

Chapter 5:

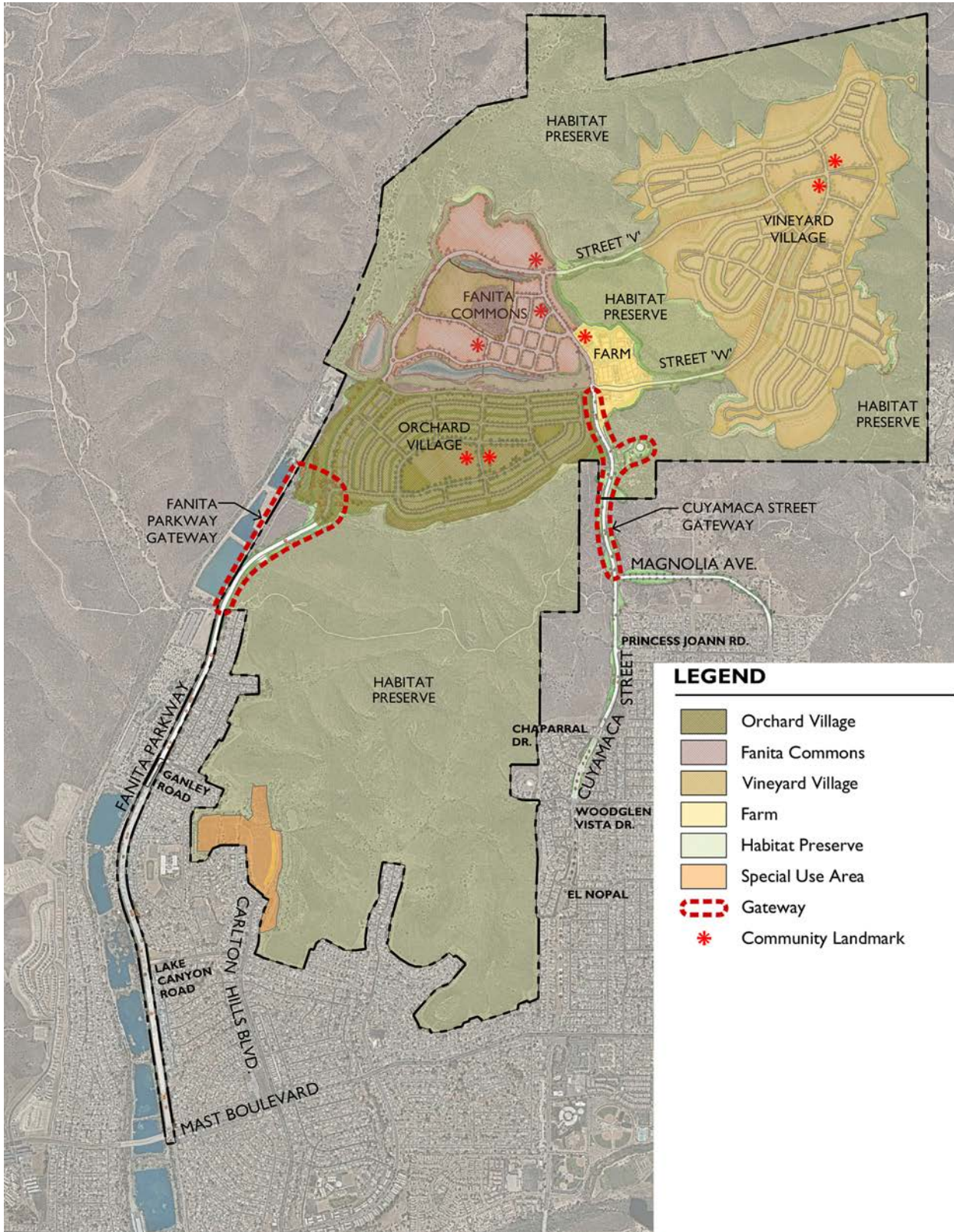
Landscape Architecture, Community Design & Outdoor Lighting Design Plan

5.1 Community Organization and Landscape Theme

The design theme for Fanita Ranch reflects Santee’s unique heritage and is represented in many forms, from farm-themed Villages to a celebration of the site’s ecological resources outside of the Villages. The community has been organized to provide a transition from naturalized open space areas to neighborhoods within an agricultural setting, giving the impression of a small community that has emerged from an agrarian heritage. The community is organized by a series of experiences, as illustrated in *Exhibit 5.1: Community Organization*, including the following organizational elements:

- Gateways
- Landmarks
- Villages
- Habitat Preserve
- Farm

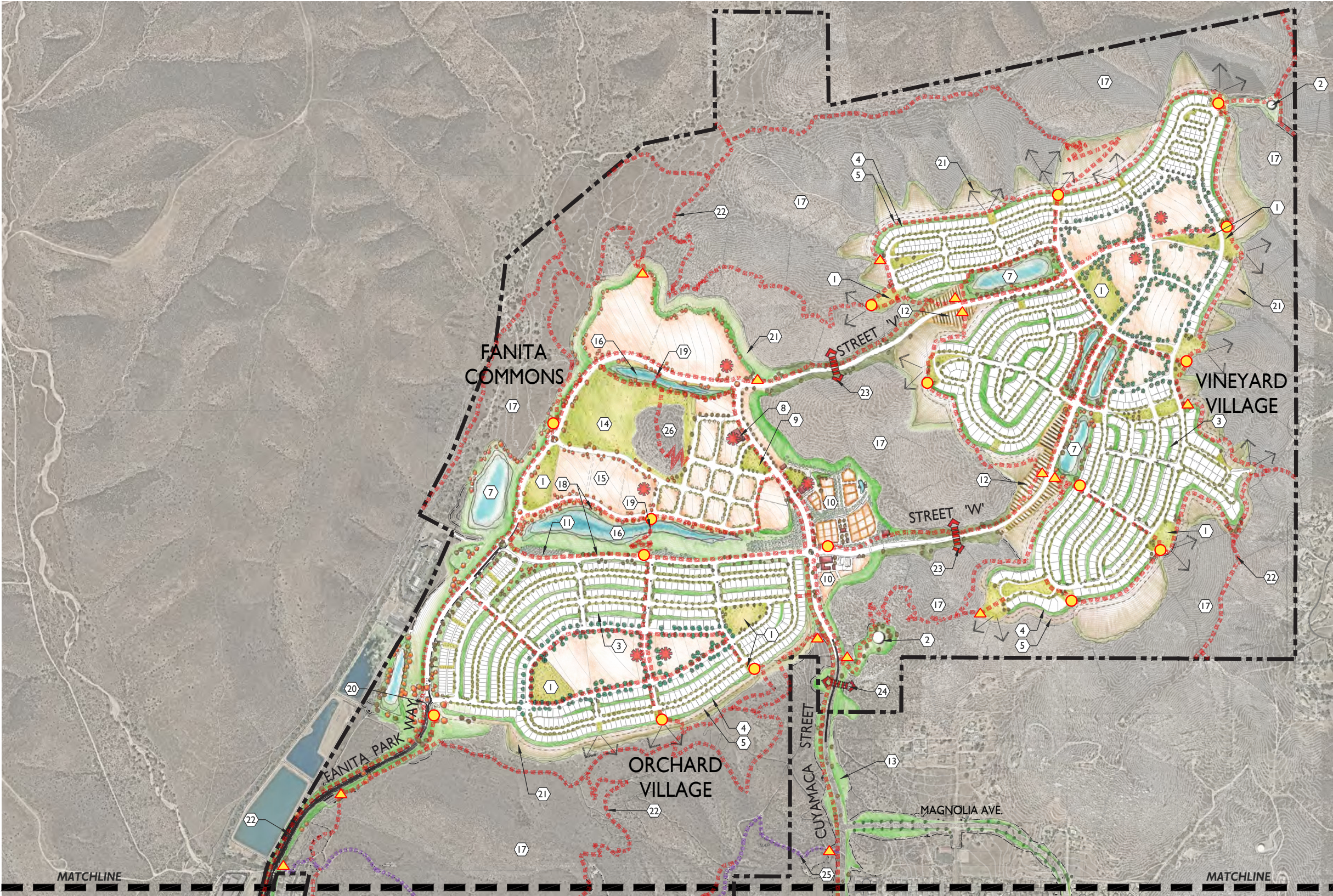
Exhibit 5.2: Fanita Ranch Illustrative Plan, depicts Fanita Ranch’s organization and landscape theme, its connections to the larger Santee community and hundreds of acres of preserved natural open space. The City of Santee is designated a Tree City USA by the Arbor Day Foundation in partnership with the United States Forest Service and the National Association of State Foresters. In support of this designation, Fanita Ranch includes a robust tree planting program that will be implemented throughout the community. Gateways and landmarks within open space areas take advantage of existing landforms, natural features, and scenic vistas to provide natural orientation and wayfinding. At the gateways to Fanita Ranch, the naturalistic landscape gradually transitions, giving way to authentic working agricultural fields and orchards. The Farm, at the center of the community, remains a focal point, and each Village reflects the importance of the Farm through a unique agricultural theme. Beyond the fields and orchards, neighborhoods include an eclectic mix of architecture, reflective of typical California farm communities. The emphasis is on an Americana-style of architecture that reinforces the farm design theme. For a more detailed description of the proposed community-wide landscape palette, refer to *Section 5.5: Landscape Palette*.



For illustrative purposes only; final design may vary.

Exhibit 5.I: Community Organization

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- LEGEND**
- ① Neighborhood and Mini Parks
 - ② Water Reservoir
 - ③ Interior Slope Erosion Control Planting
 - ④ FMZ Zone 1 Planting
 - ⑤ FMZ Zone 2
 - ⑥ *Item Intentionally Deleted*
 - ⑦ Water Quality Basin (Typ.)
 - ⑧ Fire Station Site
 - ⑨ Village Green
 - ⑩ Farm
 - ⑪ Orchard (Typ.)
 - ⑫ Vineyard (Typ.)
 - ⑬ Cuyamaca Gateway w/ Informal Oak/ Chaparral Style Planting
 - ⑭ Community Park
 - ⑮ School Site
 - ⑯ Riparian Enhancement and Preserve Area
 - ⑰ Habitat Preserve
 - ⑱ Linear Park
 - ⑲ Pedestrian Bridge
 - ⑳ Fanita Gateway with Informal Riparian Style Planting
 - ㉑ Preserve Revegetation Area
 - ㉒ Trail
 - ㉓ At-grade Wildlife Crossing
 - ㉔ Below Grade Wildlife Crossing
 - ㉕ SDG&E Service Road
 - ㉖ Community Park Passive Area
- 🌳 Community Landmark
 - 👁 View Point
 - Trail
 - SDG&E Service Road
 - Trailhead
 - ▲ Potential Trail Access Point
 - ➡ Wildlife Crossing

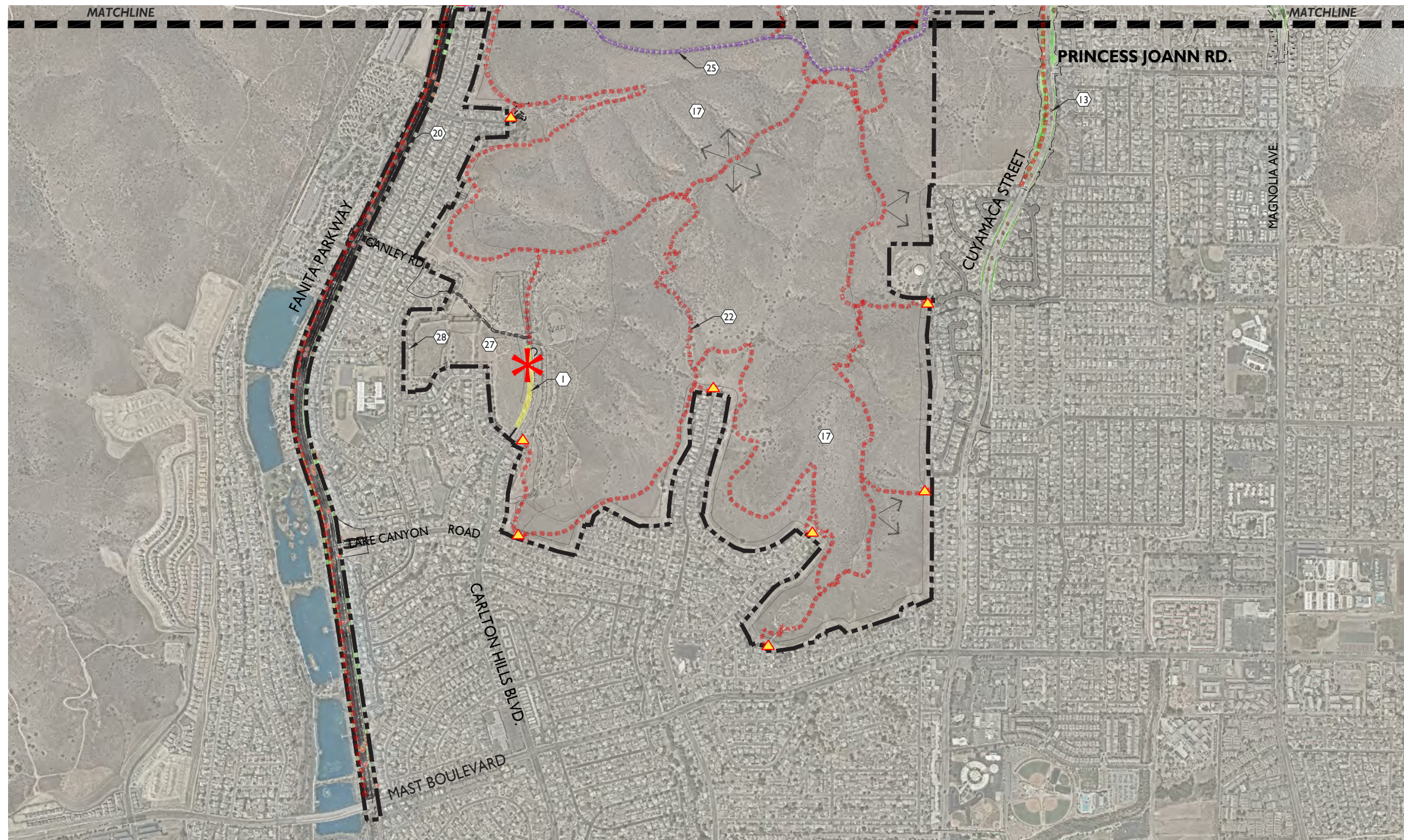
Note: For clarity, not all uses and elements are shown or labeled.

