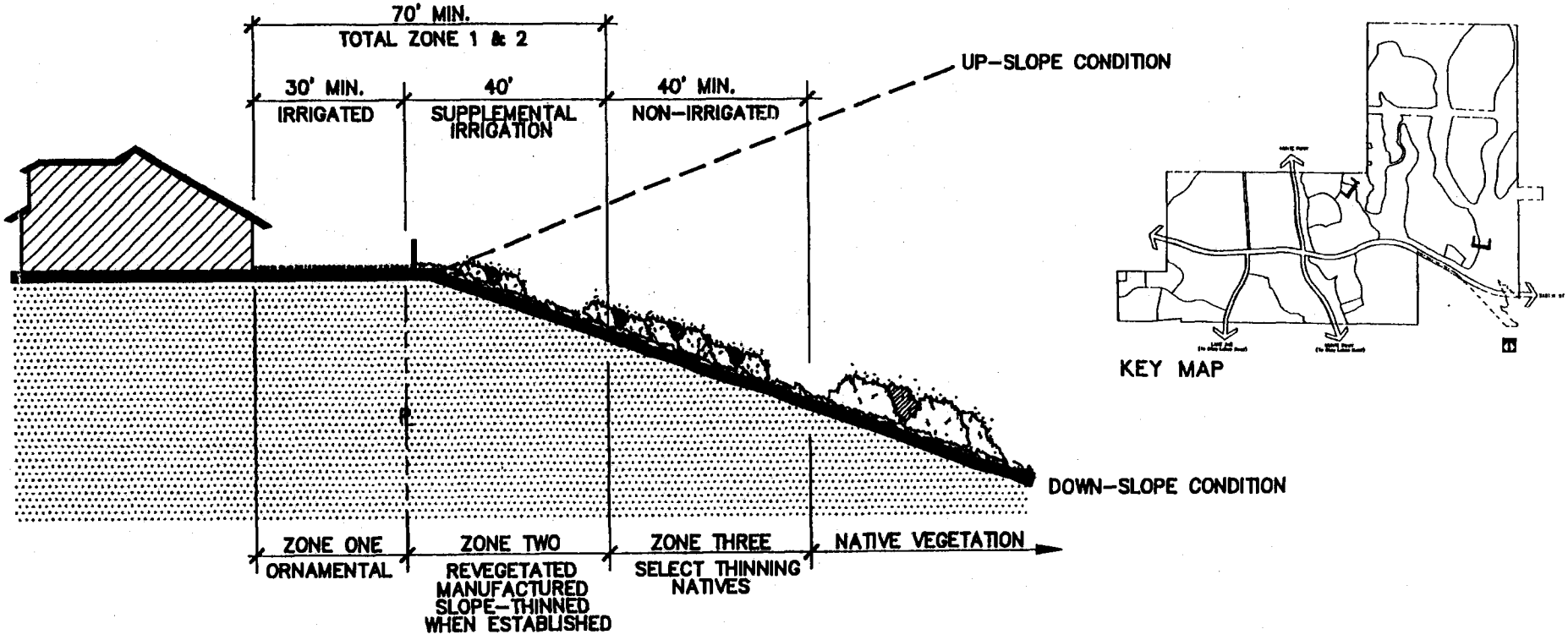
NEIGHBORHOOD 13 WALL AND FENCING SECTION/ELEVATIONS

EXHIBIT NO. 62

FORM 1-135

SALT CREEK RANCH

The Baldwin Company
Craftsmanship in building since 1956



KEY MAP

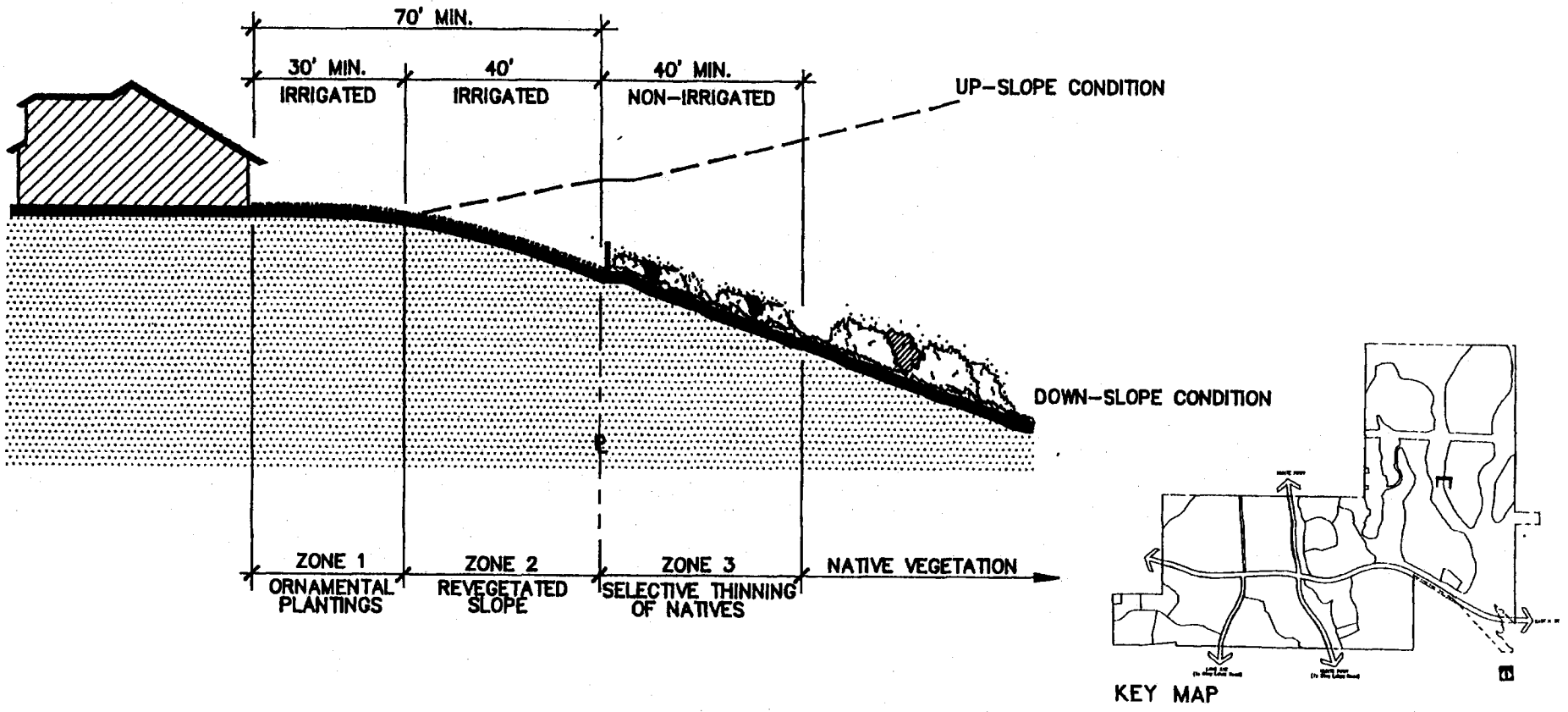
SALT CREEK RANCH

MANUFACTURED SLOPE CONDITION

FUEL MODIFICATION SECTION DETAIL

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 65 FORM I-144



NATIVE/HABITAT ENHANCEMENT