Match Line: See Exhibit 5.2b

⊕ not to scale For illustrative purposes only; final design may vary.

Exhibit 5.2a: Fanita Ranch Illustrative Plan (North)

Match Line: See Exhibit 5.2a



LEGEND

- ① Neighborhood and Mini Parks
- ⑬ Cuyamaca Gateway w/ Informal Oak/Chaparral Style Planting
- ⑰ Habitat Preserve
- ⑳ Fanita Gateway with Informal Riparian Style Planting
- ㉒ Trail
- ㉕ SDG&E Service Road
- ㉗ Special Use Area
- ㉘ Special Use Area Screening Landscape
- Trail
- SDG&E Service Road
- Trailhead
- △ Potential Trail Access Point
- * Trail Staging Area

Note: For clarity, not all uses and elements are shown or labeled.

Exhibit 5.2b: Fanita Ranch Illustrative Plan (South)

For illustrative purposes only; final design may vary. ⊕ not to scale

5.2 Gateways

Gateways announce entry into Fanita Ranch, with a gateway sequence at two main entries as described in the following sections. Rather than traditional architectural and signage statements for gateways, entry to Fanita Ranch pays homage to the rural, agrarian heritage of the land through the use of the native and agrarian landscape.

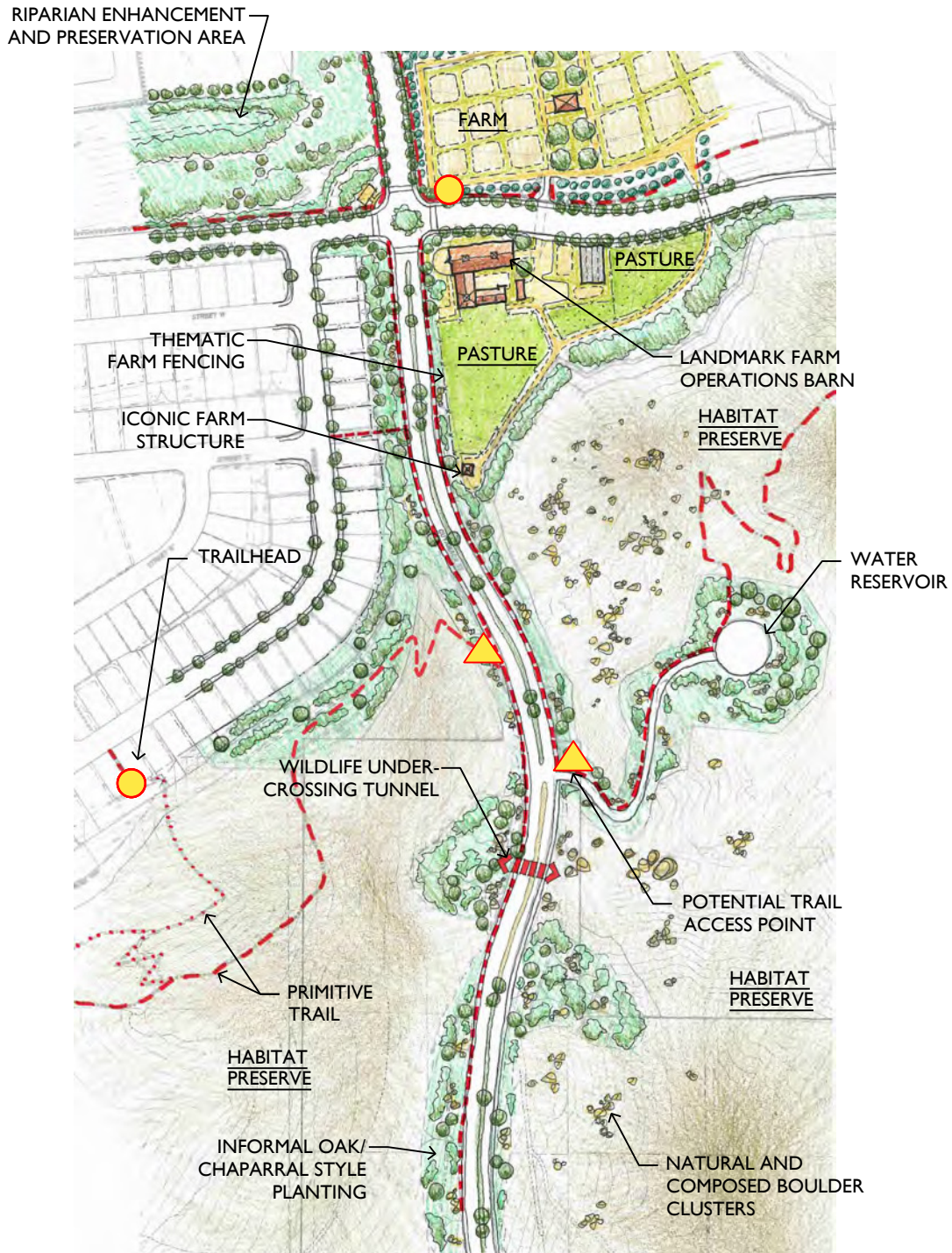
5.2.1 Cuyamaca Street Gateway

Cuyamaca Street provides access into the Development Plan Area. *Exhibit 5.3: Cuyamaca Street Gateway Concept* depicts the visitors' first impressions of the Fanita Ranch community. Upon entering the community, the roadway is designed to preserve and enhance the natural hillsides and rock outcroppings. The roadway passes through the natural terrain to respect slopes and landforms to the greatest extent possible.



Landscaping along roadway edges is designed to reflect the natural setting and preserve views toward significant landforms through limited and informal planting patterns that harmonize with the natural vegetation. Just beyond the most significant rock formation, the roadway begins to slope downward and gives way to views of the Farm in the distance. The roadway landscaping begins to transition to post and rail fencing indicative of an agricultural landscape. Orchard landscaping begins to replace native vegetation and a barn structure announces the Farm and entry into the community.

Community signage will be incorporated into the landscape as rock-outcropping or farm-themed signage. A roundabout with thematic landscaping in its center will define the first intersection and subtle farm-themed wayfinding signage will direct visitors to one of three Villages. The rear elevation of some homes in Orchard Village will be visible from Cuyamaca Gateway and will be enhanced with additional elevation treatments, view fencing and orchard-themed landscaping as appropriate.



Note: Refer to Exhibit 4.13: Trails Map for detail regarding trail types and widths.

For illustrative purposes only; final design may vary.

Exhibit 5.3: Cuyamaca Street Gateway Concept

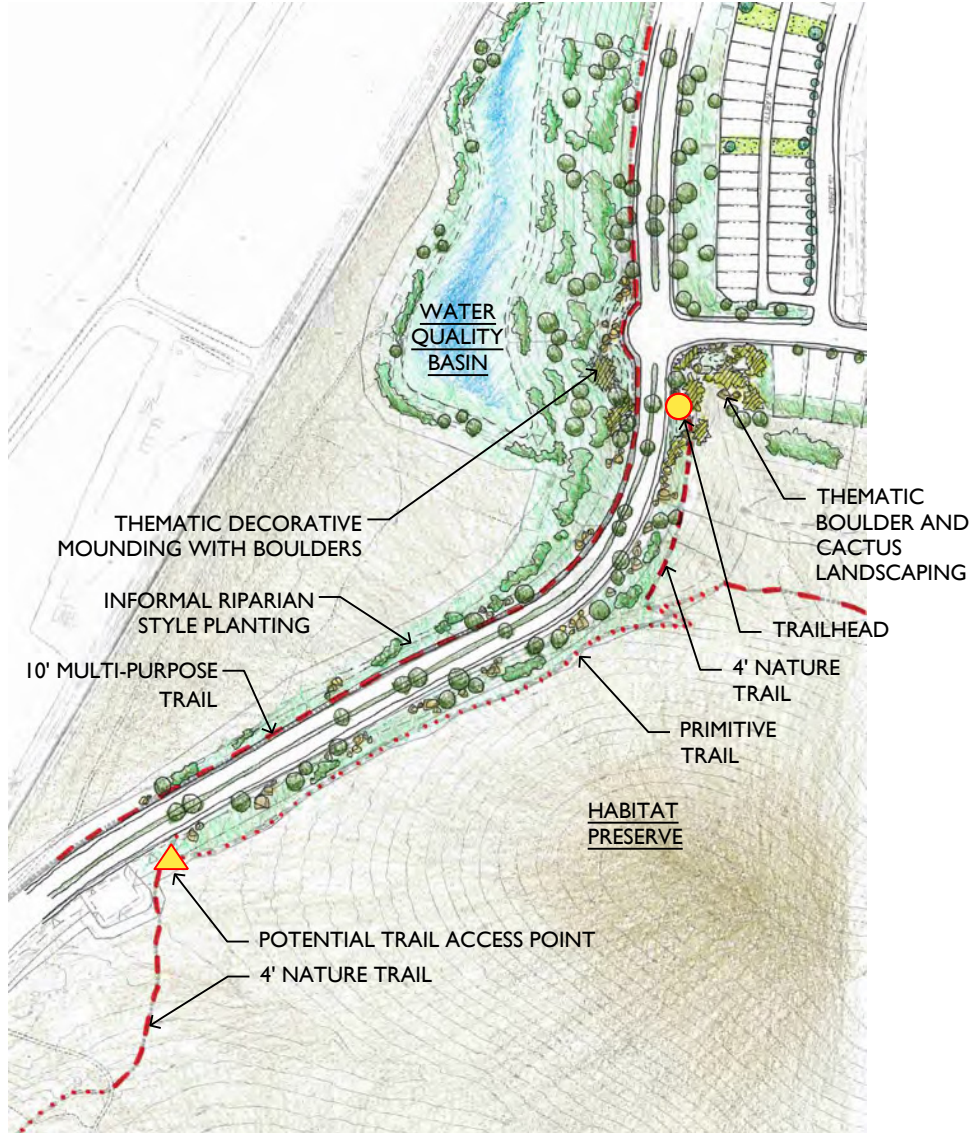
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5.2.2 Fanita Parkway Gateway

Fanita Parkway also provides access into the Development Plan Area. *Exhibit 5.4: Fanita Parkway Gateway Concept* maintains the existing roadways rural character by limiting new landscaping and creating informal clusters of trees to preserve views to Santee Lakes. Selected plant species focus on enhancing the existing landscape and views of adjacent existing neighbors. Beyond the existing neighborhoods, plantings of native species recreate the natural habitats that occur within the Development Plan Area to celebrate the natural resources in the area.



At the southwest edge of the Orchard Village, roadway landscaping transitions to stacked stone walls, post and rail fencing and orchard trees. Community signage is incorporated into the landscape, such as a rock-outcropping or farm-themed signage. A roundabout at Street “A” featuring one or more large specimen trees and subtle farm-themed wayfinding signage will direct visitors to one of three Villages. The rear elevations of homes in Orchard Village visible from Fanita Parkway will be enhanced with additional elevation treatments, view fencing, and orchard-themed landscape as appropriate.



Note: Refer to Exhibit 4.13: Trails Map for detail regarding trail types and widths.

For illustrative purposes only; final design may vary.

Exhibit 5.4: Fanita Parkway Gateway Concept

 not to scale

5.3 Landmarks

Landmarks assist in orientation within the community, particularly at key intersections and nodes to help people identify where they are within the community. *Exhibit 5.1: Community Organization* identifies the location of proposed landmarks within the community. Landmarks may consist of iconic buildings, building tower elements, thematic structures or significant landscape features that are consistent with the farm theme. Examples of appropriate landmarks are provided in *Exhibit 5.5: Conceptual Landmark Imagery*.

5.4 Villages

Villages represent the developed portions of the Fanita Ranch community and are designed to provide a unique, individual theme consistent with the overall agrarian design theme. Within each Village, the landscape palette, street furniture and architecture support the Village design theme. *Exhibit 5.1: Community Organization* identifies the three Villages, which are named according to their intended design theme and are described in the following sections.



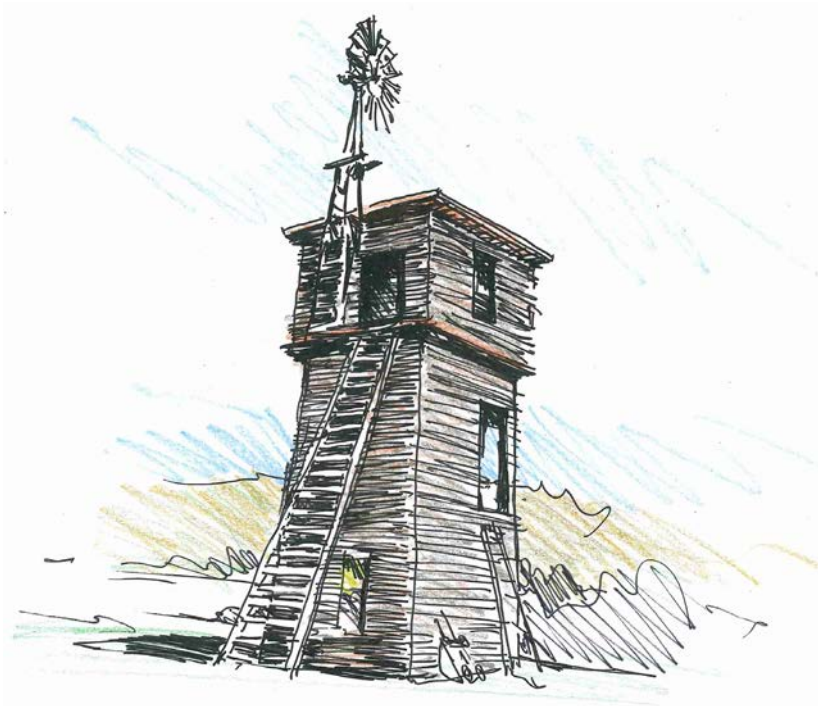


Exhibit 5.5: Conceptual Landmark Imagery

5.4.1 Fanita Commons

Fanita Commons serves as the main “common village” for all of Fanita Ranch. With the Farm as its focal point, orchards, vineyards, fields, and a large event barn serve as defining elements of this Village. A Village Green, located across from the Farm, provides the main community gathering space. This public gathering space will serve as an extension of the Farm, allowing farm activities such as farmers’ markets and harvest festivals to spill into the Village Center. *Exhibit 5.2: Fanita Ranch Illustrative Plan, Exhibit 5.6: Fanita Commons Illustrative Plan and Exhibit 5.7: Fanita Commons Imagery* illustrate some of the key landscape and site design concepts for Fanita Commons including the following:







- Create a Village Green with landscaping materials and street furniture consistent with the farm design theme. The Village Green is designed and sized to include open areas and flexible spaces that support community events such as farmers’ markets, harvest festivals, outdoor movies and more.
- Maintain strong visual connection between the Village Green and the passive portion of the Community Park.
- Promote walkability in Fanita Commons by providing shade and other pedestrian amenities such as water fountains, benches, and street furniture that are consistent with the farm design theme.
- Install edible landscapes along trails and sidewalks, where appropriate, to create an “AgMeander” that connects the Farm to other areas of Fanita Commons including the school site, Community Park, Active Adult neighborhood and Village Green.
- Use iconic structures to serve as landmarks and assist with wayfinding.
- Provide a pedestrian bridge across the southerly drainage to connect Fanita Commons with Orchard Village.



Note: Refer to Exhibit 4.13: Trails Map for detail regarding trail types and widths.

LEGEND

-  Community Landmark
-  Trailhead
-  Potential Trail Access Point
-  Trail

For illustrative purposes only; final design may vary.

Exhibit 5.6: Fanita Commons Illustrative Plan

 not to scale



Exhibit 5.7: Fanita Commons Imagery

In support of a consistent Village theme, the Fanita Commons plant palette provides a unified list of trees, shrubs, succulents, and ground covers. *Exhibit 5.8: Fanita Commons Plant Palette* identifies specified plants that can be selected for use in public or publicly viewable spaces.

FANITA COMMONS PLANT PALETTE

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

General Landscape Trees

GEIJERA PARVIFLORA / Australian Willow

JACARANDA MIMOSIFOLIA / Jacaranda

RHUS LANCEA / African Sumac

Street Trees - Residential Collector

GEIJERA PARVIFLORA / Australian Willow

JACARANDA MIMOSIFOLIA / Jacaranda

KOELREUTERIA BIPINNATA / Chinese Flame Tree

Street Trees - Village Collector and Streets

CASSIA SPLENDIDA 'GOLDEN' / Golden Wonder Cassia

CERCIS CANADENSIS 'FOREST PANSY' / Forest Pansy Eastern Redbud

KOELREUTERIA PANICULATA / Golden Rain Tree

Street Trees - Residential Streets

LIQUIDAMBER STYRACIFLUA / Sweet Gum

CASSIA SPLENDIDA 'GOLDEN' / Golden Wonder Cassia

CERCIS CANADENSIS 'FOREST PANSY' / Forest Pansy Eastern Redbud

Park and Village Green Trees

ALMUS RHOMBIFOLIA / White Alder

CERCIS CANADENSIS 'FOREST PANSY' / Forest Pansy Eastern Redbud

CINNAMOMUM CAMPHORA / Camphor Tree

FRAXINUS UDHEI/Shamel Ash

JACARANDA MIMOSIFOLIA / Jacaranda

KOELREUTERIA PANICULATA / Golden Rain Tree

LIQUIDAMBAR STYRACIFLUA / Sweet Gum

PLATANUS RACEMOSA / California Sycamore

Exhibit 5.8: Fanita Commons Plant Palette

FANITA COMMONS PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

School Site Trees

CASSIA SPLENDIDA 'GOLDEN' / Golden Wonder Cassia
PLATANUS ACERIFOLIA / London Plane
JACARANDA MIMOSIFOLIA / Jacaranda
MAGNOLIA GRANDIFLORA / Southern Magnolia
ULMUS PARVIFOLIA / Chinese Elm

Active Adult Residential Site Trees

GEIJERA PARVIFLORA / Australian Willow
CERCIS CANADENSIS 'FOREST PANSY' / Forest Pansy Eastern Redbud
MAGNOLIA GRANDIFLORA / Southern Magnolia
ULMUS PARVIFOLIA / Chinese Elm

Succulents and Cacti

AGAVE AMERICANA / Century Plant
AGAVE X 'BLUE GLOW' / Blue Glow Agave
ALOE ARBORESCENS / Torch Aloe
DASYLIRION WHEELERII / Grey Desert Spoon
HESPERALOE PARVIFLORA / Red Yucca

Screening Shrubs

CEANOETHUS X 'CONCHA' / Concha California Lilac*
HETEROMELES ARBUTIFOLIA / Toyon
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / Tawhiwhi
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / Carolina Laurel

Ornamental Shrubs and Perennials

ABELIA X GRANDIFLORA 'SHERWOODII' / Dwarf Abelia
BOUGAINVILLEA SP. / Bougainvillea (To be maintained per Fire Protection Plan)
CEANOETHUS G. 'ANCHOR BAY' / Anchor Bay Ceanothus*
CISTUS SP. / Rockrose

Exhibit 5.8: Fanita Commons Plant Palette (cont.)

FANITA COMMONS PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Ornamental Shrubs and Perennials (Cont.)

GALVEZIA SPECIOSA / Island Bush Snapdragon

LANTANA SP. / Lantana

LAVANDULA STOECHAS / Spanish Lavender

LEUCOPHYLLUM SP. / Texas Ranger

MYRTUS COMMUNIS 'COMPACTA' / Dwarf Myrtle

RHAPHIOLEPIS SP. / Indian Hawthorn

Ornamental Grasses or Grass-like Plants

ARMERIA MARITIMA / Common Thrift

BULBINE FRUTESCENS / Stalked Bulbine

CHONDROPETALUM TECTORUM / Small Cape Rush

DIANELLA CAERULEA 'CASSA BLUE' / Cassa Blue Flax Lily

FESTUCA GLAUCA / Blue Fescue

PHORMIUM TENAX VAR. / New Zealand Flax

Groundcovers

CEANOTHUS 'CENTENNIAL' / Centennial Lilac*

CRASSULA MULTICAVA / Fairy Crassula

DYMONDIA MARGARETAE / Dymondia

FRAGARIA CHILOENSIS / Ornamental Strawberry

GREVILLEA LANIGERA 'MT. TAMBORITHA' / Mt. Tamboritha Grevillea

LANTANA X 'NEW GOLD' / New Gold Lantana

MYOPORUM PARVIFOLIUM 'PINK' / Pink Myoporum

Vines

DISTICTUS SP. / Trumpet Vine

JASMINUM SP. / Jasmine

WISTERIA SINENSIS / Wisteria

Exhibit 5.8: Fanita Commons Plant Palette (cont.)

FANITA COMMONS PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Shade Tolerant Plants

COPROSMA REPENS / Mirror Plant

MAHONIA EURYBRACTEATA 'SOFT CARESS' / Soft Caress Mahonia

PHILODENDRON SP. / Philodendron

POLYSTICHUM MUNITUM / Western Sword Fern

RIBES VIBURNIFOLIUM / Catalina Current

SANSEVIERIA TRIFASCIATA / Mother-in-Law's Tongue

Notes:

1. Proposed plant palettes are intended to convey a consistent theme throughout a Village or planning area. They are not all encompassing and may be adjusted to conform to final design style and site conditions.
2. Refer to *Exhibit 5.15: Community Streets Plant Palette* for the Fanita Parkway landscape palette.
3. Refer to *Exhibit 5.17: Edible/Medicinal Plant Palette* for "AgMeander" and edible landscapes palette.
4. Landscaping adjacent to Wildland Urban Interface areas must be fire resistant and be consistent with the Fire Protection Plan.

Exhibit 5.8: Fanita Commons Plant Palette (cont.)

5.4.2 Orchard Village

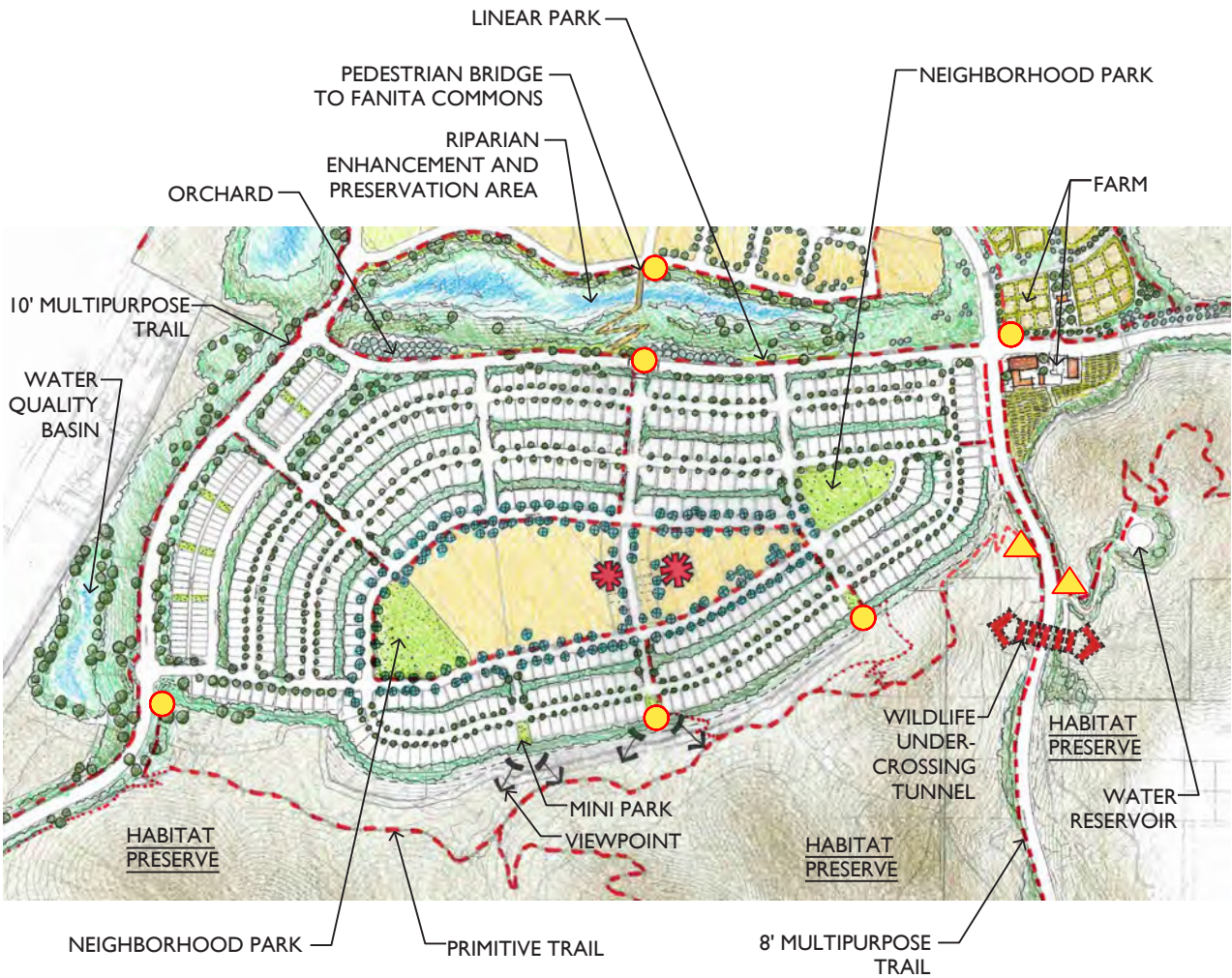
Orchard Village, located south of Fanita Commons, includes orchards that extend from the Farm as its defining design element. Orchard Village is geographically and topographically separated from Fanita Commons, but will be physically connected by roadways, trails and a pedestrian bridge. *Exhibit 5.9: Orchard Village Illustrative Plan* and *Exhibit 5.10: Orchard Village Imagery* illustrate some of the key landscape elements for Orchard Village including the following:



- Extend orchards from the Farm to the southerly side of the southerly riparian area and along roadways within Orchard Village.
- Design orchard plantings north of the riparian areas to be visible from Fanita Commons and establish the orchard design theme.
- Promote walkability in Orchard Village by providing shade and other pedestrian amenities such as benches and water fountains consistent with a farm design theme.
- Install orchard trees and edible landscaping along trails and sidewalks, where appropriate, to extend the “AgMeander” educational and recreational trail from the Farm and Fanita Commons. Refer to *Section 7.3.5: AgMeander* for additional information.
- Use iconic structures typically associated with orchards to serve as landmarks and assist with wayfinding.
- Provide access for tractors and other orchard maintenance equipment to ensure orchards are authentic, well maintained and sustainable.