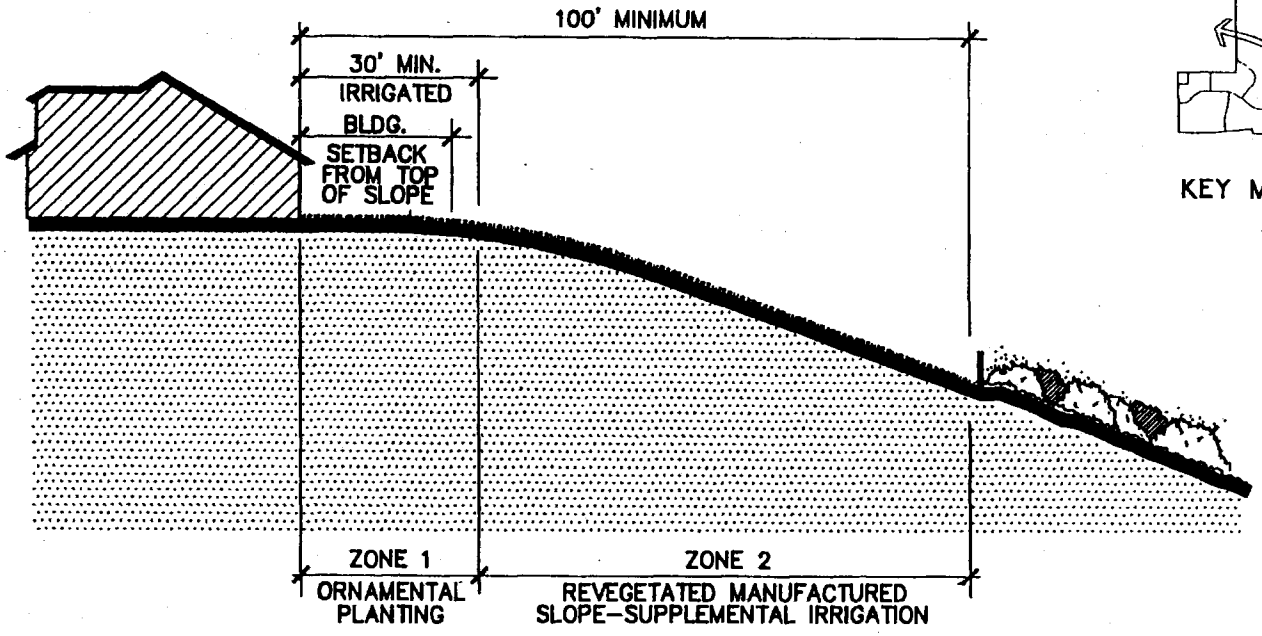
SALT CREEK RANCH

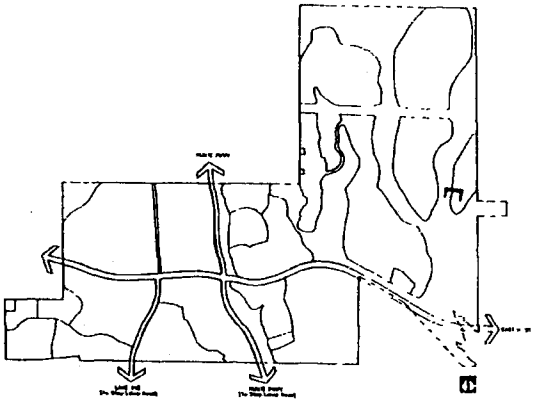
FUEL MODIFICATION SECTION DETAIL

EXHIBIT NO. 66 FORM

1-145

The Baldwin Company
Craftsmanship in building since 1956





MANUFACTURED SLOPE

SALT CREEK RANCH

FUEL MODIFICATION SECTION DETAIL

The Baldwin Company
Craftsmanship in building since 1956

EXHIBIT NO. 69

FORM
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