Refer to *Exhibit 5.11: Orchard Village Plant Palette* for a comprehensive listing of plants for this Village.



Note: Refer to Exhibit 4.13: Trails Map for detail regarding trail types and widths.

LEGEND

-  Community Landmark
-  Trailhead
-  Potential Trail Access Point
-  Trail
-  Viewpoint
-  Wildlife Crossing

For illustrative purposes only; final design may vary.


 not to scale

Exhibit 5.9: Orchard Village Illustrative Plan



Exhibit 5.10: Orchard Village Imagery

ORCHARD VILLAGE PLANT PALETTE

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

General Landscape Trees

ARBUTUS X 'MARINA' / Marina Strawberry Tree
CUPANIOPSIS ANACARDIOIDES / Carrotwood
LAGERSTROEMIA HYBRID / Crepe Myrtle
PLATANUS RACEMOSA / California Sycamore

Street Trees - Residential Collector

ARBUTUS X 'MARINA' / Marina Strawberry Tree
CUPANIOPSIS ANACARDIOIDES / Carrotwood
GEIJERA PARVIFLORA / Australian Willow
PLATANUS RACEMOSA / California Sycamore

Street Trees - Residential Street

ARBUTUS X 'MARINA' / Marina Strawberry Tree
GEIJERA PARVIFLORA / Australian Willow
HANDROANTHUS IMPETIGINOSUS / Pink Trumpet Tree

Street Tree - Village Street

HYMENOSPORUM FLAVUM / Sweetshade
PLATANUS ACERIFOLIA CULT. / London Plane Tree Cultivars
ZELKOVA SERRATA 'VILLAGE GREEN' / Sawleaf Zelkova

Street Tree - Private Residential Driveway

BUXUS SEMPERVIRENS 'GREEN TOWER' / Green Tower Boxwood
EUGENIA MYRTIFOLIA 'ORANGE TWIST' / Bush Cherry
ILEX VOMITORIA 'WILL FLEMING' / Yaupon
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' / Indian Hawthorn

Interior Slopes Trees

ARBUTUS X 'MARINA' / Marina Strawberry Tree
CERCIS OCCIDENTALIS / Western Redbud
ERYOBOTRYA DEFLEXA / Bronze Loquat
RHUS LANCEA / African Sumac

Exhibit 5.11: Orchard Village Plant Palette

ORCHARD VILLAGE PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Neighborhood and Mini Park Trees

ALBIZIA JULIBRISSIN / Mimosa Tree
ERYOBOTRYA DEFLEXA / Bronze Loquat
HANDROANTHUS IMPETIGINOSUS / Pink Trumpet Tree
LAGERSTROEMIA HYBRID / Crepe Myrtle
PISTACIA CHINENSIS / Chinese Pistache
PLATANUS RACEMOSA / California Sycamore
QUERCUS AGRIFOLIA / Coast Live Oak
ZELKOVA SERRATA 'VILLAGE GREEN' / Sawleaf Zelkova

Linear Park Trees

ALNUS RHOMBIFOLIA / White Alder
CERCIS OCCIDENTALIS / Western Redbud
PLATANUS RACEMOSA / California Sycamore
POPULUS FREMONTII / Fremont Cottonwood
QUERCUS AGRIFOLIA / Coast Live Oak
SALIX GOODDINGII / Black Willow
SALIX LASIOLEPIS / Arroyo Willow

Succulents and Cacti

AEONIUM CANARIENSE / Giant Velvet Rose
ALOE MACULATA / Soap Aloe
ALOE X 'BLUE ELF' / Blue Elf Aloe
CRASSULA OVATA / Jade Plant
CYLINDROPUNTIA PROLIFERA / Coastal Cholla
OPUNTIA LITTORALIS / Coastal Prickly Pear
OPUNTIA ORICOLA / Chaparral Prickly Pear

Screening Shrubs

PODOCARPUS M. 'MAKI' / Shrubby Yew Plant (To be maintained per FPP)
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / Carolina Laurel
RHAMNUS CALIFORNICA 'EVE CASE' / California Coffeeberry*

Exhibit 5.11: Orchard Village Plant Palette (cont.)

ORCHARD VILLAGE PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Ornamental Shrubs and Perennials

ABULITON SP. / Flowering Maple
BUDDLEJA SP. / Butterfly Bush
BUXUS MICROPHYLLA / Littleleaf Boxwood
IVA HAYESIANA / San Diego Poverty Weed
NANDINA SP. / Heavenly Bamboo
PITTIOSPORUM T. 'WHEELER'S DWARF' / Wheeler's Dwarf Mock Orange
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / Carolina Laurel
RHAPHIOLEPIS / Indian Hawthorn
RUSSELIA EQUISETIFORMIS / Coral Fountain
VERBENA SP. / Verbena

Ornamental Grasses or Grass-like Plants

DIANELLA REVOLUTA 'LITTLE REV' / Little Rev Flax Lily
DIETES 'LEMON DROP' / Lemon Drop Fortnight Lily
HELICOTRICHON SEMPERVIRENS / Blue Oat Grass
IRIS DOUGLASIANA / Douglas Iris
JUNCUS PATENS / California Gray Rush
LOMANDRA LONGIFOLIA 'SEA BREEZE' / Dwarf Mat Rush
TULBAGHIA SP. / Society Garlic

Groundcovers

BACCHARIS P. 'PIGEON POINT' / Dwarf Coyote Bush*
COPROSMA 'KIRKII' / Creeping Mirror Plant
FRAGARIA CHILOENSIS / Ornamental Strawberry
LANTANA MONTEVIDENSIS / Purple Trailing lantana
MYOPORUM PARVIFOLIUM 'PINK' / Pink Myoporum
SENECIO SP. / Blue Chalk Sticks

Exhibit 5.II: Orchard Village Plant Palette (cont.)

ORCHARD VILLAGE PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Vines

CLEMATIS ARMANDII / Evergreen Clematis
LONICERA SP. / Honeysuckle
MACFADYENA UNGUIS-CATI / Cat's Claw Vine

Shade Tolerant Plants

BUXUS X 'CHICAGOLAND GREEN' / Glencoe Boxwood
CYRTOMIUM FALCATUM / Holly Fern
FATSIA JAPONICA / Japanese Aralia
NANDINA DOMESTICA VARIETIES / Heavenly Bamboo
PITTOSPORUM CRASSIFOLIUM / Karo Mock Orange
POLYSTICHUM MUNITUM / Western Sword Fern

Notes:

1. Proposed plant palettes are intended to convey a consistent theme throughout a Village or planning area. They are not all encompassing and may be adjusted to conform to final design style and site conditions.
2. Refer to *Exhibit 5.15: Community Streets Plant Palette* for the Fanita Parkway and Cuyamaca Street landscape palettes.
3. Refer to *Exhibit 5.17: Edible/Medicinal Plant Palette* for "AgMeander" and edible landscapes palette.
4. Landscaping adjacent to Wildland Urban Interface Areas must be fire resistant and be consistent with the Fire Protection Plan.

Exhibit 5.11: Orchard Village Plant Palette (cont.)

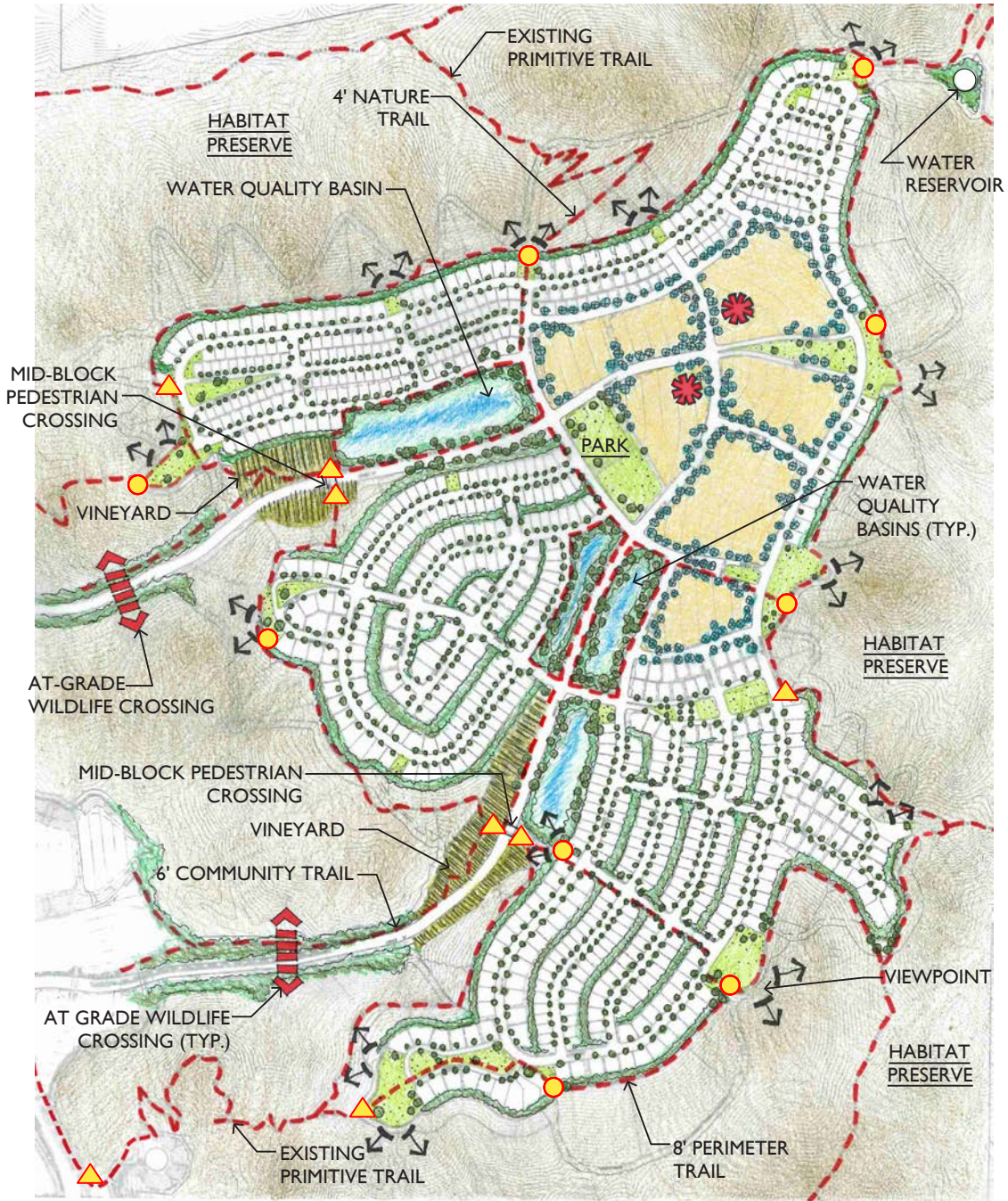
5.4.3 Vineyard Village

Vineyard Village, located east of Fanita Commons and the Farm, includes vineyards that extend from the edge of the Habitat Preserve up the slopes along the Village access roads. The rising vineyards will highlight the topographical change from Fanita Commons to the top of Vineyard Village. *Exhibit 5.12: Vineyard Village Illustrative Plan* and *Exhibit 5.13: Vineyard Village Imagery* illustrate some of the key landscape elements for Vineyard Village, including the following:

- Extend vineyards from the street entry up the open space slopes.
- Promote walkability of the Vineyard Village by providing a network of trails, paths and walks, including an 8-foot wide trail around the perimeter of the Village.
- Allow community paths and trails to pass through and alongside the vineyards as a part of the AgMeander.
- Use iconic structures, materials and equipment to serve as landmarks and assist with wayfinding.
- Provide access for trucks, tractors and other farm equipment to ensure that the vineyards are viable and sustainable.

Refer to *Exhibit 5.14: Vineyard Village Plant Palette* for a listing of plants for public or publicly viewable spaces in this Village.





Note: Refer to Exhibit 4.13: Trails Map for detail regarding trail types and widths.

LEGEND

- ★ Community Landmark
● Trailhead
▲ Potential Trail Access Point
--- Trail
- ↔ Viewpoint
↔ Wildlife Crossing

For illustrative purposes only; final design may vary.

Exhibit 5.12: Vineyard Village Illustrative Plan

not to scale



Exhibit 5.13: Vineyard Village Imagery

VINEYARD VILLAGE PLANT PALETTE

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

General Landscape Trees

CERCIDIUM X 'DESERT MUSEUM' / Palo Verde

CHILOPSIS LINEARIS CULT. / Desert Willow Cultivars

PODOCARPUS GRACILIOR / Fern Pine (To be maintained per Fire Protection Plan)

Street Trees - Residential Collectors (Street "X" and portions of Streets "V" and "W")

LIQUIDAMBAR STYRACIFLUA / Sweet Gum

LOPHOSTEMON CONFERTUS / Brisbane Box

MAGNOLIA GRANDIFLORA 'RUSSET' / Russet Southern Magnolia

Street Trees - Residential Streets

BRACHYCHITON POPULNEUS / Bottle Tree

LIQUIDAMBAR STYRACIFLUA / Sweet Gum

ULMUS PARVIFOLIA 'TRUE GREEN' / True Green Elm

Street Trees - Split Residential Streets

LOPHOSTEMON CONFERTUS / Brisbane Box

MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' / Southern Magnolia

ULMUS PARVIFOLIA 'TRUE GREEN' / True Green Elm

Interior Slopes Trees

CHILOPSIS LINEARIS CULT. / Desert Willow Cultivars

X CHITALPA TASHKENTENSIS / Chitalpa

QUERCUS ILEX / Holly Oak

Neighborhood and Mini Parks Trees

BRACHYCHITON POPULNEUS / Bottle Tree

FRAXINUS UHDEI / Shamel Ash

CERCIDIUM X 'DESERT MUSEUM' / Palo Verde

CERCIS OCCIDENTALIS / Western Redbud

CHILOPSIS LINEARIS CULT. / Desert Willow Cultivars

CUPANIOPSIS ANACARDIOIDES / Carrotwood

Exhibit 5.14: Vineyard Village Plant Palette

VINEYARD VILLAGE PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Neighborhood and Mini Park Trees (cont.)

MAGNOLIA GRANDIFLORA / Southern Magnolia

PISTACIA CHINENSIS / Chinese Pistache

QUERCUS ILEX / Holly Oak

QUERCUS SUBER / Cork Oak

TIPUANA TIPU / Tipu Tree

X CHITALPA TASHKENTENSIS / Chitalpa

Succulents and Cacti

AGAVE ATTENUATA / Foxtail Agave

AGAVE PARRYI / Parry's Agave

AGAVE WEBERI / Weber's Agave

ALOE NOBILIS / Gold Tooth Aloe

ALOE PLICATILIS / Fan Aloe

ALOE VERA / Medicinal Aloe

EUPHORBIA TIRUCALLI / Sticks on Fire

OPUNTIA VIOLACEA 'SANTA RITA' / Purple Prickly Pear*

Screening Shrubs

CEANOTHUS X 'CONCHA' / Concha California Lilac*

PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / Tawhiwhi

RHAMNUS CALIFORNICA 'EVE CASE' / California Coffeeberry*

Ornamental Shrubs and Perennials

CALLIANDRA CALIFORNICA / Baja Fairy Duster

CEANOTHUS CYANEUS (SCARIFIED) / NCN

CISTUS LADANIFER / Crimson-Spot Rockrose

EREMOPHILA MACULATA 'VALENTINE' / Valentine Emu Bush

ESCALLONIA SP. / Escallonia Varieties

LAVANDULA DENTATA / French Lavender

PITTOSPORUM TOBIRA / Mock Orange

ROSA SP. / Rose

WESTRINGIA FRUTICOSA / Coast Rosemary

Exhibit 5.14: Vineyard Village Plant Palette (cont.)

VINEYARD VILLAGE PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Ornamental Grasses or Grass-like Plants

ANIGOZANTHOS SP. / Kangaroo Paw
ARISTIDA PURPUREA / Purple Threeawn
DIANELLA TASMANICA `VARIEGATA` / Flax Lily
FESTUCA MAIREI / Atlas Fescue
HEMEROCALLIS SP. / Daylily
KNIPHOFIA UVARIA / Red Hot Poker

Groundcovers

ACHILLEA `MOONSHINE` / Moonshine Yarrow*
CEANOETHUS G. HORIZONTALIS / Carmel Creeper
CISTUS SP. / Rockrose
COTONEASTER DAMMERI `LOWFAST` / Lowfast Bearberry
ERIGERON KARVINSKIANUS / Santa Barbara Daisy
GREVILLEA LANIGERA `COASTAL GEM` / Coastal Gem Grevillea
MYOPROUM X `PACIFICA` / Trailing Myoporum
THYMUS SP. / Thyme

Vines

PANDOREA JASMINOIDES / Bower Vine
TRACHELOSPERMUM JASMINOIDES / Star Jasmine
VITIS CALIFORNICA `WALKER RIDGE` / California Wild Grape*

Shade Tolerant Plants

DIANELLA CULTIVARS / Flax Lily Cultivars
DIETES / Fortnight Lily
FRAGARIA CHILOENSIS / Ornamental Strawberry
HEUCHERA SP. / Coral Bells
MYRICA CALIFORNICA / Pacific Wax Myrtle
RHAMNUS CALIFORNICA `MOUND SAN BRUNO` / California Coffeeberry*
SYMPHORICARPOS ALBA / Snowberry

Exhibit 5.14: Vineyard Village Plant Palette (cont.)

Notes:

1. Proposed plant palettes are intended to convey a consistent theme throughout a Village or planning area. They are not all encompassing and may be adjusted to conform to final design style and site conditions.
2. Refer to *Exhibit 5.15: Community Streets Plant Palette* for the Fanita Parkway landscape palette.
3. Refer to *Exhibit 5.17: Edible/Medicinal Plant Palette* for “AgMeander” and edible landscapes palette.
4. Landscaping adjacent to Wildland Urban Interface Area to be fire resistant and be consistent with the Fire Protection Plan.



Exhibit 5.14: Vineyard Village Plant Palette (cont.)

5.5 Community-Wide Street Landscape Palette

The community-wide plant palettes developed for Fanita Ranch, as depicted in *Exhibits 5.15 through 5.17*, offer a unique and diversified range of materials. While respecting the existing native landscape and addressing fire management requirements, the plant palette includes water-wise ornamental plants, agricultural plants, edible ornamental plants, native plants, and interesting accent plants. Careful attention has been given to develop a palette that is drought tolerant and non-invasive, complements the natural surroundings and provides a rich aesthetic quality to the various Villages. Landscape and irrigation in Fanita Ranch shall comply with the applicable provisions of the Guidelines for Implementation of the City of Santee Water Efficient Landscape Ordinance.

Certain areas within Fanita Ranch require special attention to landscaping to address site-specific conditions. These conditions include fuel modification zones, riparian habitat areas, the protected Habitat Preserve and revegetation areas. Planting techniques and palettes for these areas shall comply with the requirements of the Fanita Ranch Fire Protection Plan (FPP) and Preserve Management Plan.

Village-specific plant palettes are discussed in the previous sections. The following plant palettes have been provided for the remaining areas of the Development Plan to establish the intended design character for roadways, public spaces, common areas, exterior slopes within Fuel Modification Zones 1 and 2 and areas within the development area that will be restored as part of the Habitat Restoration Plan. All proposed plant materials must comply with the FPP.

Additional plant materials that are complementary to the following palettes may be permitted, provided they are non-invasive, have received a recommendation of approval from the Master Developer and have been approved by Santee Fire Department. Following are representative plant palettes for streets, street fuel modification zone landscaping, exterior slope fuel modification zone landscaping and edible landscaping.



COMMUNITY STREETS PLANT PALETTE

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

FANITA PARKWAY

Median Trees

ARBUTUS X 'MARINA' / Marina Strawberry Tree
KOELREUTERIA BIPINNATA / Chinese Flame Tree
PLATANUS RACEMOSA / California Sycamore

Roadside Fuel Modification Zones and Median Trees

ARBUTUS X 'MARINA' / Marina Strawberry Tree
CASSIA SPLENDIDA 'GOLDEN' / Golden Wonder Cassia
JACARANDA MIMOSIFOLIA / Jacaranda
KOELREUTERIA PANICULATA / Golden Rain Tree
PLATANUS ACERIFOLIA CULTIVARS / London Plane Tree

Roadside Fuel Modification Zones and Median Shrubs

AEONIUM CANARIENSE / Giant Velvet Rose
ALOE X 'BLUE ELF' / Blue Elf Aloe
ARMERIA MARITIMA / Common Thrift
BULBINE FRUTESCENS / Stalked Bulbine
CEANOETHUS G. 'ANCHOR BAY' / Anchor Bay California Lilac*
CISTUS SP. / Rockrose
LANTANA SP. / Lantana
LAVANDULA STOECHAS / Spanish Lavender
LEUCOPHYLLUM SP. / Texas Ranger
PHORMIUM TENAX VAR. / New Zealand Flax
ROSA SP. / Rose

Roadside Fuel Modification Zones and Median Groundcovers

ACHILLEA 'MOONSHINE' / Moonshine Yarrow*
ARTEMESIA 'CANYON GRAY' / Canyon Gray Sagebrush
CEANOETHUS G. HORIZONTALIS / Carmel Creeper
CISTUS SP. / Rockrose
DYMONDIA MARGARETAE / Dymondia
FRAGARIA CHILOENSIS / Ornamental Strawberry

Exhibit 5.15: Community Streets Plant Palette

COMMUNITY STREETS PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Roadside Fuel Modification Zones and Median Groundcovers (cont.)

LANTANA MONTEVIDENSIS / Purple Trailing Lantana

MYOPORUM PARVIFOLIUM 'PINK' / Pink Myoporum

CUYAMACA STREET

Street Trees

ERCIDIUM X 'DESERT MUSEUM' / Desert Museum Palo Verde

CHILOPSIS LINEARIS CULT. / Desert Willow Cultivars

QUERCUS ILEX / Holly Oak

RHUS LANCEA / African Sumac

X CHITALPA TASHKENTENSIS / Chitalpa

Roadside Fuel Modification Zones and Median Trees

CERCIDIUM X 'DESERT MUSEUM' / Palo Verde

CHILOPSIS LINEARIS CULT. / Desert Willow Cultivars

QUERCUS ILEX / Holly Oak

RHUS LANCEA / African Sumac

X CHITALPA TASHKENTENSIS / Chitalpa

Roadside Fuel Modification Zones and Median Shrubs, Succulents and Cacti

AGAVE ATTENUATA / Foxtail Agave

CISTANTHE GRANDIFLORA / Rock Purslane

DIANELLA REVOLUTA 'LITTLE REV' / Little Rev Flax Lily

GREVILLEA CULTIVARS / Grevillea Cultivars

IVA HAYESIANA / San Diego Poverty Weed

LAVANDULA DENTATA / French Lavender

TULBAGHIA SP. / Society Garlic

VERBENA SP. / Verbena

Roadside Fuel Modification Zones and Median Groundcovers

ACHILLEA MILLEFOLIUM / Common Yarrow

BACCHARIS PILULARIS PILULARIS / Dwarf Coyote Bush

Exhibit 5.15: Community Streets Plant Palette (cont.)

COMMUNITY STREETS PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Roadside Fuel Modification Zones and Median Groundcovers (cont.)

COPROSMA 'KIRKII' / Creeping Mirror Plant
LANTANA X 'NEW GOLD' / New Gold Lantana
MYOPORUM X 'PACIFICA' / Trailing Myoporum
SENECIO SP. / Blue Chalk Sticks

MAGNOLIA AVENUE

Street Trees

HYMENOSPORUM FLAVUM / Sweetshade
MAGNOLIA GRANDIFLORA 'RUSSET' / Russet Southern Magnolia

Roadside Fuel Modification Zones and Median Shrubs

CISTUS SP. / Rockrose
HEMEROCALLIS SP. / Daylily
IRIS DOUGLASIANA / Douglas Iris
LOMANDRA LONGIFOLIA 'SEA BREEZE' / Dwarf Mat Rush

Roadside Fuel Modification Zones and Median Groundcovers

BACCHARIS PILULARIS 'TWIN PEAKS NO.2' / Dwarf Coyote Bush
COTONEASTER DAMMERI 'LOWFAST' / Lowfast Bearberry
ERIGERON KARVINSKIANUS / Santa Barbara Daisy
THYMUS SP. / Thyme

RESIDENTIAL COLLECTOR - STREETS "V" & "W" FROM CUYAMACA STREET TO STREET "X"

Street Trees

QUERCUS AGRIFOLIA / Coast Live Oak
QUERCUS ILEX / Holly Oak
QUERCUS SUBER / Cork Oak

Exhibit 5.15: Community Streets Plant Palette (cont.)

COMMUNITY STREETS PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Roadside Fuel Modification Zones and Median Trees

CHILOPSIS LINEARIS CULT. / Desert Willow Cultivars

QUERCUS AGRIFOLIA / Coast Live Oak

QUERCUS ILEX / Holly Oak

QUERCUS SUBER / Cork Oak

Roadside Fuel Modification Zones and Median Shrubs, Succulents and Cacti

CISTUS LADANIFER / Crimson-Spot Rockrose

CYLINDROPUNTIA PROLIFERA / Coastal Cholla

EREMOPHILA MACULATA 'VALENTINE' / Valentine Emu Bush

FESTUCA MAIREI / Atlas Fescue

HERSPERALOE PARVIFLORA / Red Yucca

OPUNTIA LITTORALIS / Coastal Prickly Pear

OPUNTIA ORICOLA / Chaparral Prickly Pear

Roadside Fuel Modification Zones and Median Groundcovers

BACCHARIS PILULARIS PILULARIS / Dwarf Coyote Bush

CEANOETHUS G. HORIZONTALIS / Carmel Creeper

CRASSULA MULTICAVA / Fairy Crassula

Notes:

1. Proposed plant palettes are intended to convey a consistent theme throughout Fanita Ranch. They are not all encompassing and may be adjusted to conform to final design style and site conditions.
2. Landscaping adjacent to Wildland Urban Interface Area shall be fire resistant and be consistent with the Fire Protection Plan.

Exhibit 5.15: Community Streets Plant Palette (cont.)

EXTERIOR SLOPES PLANT PALETTE

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Fuel Management Zone I - Trees

ARBUTUS UNEDO / Strawberry Tree
ARBUTUS X 'MARINA' / Marina Arbutus
CHILOPSIS LINEARIS CULT. / Desert Willow Cultivars
QUERCUS AGRIFOLIA / Coast Live Oak
QUERCUS ENGELMANNII / Englemann Oak
QUERCUS ILEX / Holly Oak
QUERCUS SUBER / Cork Oak

Fuel Management Zone I - Shrubs/Perennials

ACHILLEA MILLEFOLIUM / Common Yarrow
CEANOTHUS CYANEUS / Big Pod Ceanothus
CEANOTHUS G. HORIZONTALIS / Carmel Creeper
CEANOTHUS MEGACARPUS / Coast Ceanothus
CEANOTHUS RAMULOSUS 'RODEO LAGOON' / Rodeo Lagoon Ceanothus*
CEANOTHUS TOMENTOSUS / Woolly-Leaf Ceanothus
PRUNUS ILICIFOLIA / Hollyleaf Cherry
RHAMNUS CALIFORNICA / California Coffeeberry
RHAMNUS CROCEA / Redberry
RHAMNUS CROCEA ILICIFOLIA / Hollyleaf Redberry
RHUS INTEGRIFOLIA / Lemonade Berry
RHUS LANCEA / African Sumac
RIBES INDECORUM / White-Flowered Current
RIBES SPECIOSUM / Fuchsia-Flowering Gooseberry
RIBES VIBURNIFOLIUM / Evergreen Current
SAMBUCUS MEXICANA / Mexican Elderberry

Fuel Management Zone I - Groundcovers

BACCHARIS PILULARIS PILULARIS / Dwarf Coyote Bush
CEANOTHUS G. HORIZONTALIS/ Ceanothus
COPROSMA 'KIRKII' / Creeping Mirror Plant
MYOPORUM PARVIFOLIUM 'PINK' / Pink Myoporum

Exhibit 5.16: Exterior Slopes Plant Palette

EXTERIOR SLOPES PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

() Denotes a native cultivar that shall not be used adjacent to Habitat Preserve.*

Fuel Management Zone I - Succulents/Cacti

CYLINDROPUNTIA PROLIFERA / Coast Cholla

DUDLEYA SP. / Dudleya

OPUNTIA LITTORALIS / Coast Prickly Pear

OPUNTIA ORICOLA / Chaparral Prickly Pear

Herbaceous Plants in Fuel Modification Zones

ELYMUS CONDENSATUS / Giant Wild Rye

ERIOPHYLLUM CONFERTIFOLIUM / Golden Yarrow

ESCHSCHOLZIA CALIFORNICA / California Poppy

GNAPHALIUM CALIFORNICUM / California Everlasting

HELIANTHEMUM SCOPARIUM / Rushrose

LASTHENIA CALIFORNICA / Coast Goldfields

LUPINUS SUCCULENTUS / Arroyo Lupine

NEMOPHILA MENZIESII / Baby Blue Eyes

PLANTAGO ERECTA / Dot-Seed Plantain

STIPA PULCHRA / Purple Needle Grass

Notes:

1. Proposed plant palettes are intended to convey a consistent theme throughout Fanita Ranch. They are not all encompassing and may be adjusted to conform to final design style and site conditions.
2. Landscaping adjacent to Wildland Urban Interface areas must be fire resistant and be consistent with the Fire Protection Plan.



Exhibit 5.16: Exterior Slopes Plant Palette (cont.)

EDIBLE / MEDICINAL PLANT PALETTE

SCIENTIFIC NAME / Common Name

Trees

ANACARDIUM OCCIDENTALE / Cashew
ARBUTUS UNEDO / Strawberry Tree
CERATONIA SILIQUA / Carob
CITRUS 'IMPROVED MEYER' / Meyer Lemon
CITRUS KUMQUAT 'MEIWA' / Meiwa Kumquat
CITRUS RETICULATA 'GOLD NUGGET' / Gold Nugget Mandarin Orange
CITRUS X AURANTIIFOLIA 'BEARSS SEEDLESS' / Bearass Seedless Lime
CITRUS X SINENSIS CULT. / Orange Cultivars
CITRUS X TANGELO 'MINNEOLA' / Honeybell Tangelo
DIOSPYROS KAKI 'FUYU' / Fuyu Persimmon
ERIOBOTRYA JAPONICA / Loquat
FEIJOA SELLOWIANA / Pineapple Guava
FICUS CARICA 'MISSION' / Mission Fig
JUGLANS CALIFORNICA / California Walnut
LAURUS NOBILIS / Sweet Bay
MACADAMIA INTERFRIFOLIA / Macadamia Nut
MALUS DOMESTICA 'HONEYCRISP' / Honeycrisp Apple
OLEA EUROPAEA VAR. / European Olive (To be maintained per FPP)
PERSEA AMERICANA 'HASS' / Avocado (To be maintained per FPP)
PISTACIA VERA / Pistacio
PRUNUS MARITIMA / Beach Plum
PUNICA GRANATUM 'WONDERFUL' / Pomegranite
PYRUS SP. / Pear
VITEX AGNUS-CASTUS / Chaste Tree

Shrubs / Perennials / Succulents

ABELIA GRANDIFLORA VARIETIES / Glossy Abelia
ALLIUM SP. / Chives
ALOE VERA / Medicinal Aloe
ALOYSIA TRIPHYLLA / Lemon Verbena
ARBUTUS UNEDO 'COMPACTA' / Dwarf Strawberry Tree
CAMELLIA SINENSIS / Green Tea

Exhibit 5.17: Edible / Medicinal Plant Palette

EDIBLE / MEDICINAL PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

Shrubs / Perennials / Succulents (cont.)

CYMBOPOGON CITRATUS / Lemon Grass
HAMAMELIS VIRGINIANA / Witch Hazel
SIMMONDSIA CHINENSIS / Jojoba

Shrubs / Perennials / Succulents (Cont.)

LAVANDULA DENTATA / French Lavender
LAVANDULA STOECHAS / Spanish Lavender
LYCIUM BARBARUM / Firecracker Gojiberry
OPUNTIA FICUS-INDICA / Prickly Pear of Nopales
RIBES RUBRUM 'RED LAKE' / Red Lake Current
ROSA DAMASCENA / Otto Rose
SALVIA ELEGANS / Pineapple Sage
SALVIA OFFICINALIS CULT. / Sage
SAMBUCUS CANADENSIS 'ADAMS' / Adams Elderberry
SAMBUCUS NIGRA / Common Elderberry
THYMUS VULGARIS / English Thyme
VACCINIUM CORYMBOSUM VAR. / Blueberry

Groundcovers

ACHILLEA MILLEFOLIUM / Yarrow
ARNICA CHAMISSONIS / Meadow Arnica
CENTELLA ASIATICA / Gotu Kola
CHAMAEMELUM NOBILE / Roman Chamomile
FRAGARIA X ANANASSA VAR. / Strawberry
HELICHRYSUM ITALICUM / Curry Plant
MENTHA PIPERITA / Peppermint
ORIGANUM VULGARE / Italian Oregano
TARAXACUM OFFICINALE / Dandelion
THYMUS SERPYLLUM 'MAGIC CARPET' / Magic Carpet Creeping Thyme
THYMUS X CITRIODORUS 'AUREUS' / Golden Lemon Thyme

Exhibit 5.17: Edible / Medicinal Plant Palette (cont.)

EDIBLE / MEDICINAL PLANT PALETTE (CONT.)

SCIENTIFIC NAME / Common Name

Vines

PASSIFLORA SP. / Passion Flower

RUBUS SP. / Raspberry Varieties

VITIS CALIFORNICA / California Grape

VITIS SP. / GRAPE Varieties

WISTERIA SINESIS / Wisteria

Notes:

1. Proposed plant palettes are intended to convey a consistent theme throughout Fanita Ranch. They are not all encompassing and may be adjusted to conform to final design style and site conditions.
2. Landscaping adjacent to Wildland Urban Interface Area shall be fire resistant and be consistent with the Fire Protection Plan.

Exhibit 5.17: Edible / Medicinal Plant Palette (cont.)

5.6 Brush Management/Fuel Modification

Characteristic of most communities in Southern California, wildfires within natural open space areas are highly probable events. Community planning, landscaping and maintenance must be planned and designed to minimize loss of life and property when a fire does occur. All landscaping within Fanita Ranch must comply with the Fanita Ranch FPP. All plants within Fanita Ranch shall be selected from the FPP approved plant list. New and existing plants within the designated fire protection zones and street side fuel modification zones shall be planted and maintained in accordance with the FPP. Plants on the FPP prohibited plant list shall not be planted, and existing plants within the development areas that are on the FPP prohibited plant list shall be removed. Refer to *Section 8.6.2.1: Fuel Modification Zones* and Fanita Ranch EIR Appendix P1 for additional detail.

5.7 Habitat Restoration Program

The Fanita Ranch project will implement a habitat restoration and enhancement program that will offset impacts to existing biological resources located within the development footprint and generally increase the integrity of ecological systems across the property. Restoration activities will occur in upland and wetland-riparian areas that increase and improve native habitat coverage, which will benefit wildlife in general, and potentially sensitive species such as California gnatcatcher, cactus wren, Quino checkerspot and Hermes copper butterflies, and San Diego fairy shrimp. To accomplish these goals, the program will address issues associated with vernal pools, southern willow scrub, mule fat scrub, and a variety of native upland vegetation communities. Manufactured slopes on the exterior of the development footprint and Fuel Modification Zones will primarily be revegetated with coastal sage scrub, chaparral and cactus species to blend with the adjacent native vegetation and provide additional habitat for key sensitive species.

Moreover, native habitat in the Habitat Preserve will be managed in perpetuity through implementation of a Preserve Management Plan (PMP). The PMP will direct long-term management of preserved biological resources through the enhancement, restoration and maintenance of native vegetation communities, sensitive species, and the local ecosystem for the betterment of the environment and to enhance the quality of life for residents of Santee.

As with all landscaping within the Fanita Ranch community, the design, installation and maintenance of the habitat restoration program will comply with the Fanita Ranch FPP. Proper plant species selection and spacing will restore native habitat while reducing the effects of potential future fire events.

5.8 Walls and Fencing

Exhibit 5.18: Conceptual Wall and Fencing Plan depicts the location of project-wide theme walls and fences that will reflect the community’s farm theme, provide privacy, and enhance the safety of the residents. The walls and fences shown below are generally representative of the proposed design character; however, wall and fence materials, colors and details may vary by Village but will be complimentary and consistent with the Fanita Ranch agrarian theme. Final wall and fencing specifications to be determined during preparation of detailed Landscape Improvement Plans.

The Fanita Ranch FPP requires the following:

“Fencing within all lots that are directly adjacent to open space or naturally vegetated areas would be constructed with non-combustible materials (e.g., stone, block), fire rated wood, treated fire-rated vinyl, or SFD [Santee Fire Department] approved materials. In no case would the fence return (closest five feet of fencing to a structure) be constructed of combustible materials.”

Following are the wall and fence types that occur at Fanita Ranch:

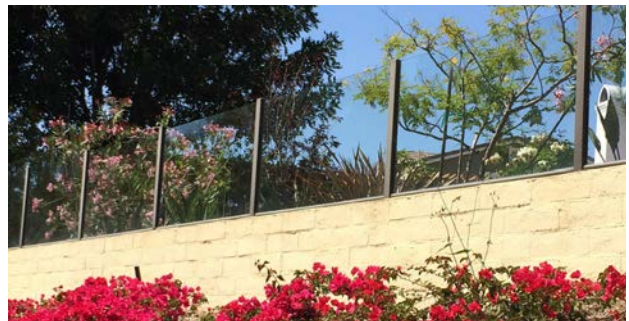
- **Masonry Community Walls:** Reduce noise and provide privacy for residences adjacent to primary streets. Community walls consist of 6-foot high slump block walls and slump block pilasters. Landscaping in front of the wall softens the mass of the wall. Masonry sound walls shall be constructed at the perimeter of the pump stations to provide noise attenuation.
- **View Fences:** Tubular steel or masonry and Plexiglas view fences define the boundary between public and private spaces while allowing visual access to the views from many of the residential lots. Decorative tubular steel fencing 6-foot high is utilized for most conditions. Where sound attenuation or open space fire mitigation is required, a short slump block masonry wall finished to match the community wall, topped with a tempered glass or Plexiglas view screen, is appropriate. Tubular street fences secure stormwater basins as well.



Masonry Community Wall



Tubular Steel View Fence



View Fence

- **Tubular Steel View Fence in Fuel Modification Zones:** Perimeter lots in the Orchard and Vineyard Villages that abut the Habitat Preserve have exceptional views. To keep these views completely open, the 6-foot high view fence will be moved down the slope into the FMZs.

- **Privacy Fencing:** 5-foot 6-inch high wood fencing provides privacy between adjacent residences and from the street. A medium-body stain treatment provides a finished appearance and reduces sun and water bleaching of the wood. All fencing in lots adjacent to native open space shall be constructed of non-combustible materials (fire-rated wood referred to as FRX exterior treated rated wood product (Hoover brand or equivalent)). For interior lots, fencing within 5 feet of a structure must be non-combustible or meet the same fire rating as the structure wall. See the Fanita Ranch FPP Section 6.1.1.1 and Section 6.4.1 for additional details.



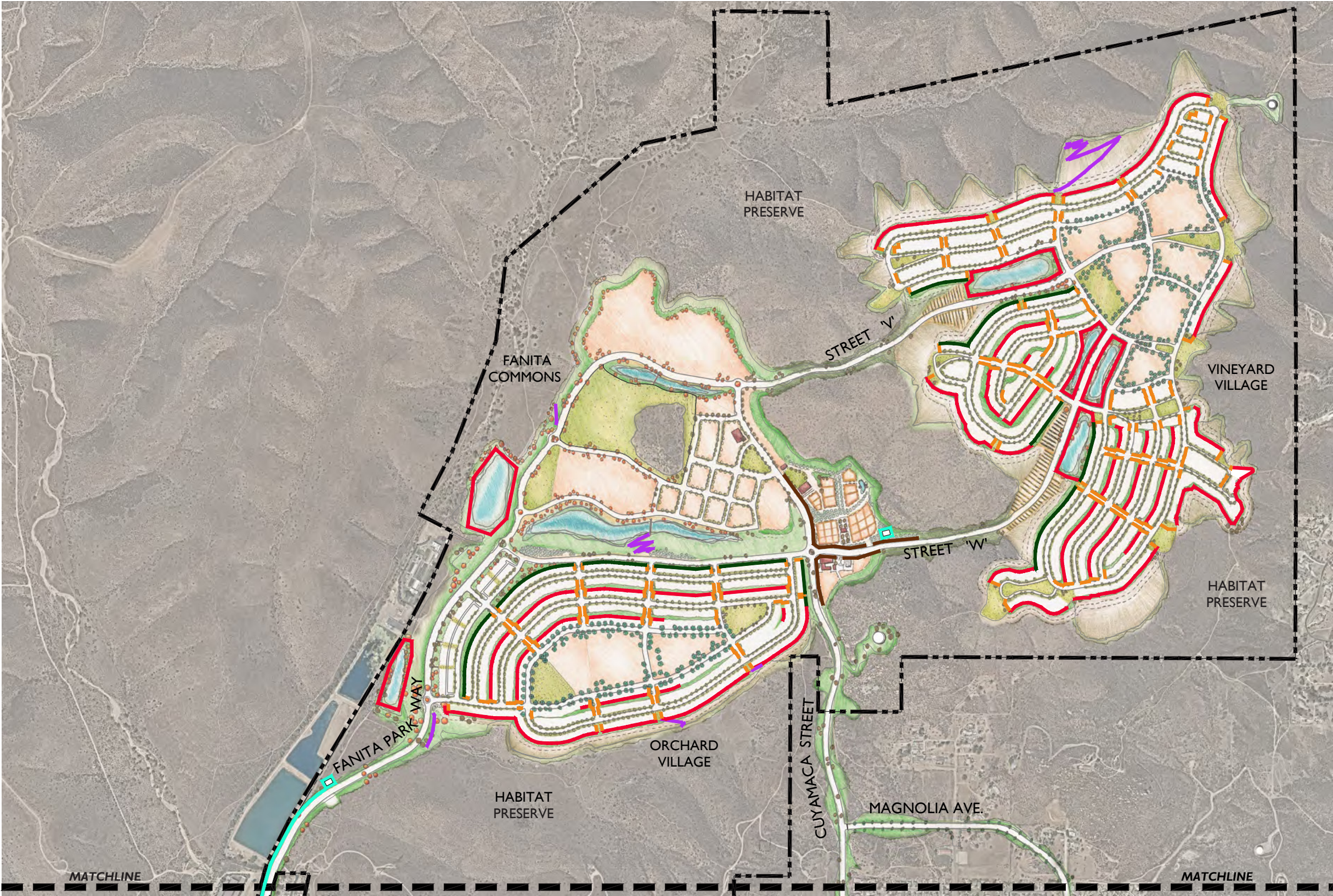
Privacy Fencing

- **Open Space and Trail Fencing:** Peeler log post and rail fencing keeps trail users safe and on approved trails. The 4.5-foot high natural wood fence is treated to resist insects and decay. Wood-look precast concrete split rail fencing is an appropriate option. Open space and trail fencing will be located as needed and only portions are shown on *Exhibit 5.18: Conceptual Wall and Fencing Plan*.



Post and Rail Trail Fencing

- **Special Use Area Security Fencing:** A 6-foot high tubular steel, masonry wall or similar will surround and secure the Special Use area. The wall will help visually blend into the surrounding landscape and provide visual screening.



- LEGEND**
- Masonry Community Wall
 - Tubular Steel View Fence
 - Masonry and Glass View Fence
 - Open Space and Trail Fencing
 - Thematic Farm Fencing
 - Masonry Sound Wall

Match Line: See Exhibit 5.18b

⊕ not to scale For illustrative purposes only; final design may vary.

Exhibit 5.18a: Conceptual Wall and Fencing Plan (North)

Match Line: See Exhibit 5.18a

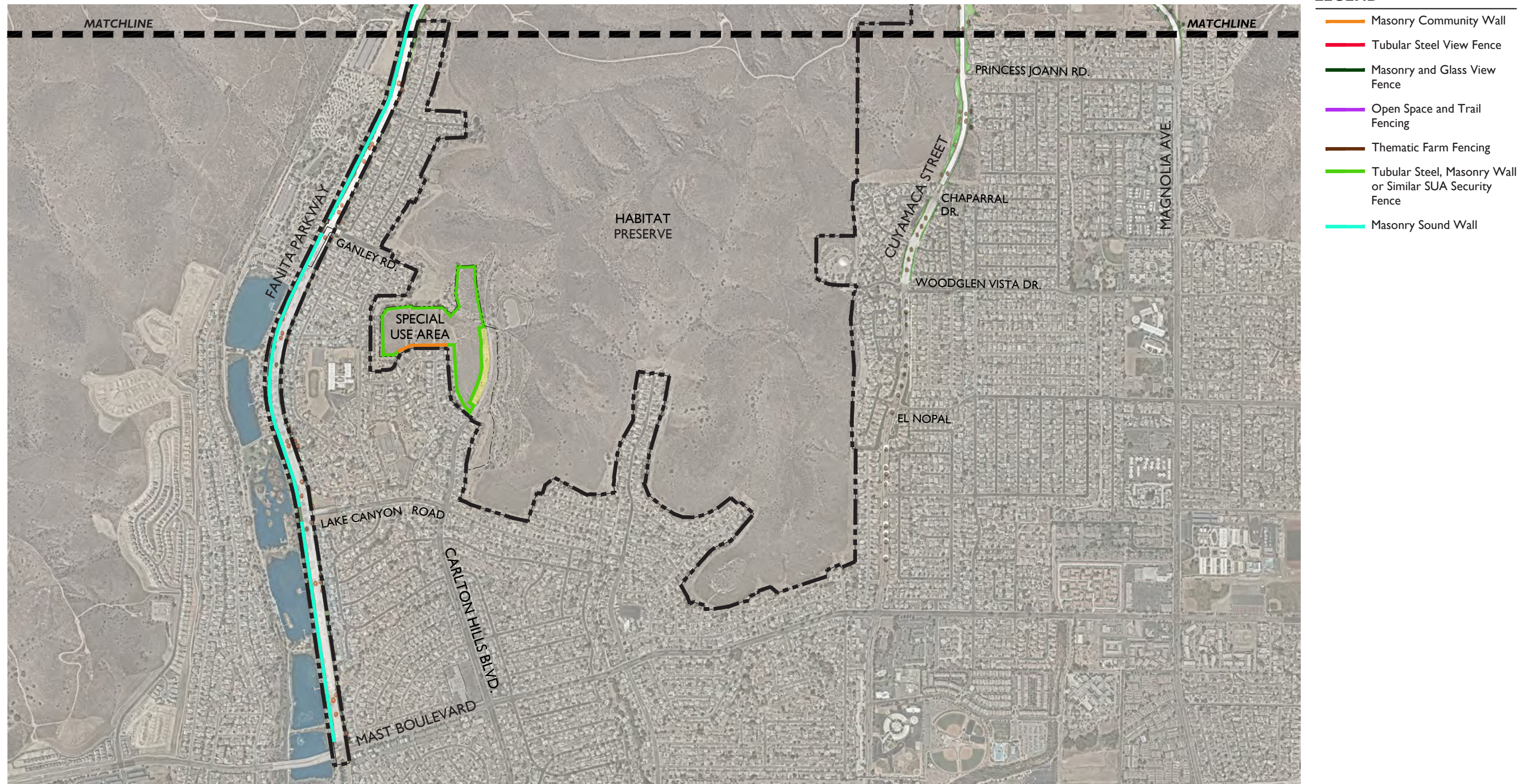


Exhibit 5.18b: Conceptual Wall and Fencing Plan (South)

For illustrative purposes only; final design may vary.  not to scale

5.9 Conceptual Lighting Plan

Outdoor lighting, when implemented in a consistent manner, plays a large role in the visual unification of a community. The Fanita Ranch Conceptual Lighting Plan provides general lighting design guidance for streets, pathways, common open space, recreation areas, buildings, special accent lighting and sign illumination, as conceptually depicted on *Exhibit 5.19: Conceptual Lighting Plan*. Five guiding principles were considered during preparation of this Community Lighting Plan:

1. Provide streets with a safe and desirable level of illumination for motorists and pedestrians without intruding into adjacent residential, riparian and Habitat Preserve areas.
2. Reduce or eliminate light pollution by utilizing low glare and full cutoff light fixtures, lower wattage luminaires and lighting controls to create a “Dark Sky” friendly community.
3. Relate lighting fixtures to the human scale, especially in pedestrian areas.
4. Choose fixtures and luminaires to complement the design and character of the environment in which they are placed.
5. Coordinate with the City of Santee to implement the use of energy efficient fixtures and appropriate technologies.

Lighting Design Theme

Thematic and special accent lighting design will enhance the architectural and landscape theme within Fanita Ranch, primarily within the Village Centers. Enhanced lighting will vary based upon lighting location and application within each Village Center. Village Center streets should be well lit to encourage evening use and pedestrian activity. Thematic walkway lighting, parking lot lighting and building accent lighting will be utilized to reinforce the community agrarian theme. Lighting may be utilized to create unique landmarks and enhance community gateways. Light fixture images provided herein are for illustrative purposes only. Final fixtures will be selected during the Development Review process.



Dark Sky

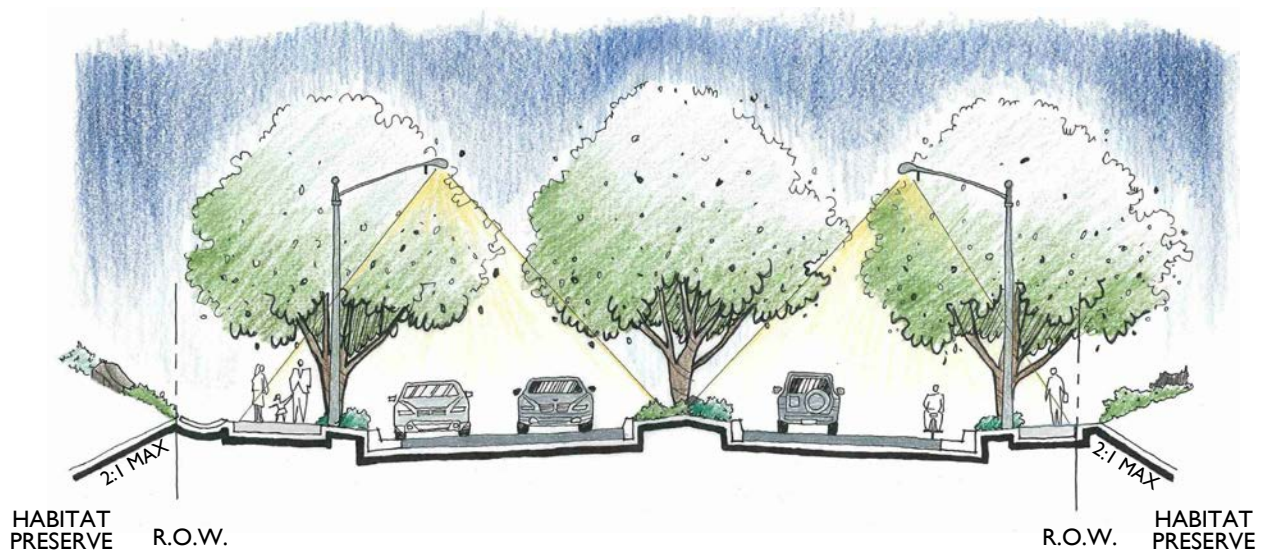
One of the defining characteristics of a community is the visibility of stars in the night sky. Excessive outdoor lighting can brighten the night sky and adversely impact community character, views of the night sky, ecosystems and energy resources. The “Dark Sky” concept will be implemented in Fanita Ranch to minimize light pollution caused by the effects of sky glow, glare and light trespass onto adjacent properties, streets and environmentally sensitive areas, conserve energy use and maintain nighttime safety and security. This will be achieved by: 1) designing lighting according to use; 2) prohibiting certain types of light sources; 3) using appropriate shielding and direction of lighting sources; and 4) enforcing lighting curfews for certain uses.

General Lighting Guidelines

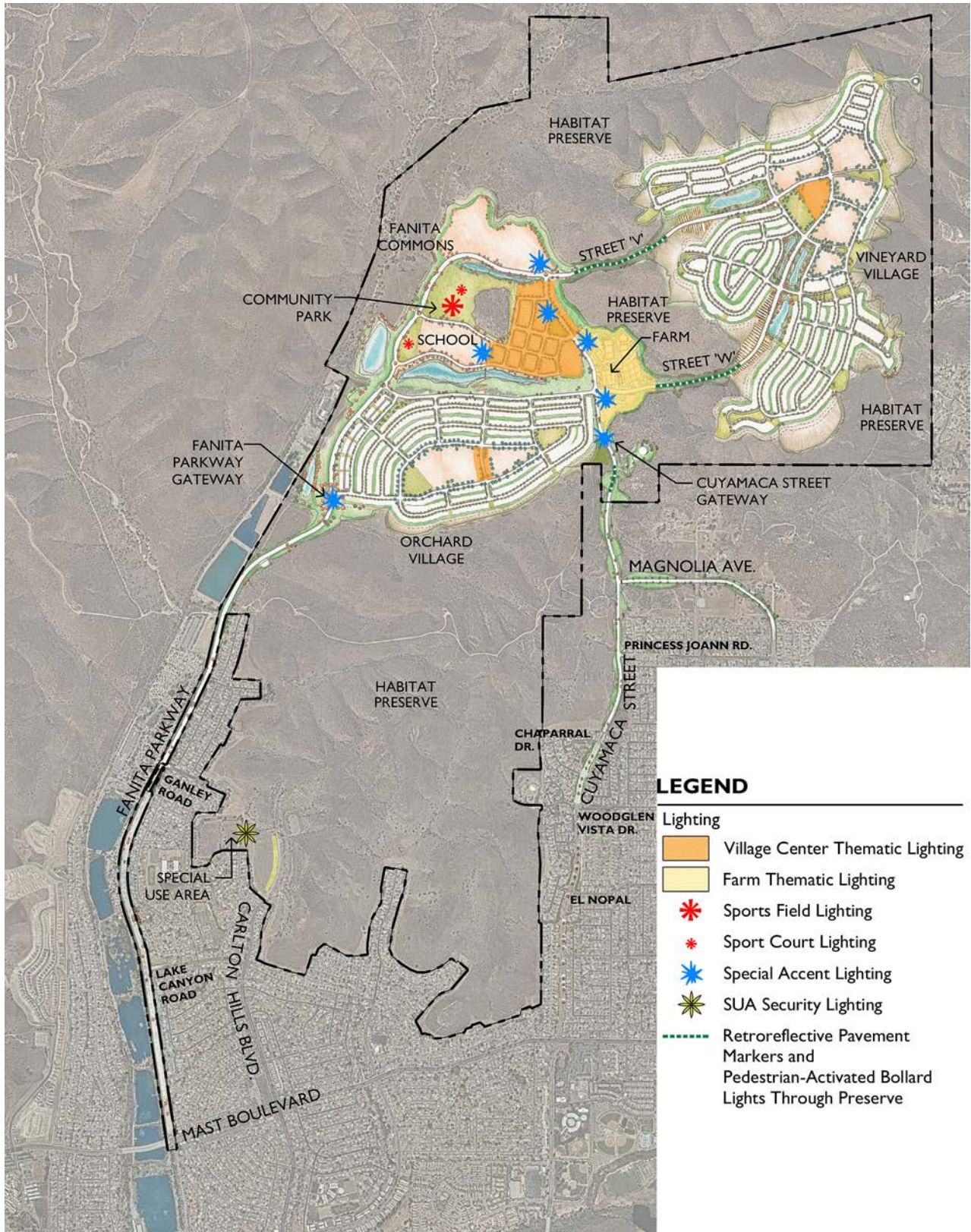
The Community Lighting Plan provides a conceptual design framework that reinforces the overall visual character of the community and establishes lighting design criteria consistent with the “Dark Sky” concept and lighting guidelines provided herein. Outdoor lighting angle and intensity will be planned for night-time mobility and safety. In general, light fixtures will be designed, spaced and placed to efficiently direct light downward, particularly lighting for streets and parking areas. All outdoor lighting shall be shielded to confine light within the site and prevent glare onto adjacent properties, Habitat Preserve lands, riparian areas and streets.

Site-specific lighting shall meet the following requirements:

1. All light fixtures shall conform to the requirements of Title 24 of the California Code of Regulations.
2. Direct lighting shall be shielded from adjacent residential properties, Habitat Preserve lands, riparian areas and other light sensitive receptors.



For illustrative purposes only; final design may vary.



LEGEND

- Lighting
- Village Center Thematic Lighting
 - Farm Thematic Lighting
 - * Sports Field Lighting
 - * Sport Court Lighting
 - * Special Accent Lighting
 - * SUA Security Lighting
 - Retroreflective Pavement Markers and Pedestrian-Activated Bollard Lights Through Preserve

For illustrative purposes only; final design may vary.

not to scale

Exhibit 5.19: Conceptual Lighting Plan

3. Lighting shall be directed to the specific location intended for illumination (e.g., roads, parking areas, walkways and recreation areas).
4. Non-essential lighting and stray light spillover shall be minimized.
5. Low-intensity lamps shall be used except where high-intensity illumination is needed or required.
6. Street light design and spacing shall be consistent with the City of Santee Public Works Standards (1982), as may be amended.

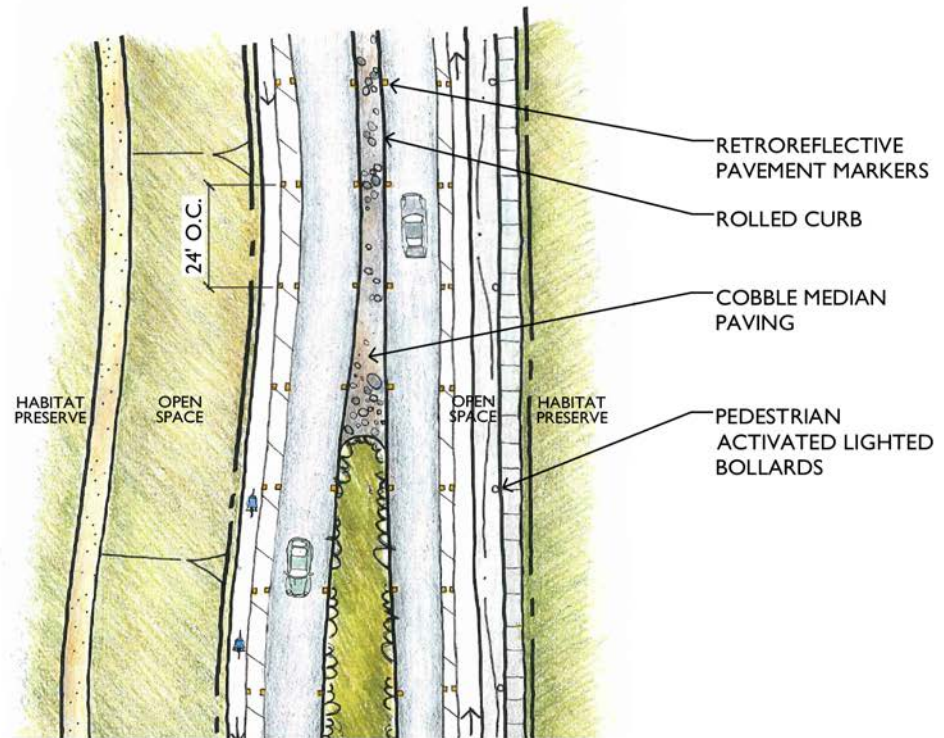
Lighting Within or Adjacent to Habitat Preserve and Other Environmentally Sensitive Areas

The Community Lighting Plan for Fanita Ranch:

- Eliminates lighting in or adjacent to conserved habitat, except where essential for roadway use, facility use, safety, or security purposes;
- Uses low-pressure sodium illumination sources or other similar technology;
- Does not use low-voltage outdoor or trail lighting, spotlights or bug lights; and
- Shields light sources adjacent to conserved habitat so that the lighting is focused downward.

Consistent with these requirements, lighting within the development areas shall be directed away from adjacent Habitat Preserve, riparian and other natural open space areas to limit light spillage. Low-pressure sodium lights shall be utilized, unless new and/or improved technology is available during project implementation. Fully shielded/full cutoff light fixtures shall be utilized to the extent feasible in areas adjacent to Habitat Preserve and other environmentally sensitive areas.

Streets “V” and “W” connect Fanita Commons and Orchard Village with the Vineyard Village. Portions of these roadways cross the Habitat Preserve at certain locations and are designed to include wildlife crossings. In order to create a safe corridor for automobiles and pedestrians, as well as accommodate nocturnal wildlife movement and enhance the viability of planned wildlife crossings, portions of these roads would be marked with highly reflective pavement markers instead of standard roadside City street lights and include a pedestrian-activated, low-level bollard lighting system. It has been demonstrated that, from an animal’s perspective, the pavement markers mimic a small rock in the landscape and would not negatively impact wildlife movement. Retroreflective Pavement Markers (pursuant to the State of California Department of Transportation specifications) will be spaced 24’ on center on these segments. The following exhibits show an example of how the reflective pavement markers will be incorporated in portions of Streets “V” and “W”.



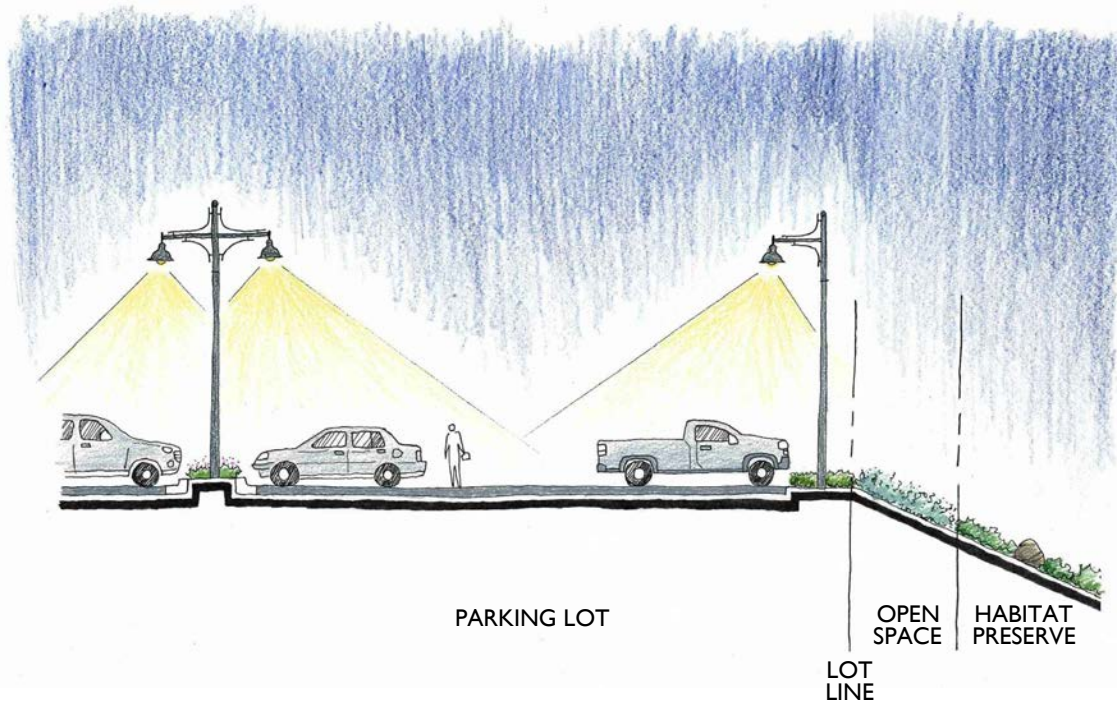
For illustrative purposes only; final design may vary.

Street Lighting

The Fanita Ranch Conceptual Community Lighting Plan complies with the City of Santee Public Works Standards (1982) for street light standards, except as otherwise stated herein. Street lights will be spaced and placed to efficiently direct light downward. Timers or photocell sensors will be incorporated into the light fixtures to reduce energy use. Retroreflective pavement markers, rather than street lights, and a pedestrian-activated bollard lighting system will be used on street segments where wildlife crossings are planned to minimize light impacts on the adjacent Habitat Preserve areas, as previously described herein.

Common Area and Parking/Loading Area Lighting

Lighting will only be used to provide illumination for the security and safety of on-site areas such as entries, pathways and parking and loading areas. Low intensity fixtures shall be utilized to illuminate walkways and trails to enhance pedestrian safety and comfort. Where appropriate, the lighting pattern and intensity may become more intense at path intersections and vehicular crossings. Parking and service area lighting shall be contained within the area boundaries/enclosure. The design of light fixtures must be architecturally compatible with the main structures.



For illustrative purposes only; final design may vary.

Park Lighting

Lighting within community, neighborhood and mini-parks is anticipated. To accommodate night-time use of the Community Park and promote safety and security, lighting within sports fields, sport courts, parking lots and walkways, as well as building security and accent lighting, plaza lighting and signage lighting will be provided. Neighborhood parks and mini-parks are planned for day-time use only. Lighting within these facilities may be limited to walkway and building security lighting. Where playing fields and other recreational areas are to be illuminated to accommodate night-time use, lighting fixtures shall be designed, mounted and directed so that the light beams fall within the playing areas. Direct illumination shall be confined to within the property line of the recreational use. Illumination of the sports fields and other ball fields shall be designed to conform to the recommended practice by the Illuminating Engineering Society of North America (IESNA) for recreational ball fields. Any non-security lighting within the Community Park and other ball fields shall be turned off by 11 p.m. or 30 minutes past the event (whichever is later). Detailed lighting plans and photometric analysis will be required at the improvements site plan level. Specific lighting fixtures and lamps will be determined during the Development Review process.



Building Exterior Lighting

Building exterior lighting shall be designed to minimize glare and light spill. Light fixtures must be consistent with the architectural style of the building. Indirect wall lighting, wall “washing” from concealed fixtures and landscape lighting are encouraged, provided they are subtle and not overly bright. Where appropriate and feasible, motion sensors or timers should be incorporated on exterior fixtures to reduce energy usage.



Implementation

Outdoor lighting will be considered during Development Review and shall be consistent with this Community Lighting Plan. Light fixture specifications, fixture placement and a photometric analysis shall be submitted as part of a Development Review application or in conjunction with street or other improvement plans proposed within or adjacent to Habitat Preserve areas. All community facility and recreation area lighting that may illuminate a residential area between the hours of 11 p.m. and sunrise shall be clearly identified on the site plan.